

# OVATION RETAIL, RESTAURANT AND OFFICE | AVAILABLE NOW

FOR MORE INFORMATION PLEASE CONTACT:

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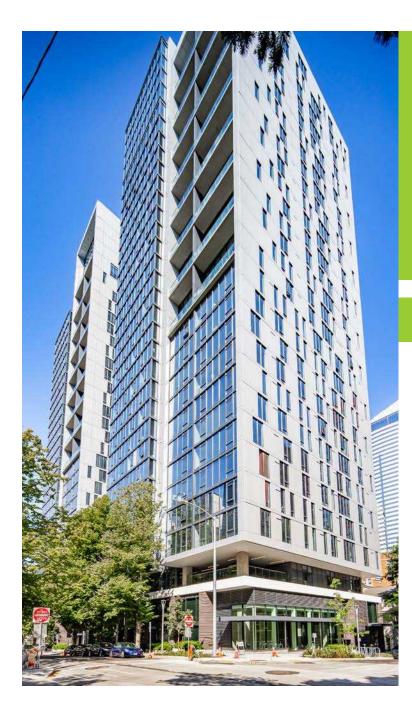
OvationSeattle.com

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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	N A 2-MILE RADIUS



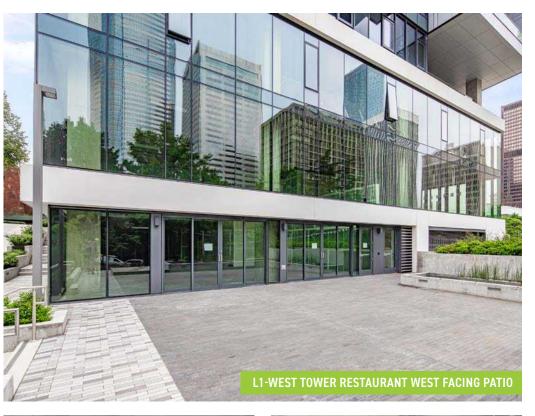
**BIKE SCORE** 

### 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

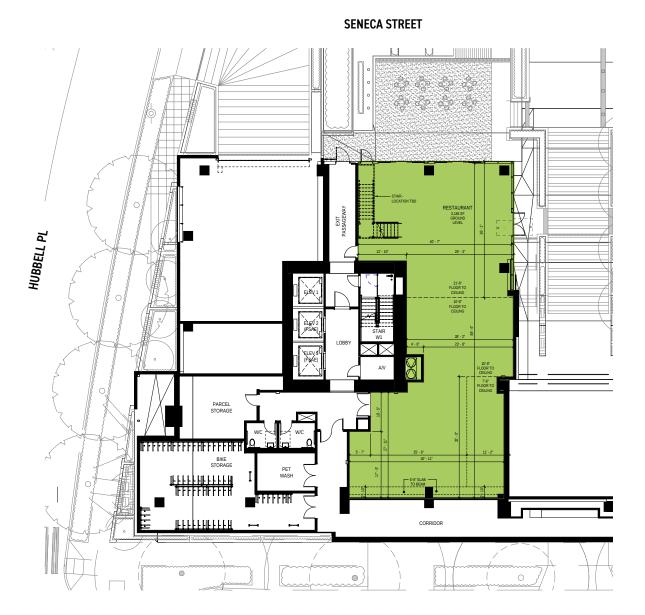
for restaurant, bodega, fitness.



