



# BALLOU WRIGHT BUILDING MAIN & LOWER LEVELS

**1517 12th Avenue, Seattle, WA 98122**

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Spacious, beautiful, and historic space in the heart of Capitol Hill. Located in a 1917 building, this large working space is close to many restaurants, theaters, parks, colleges, and coffee shops. Framed by pedestrian-friendly streets, it's only a short walk from many mass transit options.



## PROPERTY FEATURES

The Ballou Wright Building can provide a beautiful commercial space for you!

- 4,735 SF - 9,871 SF available
- 20' storefront on 12th Ave
- Kitchenette, restrooms, showers
- Phone booths
- Lobby/waiting area
- Original fir floors and exposed ceiling
- Bar-top seating
- HVAC

**9,871 SF**



## ACCESSIBILITY/PARKING

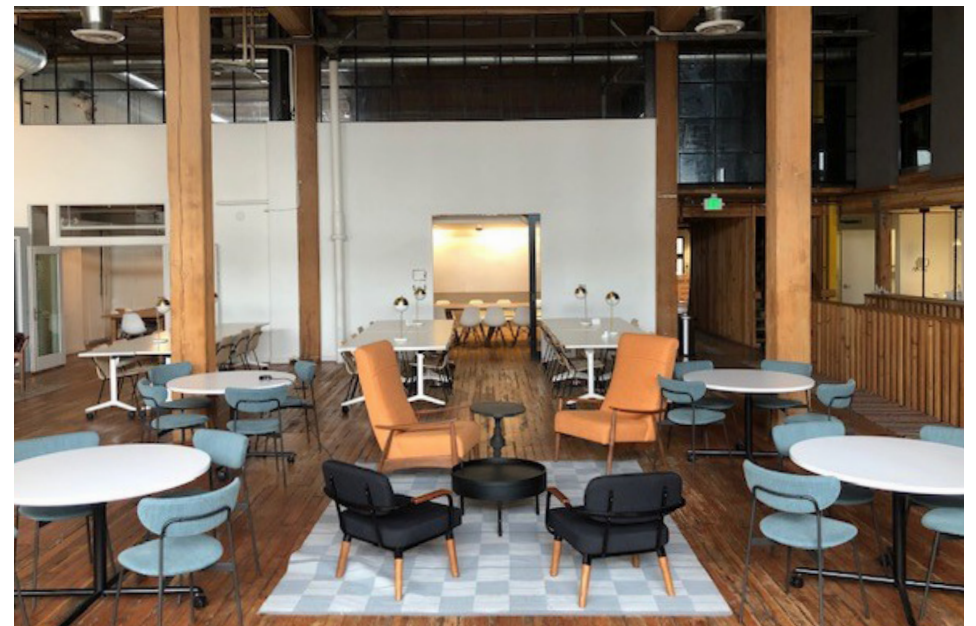
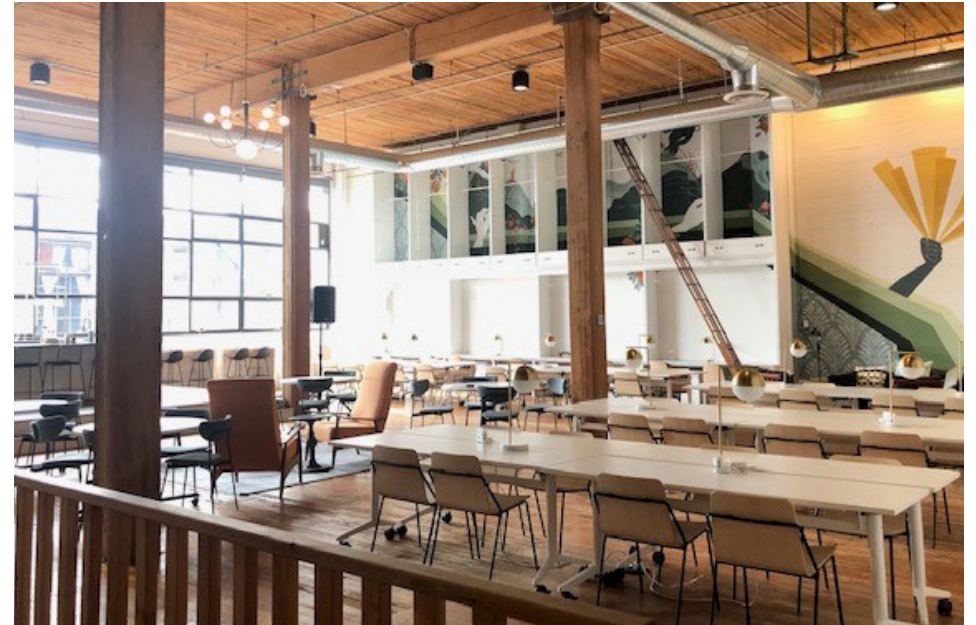
Your new space will provide convenience and security for all employees.

