

BUILT-OUT FITNESS FACILITY FOR LEASE

508 East Pine Street, Seattle, WA 98122



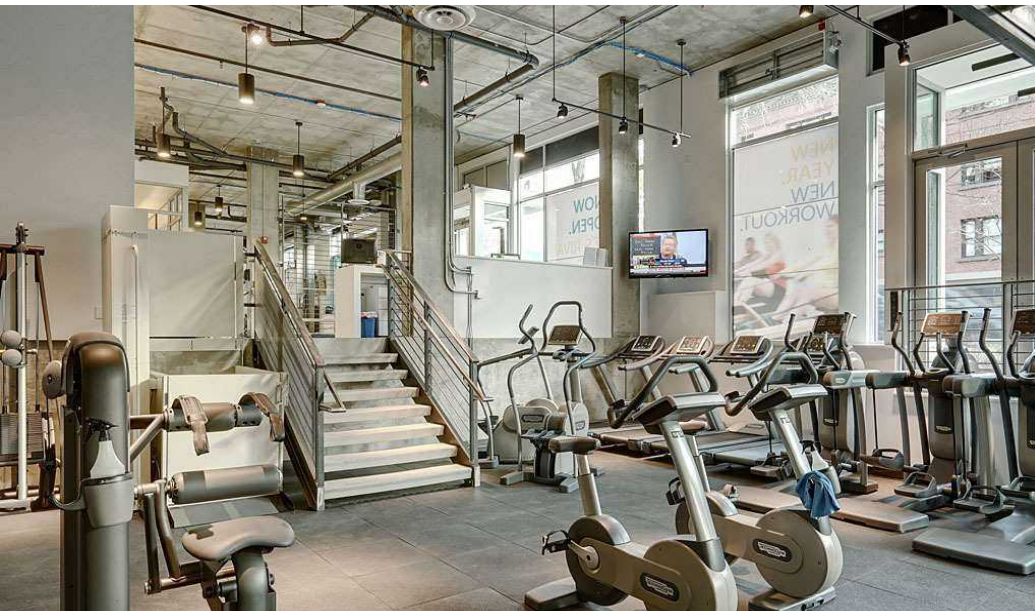
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BUILT-OUT FITNESS FACILITY



PROPERTY HIGHLIGHTS

- Rare opportunity to lease a turn-key fitness facility located at the base of Terravita Luxury Residences, a mixed-use building with 108 modern apartments above.
- Highly visible corner retail/office space located in the vibrant Pike/Pine Corridor on Capitol Hill
- Industrial design features high ceilings (18'4" in lower portion and 13'4" in upper portion) huge windows, abundant natural light, polished concrete and acoustical flooring treatments, HVAC, *Big Ass Fan™* ceiling fan.
- Features 3 studios, showers and high-end buildout
- Surrounding businesses include Tamari Bar, Fogon Cocina Mexicana, MEET Korean BBQ, Rudy's Barbershop, Blu Dot, Aesop, Rapha, Marine Layer and more!
- 4 secure garage parking stalls (for employees) included in rent
- 5,721 Sq Ft
- Monthly Rental Rate \$15,540 plus 2024 est. NNN (\$5,870)= \$21,410. Long term lease available



