

CREATIVE OPEN OFFICE FOR LEASE IN CAPITOL HILL

1517 12th Avenue, Seattle, WA 98122



BALLOU WRIGHT BUILDING

11,000 SF

DIVISIBLE TO 4,500 SF &

6,500 SF
(Approximately)

This must-see space is located in the heart of Capitol Hill's Pike Pine Neighborhood. The area is vibrant with restaurants, theaters, parks and galleries. It is framed by pedestrian-friendly streets and is a short walk from Seattle's downtown core.

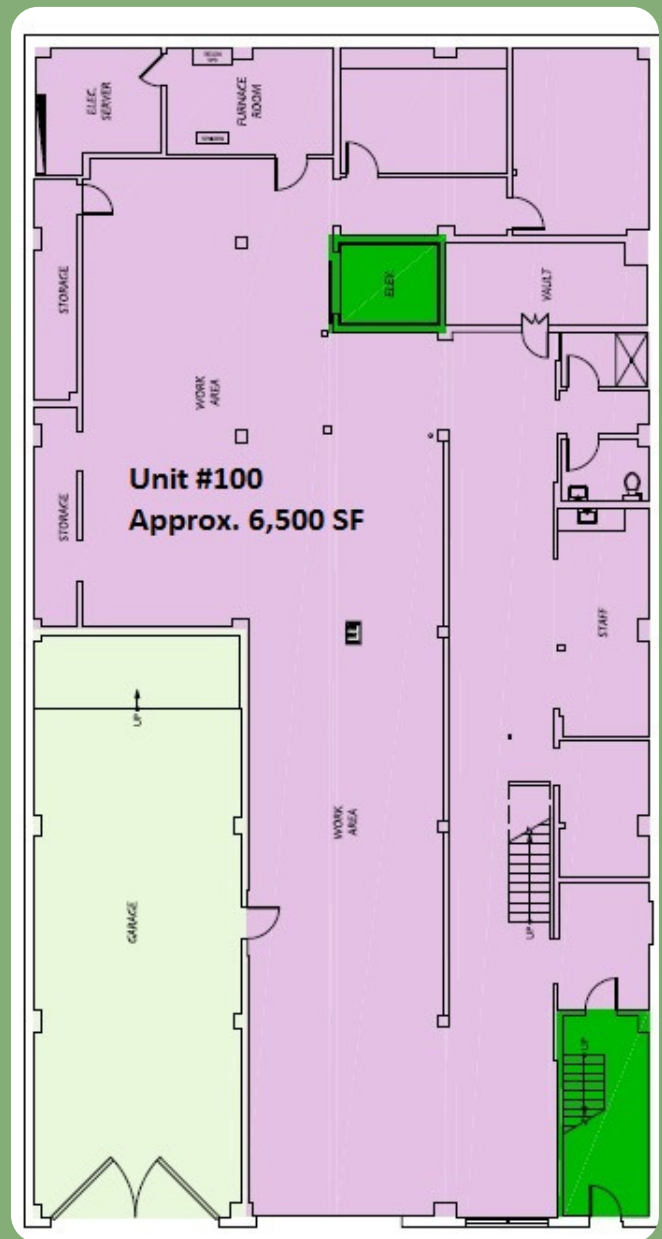
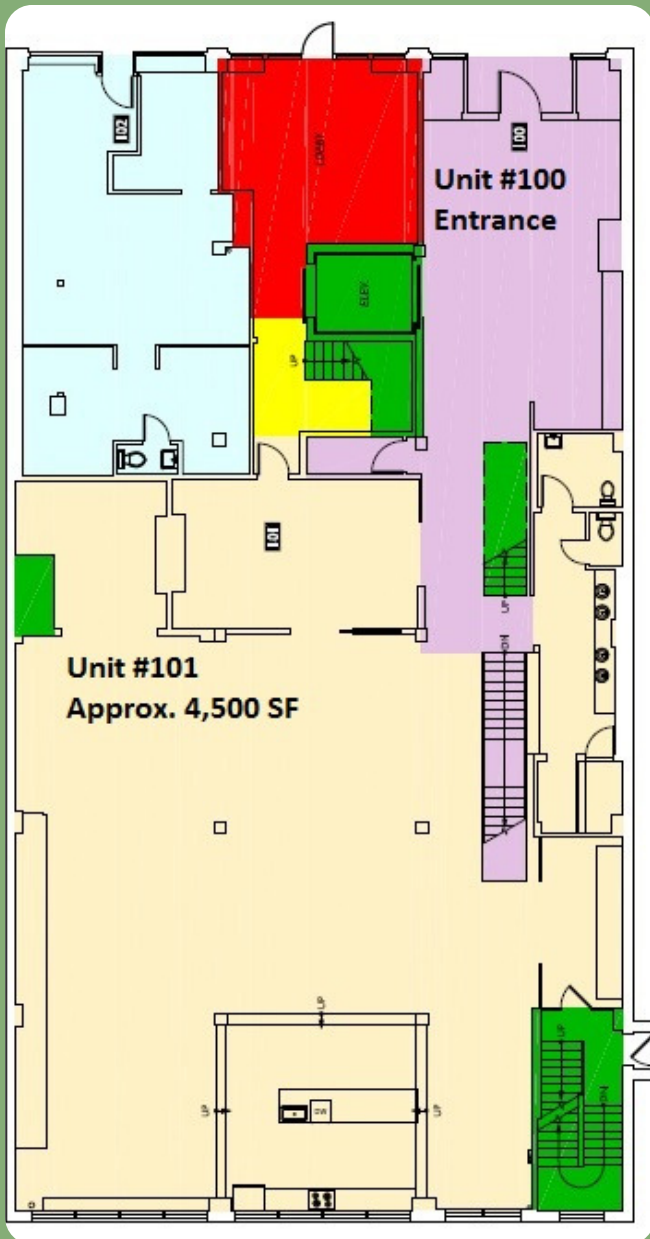
1517 12th Avenue

