

FOR LEASE
DAYCARE/OFFICE/RETAIL/RESTAURANT
MONTLAKE BUILDING
2317 24th Avenue E, Seattle, WA 98112



For more information please contact:

LAURA MILLER
laura@gibraltarus.com
206.351.3573



2317 24TH AVENUE E, SEATTLE, WA 98112

MONTLAKE BUILDING



NEIGHBORHOOD OVERVIEW

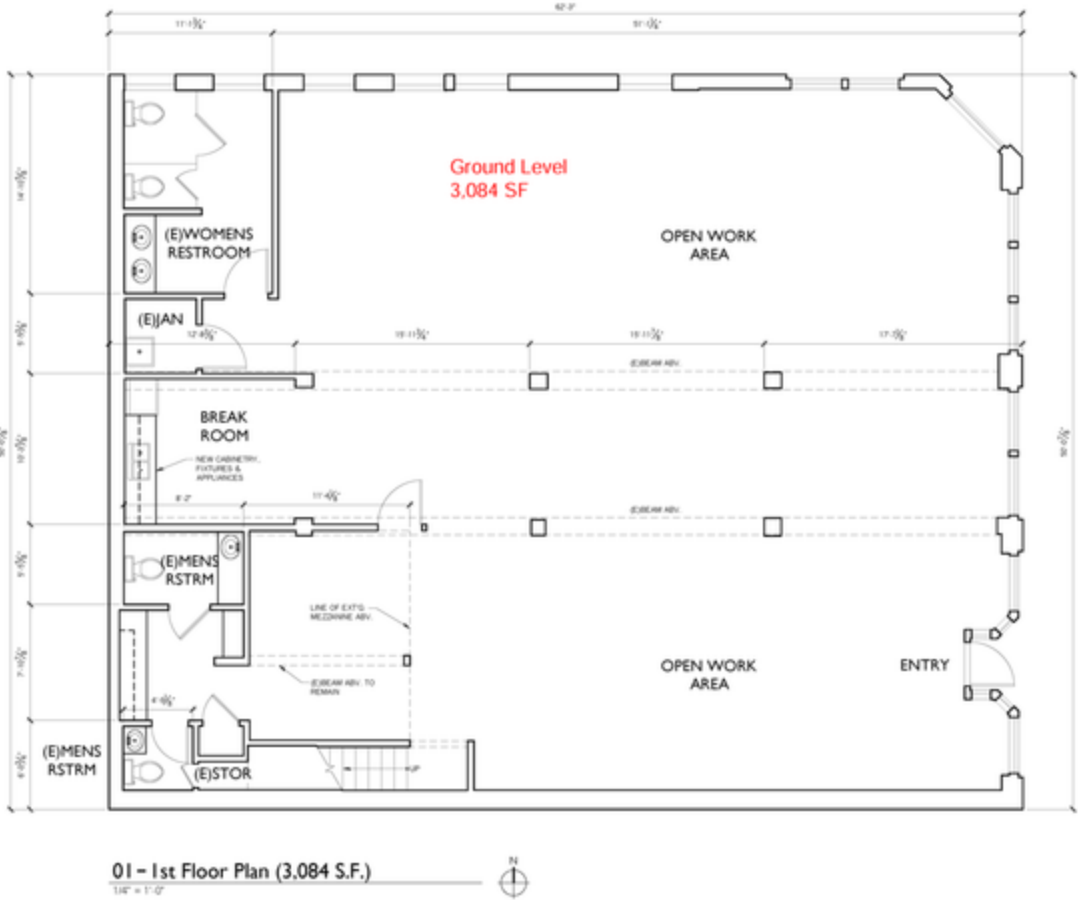
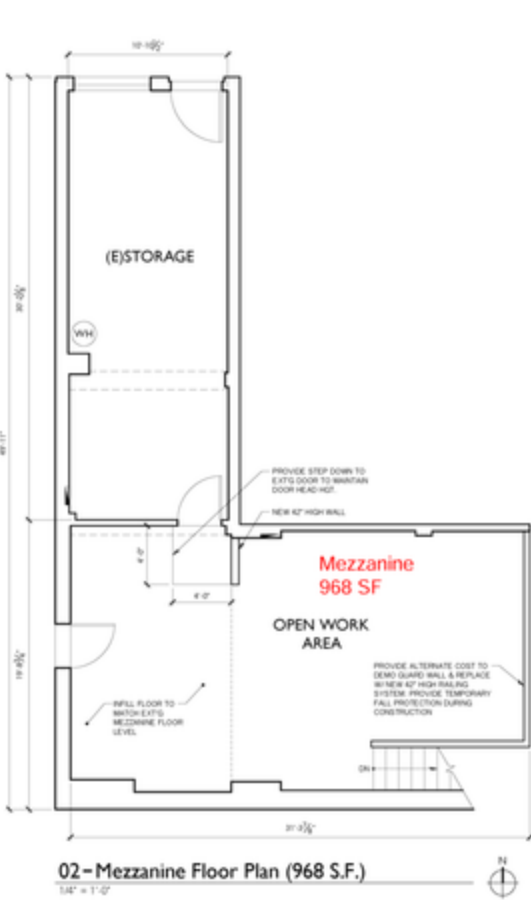
Montlake is a charming, affluent urban neighborhood bounded by the Montlake Cut and the University of Washington to the north, the Washington Park Arboretum to the east, Eastlake to its west and Capitol Hill on its south side. It's proximity to the University of Washington, Interstate 5 and the 520 bridge make it convenient and easily accessible from surrounding areas and the Eastside. Within walking distance to University of Washington Light Rail Station. Neighborhood businesses include the recently opened Oxbow, Fuel Coffee, Cafe Lago, Salon Filament, Montlake Bike Shop, and Montlake Branch of The Seattle Public Library.

PROPERTY HIGHLIGHTS

- Rare free-standing brick building in the charming Montlake neighborhood, located just south of the University of Washington campus and Husky Stadium
- Prime corner location offers excellent signage opportunity, large storefront windows, high ceilings and skylights
- Substantial building remodel features new fire sprinkler system, seismic upgrades, brand new kitchen, new lighting, and new HVAC
- Dedicated outdoor childcare area doubles as 3 tandem parking stalls located in rear of building (at no charge)
- 4,052 RSF comprised of 3,084 SF ground floor plus 968 SF mezzanine
- Fantastic local Landlord with pride of ownership
- Rental rate \$28/SF/YR + 2021 estimated NNN (\$5.30) = Total \$11,244.30 per month

2317 24TH AVENUE E, SEATTLE, WA 98112

MONTLAKE BUILDING



2317 24TH AVENUE E, SEATTLE, WA 98112

MONTLAKE BUILDING



54

GOOD TRANSIT



75

VERY WALKABLE



77

VERY BIKEABLE



11,184

POPULATION



4,533

HOUSEHOLDS



\$207,387

AVERAGE HH INCOME

* 2020 Demographics based on 1 mile radius

2317 24TH AVENUE E, SEATTLE, WA 98112

MONTLAKE BUILDING

