

# OFFICE SPACE FOR LEASE

MADISON SQUARE

2721 E Madison Street, Seattle, WA 98112



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2721 E MADISON STREET, SEATTLE, WA 98112

# MADISON SQUARE



## LOCATION OVERVIEW

Madison Valley is a neighborhood nestled between Capitol Hill, Madrona, Madison Park, and Lake Washington. Located near the Washington Park Arboretum, it is a quiet neighborhood with European flavor. The business district is an eclectic mix of sophisticated shops, services, and restaurants. Close proximity to downtown also makes this a desirable place to live and work.

## PROPERTY HIGHLIGHTS

- Rare opportunity to lease neighborhood office space in Madison Valley's commercial hub
- Located at the corner of E Madison and Martin Luther King Jr Way E
- Retail Co-tenants include Coven Salon and Kate's Day Spa
- Common area bathrooms
- Monthly parking available at \$150/month per stall
- Modified Gross includes utilities and common area janitorial. Tenant responsible for in-suite janitorial.



54

TRANSIT SCORE



90

WALK SCORE



80

BIKE SCORE



131,357

TOTAL POPULATION



68,091

TOTAL HOUSEHOLDS



\$95,105

MEDIAN INCOME

\* Estimated 2022 demographics based on a 2 mile radius

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### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 204	2,701 SF	Modified Gross	\$29.00 SF/yr	Available now. North facing suite, comprised of 9 private offices, conference room, and kitchenette. Updated with new carpet and paint. A/C.
Suite 301	704 SF	Modified Gross	\$29.00 SF/yr	Available now. Top floor (3rd) suite comprised of 3 private offices, corner suite with great natural light, A/C.

\*Modified Gross includes utilities and common area janitorial. Tenant is responsible for in-suite janitorial.

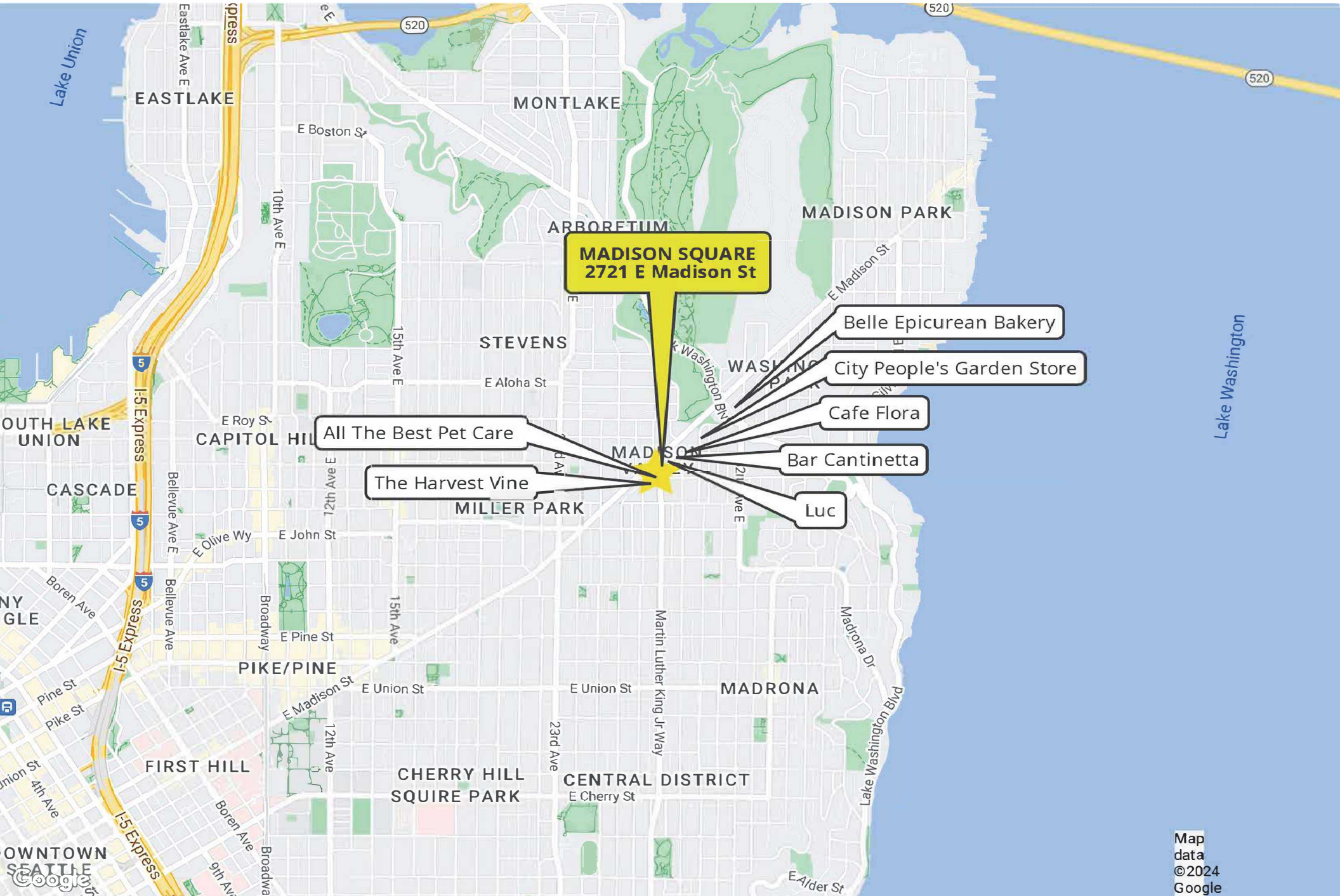


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**MADISON SQUARE**  
2721 E Madison St

Belle Epicurean Bakery

City People's Garden Store

Cafe Flora

Bar Cantinetta

Luc

All The Best Pet Care

The Harvest Vine