

Belltown Office/Retail Space

2800 Elliott Avenue, Seattle



OFFICE / RETAIL

2,500 SF & 2,103 SF

Two suites available
(can be combined)

POPULATION

37,383

within a
1-mile radius

INCOME

\$88,301

average household income
within a 1-mile radius

EDUCATION

62.5%

residents that hold
college degrees

Prime ground floor office or retail space in the heart of Belltown

Service Office/Retail space

Usable existing buildout includes reception, private offices, conference rooms, kitchen, restrooms, and new lights

\$25/SF/year Modified Gross

357 apartments above

Across from the Olympic Sculpture Park

Nearby - Spaghetti Factory, Art Institute of Seattle, Myrtle Edwards Park and the Victoria Clipper

Walk Score: 94

Transit Score: 93

Retail Leasing

Jason Miller
206.296.9649
jmiller@kiddermathews.com

Damian Sevilla
206.296.9648
dsevilla@kiddermathews.com

Office Leasing

Jake Bos
206.296.9640
jbos@kiddermathews.com

kiddermathews.com

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Developed by:

 **Equity Residential**
how home should feel

Exclusively represented by:

 **Kidder Mathews**

Belltown Office/Retail Space

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OFFICE/
RETAIL SITE

Contact Information

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Belltown Office/Retail Space

2800 Elliott Avenue, Seattle

Ideally Located

Service Office/Retail space

\$25/SF/year Modified Gross

357 apartments above

Across from the Olympic Sculpture Park

Nearby - Spaghetti Factory, Art Institute of Seattle, Myrtle Edwards Park and the Victoria Clipper

Two suites available:

- 2,500 SF*

- 2,103 SF*

* Suites can be combined



TRAFFIC COUNTS

21,101

total cars pass through the intersection
each day

WALK SCORE/TRANSIT SCORE

94/93

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



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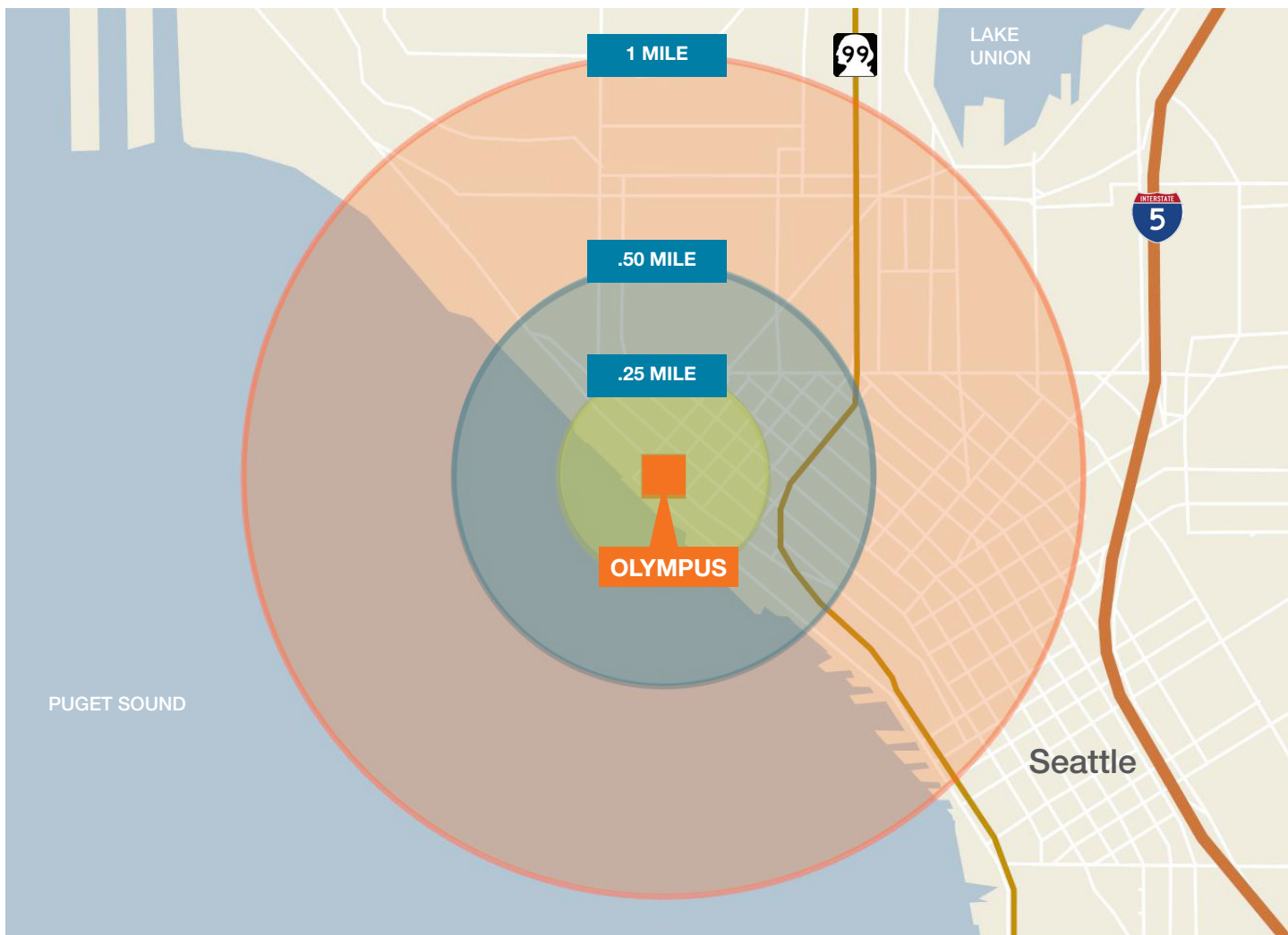
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Belltown Office/Retail Space

