

RETAIL FOR LEASE

MOTTMAN

309 3rd Ave S, Suite A, Seattle, WA 98104

ebb + flow acupuncture

FOR LEASE
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 **GIBRALTAR**
INVESTMENT PROPERTY SOLUTIONS

309 3RD AVE S, SUITE A, SEATTLE, WA 98104

MOTTMAN BUILDING



PROPERTY OVERVIEW

The Mottman Building is a historic 1910 building which was outfitted with seismic upgrades in 2001. The space has character rich fir floors, a high tin-pressed ceiling with two fans, three newly built sectioned work spaces; two with sliding barn doors. At the entrance, two large East facing windows let in great morning light, and in back a newly remodeled private restroom and double kitchenette sink with space to install an office fridge if desired.

HIGHLIGHTS

- 1,115 SF
- Rent: \$24/SF/YR plus NNN (2022 \$7.80/SF/YR) = \$2,954.75
- NNN includes electricity and water. Tenant pays gas and garbage.
- Available immediately



2,738

TOTAL POPULATION



25,999

TOTAL HOUSEHOLDS



\$74,255

MEDIAN INCOME

* Demographic data derived from 2022, 1 mile radius

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LOCATION

The Mottman is located within two blocks of largely back to work Weyerhaeuser Headquarters, Stadium Place with 496 luxury apartments, Embassy Suites with 282 rooms often booked with travelers, and Hawk Tower with 200,000 + SQF of office space. You are also just steps away from both stadiums, the Sounder & Amtrak trains, the First Hill street car, the light rail, Washington State ferries and lovely Occidental Square with its coffee shops, restaurants and shopping.

Businesses within a few blocks walk include;

Zeitgeist coffee
Cafe Umbria
Elm Coffee Roasters
Salumi
Taylor Shellfish
Pioneer Square D&E
London Plane
Damn The Weather
Cone and Steiner general store



100

TRANSIT SCORE



98

WALK SCORE



91

BIKE SCORE

* Demographic data derived from 2022, 1 mile radius



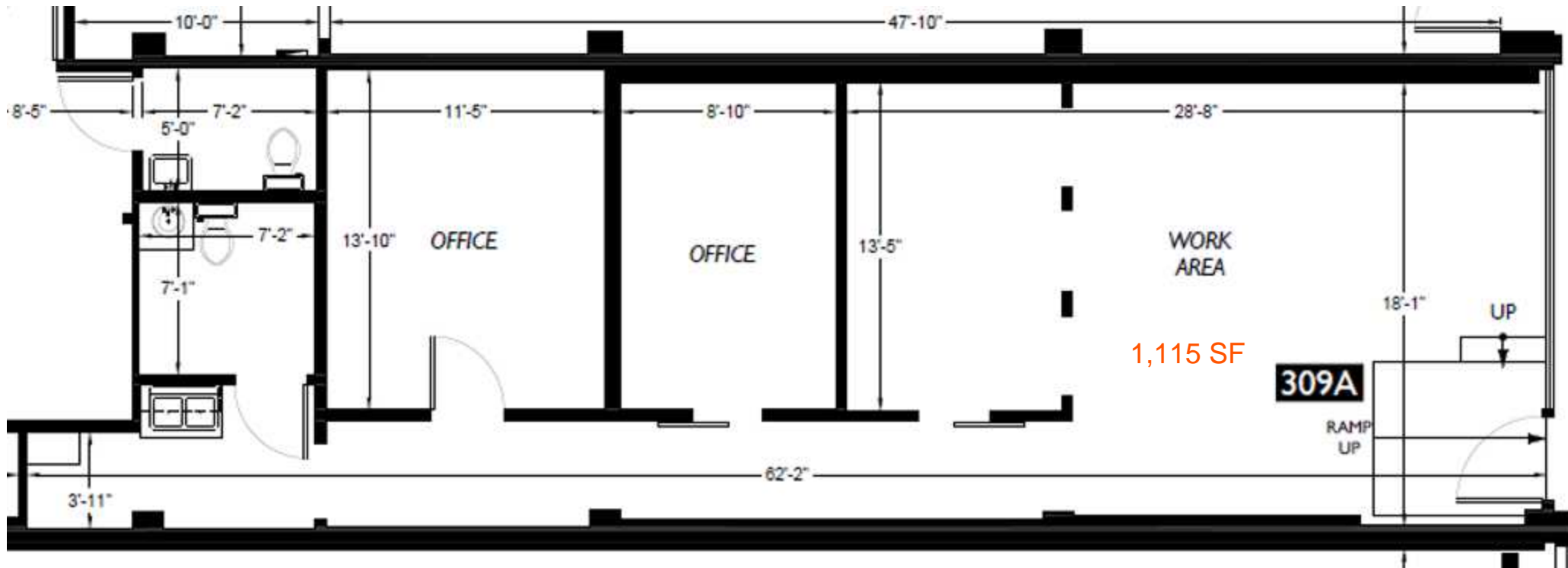
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