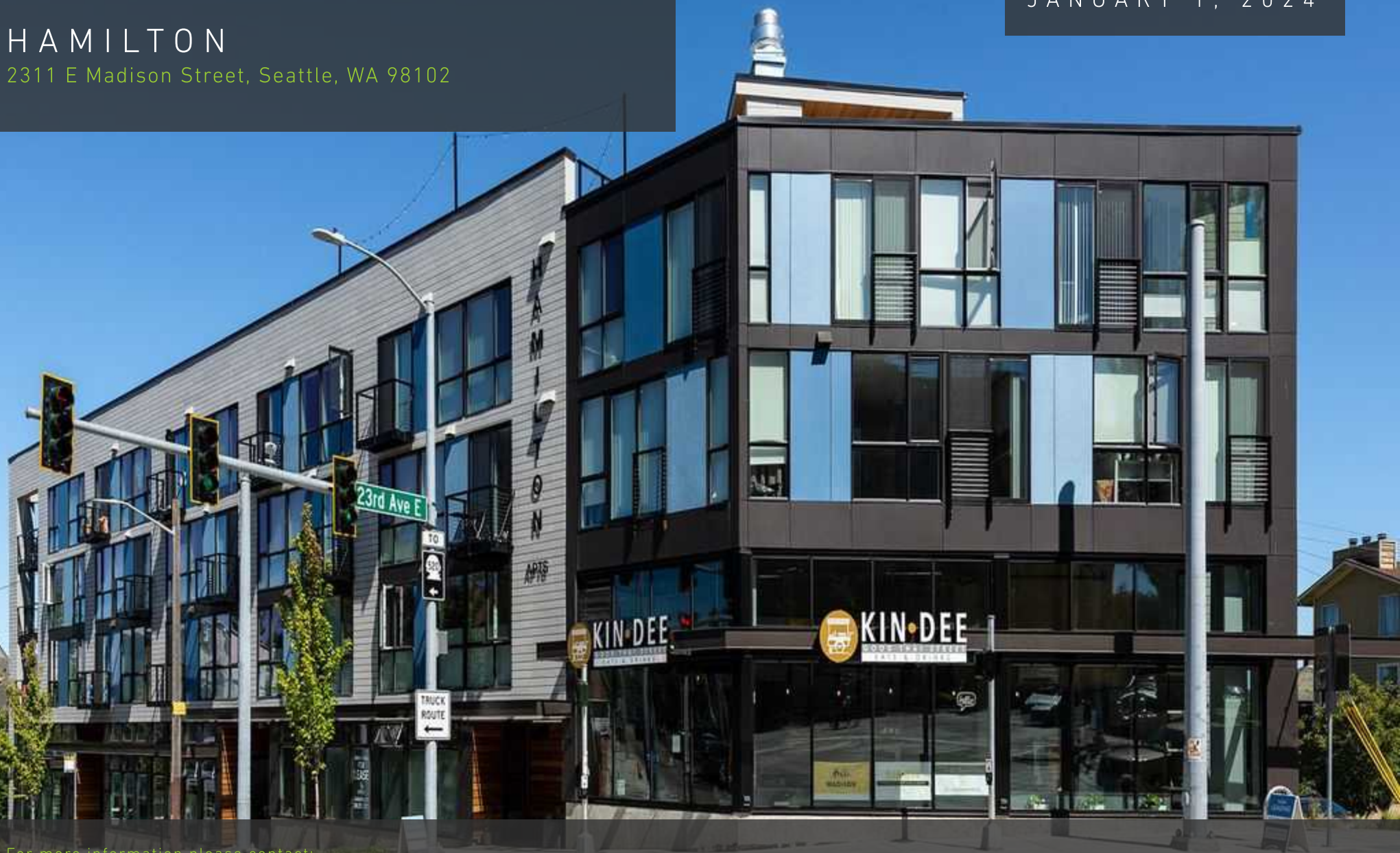


BUILT-OUT SALON SPACE

HAMILTON

2311 E Madison Street, Seattle, WA 98102

AVAILABLE
JANUARY 1, 2024



For more information please contact:

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2311 E MADISON STREET, SEATTLE, WA 98102

HAMILTON



HIGHLIGHTS

- Rare opportunity to lease a compact, street-level commercial space at the Hamilton, a beautifully designed boutique mixed-use building comprised of 52 apartment homes above 3,395 sq ft of ground floor commercial space
- The Building enjoys a prominent corner location at the high traffic intersection on E Madison and 23rd Ave E, blocks from Capitol Hill, Madison Park, Madrona, and the Central District
- Light-filled space features concrete floors, high ceilings, HVAC, and in-suite ADA restroom
- Current build-out is hair salon; can easily convert to skincare, retail or creative office
- Building Co-tenants include The Scotch Pine (barbershop), Waxy Moon, Stretch 22, and Kin Dee Thai Restaurant. Adjacent to Surrell Restaurant.
- 2 secure parking stalls available at \$200/month per stall
- Available January 1, 2024
- 309 SF
- Rental Rate \$1,350/month/gross. Tenant pays electricity and sub-metered water



62

TRANSIT SCORE



92

WALK SCORE



76

BIKE SCORE



160,180

TOTAL POPULATION



86,133

TOTAL HOUSEHOLDS



\$105,492

MEDIAN HH INCOME

* 2023 Demographics based on a 2 mile radius

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HAMILTON

