

# The Lucknow Building

217 2nd Ave S, Seattle, WA



## RETAIL/OFFICE SPACE

Retail - 3,511 SF  
Office - 1,861 SF

## POPULATION

37,467

within a  
1-mile radius

## INCOME

\$76,110

average household income  
within a 1-mile radius

## EDUCATION

47.7%

residents that hold  
college degrees

## Property Features

Located in the heart of historic  
Pioneer Square

High ceilings, exposed brick  
and beams

24 market rate apartments above  
the retail

3,511 SF retail available

Retail space: \$30.00/SF + NNN

Additional 1,861 Mezzanine/office  
space available

Office space: \$20.00/SF Modified  
Gross

Close to stadiums and  
downtown Seattle

Restrooms in place

## Retail Leasing Information

**Damian Sevilla**

206.296.9648

dsevilla@kiddermathews.com

**Jason Miller**

206.296.9649

jmiller@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



# The Lucknow Building



## Retail Leasing Information

**Damian Sevilla**  
206.296.9648  
dsevilla@kiddermathews.com

**Jason Miller**  
206.296.9649  
jmill@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



# The Lucknow Building

## Ideally Located

Located in the heart of historic  
Pioneer Square

High ceilings, exposed brick and beams

24 market rate apartments above the retail

3,511 SF retail available

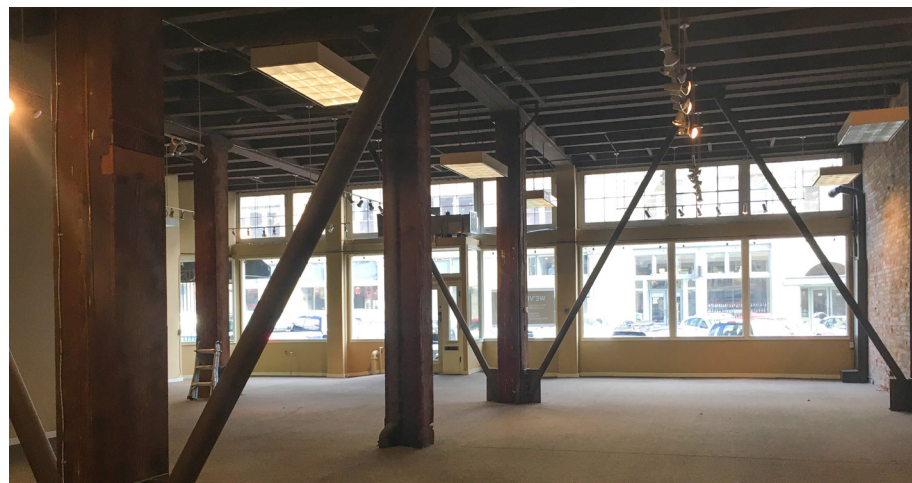
Retail space: \$30.00/SF + NNN

Additional 1,861 SF Mezzanine/office  
space available

Office space: \$20.00/SF Modified Gross

Close to stadiums and downtown Seattle

Restrooms in place



### TRAFFIC COUNTS

5,729

total cars pass through the intersection  
each day

### WALK SCORE

97

residents are a short walk to some of  
Seattle's hottest dining destinations/retail

