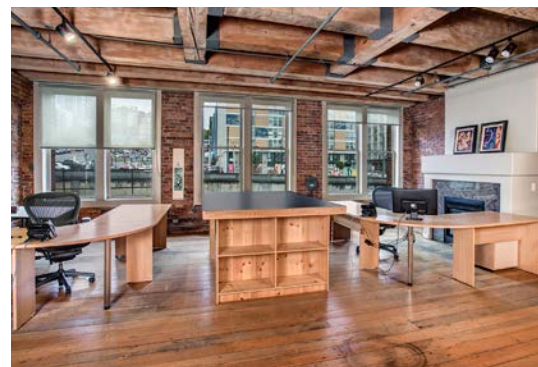


210 3RD Avenue

210 3RD AVENUE S, SEATTLE, 98104



THE *Offering*



“Located in the heart of Seattle’s Pioneer Square neighborhood”

CBRE PRESENTS A UNIQUE OPPORTUNITY TO PURCHASE 3,080 SQUARE-FOOT OFFICE ON THE SECOND FLOOR AT 210 3RD AVENUE BUILDING, LOCATED IN THE HEART OF SEATTLE’S PIONEER SQUARE NEIGHBORHOOD. BUILT IN 1904 AND RENOVATED IN 1985, THE SPACE’S CLASSIC BRICK INTERIOR DESIGN HAS LARGE WINDOWS, HARDWOOD FLOORS, OPEN WORKSPACE, FIREPLACES, GOURMET KITCHEN AND OUTDOOR ROOFTOP DECK. PIONEER SQUARE IS SEATTLE’S ORIGINAL NEIGHBORHOOD. ITS HISTORIC AREA IS KNOWN FOR ITS RENAISSANCE REVIVAL ARCHITECTURE, ART GALLERIES, COFFEE SHOPS AND TRENDY BARS. IT IS JUST SOUTH OF SEATTLE’S CBD AND EXTENDS WEST TO SEATTLE’S VIBRANT WATERFRONT.



INVESTMENT *Highlights*

- + \$1,500,000
- + SIZE: 3,080 SF
- + OPPORTUNITY TO ACQUIRE A SECOND-FLOOR OFFICE SPACE IN THE HEART OF HISTORIC PIONEER SQUARE NEIGHBORHOOD
- + UNIQUE INTERIOR WITH CLASSIC BRICK WALLS, HARDWOOD FLOORS, FIREPLACES, GOURMET KITCHEN AND OUTDOOR ROOFTOP DECK
- + COVETED PIONEER LOCATION WITH A WALK SCORE OF 98 AND TRANSIT SCORE OF 100
- + IMMEDIATE ACCESS TO RETAIL, RESTAURANT AND ENTERTAINMENT OPTIONS
- + EASY ACCESS TO SEATTLE'S CBD, AND UPCOMING VIBRANT WATERFRONT

 [CLICK FOR VIRTUAL TOUR](#)

UNIT *A*

UNIT *B*



210 3RD Avenue



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CBRE

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This incentive is being offered by the ownership of 168 Centennial to brokers who have a lease signed by year end 2018 for 5,000 SF or larger. CBRE does not accept nor assume any responsibility or liability, direct or indirect, relating to this broker incentive. All CBRE brokers eligible to receive this incentive must disclose such incentive to the tenant prior to signing a lease. PMStudio_October2020