

TWENTY  
**20**  
MAD

2020 E MADISON STREET  
SEATTLE, WA 98122

RETAIL FOR LEASE  
AVAILABLE: APRIL 1, 2024



FOR MORE INFORMATION PLEASE CONTACT:

**TRACY CORNELL**

tracyc@gibraltarus.com  
206.948.0630

**LAURA MILLER**

laura@gibraltarus.com  
206.351.3573







## PROJECT OVERVIEW

[WWW.20TWENTYMAD.COM](http://WWW.20TWENTYMAD.COM)

Located on the east edge of the Capitol Hill neighborhood of Seattle, Twenty20 Mad is a modern-designed, mixed use project completed in 2018 and comprised of 151 apartments above 2,507 sq ft of retail project that fronts East Madison Street, a major corridor with direct access to the downtown core including the city's best restaurants, neighborhood retail, shops, bars. Co-tenant is 30 Minute Hit.

### DEMOGRAPHICS

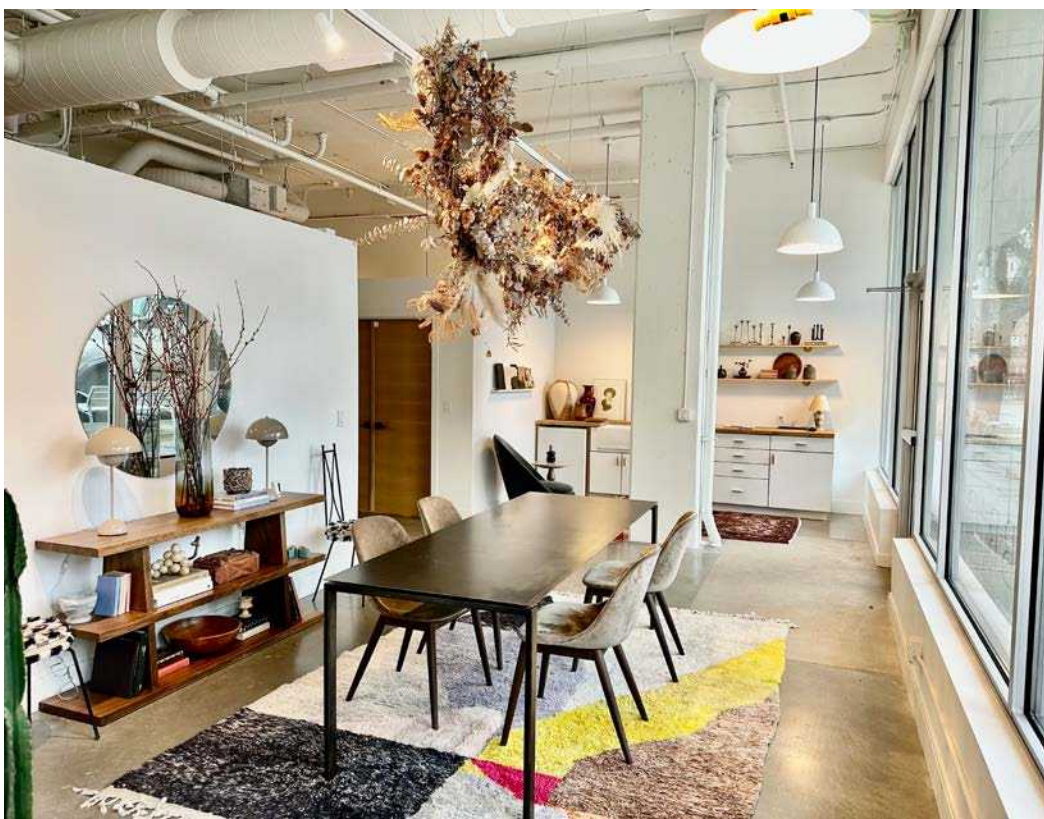
POPULATION	86,855
HOUSEHOLDS	48,403
AVERAGE HH INCOME	\$109,050
DAYTIME POPULATION	74,981

\* 2023 DEMOGRAPHICS BASED ON A 1-MILE RADIUS

93  
WALK  
SCORE

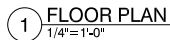
93  
BIKE  
SCORE





AVAILABLE RETAIL

SIZE (RSF)	LEASE RATE	NNN RATE EST. 2023	DESCRIPTION
1,021 SF	\$28/SF	\$8	<ul style="list-style-type: none"><li>Currently built out as interior design office</li><li>Concrete floors, large storefront windows, kitchenette, bright finishes, HVAC</li></ul>









**FOR MORE INFORMATION PLEASE CONTACT:**

**TRACY CORNELL**

tracyc@gibraltarusa.com

206.948.0630

**LAURA MILLER**

laura@gibraltarusa.com

206.351.3573



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.