

5TH & BELL



5,322 RSF OF GROUND LEVEL RETAIL AVAILABLE

2301 5th Avenue, Seattle, WA



PROJECT DETAILS

Square Feet Available

5,322 RSF

ABILITY TO DEMISE

Rent

\$40.00 PSF + NNN

NNNs

\$12.00 (ESTIMATED)

Timing

AVAILABLE NOW



Transit Score

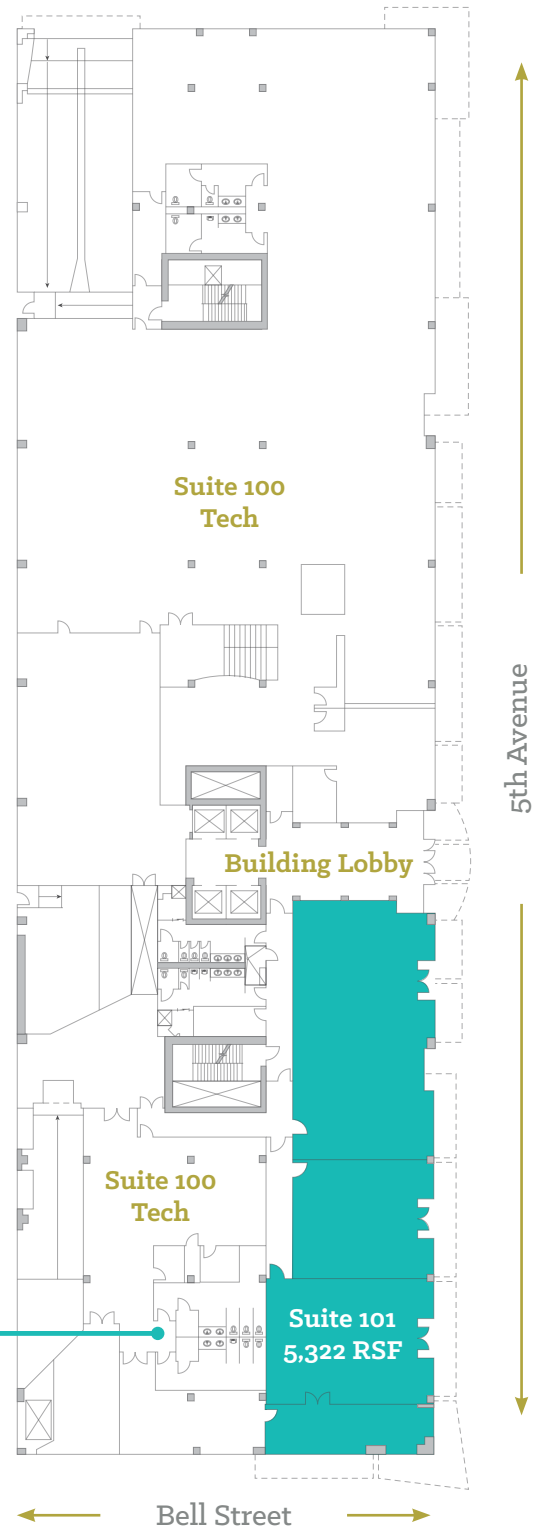
100



Walk Score

97

Battery Street



32.5% of office tenants in the Denny Regrade are in the technology sector

BUILDING HIGHLIGHTS

- Central location in Seattle’s Denny Regrade neighborhood between Belltown and South Lake Union
- Amidst the growing residential and office populations allowing a mix of daytime and nighttime traffic
- Ideal space with street frontage in a Class A office building providing a built-in customer base
- Easily accessible destination: 4 blocks to Westlake Station light rail and bus tunnel, 2 blocks from Hwy. 99 on and off ramps, and 4 blocks to South Lake Union Streetcar

2017 DEMOGRAPHICS

Radius	.25 miles	.5 miles	1 mile
Residential population	8,056	20,703	56,327
Daytime population	13,079	68,184	207,334
Avg. household income	\$78,444	\$89,009	\$87,639
2022 Avg. household income	\$96,004	\$107,210	\$108,512



7,412

condos/apartments in a 5-block radius

6,679

condos/apartments planned in a 5-block radius

29,471

people working in a 5-block radius



FOR LEASING INFORMATION

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