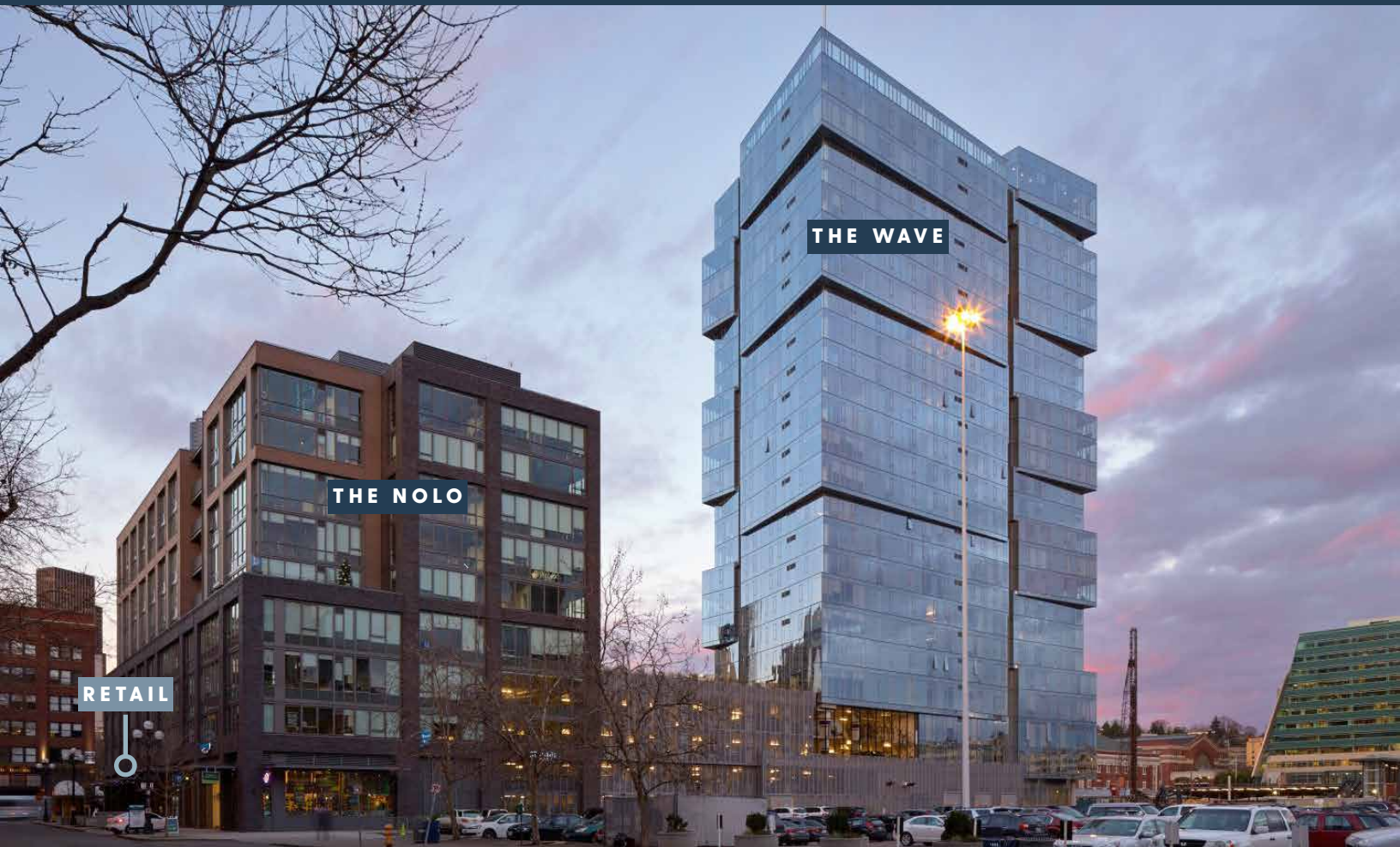


STADIUM PLACE

PIONEER SQUARE

521 Stadium Pl S, Seattle, Washington, 98104

StadiumPlace.com



RETAIL FOR LEASE

Stadium Place features The NOLO and The WAVE. These buildings are positioned at the nexus of three vibrant Seattle neighborhoods, stitching together historic Pioneer Square, the International District and the Stadium Entertainment District. Boasting approximately 497 residential units with an additional 200 units planned for the North Tower.

