

Quality renovated top floor Office Space - For Lease

*Class "A" amenities
in a fully renovated
historic structure,
with open beamed
ceilings & HVAC!"*



THE DUNCAN BUILDING - 315 2ND AVE. S.
ENTIRE 3RD FLOOR CONTAINING 6,000 RSF

- Skylights & tall windows provide abundant natural light.
- HVAC, elevator, bldg. security system & seismic retrofit.
- Space features brick walls and open beamed ceilings.
- Located 2 blocks west of Light Rail and Union Station.
- Full floor occupancy offers security, control and identity.
- Ideal for high tech, architectural or other design firms.

MaKensay
Real Estate Services Inc.

Frank R. Buchanan

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 **MaKensay**
REAL ESTATE SERVICES INC.

The information contained herein has been provided by the owner or obtained from sources we deem reliable, but all tenants and purchasers should fully investigate all relevant information before entering into a lease or a purchase of the building.

Entire 3rd Floor - For Lease



THE DUNCAN BUILDING - 315 2ND AVE. S. **ENTIRE 3RD FLOOR CONTAINING 6,000 RSF**

- 4 private offices, & 2 private conference rooms.
- Two ADA bathrooms - one with an large shower.
- Open plan w/ large eat-in kitchen, & tall ceilings.
- Separate printer/copier room & file storage room.
- 2 very large skylights provides bright natural light.
- Iconic "Duncan Bldg. HORSE" on front exterior.

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