

# OFFICE SPACE FOR LEASE

MADISON SQUARE

2721 E Madison Street, Seattle, WA 98112



For more information please contact:

LAURA MILLER

[laura@gibraltarusa.com](mailto:laura@gibraltarusa.com)

206.351.3573



2721 E MADISON STREET, SEATTLE, WA 98112

# MADISON SQUARE



## LOCATION OVERVIEW

Madison Valley is a neighborhood nestled between Capitol Hill, Madrona, Madison Park, and Lake Washington. Located near the Washington Park Arboretum, it is a quiet neighborhood with European flavor. The business district is an eclectic mix of sophisticated shops, services, and restaurants. Close proximity to downtown also makes this a desirable place to live and work.

## PROPERTY HIGHLIGHTS

- Rare opportunity to lease neighborhood office space in Madison Valley's commercial hub
- Located at the corner of E Madison and Martin Luther King Jr Way E
- Retail Co-tenants include Coven Salon and Kate's Day Spa
- Common area bathrooms
- Monthly parking available at \$150/month per stall
- Modified Gross includes utilities and common area janitorial. Tenant responsible for in-suite janitorial.



54

TRANSIT SCORE



90

WALK SCORE



80

BIKE SCORE



131,357

TOTAL POPULATION



68,091

TOTAL HOUSEHOLDS



\$95,105

MEDIAN INCOME

\* Estimated 2022 demographics based on a 2 mile radius

This information has been obtained from sources believed reliable. No guarantee, warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and to any special listing conditions, imposed by our principals. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

2721 E MADISON STREET, SEATTLE, WA 98112

## MADISON SQUARE

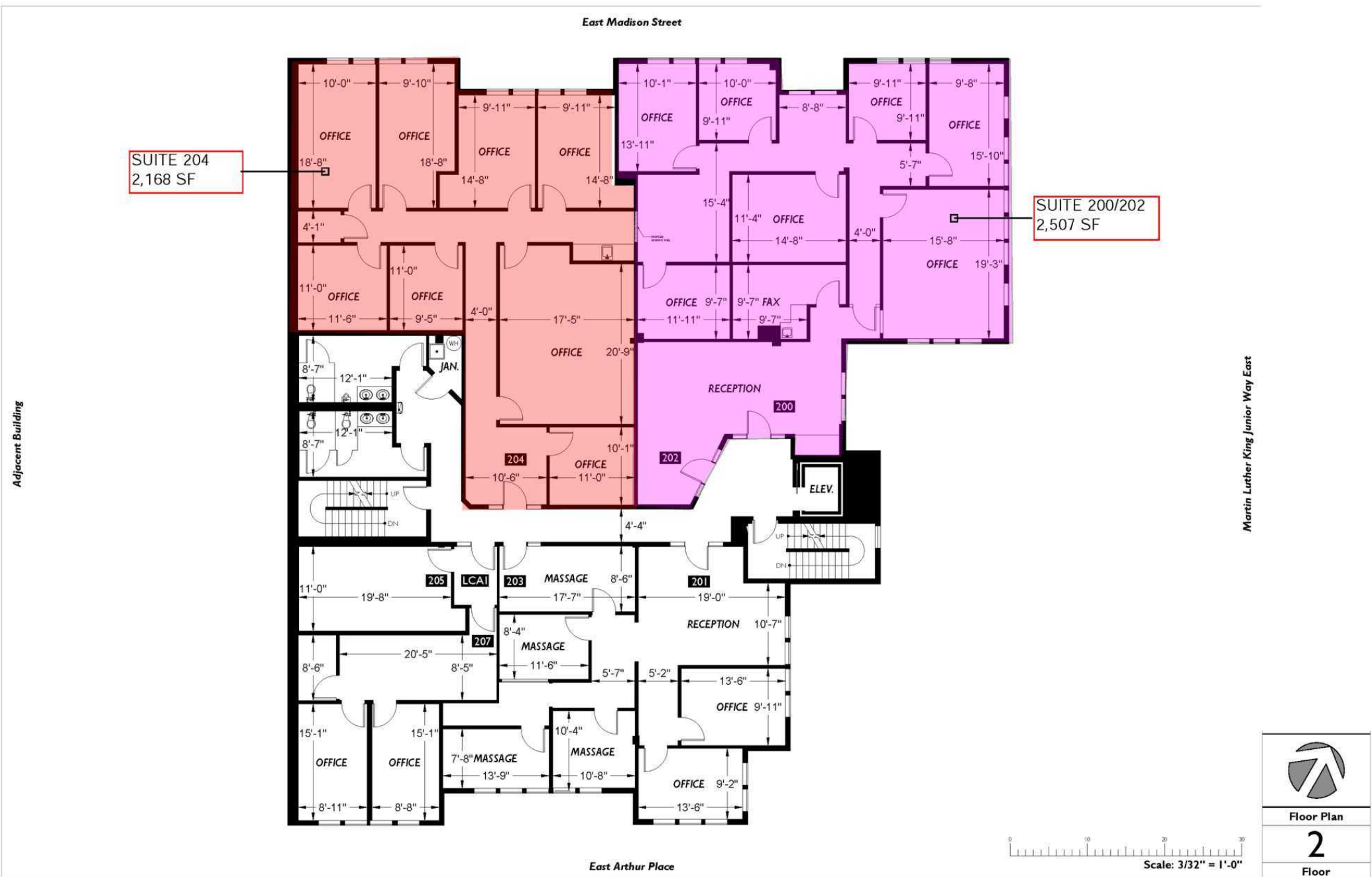


### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suites 200/202	2,507 SF	Modified Gross	\$29.00 SF/yr	Available now. Comprised of reception area and 6 private offices, conference room, and kitchenette. Space has new carpet and paint, great natural light, and A/C.
Suite 204	2,168 SF	Modified Gross	\$29.00 SF/yr	Available now. North facing suite, comprised of 7 private offices, conference room, and kitchenette. Updated with new carpet and paint. A/C.
Suites 200/202 + 204	4,675 SF	Modified Gross	\$29.00 SF/yr	Available now. Updated with new paint and carpet. A/C.
Suite 301	704 SF	Modified Gross	\$29.00 SF/yr	Available now. Top floor (3rd) suite comprised of 3 private offices, corner suite with great natural light, A/C.

\*Modified Gross includes utilities and common area janitorial. Tenant is responsible for in-suite janitorial.

# MADISON SQUARE

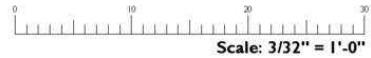


SUITE 204  
2,168 SF

SUITE 200/202  
2,507 SF

Adjacent Building

Martin Luther King Junior Way East



  
Floor Plan  
**2**  
Floor

East Arthur Place



2721 E MADISON STREET, SEATTLE, WA 98112

# MADISON SQUARE



Suite 200



Suite 200



Suite 200



Suite 200 Kitchenette



Suite 200



Suite 200

2721 E MADISON STREET, SEATTLE, WA 98112

# MADISON SQUARE

