

702 & 704 SPRING STREET, SEATTLE, WA 98104

OVATION

RETAIL, RESTAURANT AND OFFICE | AVAILABLE NOW



FOR MORE INFORMATION PLEASE CONTACT:

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GIBRALTAR

INVESTMENT PROPERTY SOLUTIONS



Ovation is centrally located along the tree-lined streets of First Hill immediately adjacent to Town Hall, a cultural center for the city that hosts more than 300 events annually. Carefully woven in the fabric of the First Hill neighborhood, Ovation offers walkable, bikeable and commuter-friendly living within blocks of Seattle's Central Business District, Capitol Hill, and the Pike/Pine Corridor. A future Madison Bus Rapid Transit stop is under construction across the street, Interstate-5 is immediately to the south, and light rail access is blocks away.

With views of Mount Rainier, the Cascades, and Lake Union, the luxury towers bring twin "lit lantern" silhouettes to the city skyline and are unmistakably defined by their own distinct interior visions. Each tower features a curated local art collection to match its distinct style – one sleek and contemporary and the other classically refined. At grade the community opens up into a privately maintained and patrolled public access plaza creating pedestrian connections to and through the site.

PROJECT OVERVIEW

Ovation offers 548 residential apartment homes and three ground level retail suites in two adjacent 32-story towers above a common below-grade parking structure with 32 commercial parking stalls. This brand new community offers 17,000 SF of amenities including top floor lounges, an expansive 24 hour fitness center, and Seattle's first high-rise rooftop pool and spa. Apartment residences at Ovation display a noteworthy sense of refinement, from floor-to-ceiling windows to gourmet kitchens. Expansive spaces blend seamlessly together with curated finishes, offering a living experience that responds to ever-evolving, modern lifestyles.

DEMOGRAPHICS

POPULATION 182,524

HOUSEHOLDS 102,460

AVERAGE HH INCOME \$129,552

* 2023 DEMOGRAPHICS BASED ON A 2-MILE RADIUS

97
WALK SCORE

100
TRANSIT SCORE

76
BIKE SCORE

AVAILABLE

LEVEL 1 RESTAURANT – WEST TOWER

SUITE L1 - West Tower - Restaurant

SIZE (RSF) 3,153 - 4,065

NNN RATE EST. 2023 \$9.00 PSF

LEASE RATE ±\$37.00

DESCRIPTION Restaurant/Retail Space with soaring ceilings, ability to vent a type I hood, large dedicated patio/seating area with folding/operable storefront. 3,153 RSF ground floor + 880 RSF mezzanine (can be leased separately). Ideal for restaurant, bodega, fitness.