Floor Plans

12th Avenue

First Floor

Lower Level



Alley



Real Estate

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1517 12th Avenue

Ballou Wright Building

Highlights

- \$25/SF on 11,000 SF
- \$30/SF Suite 101
- \$22/SF Suite 100
- NNNs \$5.98/SF (includes utilities)
- Originally built in 1917 as a part of Seattle's historic Auto Row
- Private entrance on 12th Avenue
- 20' store front on 12th Avenue
- Heavy timber beams have been sandblasted and original fir floors refinished to reveal building's original character.
- Lower level features polished concrete floors and a glass garage door that opens to the alley
- Kitchen, restrooms and showers on both levels
- Original walk-in safe converted into a cool bar for employees to escape or celebrate
- 100% Sprinklered
- Freight Elevator

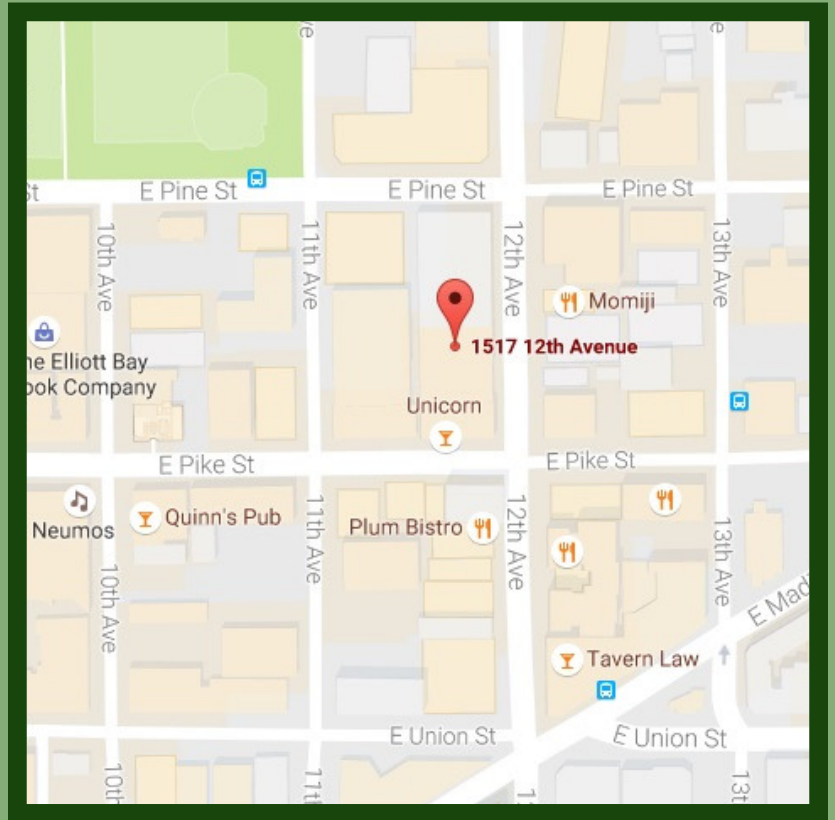


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Available Now



Accessibility

4 blocks to the Light Rail Station
3 blocks to the First Hill Street Car
99 Walk Score, 87 Transit Score
90 Bike Score

Nearby

Downstairs to Juicebox – Seattle's leading organic cold-pressed juice cleanse delivery company and vegetable-focused cafe focusing on mindful cookery and healthy eating.

Across the street to Eltana Bagel – offering a deliciously different, hand-rolled bagels, salads and soups

Next door to Northwest Film Forum – Seattle's premier film arts organization, screening over 200 independently made and classic films annually, offering a year-round schedule of filmmaking classes for all ages, and supporting filmmakers at all stages of their careers.

Cal Anderson Park – A great place for a walk or to lunch in the sun

Elliott Bay Book Company – Iconic bookstore, home to over 150,000 titles, set on cedar shelves in a multi-level, inviting unique atmosphere

Caffe Vita – Grab a cup of farm direct coffee, roasted onsite

And much more...



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