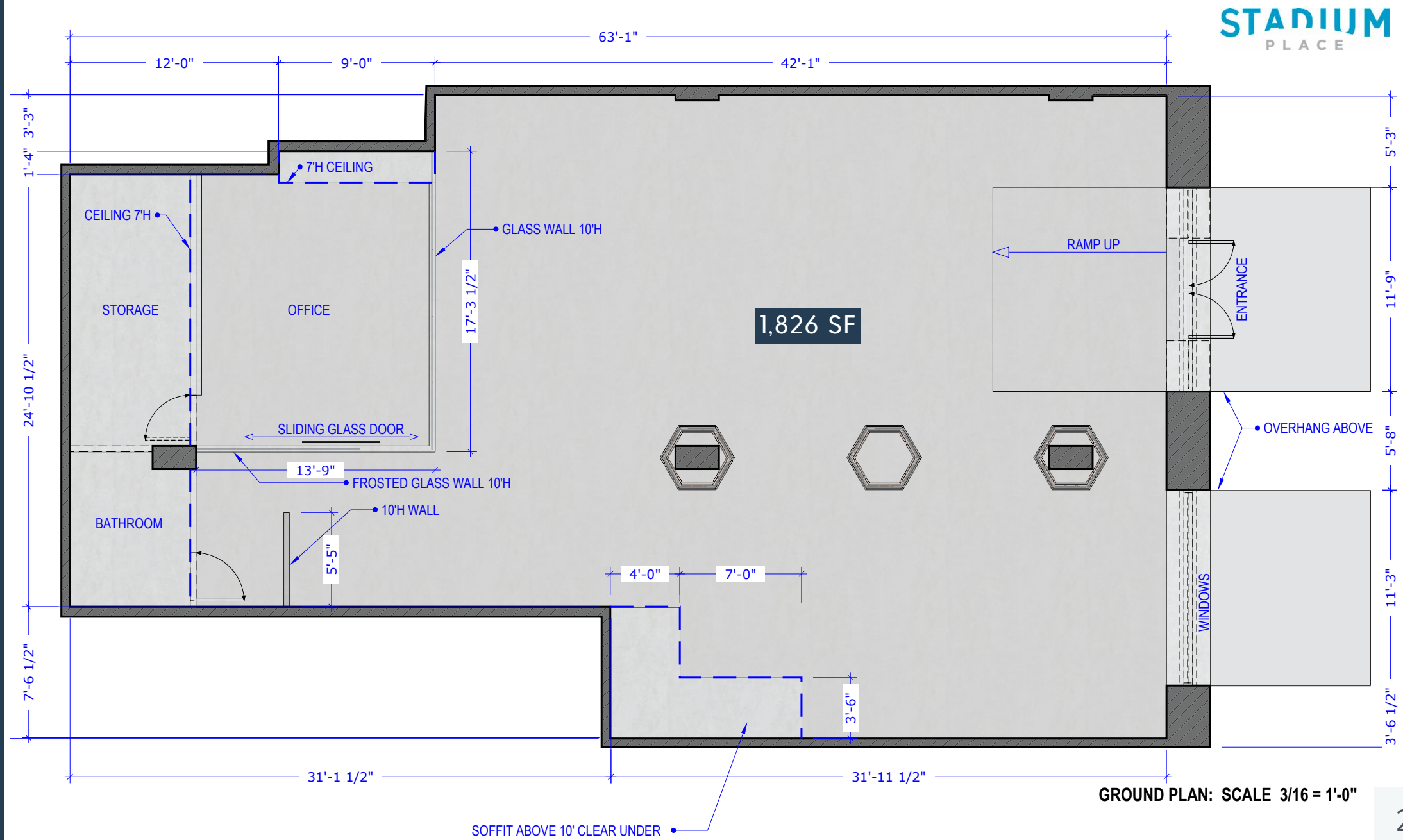
TRACY CORNELL

206.948.0630

tracyc@jshproperties.com

521 STADIUM PL S

AVAILABLE	SQ FT	BASE RENT	NNN	COMMENTS
SUITE 521	1,826	\$30.00	\$10.07	Parking available on the first floor of the parking garage as paid parking.



- GAS**
Natural Gas stub-out provided Size per PSE Metering/pressure reducer by Tenant
- WATER** 1 1/2" cold water stub-out provided. Hot water and metering by Tenant
- HVAC** Mechanical units not provided. Intake and exhaust at façade, pathways in place.
- ELECTRIC** 400A, 120/208V, 3-phase panelboard with dedicated meter.
- CHASE/VENT** Type 1 grease duct with vertical run to the roof
- WINDOW SYSTEM**
9' - 11'+ fixed storefront system on 1' - 3' concrete curb.
- GREASE TRAP/INTERCEPTOR**
Not provided.
- PARKING**
First floor parking is all available on a hourly paid basis. Parking lot is professionally managed by IPM