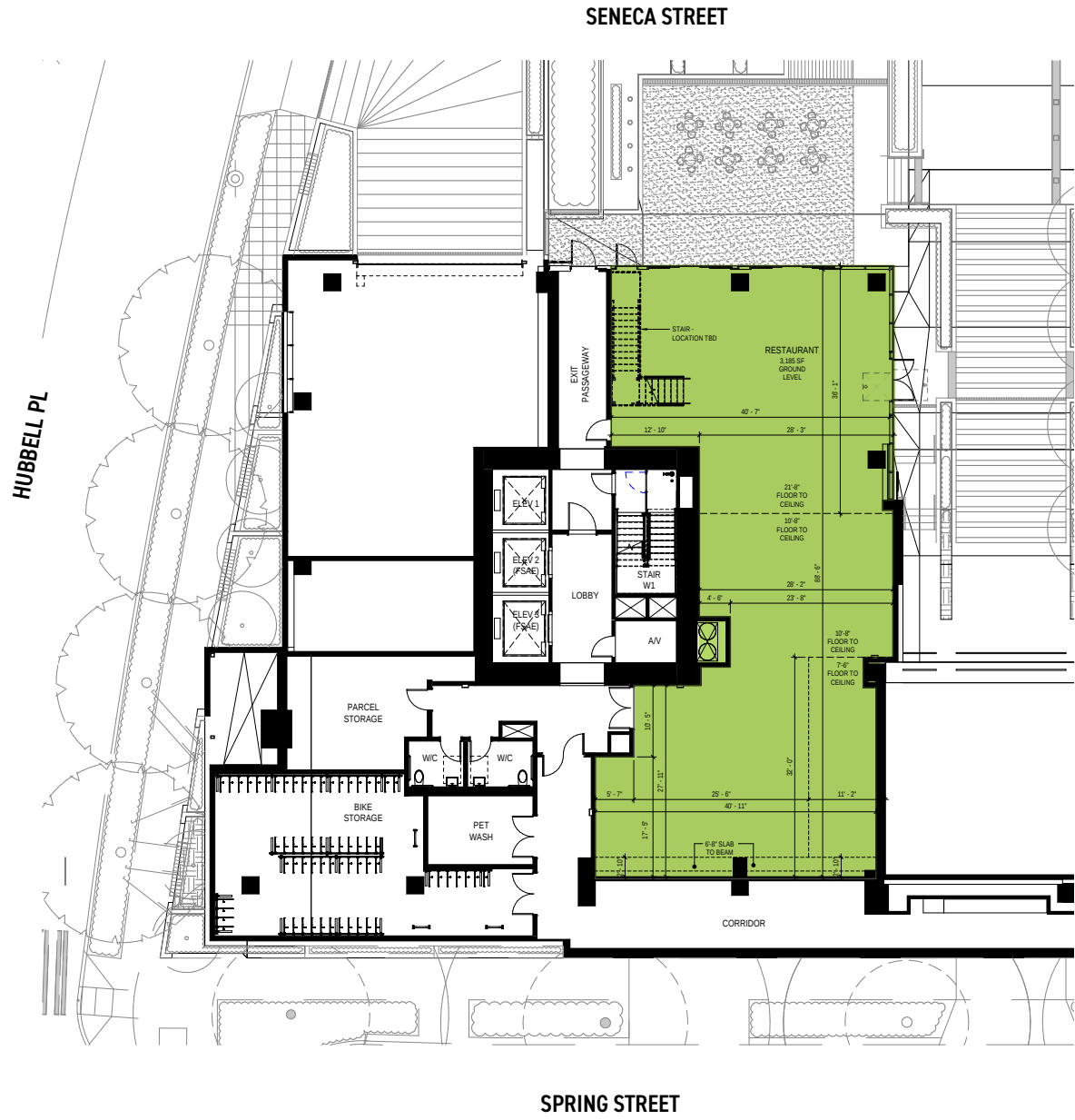


L1-WEST TOWER RESTAURANT WEST FACING PATIO



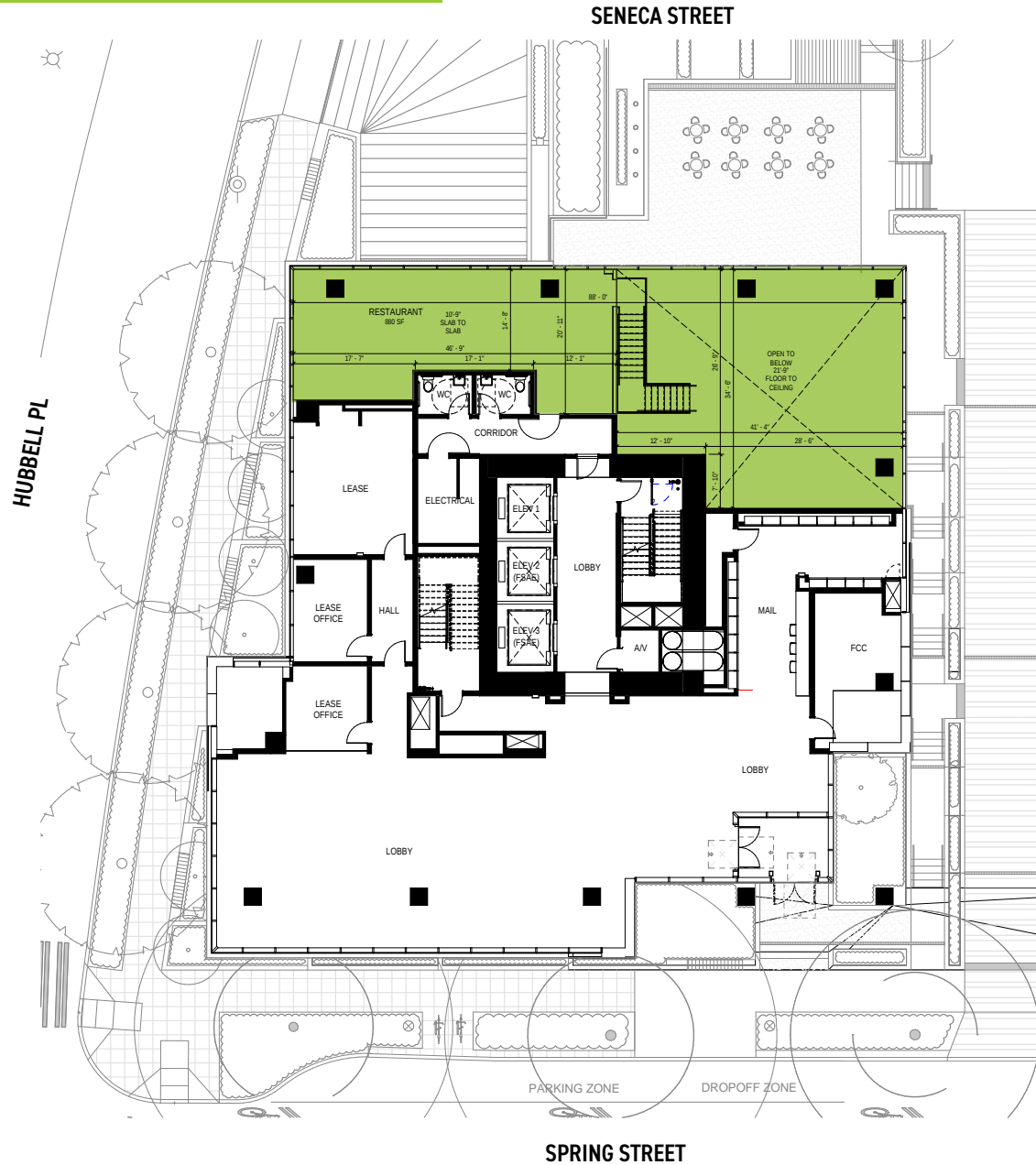
LEVEL 1 RESTAURANT - WEST TOWER

MAIN LEVEL RESTAURANT SPACE



LEVEL 2 RESTAURANT - WEST TOWER

