

# CENTRAL AGENCY BUILDING

For Lease | Newly Renovated Multi-tenant building located in the lively Capitol Hill Neighborhood



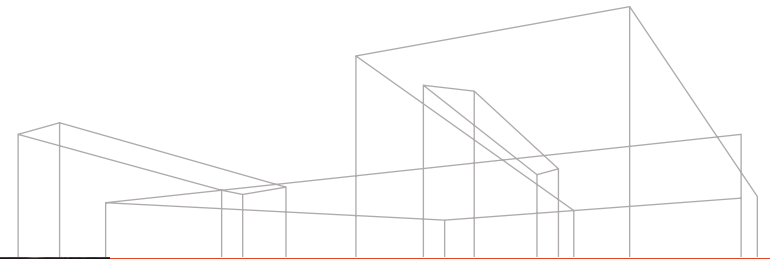
952 E SENECA ST | SEATTLE, WA

**km** Kidder Mathews

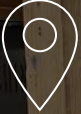









# CENTRAL AGENCY BUILDING

952 E SENECA ST | SEATTLE, WA



1,358 RSF available on main floor & 2,831 RSF available on lower floor

			
<b>CAPITOL HILL SEATTLE, WA</b>	<b>HEAVY PEDESTRIAN TRAFFIC ZONE</b>	<b>LONG-TERM LEASES WITH NO TERMINATION CLAUSES</b>	<b>WILLING TO DIVIDE OR COMBINE SUITES</b>
			
<b>EXISTING TENANTS LARK RESTAURANT &amp; SLAB SANDWICH</b>	<b>BAR, BREWERY, TASTING ROOM POTENTIAL</b>	<b>GALLERY, UNIQUE RETAIL, SALON, URBAN STORAGE POTENTIAL</b>	<b>COMMON AREA RESTROOMS</b>

## 2023 Demographics

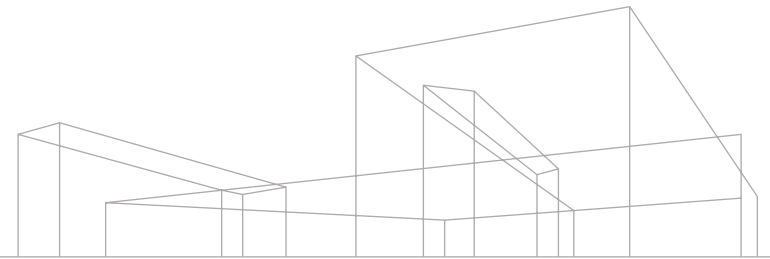
	1 Mile	3 Miles	5 Miles
<b>Population (Est)</b>	89,803	233,038	483,309
<b>Average HH Income</b>	\$141,176	\$180,832	\$185,993
<b>Projected Population</b>	99,045	252,411	521,454

## Nearby Notables

- Optimism Brewing
- Whole Foods Market
- Neumos
- Skillet Diner
- Tavern Law
- 8 oz Burger & Co.
- Garage
- Seattle University and Seattle Central College