- 4 blocks to Link Light Rail station
- 3 blocks to Seattle Street Car
- Buses: 49, 11, 60, 43, 9x
- Easy I-5 access
- Neighbors include: Elliot Bay Book Co, Elysian Brewing, QFC, Poquitos, and more!

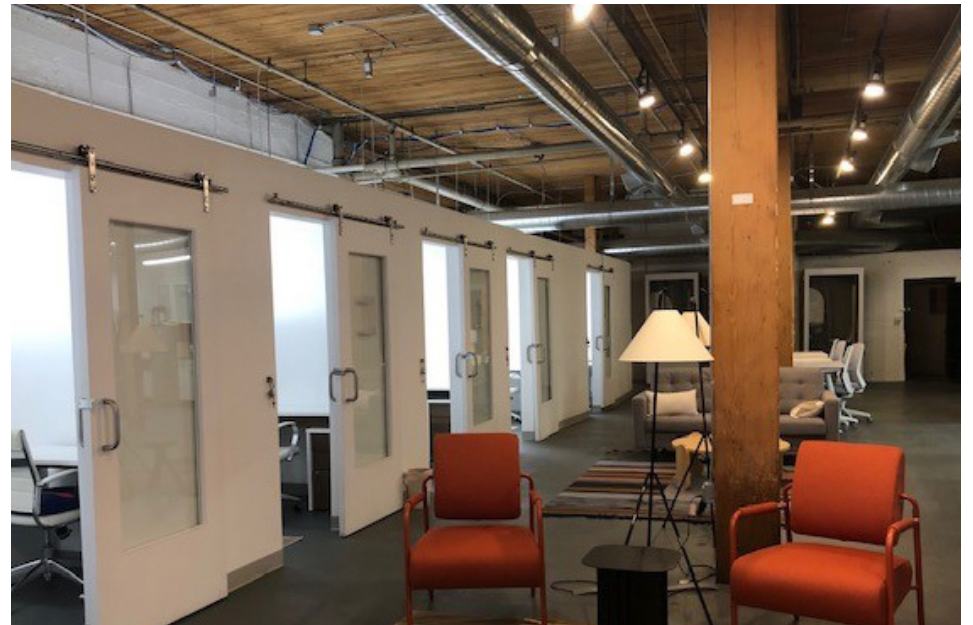
**Walk Score: 99**  
**Transit Score: 91**  
**Bike Score: 89**