MEZZANINE LEVEL RESTAURANT SPACE



AVAILABLE

LEVEL 1 OFFICE – EAST TOWER

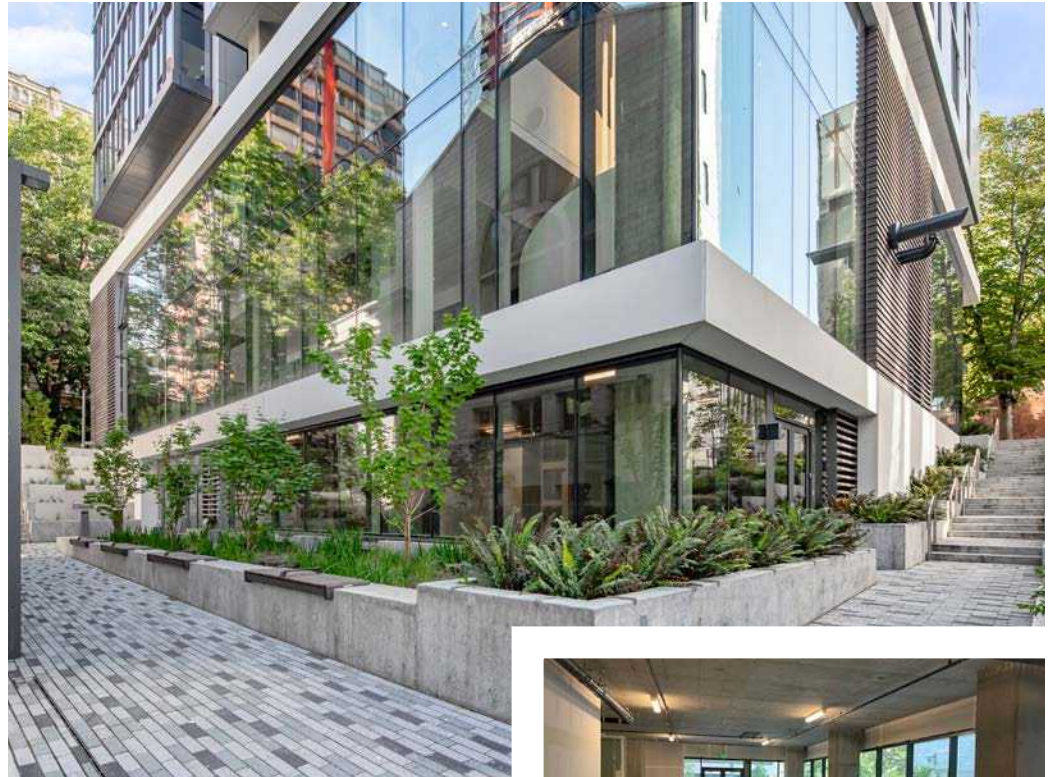
SUITE L1 - East Tower - Office

SIZE (RSF) 2,150

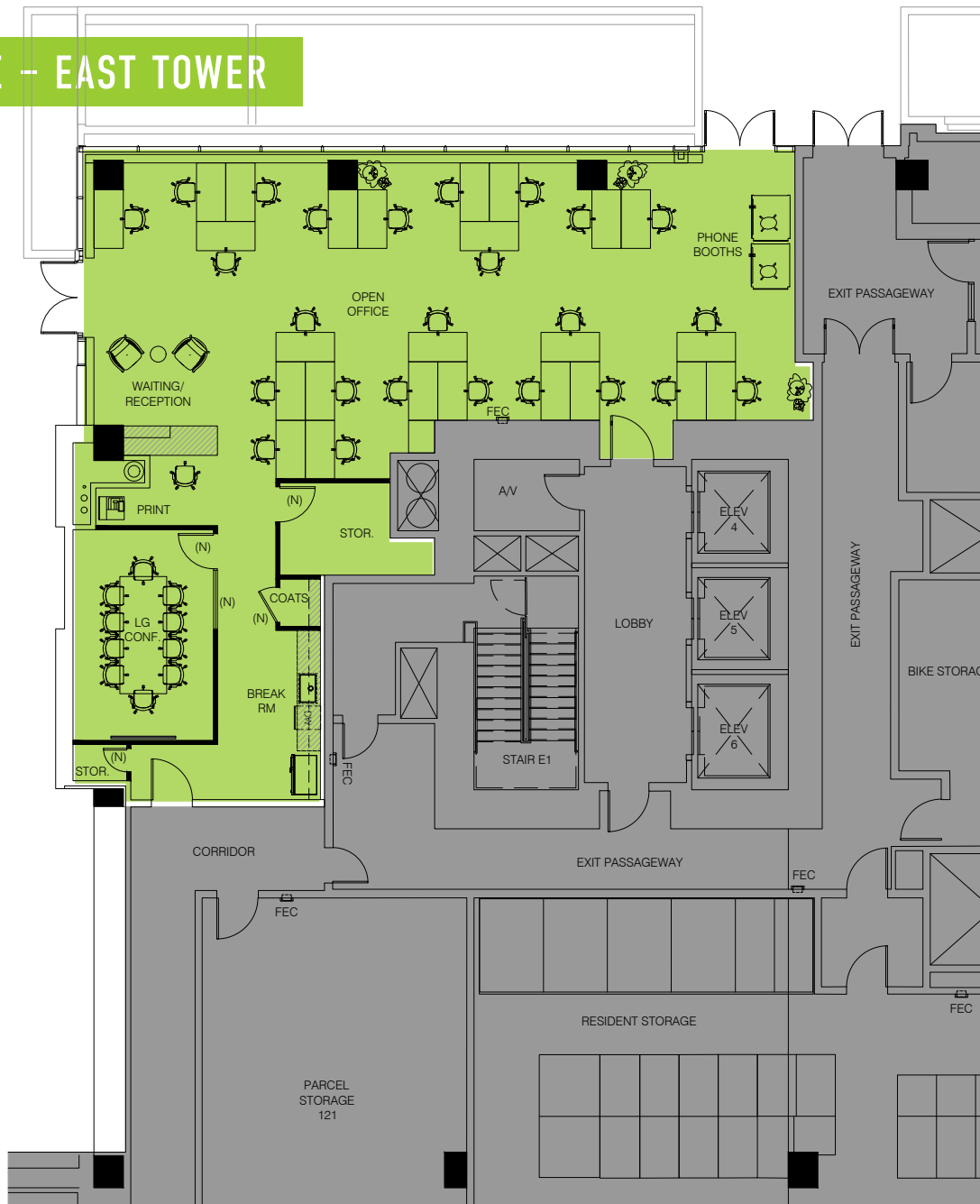
NNN RATE EST. 2023 \$9.00 PSF

LEASE RATE ±\$37.00

DESCRIPTION CREATIVE, ground floor office space with plaza views. Ideal for professional office, veterinarian, doggy daycare, or medical uses. Easy access to parking deck and on-site bike room.



