



FOR LEASE

BALLOU WRIGHT BUILDING

**CAPITOL HILL**

1517 12TH AVENUE  
SEATTLE, WA 98122

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**MAIN LEVEL**

4,735 SF

**LOWER LEVEL**

5,136 SF

**TOTAL**

9,871 SF



[www.hunterscapital.com](http://www.hunterscapital.com)

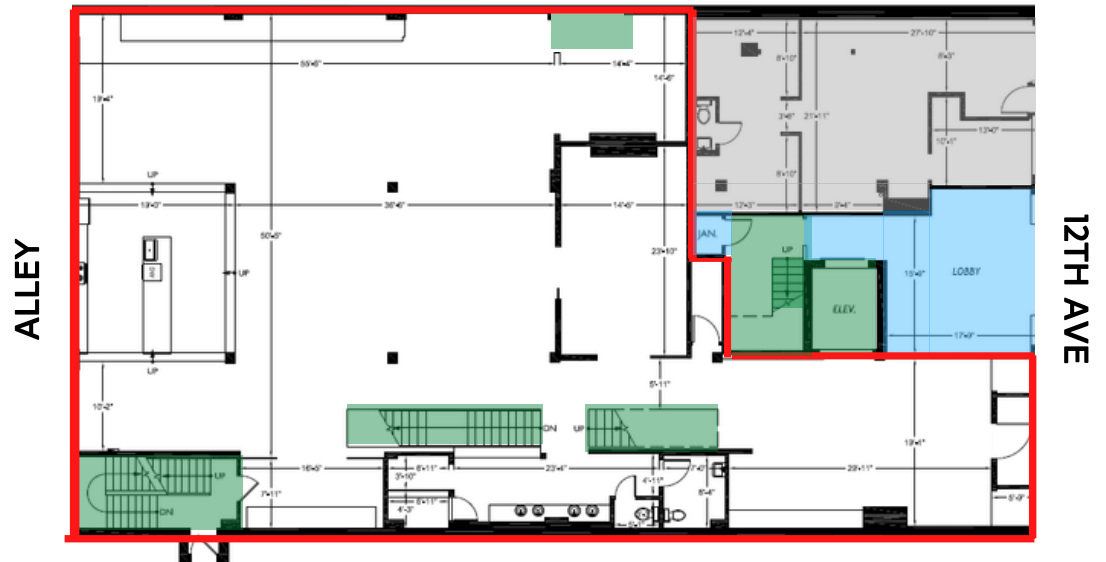
# BALLOU WRIGHT

SUITE 101 (INCL. LOWER LEVEL)

## MAIN LEVEL

4,735 SF

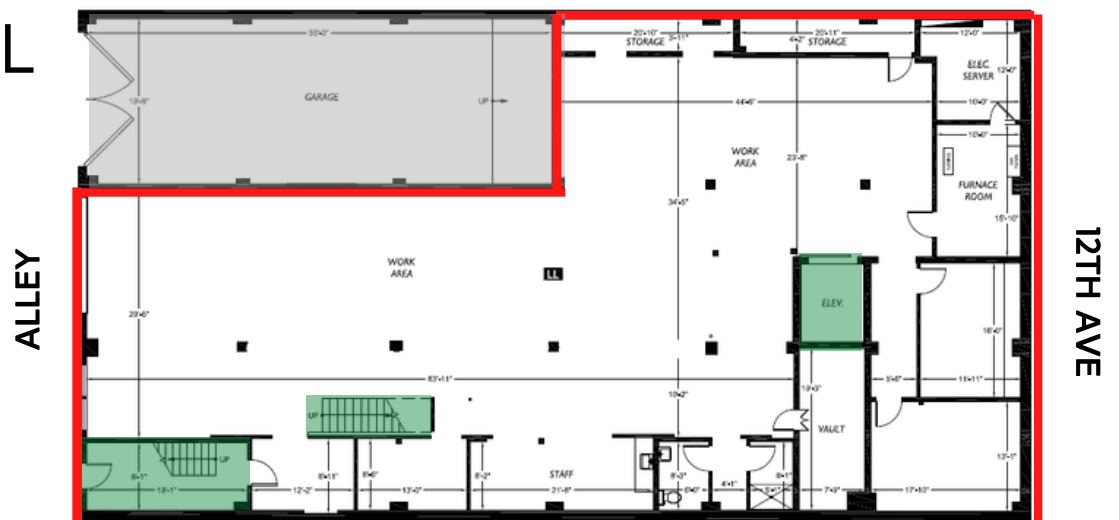
\$35/SF



## LOWER LEVEL

5,136 SF

\$22/SF





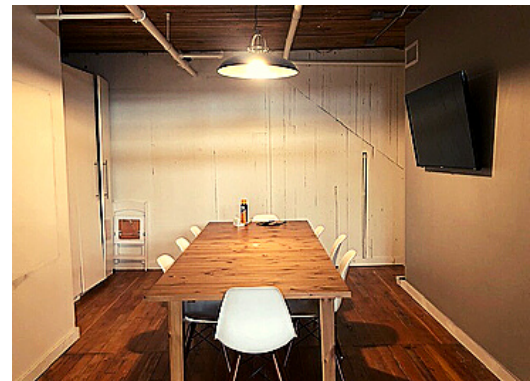
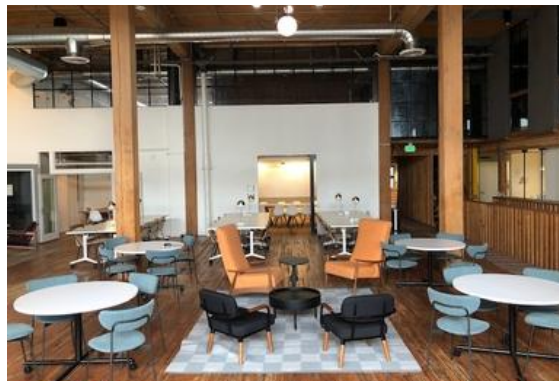
# MAIN LEVEL



- 20' storefront on 12th Avenue
- 2 large conference rooms
- Kitchenette, restrooms, & showers
- Phone booths
- Lobby/waiting area



## MAIN LEVEL (continued...)



- Original fir floors refinished to reveal building's original character
- Heavy timber beams
- Soft seating for alternative work space
- Bar-top seating
- HVAC



# LOWER LEVEL



- 2 large conference rooms
- 5 small offices
- Kitchen, restrooms, & shower
- Private elevator access directly into space

# LOWER LEVEL

(continued...)



- Original walk-in vault converted into a private room/office
- Soft seating can be converted into desk space
- Phone booths
- Polished concrete floors