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## Main Level

**\$32.50/SF**

LEASE RATE, NNN

**\$5.41/SF**

NNN RATE

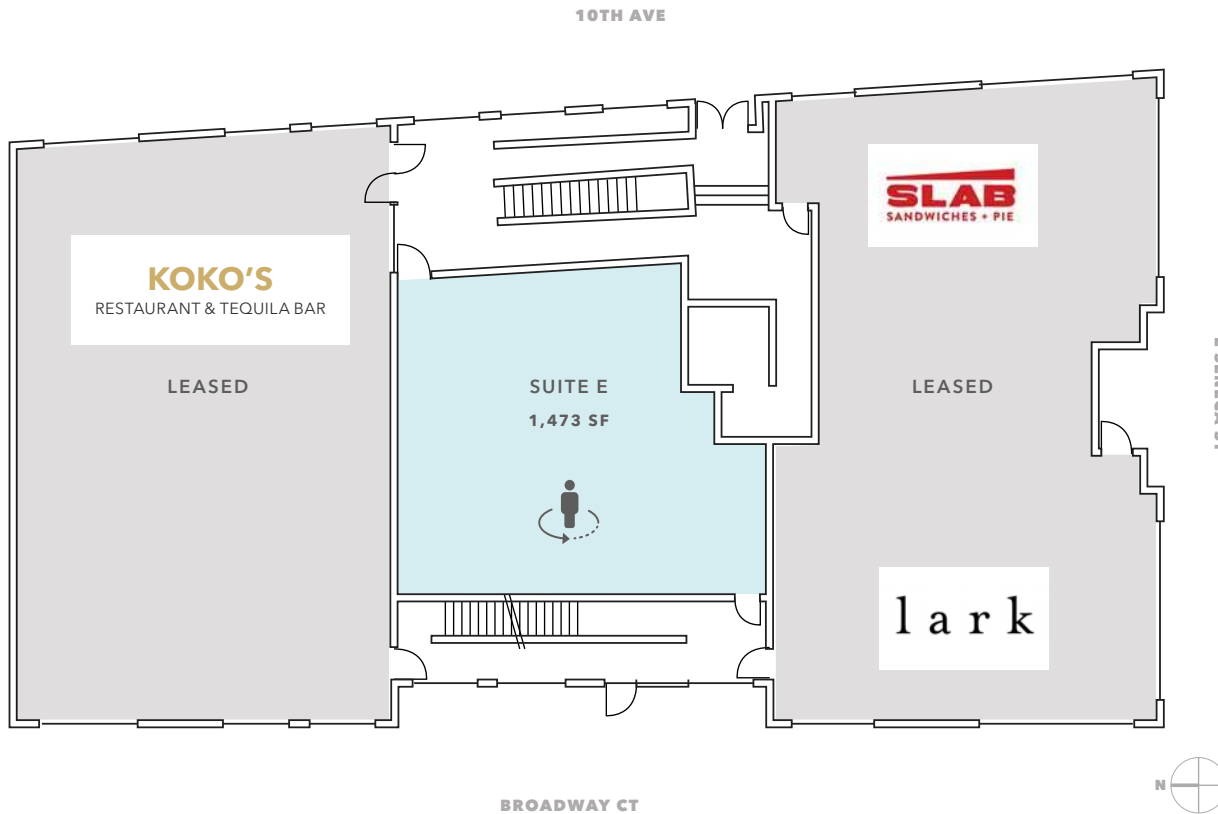


FULL BUILDING  
VIRTUAL TOUR



SUITE E  
VIRTUAL  
TOUR

Suite E  
**1,473**  
SQUARE FEET



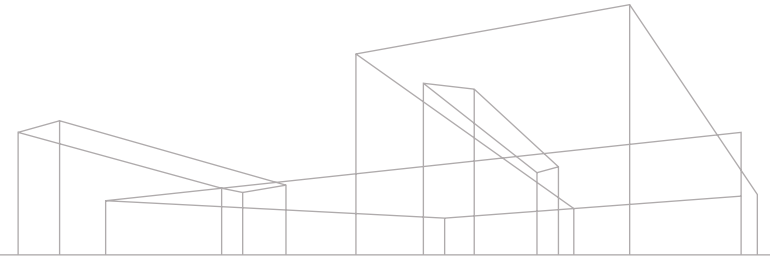
For leasing  
information contact

**JASON MILLER**  
Vice President  
206.296.9649  
[jason.miller@kidder.com](mailto:jason.miller@kidder.com)

**MATT WEISGERBER**  
Senior Associate  
425.450.1122  
[matt.weisgerber@kidder.com](mailto:matt.weisgerber@kidder.com)

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## Lower Level

**\$15.00/SF**

LEASE RATE, NNN

**\$5.41/SF**

NNN RATE



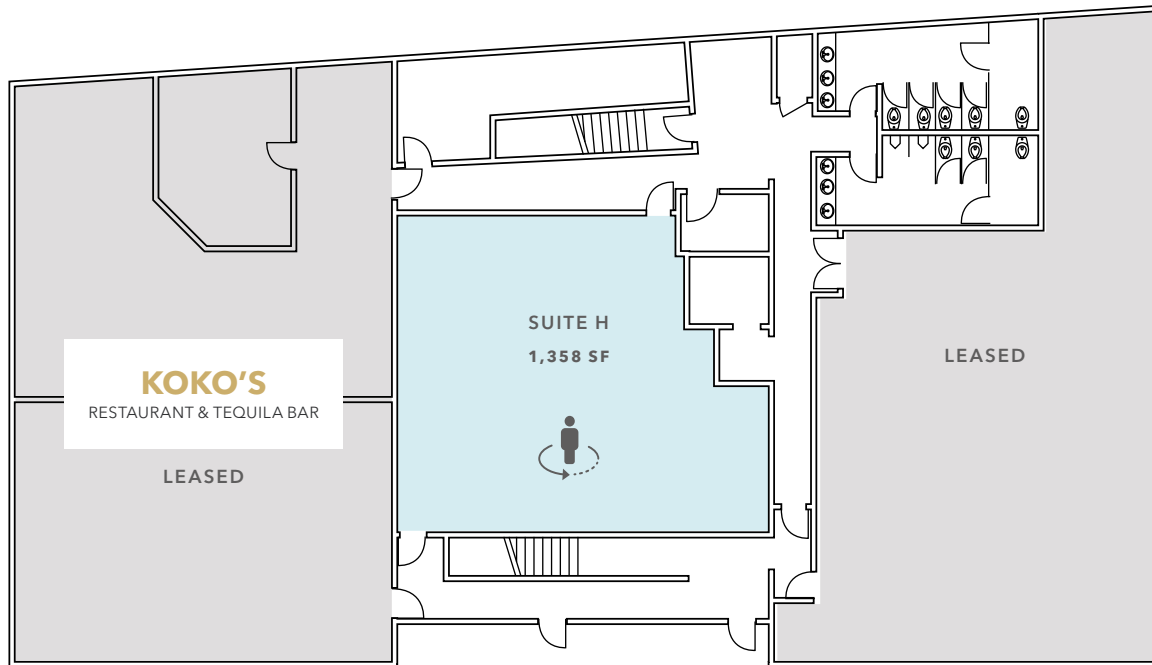
FULL BUILDING  