LEVEL 1 OFFICE – EAST TOWER



8TH AVENUE

AVAILABLE

LEVEL 2 RETAIL – EAST TOWER

SUITE L2 - East Tower - Retail

SIZE (RSF) 1,063

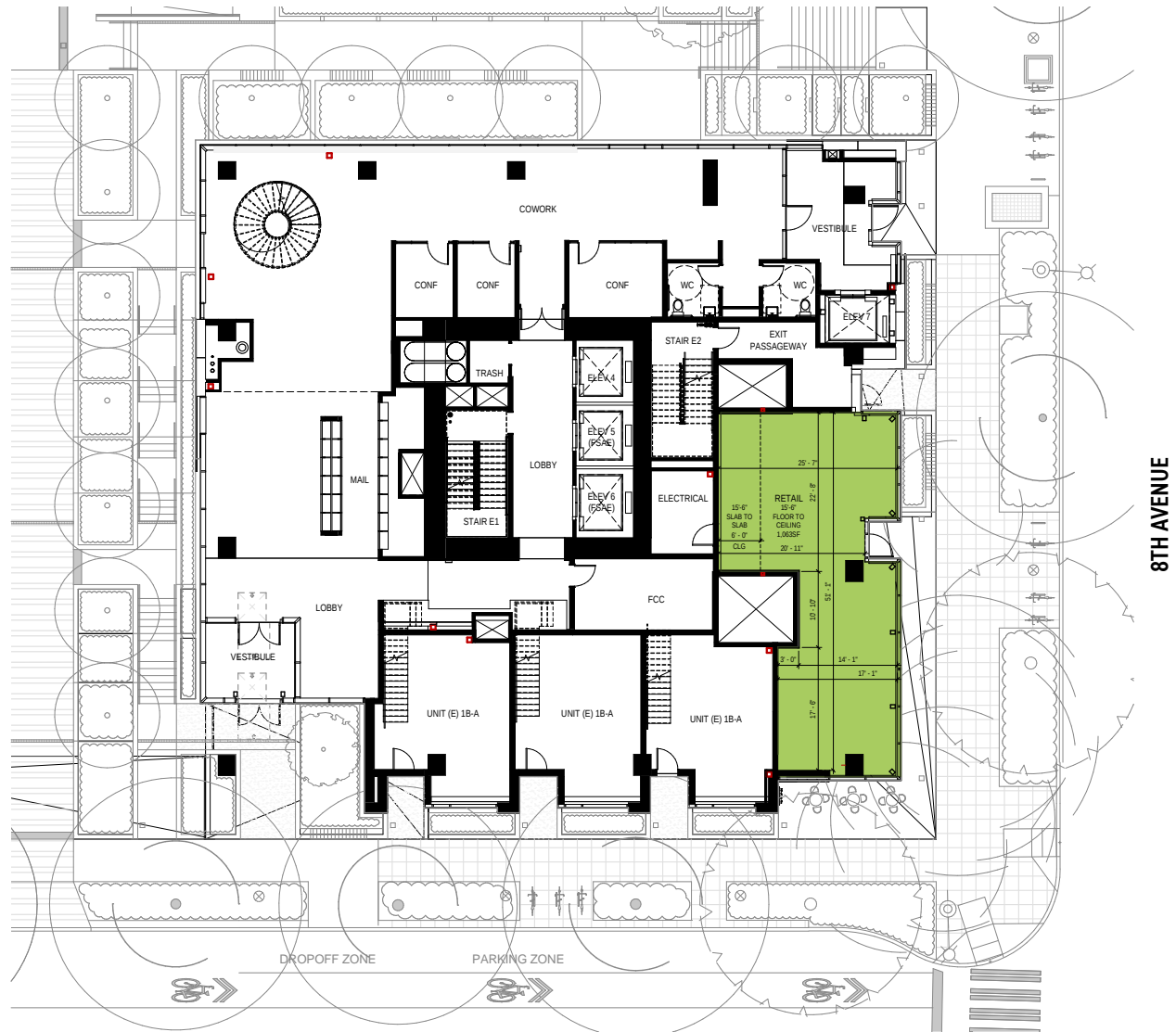
NNN RATE EST. 2023 \$9.00 PSF

LEASE RATE ±\$37.00

DESCRIPTION Perched at the corner of Spring Street and 8th Avenue, this light-filled space is ideal for cafe/juice bar use. Features floor to ceiling windows, soaring ceilings and steps from Virginia Mason campus and downtown Seattle.



LEVEL 2 RETAIL - EAST TOWER







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