

210 3rd Avenue S,  
Unit 4C  
Seattle, WA 98104

## PRIME FLEX OFFICE SPACE

### Description:

Unit 4C at 210 3rd Avenue S, a prime flex office space located in the heart of Seattle. Formerly a live/work unit, this versatile space is now perfectly suited for a creative studio, art uses, or small office users. Unit 4C, is a fantastic opportunity for businesses seeking a unique and functional workspace in a prime location.

# WCCR

West Coast Commercial Realty

BLAKE TAYLOR | RILEY GILL





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## Spacious Layout:

The unit boasts an open floor plan with plenty of natural light, exposed brick walls, and wood beam ceilings, creating a modern yet industrial aesthetic.

## Restrooms and Showers:

Two restrooms equipped with showers, ideal for staff convenience and added comfort.

## Open Kitchen/Break Room:

A well-designed kitchen area perfect for breaks and informal meetings.

## Secured Parking:

One secured parking space is included, with additional street parking and nearby lots available for staff and guests.



98

Walk Score  
"Walker's Paradise"



100

Transit Score  
"Rider's Paradise"



81

Bike Score  
"Very Bikeable"





# PRIME FLEX OFFICE SPACE

## Prime Downtown Location:

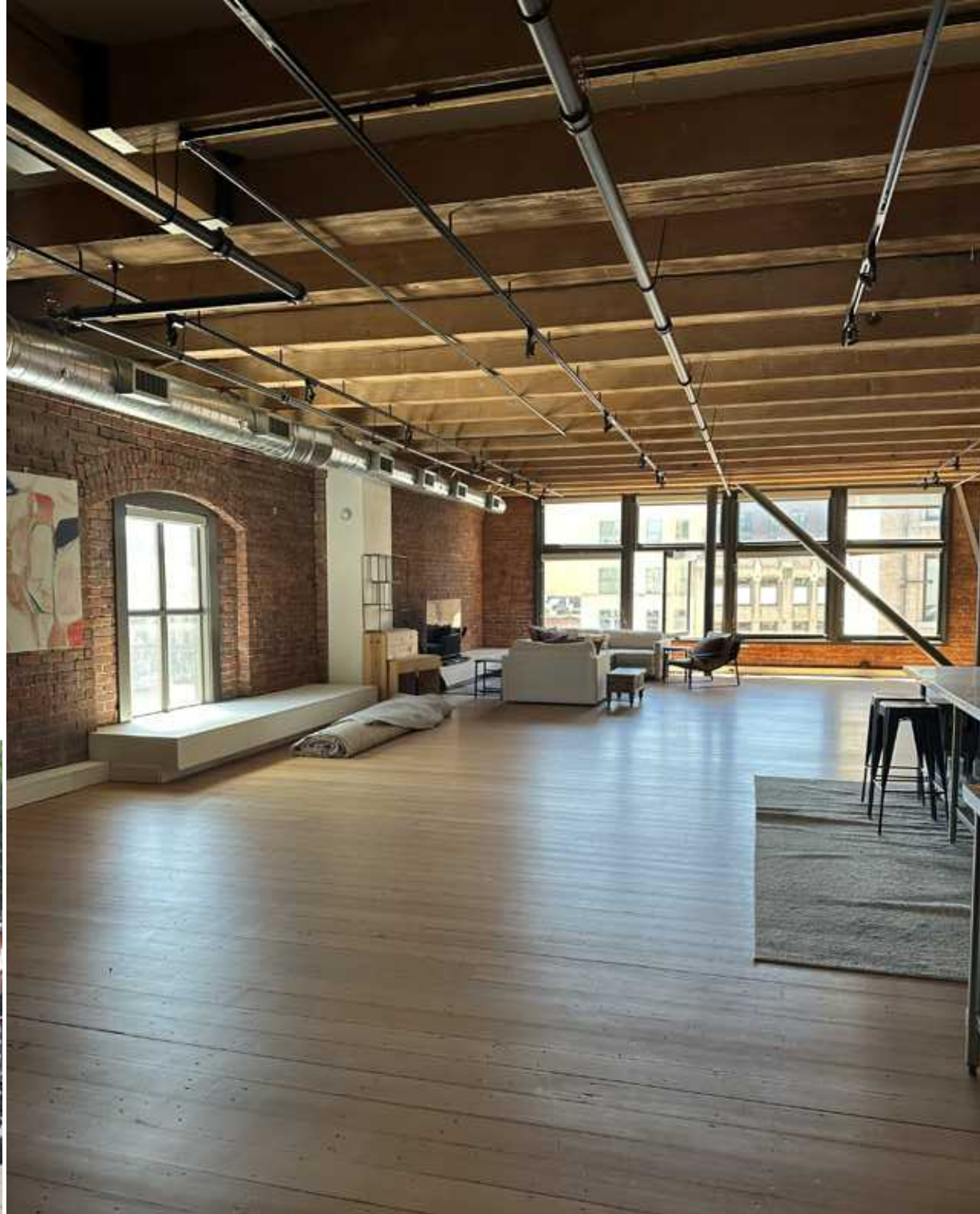
Situated in a bustling area with easy access to major highways, public transportation, and numerous amenities.

## Nearby Amenities:

Surrounded by restaurants, cafes, and shops, providing ample options for dining and leisure.

## Dynamic Neighborhood:

Located in a vibrant community that attracts a diverse range of businesses and professionals.







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### Pioneer Square Neighborhood

- |                                    |                              |
|------------------------------------|------------------------------|
| 1. Collins Pub                     | 13. 13 Coins                 |
| 2. Damn the Weather                | 14. Quality Athletics        |
| 3. Il Terrazzo Carmine             | 15. Smith Tower Observatory  |
| 4. McCoy's Firehouse Bar & Grill   | 16. Courtyard by Marriott    |
| 5. Tat's Deli                      | 17. Fuji Sushi               |
| 6. Ohsun                           | 18. Maneki Restaurant        |
| 7. Cone & Steiner                  | 19. 84 Yesler Seafood        |
| 8. Stonington Gallery              | 20. Central Saloon           |
| 9. Foster/White Gallery            | 21. Embassy Suites by Hilton |
| 10. The Marble Room                | 22. LUMEN Field              |
| 11. Bill Speidels Underground Tour | 23. Shawn O'Donnell's        |
| 12. Flatstick Pub                  | 24. Uwajimaya Seattle        |



### DEMOGRAPHICS



#### Population:

- 1 mile: 48,071
- 3 mile: 236,262
- 5 mile: 464,038

#### Avg Household Income:

- 1 mile: \$107,011
- 3 mile: \$135,938
- 5 mile: \$138,231





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## LEASING INFORMATION

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