## Retail Leasing Information

**Damian Sevilla**  
206.296.9648  
dsevilla@kiddermathews.com

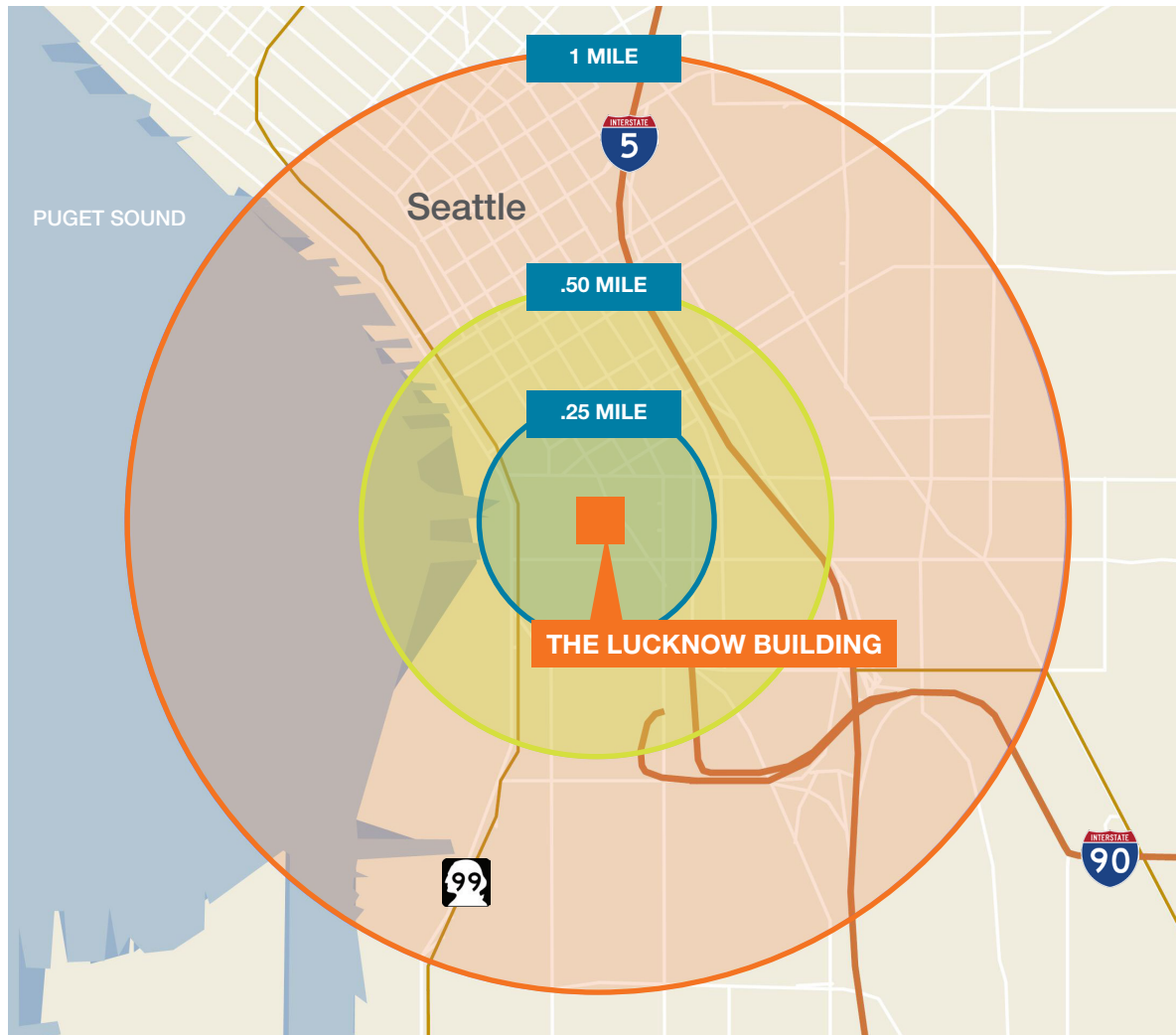
**Jason Miller**  
206.296.9649  
jmiller@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)

# The Lucknow Building

Demographics

2016	.25-MILE	.50-MILE	1-MILE
Population	3,459	10,296	34,693
Median Household Income	\$49,423	\$46,533	\$51,863
Average Household Income	\$62,607	\$61,380	\$73,871
College Graduates	37.5%	32.6%	47.7%
Forecasted Population Growth 2016-2021	1.1%	1.4%	1.6%

