

# EMMANUEL

## Neighborhood Office and Studio Rental Space

Phinney Ridge / North Fremont     Seattle, WA

contact [admin@emmanuelphinneyridge.org](mailto:admin@emmanuelphinneyridge.org) for current availability





## Renting Space at Emmanuel Church

As a neighborhood and community-focused church, founded in 1930, Emmanuel often hosts likeminded organizations at our prominent Phinney Ridge location. Located on the corner of N 50th St and Dayton Ave, across the street from Woodland Park Zoo, our facilities include a large church sanctuary, a full gymnasium, a variety of conference and community meeting spaces, and several second-floor offices and counseling rooms. The facility is currently occupied on a long-term basis by Emmanuel Church as well as a private cooperative elementary school, but we are also open to considering short- or long-term rental applications from groups that are interested in gymnasium, office, counseling, or community meeting space.

Emmanuel is a church, not a property management company, so when we are evaluating new rental applications, our goal is to partner with organizations that are harmonious with our mission and that tangibly contribute to our vision of demonstrating God's dream of life, love, and justice for all people. In this way, we seek to bring more wholeness and kindness to our own neighborhood and to the world.

contact [admin@emmanuelphinneyridge.org](mailto:admin@emmanuelphinneyridge.org) for current availability



**EMMANUEL**

**Port & Anchor**

Community Gathering Space

*Neighborhood Event and  
Office Rentals Available*

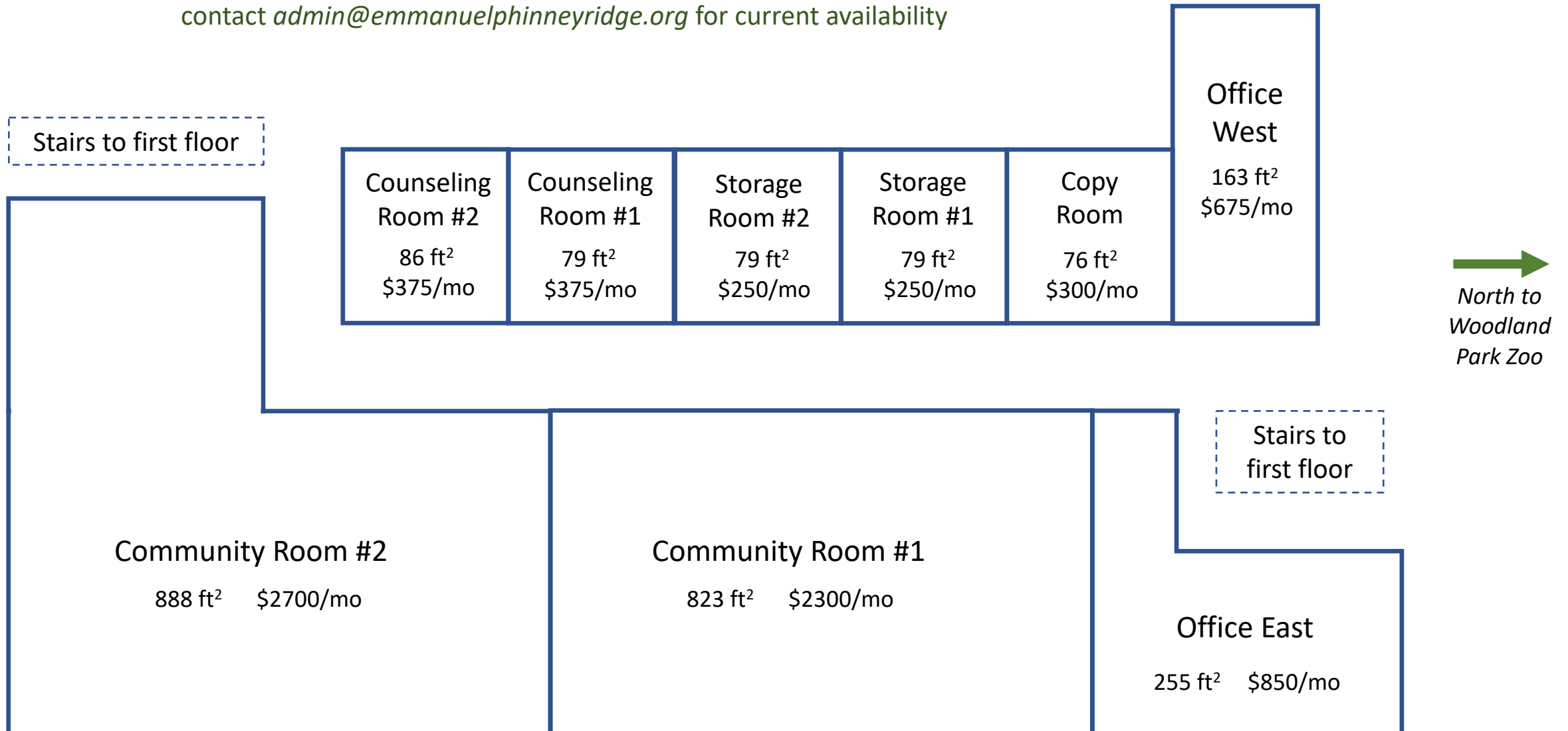
(206) 632-5539

[emmanuelphinneyridge.org](http://emmanuelphinneyridge.org)