96

TRANSIT SCORE



99

WALK SCORE



74

BIKE SCORE



201,715

TOTAL POPULATION



117,462

TOTAL HOUSEHOLDS



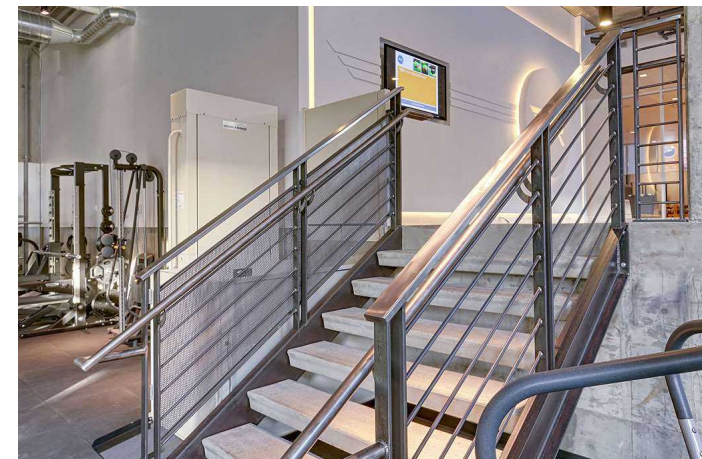