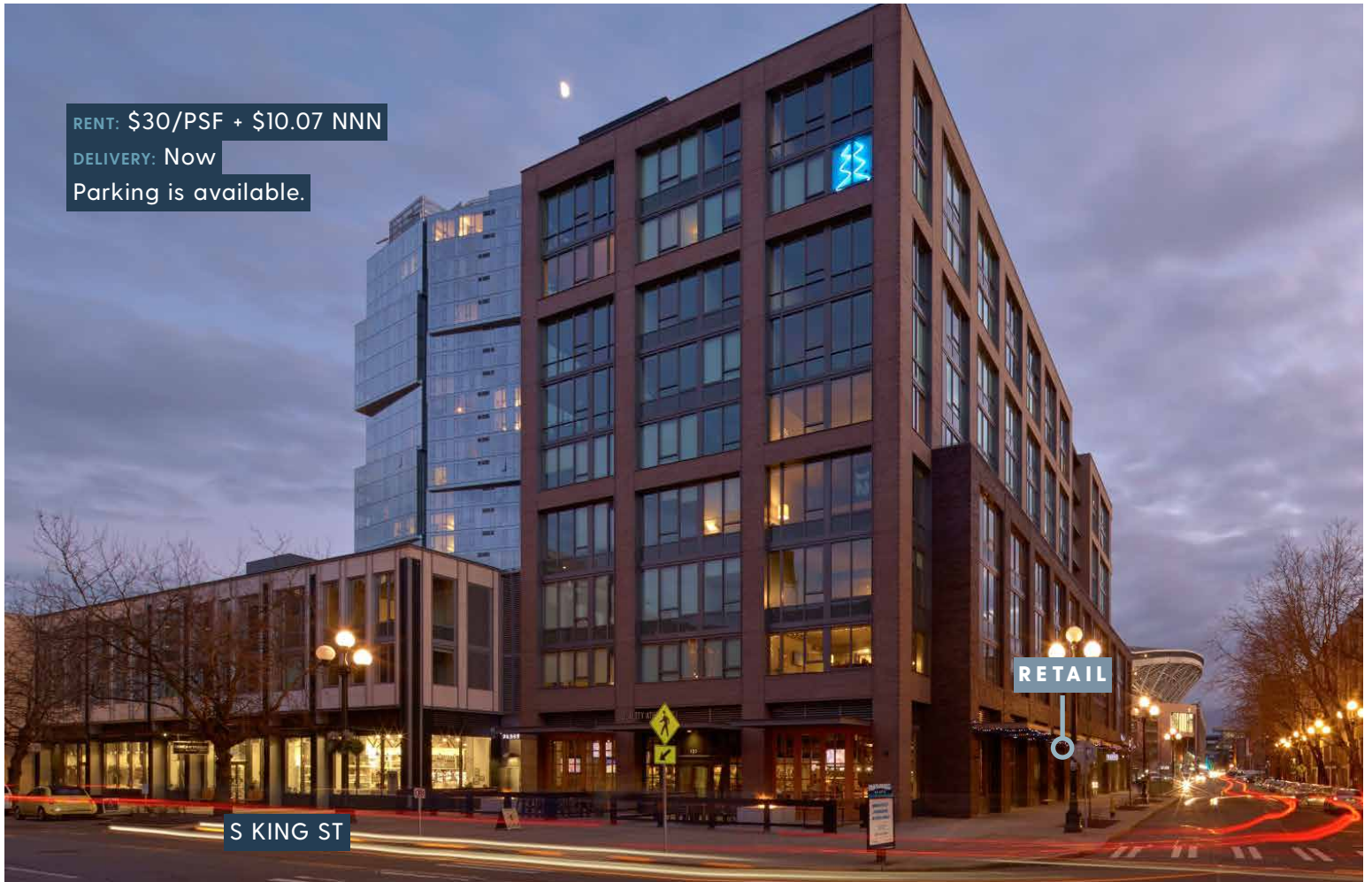
2017 Demographic

	1 MILE	3 MILES	5 MILES
POPULATION	28,058	197,011	418,344
DAYTIME POPULATION	183,286	423,356	639,105
AVG. HH INCOME	\$69,707	\$97,038	\$103,978

RENT: \$30/PSF + \$10.07 NNN

DELIVERY: Now

Parking is available.



AREA

TRANSPORTATION

- PORT OF SEATTLE FERRY
- KING STREET STATION
- LIGHT RAIL/BUS STATION
- ACCESS TO I-90 / I-5

RESTAURANTS

- QUALITY ATHLETICS
- GIRRIK KOREAN BAR
- TAYLOR SHELFISH OYSTER BAR
- ZEIGEIST COFFEE
- THE LONDON PLANE
- CAFFE UMBRIA

BUSINESS / ENTERTAINMENT

- CENTURY LINK STADIUM
- SAFECO FIELD
- INTERNATIONAL DISTRICT
- PIONEER SQUARE
- BUSINESS DISTRICT
- SODO