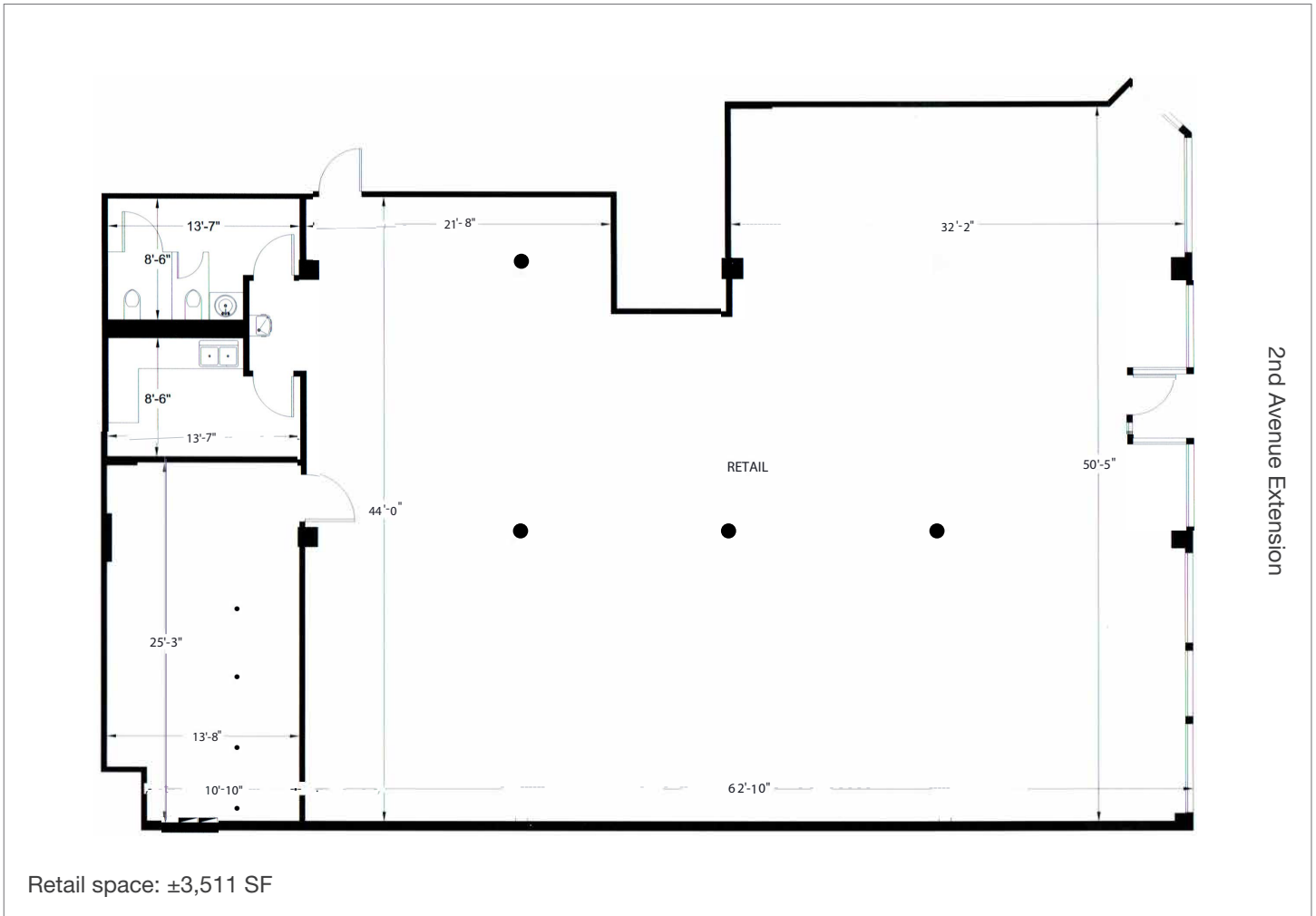


## Retail Leasing Information

**Damian Sevilla**  
 206.296.9648  
 dsevilla@kiddermathews.com

**Jason Miller**  
 206.296.9649  
 jmill@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)



## Retail Leasing Information

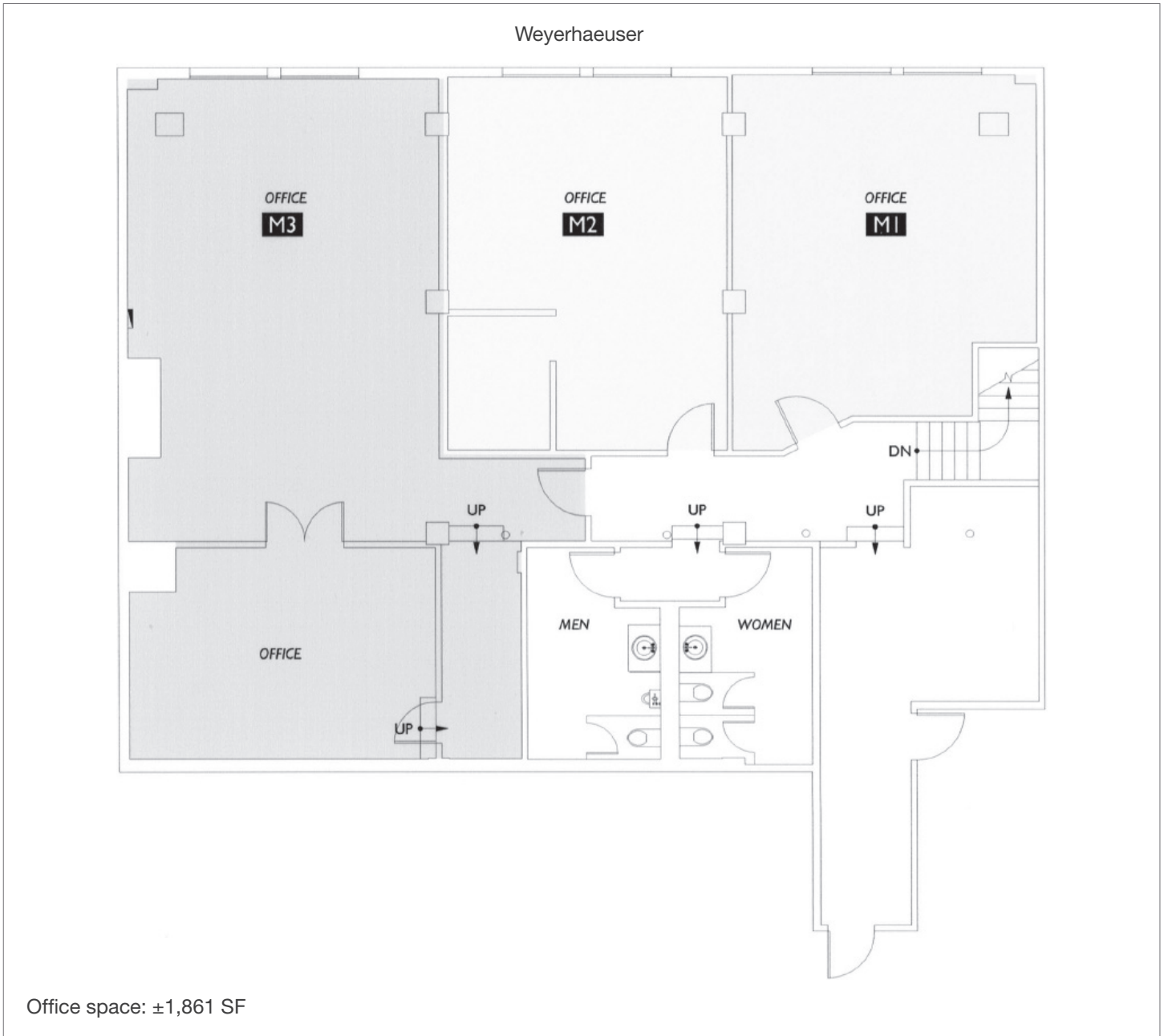
**Damian Sevilla**  
206.296.9648  
dsevilla@kiddermathews.com