Demographics

2015	0.25-MILE	0.5-MILE	1-MILE
Population	5,332	14,146	37,383
Median Household Income	\$83,166	\$66,303	\$63,350
Average Household Income	\$109,018	\$90,933	\$88,301
College Graduates	67.8%	64.6%	62.5%
Forecasted Population Growth 2015 - 2020	1.6%	1.6%	1.7%



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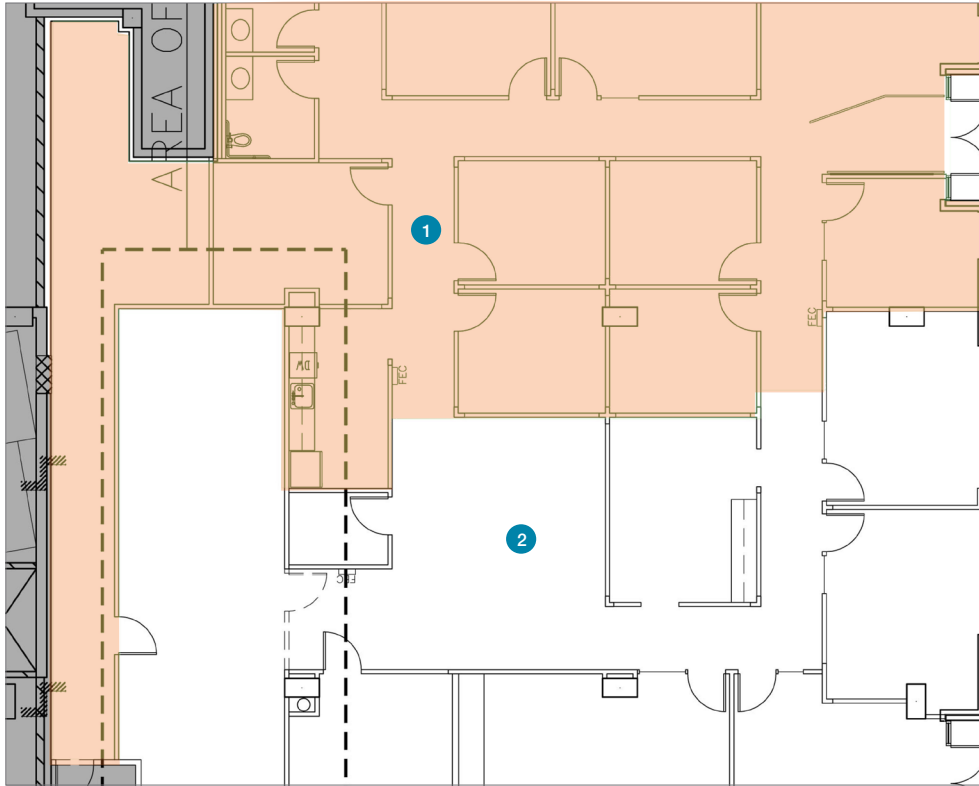
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Site Plan



1 Retail/Office - 2,500 SF

2 Retail/Office - 2,103 SF



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Welcome to Belltown...



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