# Emmanuel Church - Second Floor Office/Studio Spaces

contact [admin@emmanuelphinneyridge.org](mailto:admin@emmanuelphinneyridge.org) for current availability







## Community Room #1

823 ft<sup>2</sup>   \$2300/mo

### *Description:*

Large and bright multi-purpose workspace with east-facing windows. Suitable for use as an open-concept coworking office space or professional studio. Offered as an exclusive space rental for a single tenant or organization.

Located on the second floor, accessible by stairs only. Shared bathrooms available on the first floor. All spaces come unfurnished.





## Community Room #2

888 ft<sup>2</sup> \$2700/mo

### *Description:*

Very large and bright multi-purpose workspace with south- and east-facing windows. This is an 'L' shaped room with an optional curtain divider to create two distinct spaces. Suitable for use as an open-concept coworking office space or professional studio. Offered as an exclusive space rental for a single tenant or organization.

Located on the second floor, accessible by stairs only. Shared bathrooms available on the first floor. All spaces come unfurnished.



# Office East

255 ft<sup>2</sup> \$850/mo

## *Description:*

Bright multi-purpose workspace with east-facing windows. Suitable for use as an office space or professional studio. Offered as an exclusive space rental for a single tenant.

Located on the second floor, accessible by stairs only. Shared bathrooms available on the first floor. All spaces come unfurnished.





# Office West

163 ft<sup>2</sup> \$675/mo

## *Description:*

Bright multi-purpose workspace with a full wall of north-facing windows overlooking Woodland Park (the best views in the building!). Suitable for use as an office space or professional studio. Offered as an exclusive space rental for a single tenant.

Located on the second floor, accessible by stairs only. Shared bathrooms available on the first floor. All spaces come unfurnished.







# Counseling Room #1

79 ft<sup>2</sup>   \$375/mo

## *Description:*

This small room comes unfurnished and has typically been used as a mental health counseling space, but could also be set up as a private office.

Located on the second floor, accessible by stairs only. Shared bathrooms available on the first floor.



## Counseling Room #2

86 ft<sup>2</sup> \$375/mo

### *Description:*

This small room comes unfurnished and has typically been used as a mental health counseling space, but could also be set up as a private office.

Located on the second floor, accessible by stairs only. Shared bathrooms available on the first floor.







## Copy Room

76 ft<sup>2</sup>    \$300/mo

### *Description:*

This small office utility space comes unfurnished except for the built-in cabinet units and work surface.

Designed as an optional add-on for a tenant already renting one of the larger offices who may desire a secondary space for a copy machine or other business tools.



# Storage Room (2 available)

79 ft<sup>2</sup> \$250/mo

## *Description:*

Two storage rooms with built-in shelving, located along the same hallway as the other rental offices.

Designed as an optional add-on for a tenant already renting one of the larger offices who may desire a secondary space for storing materials or supplies.



## **Selected Building Use Guidelines**

*(to help you decide if this is the right space for you!)*

- Emmanuel expects all tenants and guests to treat this as a secure facility. Exterior doors are to remain closed and locked at all times, and only registered tenants will have keys or access codes. This means that if you are welcoming a guest into your space, you will need to meet them at the door and escort them in.
- Normal building use hours are considered to be 8am – 9pm. If tenants who have rented exclusive office or studio space intend to access their space outside of these hours on occasion, they will be expected to contact our on-site Facilities Manager in advance. This is part of how we all contribute to the ongoing safety and security of our facility.
- Those who rent exclusive office or studio space are responsible for the routine cleaning and upkeep of their own space. Emmanuel will provide regular janitorial service to all shared spaces, including hallways, bathrooms, and shared garbage facilities.
- As an historic (and charming) Seattle building, our facility was built using the accessibility standards of the 1920s and 1930s. Unfortunately, this means that many areas are accessed only by stairs.

*Learn more about Emmanuel Church at [emmanuelphinneyridge.org](http://emmanuelphinneyridge.org)*