**Jason Miller**  
206.296.9649  
jmilller@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)

# The Lucknow Building

Mezzanine Floor Plan



Retail Leasing  
Information

**Damian Sevilla**  
206.296.9648  
dsevilla@kiddermathews.com

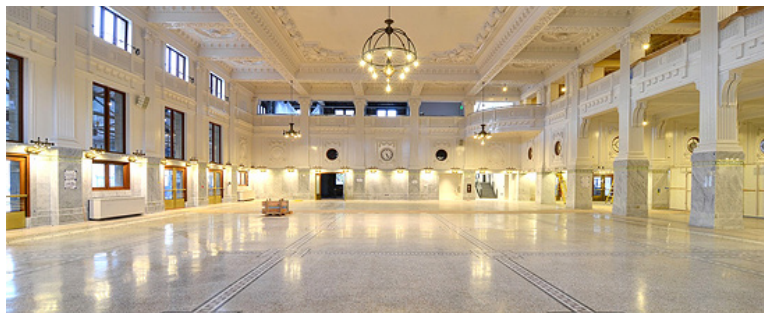
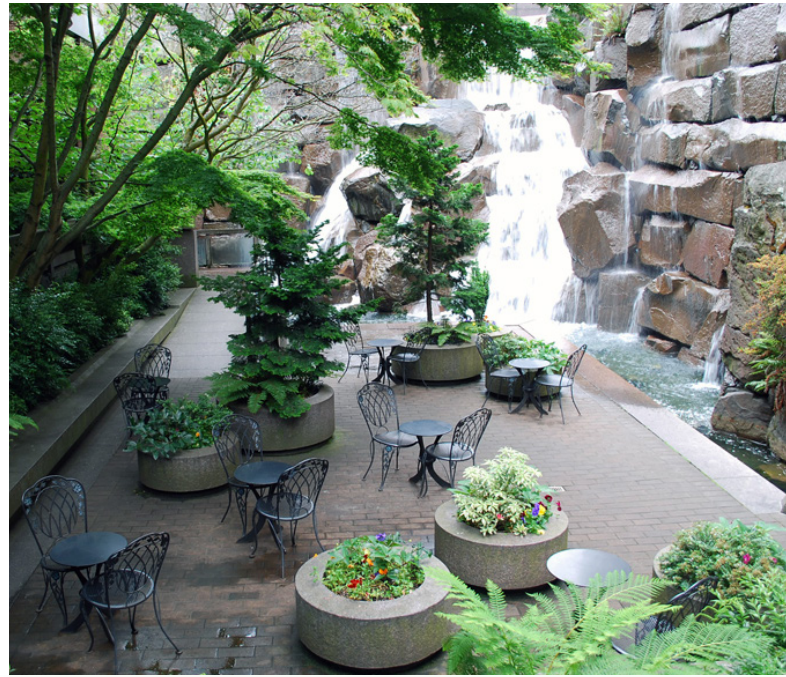
**Jason Miller**  
206.296.9649  
jmill@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



# Welcome to Pioneer Square...



## Retail Leasing Information

**Damian Sevilla**  
206.296.9648  
dsevilla@kiddermathews.com

**Jason Miller**  
206.296.9649  
jmiller@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