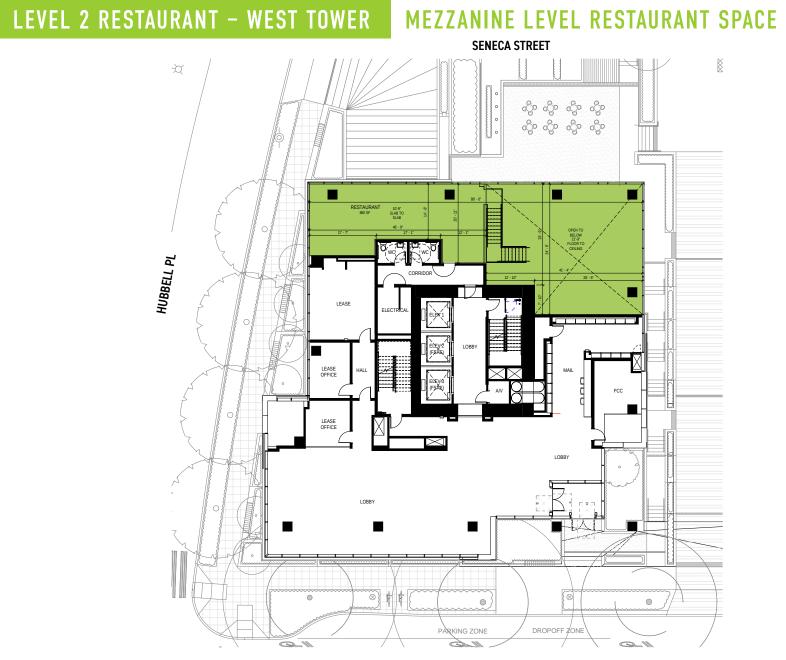




### LEVEL 1 RESTAURANT – WEST TOWER MAIN LEVEL RESTAURANT SPACE



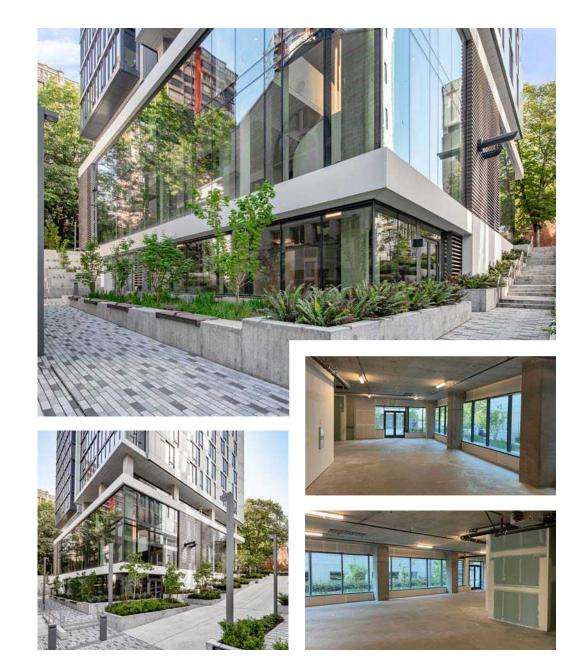
SPRING STREET



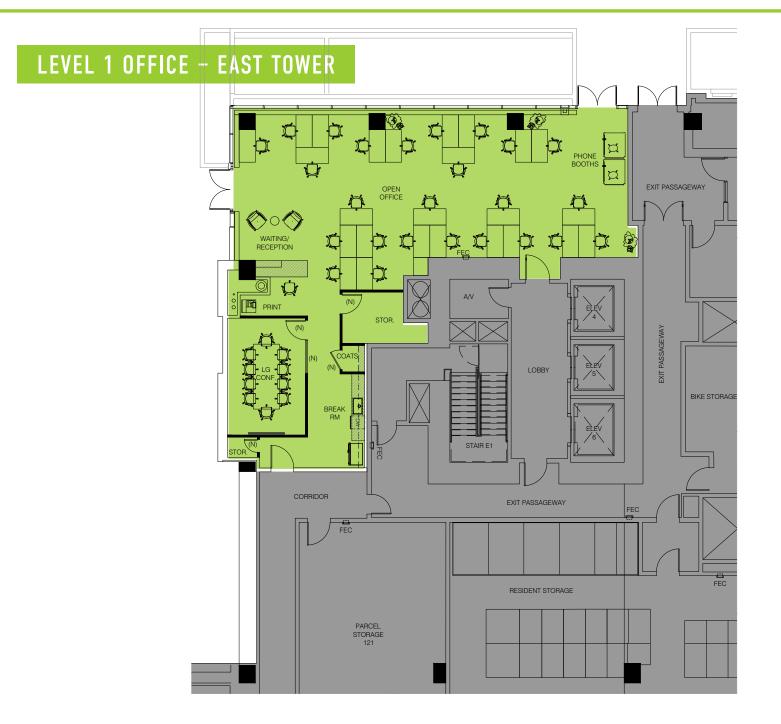
## AVAILABLE

## 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.



#### OVATION | 702 & 704 SPRING STREET, SEATTLE, WA 98104



**8TH AVENUE** 

## AVAILABLE

### LEVEL 2 RETAIL - EAST TOWER

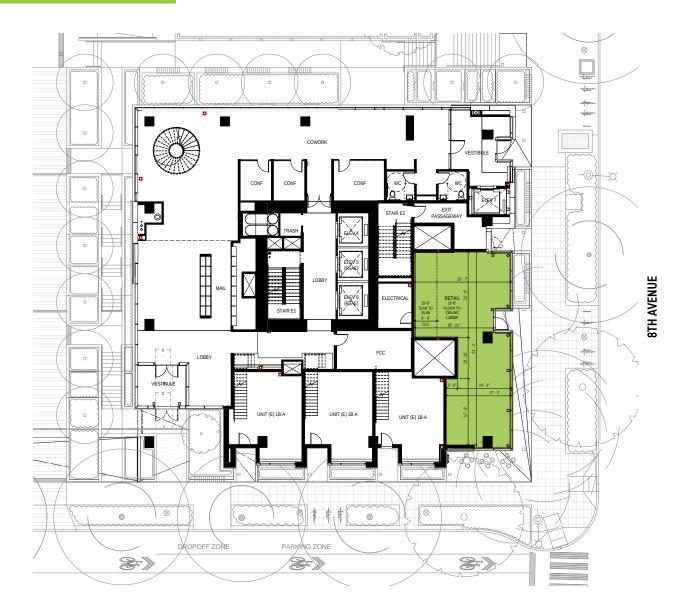
SUITE	L2 - East Tower - Retail
SIZE (RSF)	1,063
NNN RATE EST. 2023	\$9.00 PSF
LEASE RATE	±\$37.00
DESCRIPTION	Perched at the corner of Spring Street and 8th Avenue, this light-filled space is ideal for cafe/juice bar use. Features floor to ceiling windows, soaring ceilings and steps from Virginia Mason campus and downtown Seattle.







### LEVEL 2 RETAIL - EAST TOWER



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