VIRTUAL TOUR



SUITE H  
VIRTUAL  
TOUR

Suite H  
**1,358**  
SQUARE FEET

10TH AVE



E SENECA ST

BROADWAY CT



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information contact

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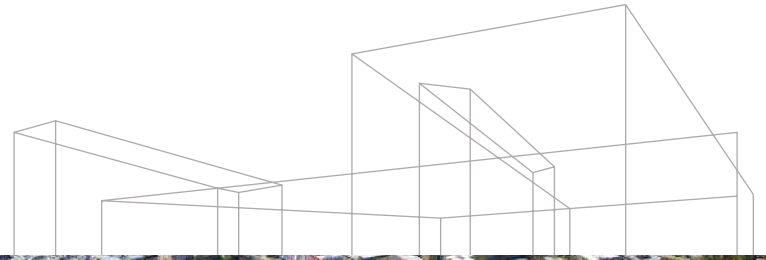






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FIRST HILL

PROVIDENCE-SWEDISH HEALTH ALLIANCE

SALT & STRAW

QRC

SEATTLE CENTRAL COLLEGE

CAL ANDERSON PARK

IHOP

GARAGE

optimism

NEUMOS

BROADWAY

WHOLE FOODS

SUBJECT PROPERTY

SEATTLE

E PIKE ST

E PINE ST

ELYSIAN BREWING

CHOP SUEY

E MADISON ST

E UNION ST

TAVERN LAW

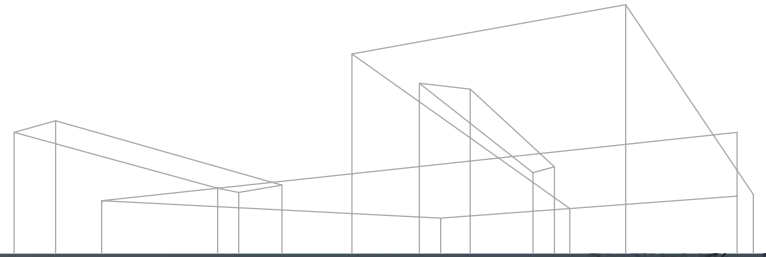
skillet





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## Be a part of it all.