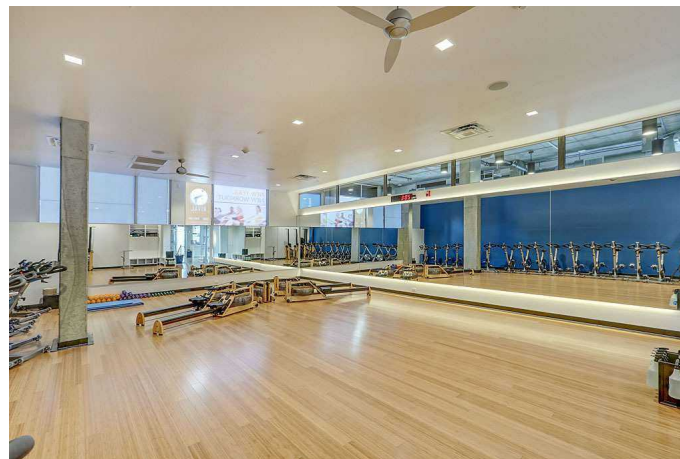
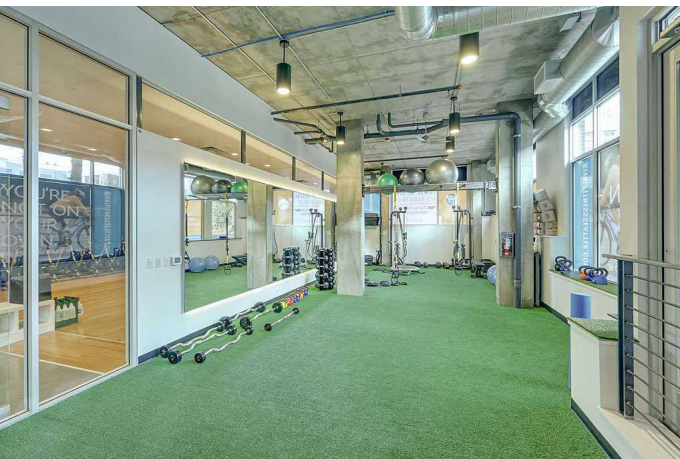
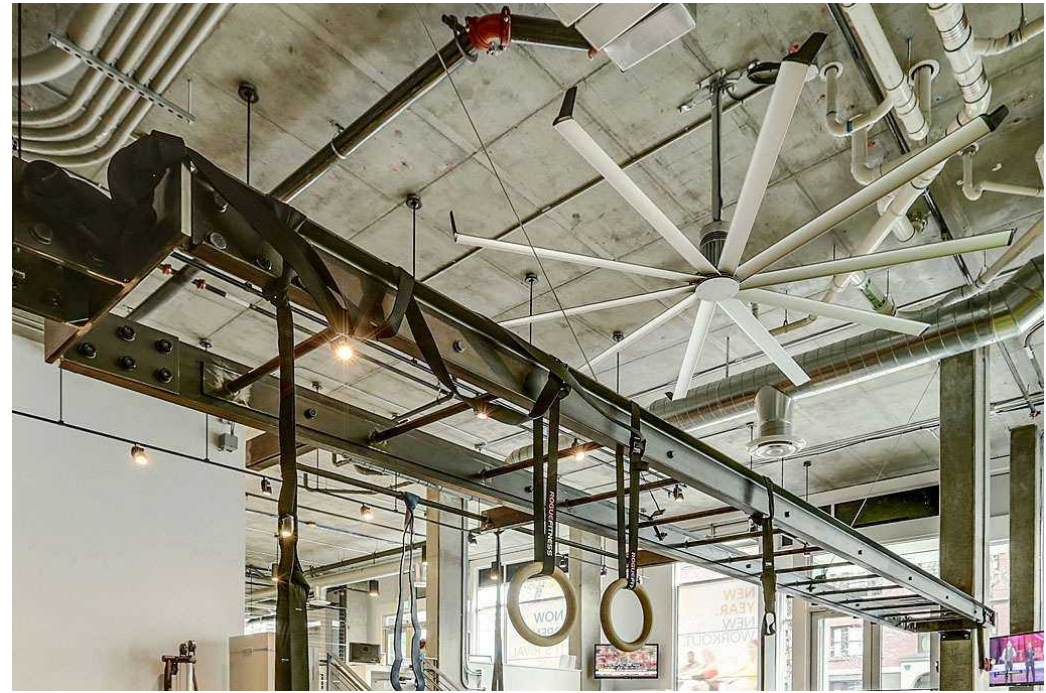
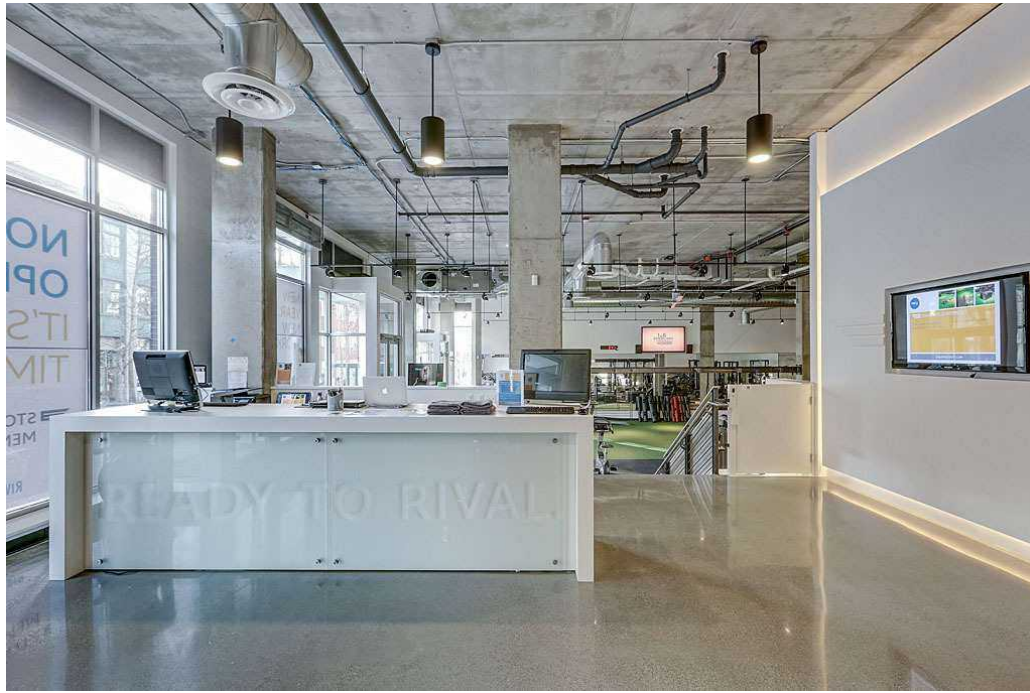
\$108,074