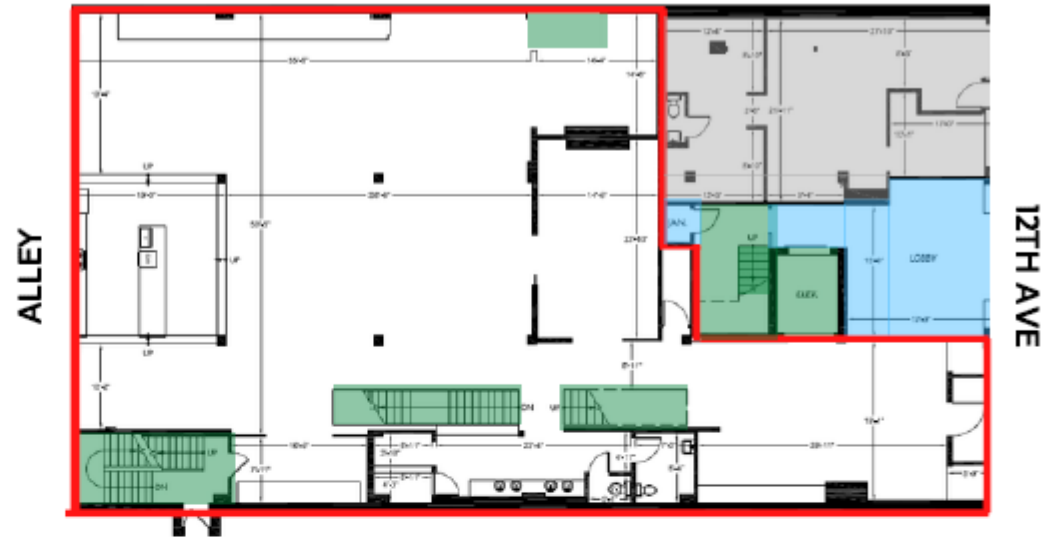






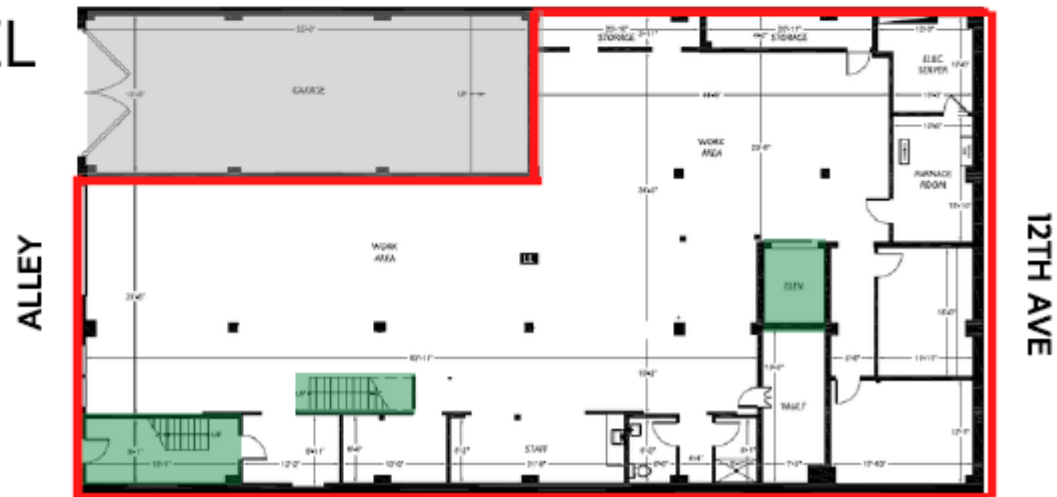
# MAIN LEVEL

4,735 SF



# LOWER LEVEL

5,136 SF





# URBAN INSPIRED. PRESERVATION MINDED. COMMUNITY DRIVEN.

Hunters Capital preserves and revitalizes the character of Seattle's most historic neighborhoods.

For over 40 years, we have been a community leader in finding ways to honor the historic integrity of Seattle through property development, ownership, and management. Our vibrant portfolio consists of a wide range of commercial and residential space filled with character. We pride ourselves in creating meaningful relationships with our tenants and driving community engagement within our wonderfully diverse city.



**We have a space for you!**

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Give us a call, or visit our website to learn more about our unique properties and why you should join our family of tenants.

**GIVE US A CALL  
FOR LEASING INFO!**

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**(206) 328 - 3333**

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