

RETAIL FOR LEASE

INSIGNIA

2301 6th Avenue, Seattle, WA 98121

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INSIGNIA



OVERVIEW

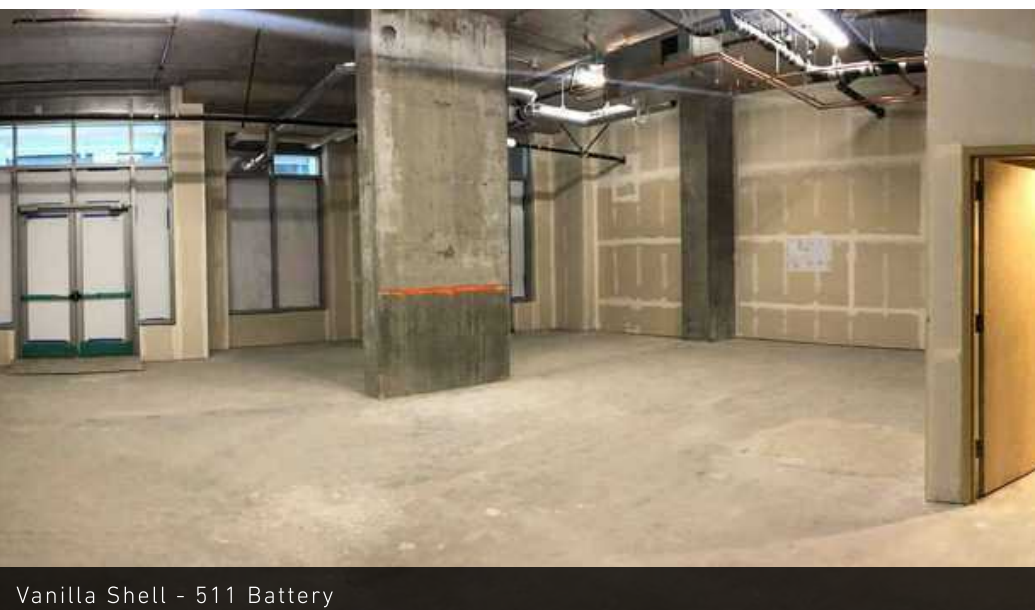
A signature development by renowned developer, Nat Bosa, Insignia represents modern architecture, sophisticated style and unprecedented amenities, all coming together in the city's most central location. Insignia is Seattle's premier condo project and encompasses an entire city block and includes 26,000 square feet of street level retail space as well as two 41-story residential towers with 707 luxury condo units. Located on the site bounded by 5th Avenue, Battery Street, 6th Avenue and Bell Street in Seattle's Belltown neighborhood. Insignia is located 1 1/2 blocks north of the Amazon "Spheres" campus, which includes over 4 city blocks comprising 3.3 million square feet of office space.

Insignia is located in the heart of Seattle where Downtown, Belltown and South Lake Union intersect - merging a sense of chic cosmopolitan city with the fabric and personality of character-filled neighborhoods. It's incredibly unique, walkable, connected and adventurous. This is all complemented by the onsite retail that anchors the ground floor of Insignia, adding downstairs convenience and furthering the neighborhood's vibrant streetscape appeal. Belltown is one of Downtown's fastest growing neighborhoods with beautiful new developments pushing it forward. This vibrant area seamlessly integrates professional and residential communities with restaurants, bars, unique shops and public parks, all connected via the Seattle Streetcar line. Insignia is located just two blocks north of "The Spheres" Amazon campus, comprising 3.3 million square feet of office space, and one block from City University, with ease of access to Highway 99, public transportation and the downtown core.

JOIN AN EXCITING RETAIL TENANT MIX:

Fulcrum Coffee, Gene Juarez, Doce Donut Co., Maiz, Michelin Star Restaurant "Sushi by Scratch", Orangetheory Fitness, US Bank, Belltown Modern Dentistry, and Metropolitan Deli,

PARKING: Secure garage parking available for \$225/month per stall



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AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | NNN RATE | LEASE RATE | DESCRIPTION |
|------------------|-----------|-----------|---------------|---------------|---|
| 2334 5th Ave | Available | 2,727 SF | \$15.81 SF/yr | \$32.00 SF/yr | In-line space fronting 5th Avenue |
| 505 Battery St | Available | 2,334 SF | \$15.81 SF/yr | \$32.00 SF/yr | Corner retail space fronting 5th and Battery |
| 511 Battery St | Available | 1,659 SF | \$15.81 SF/yr | \$32.00 SF/yr | Vanilla shell with ADA restroom. Adjacent to residential lobby fronting Battery St. |
| Total Contiguous | Available | 5,061 SF | \$15.81 SF/yr | \$32.00 SF/yr | Corner space fronting 5th and Battery |

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