MEDIAN INCOME

* Estimated 2024 Demographics based on a 2 mile radius

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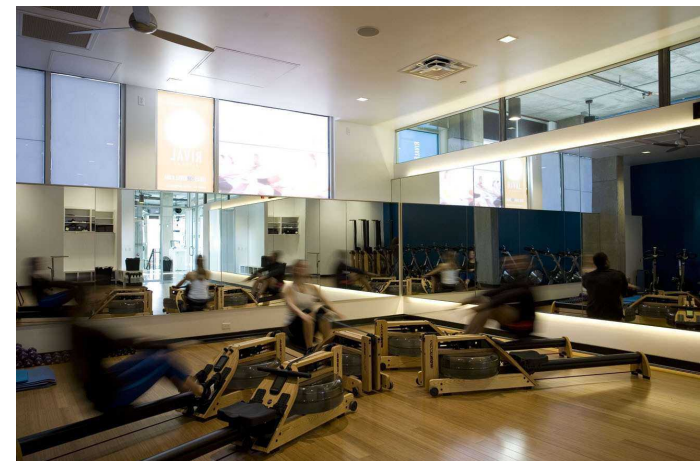
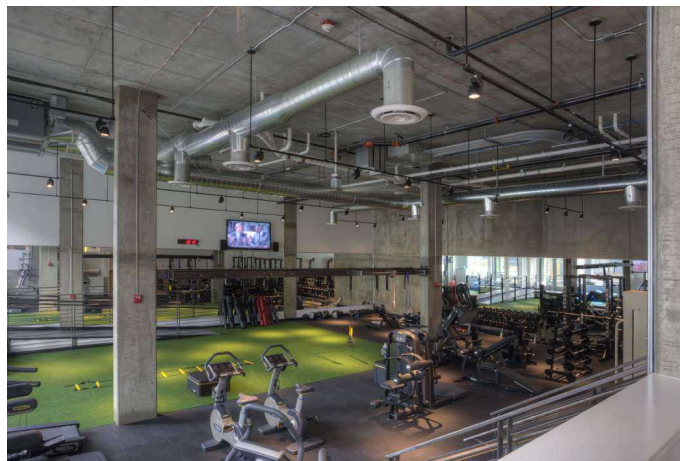
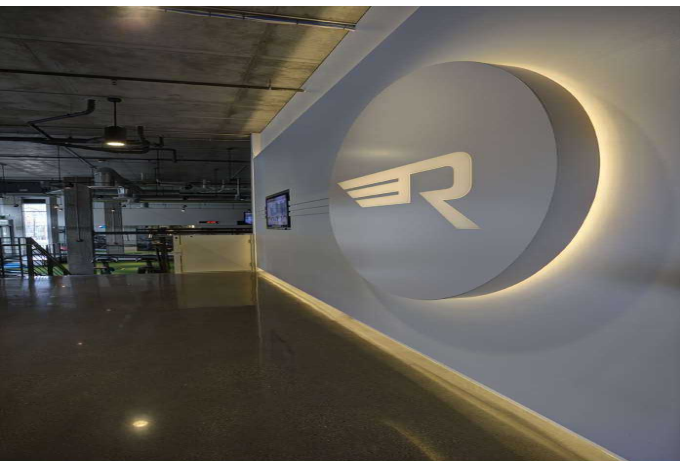
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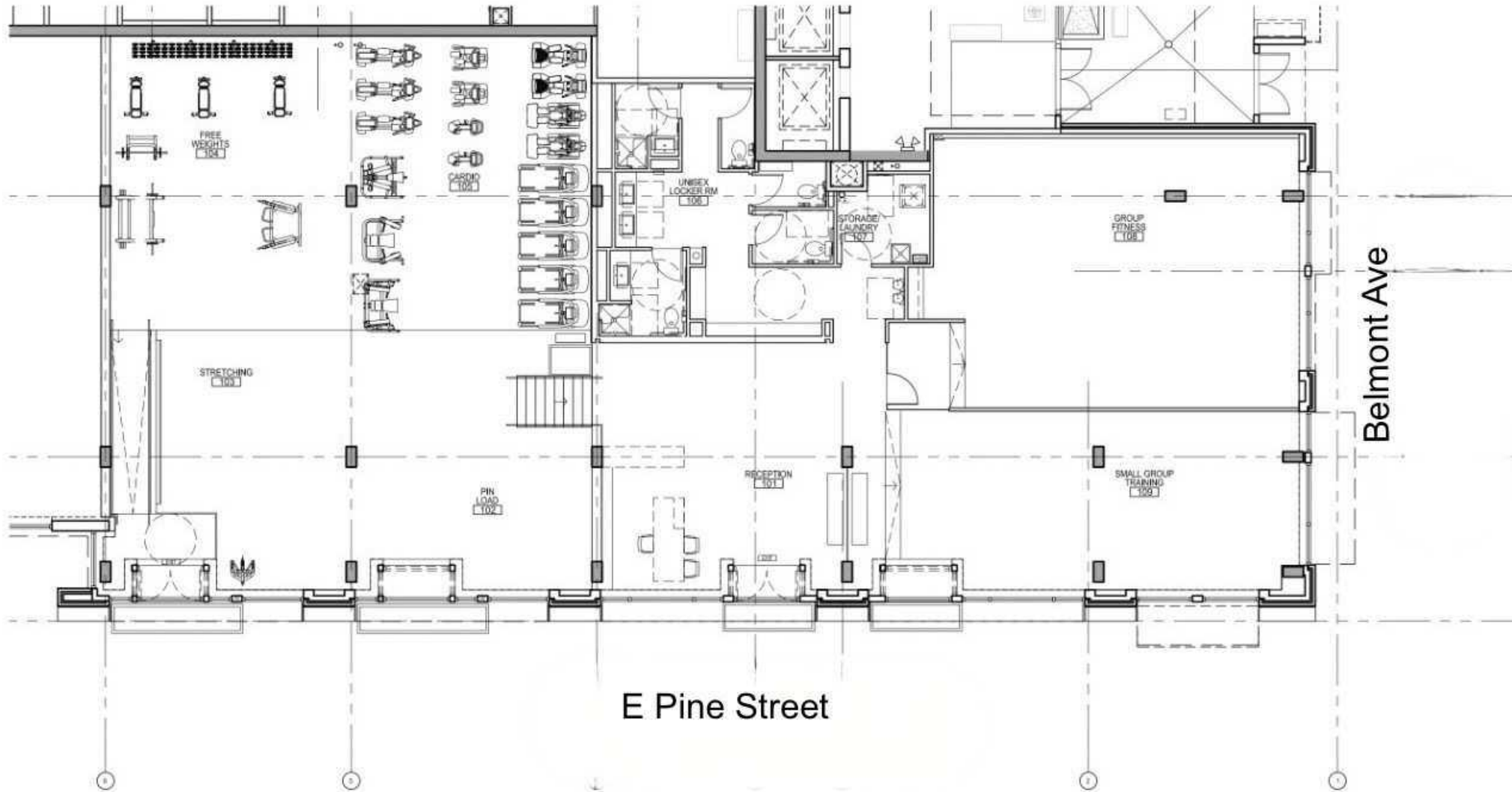
