

OFFICE/RETAIL SPACES IN SEATTLE'S BELLTOWN NEIGHBORHOOD

FOR SALE

2207 3rd Ave, Suite C-2, Seattle, WA 98121

SALE PRICE \$860,000

SIZE 1,515 SF

FOR SALE OR FOR LEASE

2211 3rd Ave, Suite C-3, Seattle, WA 98121

SALE PRICE \$1,550,000

LEASE RATE \$34.29 SF/YR

LEASE TYPE Modified Gross

SIZE 2,712 SF



**COLDWELL BANKER
COMMERCIAL**
DANFORTH

Heidi Ihde

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FOR SALE

OFFICE/RETAIL SPACE IN SEATTLE'S BELLTOWN NEIGHBORHOOD

2207 3rd Ave, Suite C-2, Seattle, WA



Sale Price

\$860,000

OFFERING SUMMARY

Available SF: 1,515 SF

Floor: Street Level

PROPERTY OVERVIEW

Prime retail or office space available for sale at the base of The Grandview - luxury condominiums. The building is located in the heart of Belltown, in downtown Seattle.

This corner space provides ground floor opportunity for the current tenant with great street visibility and signage.

The vibrant neighborhood has many conveniently located restaurants, shops, and is just blocks away from Seattle's infamous waterfront along with the Pike Place Market and the Olympic Sculpture Park.

With lots of foot traffic and residential buildings in this neighborhood, and ten storefront windows, there is built-in connection with the community.

There is an in-suite bathroom, small kitchenette, and plenty of storage space.

*****Please note that the space is currently occupied by a valued tenant. To ensure their comfort and privacy, we kindly request that you do not disturb them. Please call listing broker to schedule a tour.*****

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FOR SALE OR FOR LEASE

OFFICE/RETAIL SPACE IN SEATTLE'S BELLTOWN NEIGHBORHOOD

2211 3rd Ave, Suite C-3, Seattle, WA



Sale Price	\$1,550,000
Lease Rate	\$34.29/SF/YR MODIFIED GROSS

OFFERING SUMMARY

Available SF: 2,712 SF

Floor: Street Level

PROPERTY OVERVIEW

Retail or Office Space for Lease or Sale in Belltown, Seattle (2,712 SF)

Prime space available for lease at the base of The Grandview - 25-floors of luxury condominiums. The building is located in the heart of Belltown, in downtown Seattle.

With lots of foot traffic and residential buildings in this neighborhood, there is built-in connection with the community. This space has great street visibility with 35-feet of sidewalk windows, and high visibility signage, on a main bus line.

It includes two bathrooms, an attached 3-car garage, ample street parking, and a pay-to park lot right across the street.

The vibrant neighborhood has many conveniently located restaurants and shops, and is just blocks away from Seattle's infamous waterfront along with the Pike Place Market and the Olympic Sculpture Park.



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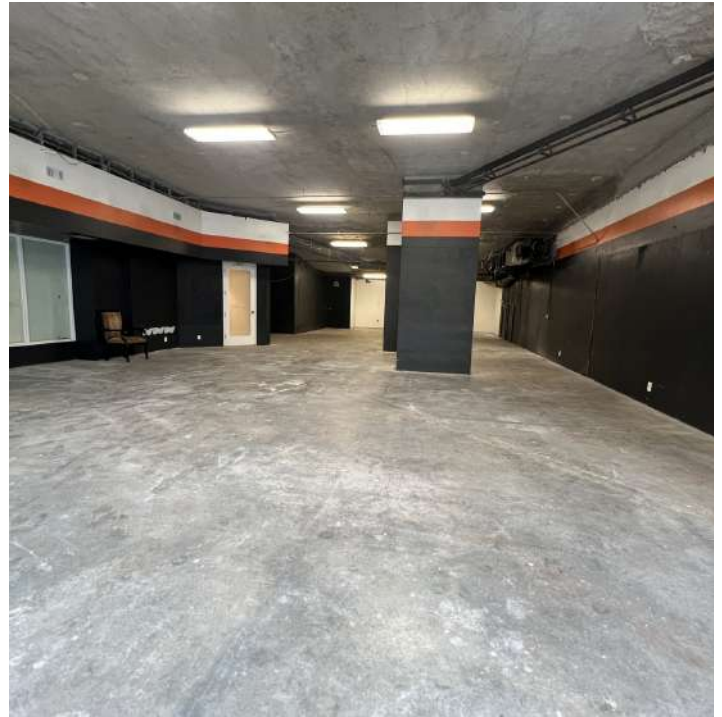