Known as one of the most popular entertainment districts and nightlife destinations in Washington State, Capitol Hill is located within walking distance to Downtown Seattle, and is home to a myriad of bars, nightclubs, eateries, and many other unique local retailers.

Capitol Hill is one of the top Seattle neighborhoods for density, diversity, and activation.

This is a great opportunity to join local restaurants, entertainment destinations, and attractions, including Lark Restaurant, Slab Sandwich, Garage, Optimism Brewing Company, Neumos, Molly Moon's Ice Cream, Skillet Diner, and many more.

## Notable Neighbors

WHOLE  
FOODS  
MARKET

optimism

GARAGE

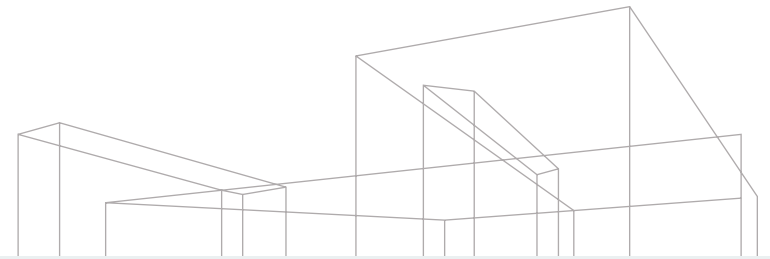
ELYSIAN  
BREWING

SEATTLEU

QFC  
Quality Food Centers

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<b>POPULATION</b>	1 Mile	3 Miles	5 Miles
Estimated Population (2023)	89,803	233,038	483,309
Projected Population (2028)	99,045	252,411	521,454
Census Population (2020)	87,535	230,354	478,850
Projected Annual Growth (2023 - 2028)	2.1%	1.7%	1.6%
Historical Annual Growth (2020 - 2023)	-	0.4%	0.3%
2021 Median Age	34.6	35.8	35.8

<b>HOUSEHOLDS</b>	1 Mile	3 Miles	5 Miles
Estimated Households (2023)	54,190	129,499	239,542
Projected Households (2028)	60,853	142,666	263,205
Census Households (2020)	52,346	126,661	234,672
Projected Annual Growth (2022 - 2028)	2.5%	2.0%	2.0%
Historical Annual Change (2010 - 2023)	3.9%	2.9%	2.3%

<b>BUSINESS (2022 EST)</b>	1 Mile	3 Miles	5 Miles
Total Business	11,066	24,906	41,982
Total Employees	134,036	281,277	398,626
Employee/Business	12.1 to 1	11.3 to 1	9.5 to 1
Residential Pop/Bus	8.1 to 1	9.4 to 1	11.5 to 1

<b>INCOME (2023 EST)</b>	1 Mile	3 Miles	5 Miles
Avg HH Income	\$141,176	\$180,832	\$185,993
Median HH Income	\$114,527	\$134,833	\$138,663
Per Capita Income	\$86,396	\$101,373	\$92,898

<b>RACE/ETHNICITY (2023 EST)</b>	1 Mile	3 Miles	5 Miles
White	55.8%	58.9%	60.8%
Black or African American	17.4%	11.0%	8.6%
Native American	0.7%	0.6%	0.5%
Est. Asian	22.7%	21.9%	21.7%
Hawaiian or Pacific Islander	0.3%	0.2%	0.2%
Other Race	2.7%	2.6%	2.3%

<b>EDUCATION (AGE 25+ / 2023 EST)</b>	1 Mile	3 Miles	5 Miles
Associates Degree	5.5%	5.2%	5.4%
Bachelors Degree	38.8%	39.7%	39.2%
Graduate Degree	29.3%	31.8%	32.0%

DATA SOURCE: REGIS ONLINE





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## For leasing information contact

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[KIDDER.COM](http://KIDDER.COM)

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