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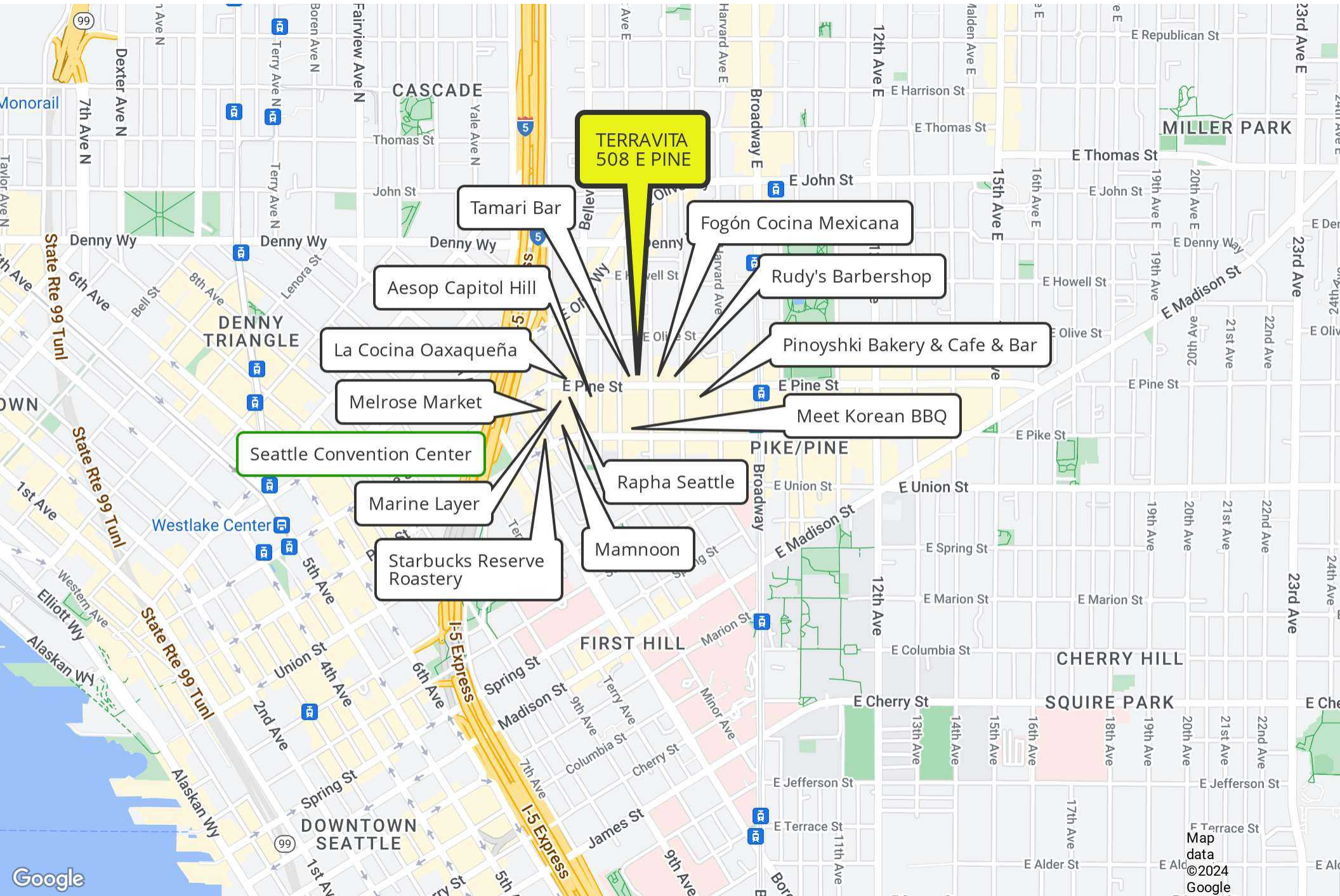


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TERRAVITA
508 E PINE

Tamari Bar

Fogón Cocina Mexicana

Aesop Capitol Hill

Rudy's Barbershop

La Cocina Oaxaqueña

Pinoyshki Bakery & Cafe & Bar

Melrose Market

Meet Korean BBQ

Seattle Convention Center

Rapha Seattle

Marine Layer

Mamnoon

Starbucks Reserve Roastery