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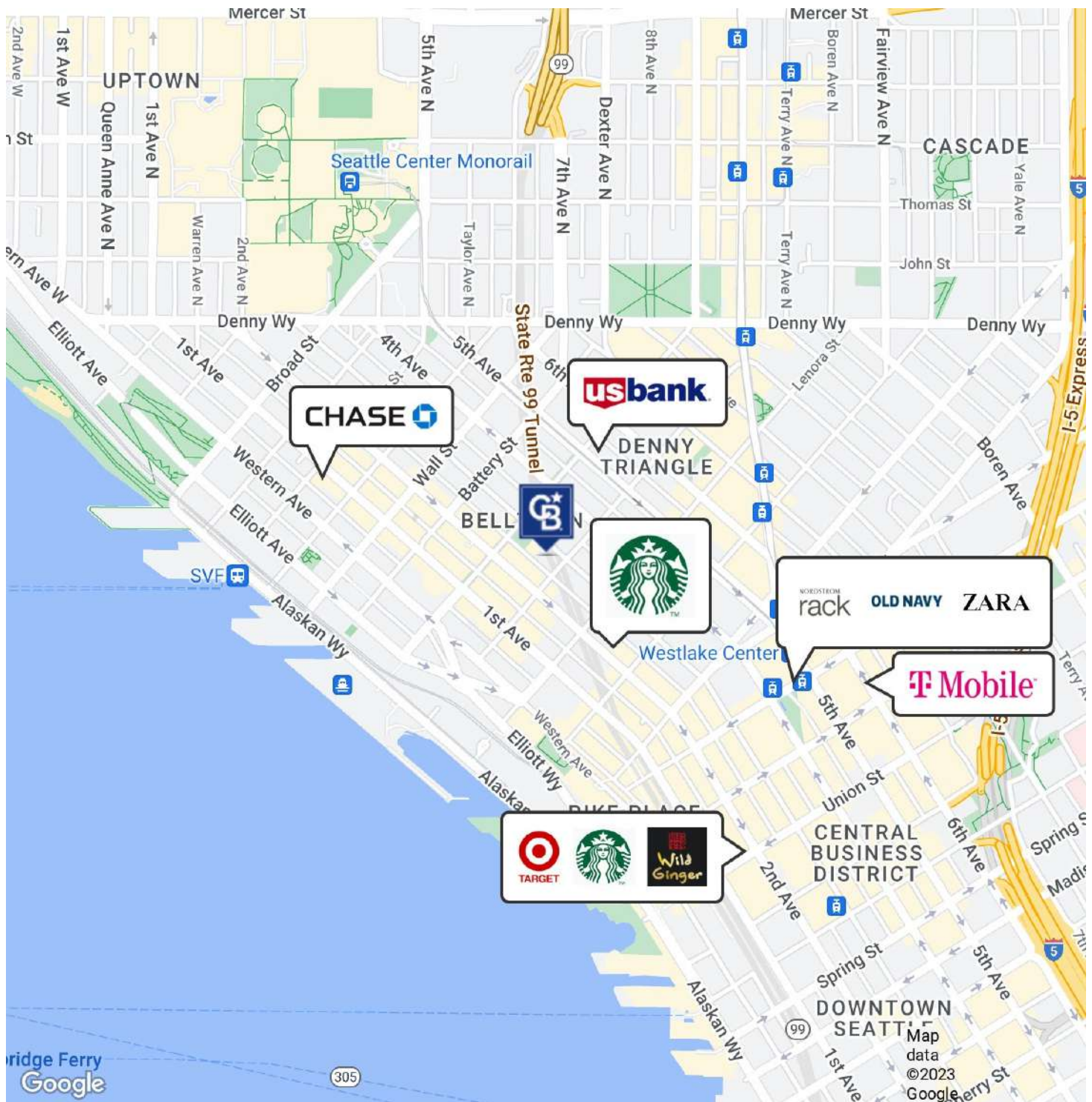


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PROPERTY LOCATION



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