

# CREATIVE OFFICE FOR LEASE

## WARN BUILDING

501 E Pine Street, Seattle, WA 98122



For more information please contact:

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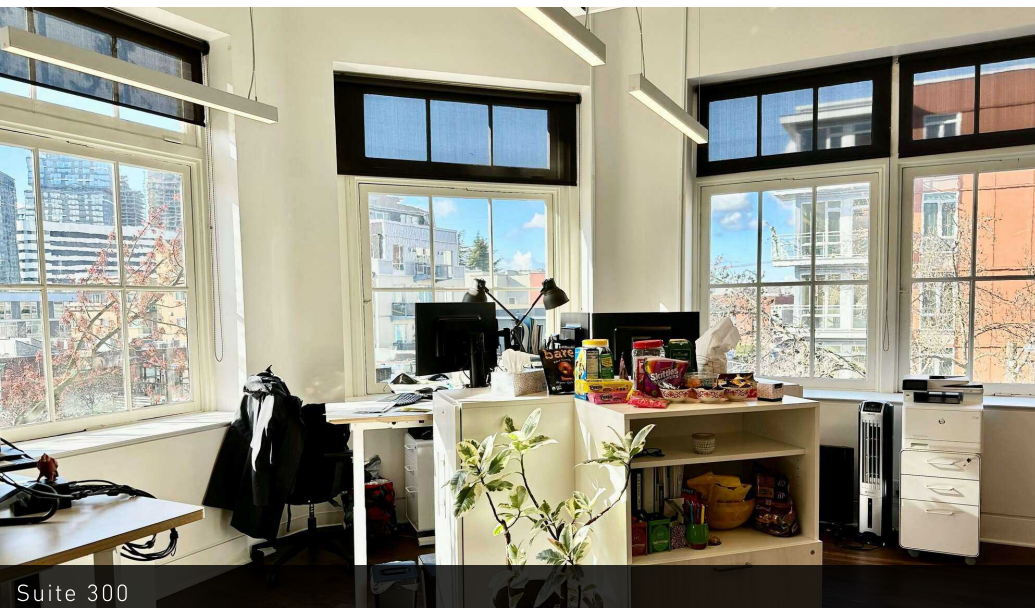
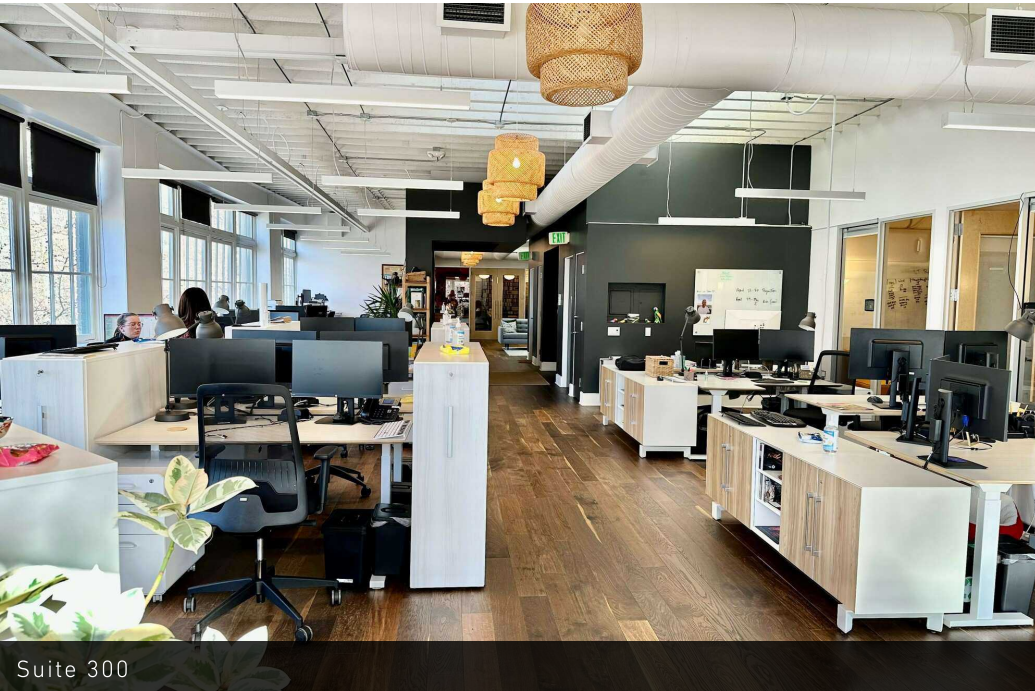
206.351.3573





501 E PINE STREET, SEATTLE, WA 98122

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### PROPERTY HIGHLIGHTS

- Prime opportunity to lease creative office space in Capitol Hill's vibrant Pike/Pine Corridor
- Contemporary, light-filled creative second floor office with large, operable windows, hardwood floors, exposed brick walls, high ceilings with exposed wood beams, and HVAC
- Current layout comprised of large open work area, two privates, conference room, kitchenette, and shared restrooms.
- Elevator access
- Onsite parking stalls available at \$165/stall per month
- Access to countless neighborhood amenities including restaurants, nightlife, entertainment, boutique retail shops and more!
- Surrounding neighborhood businesses include Fogon Cocina Mexicana, Rival Fitness, Mercado Luna. MEET Korean BBQ, Aesop, Marine Layer, and Rapha
- Rental Rate \$30.00/SF plus NNN (\$9.30/SF). NNN includes water, sewer, garbage and electricity.

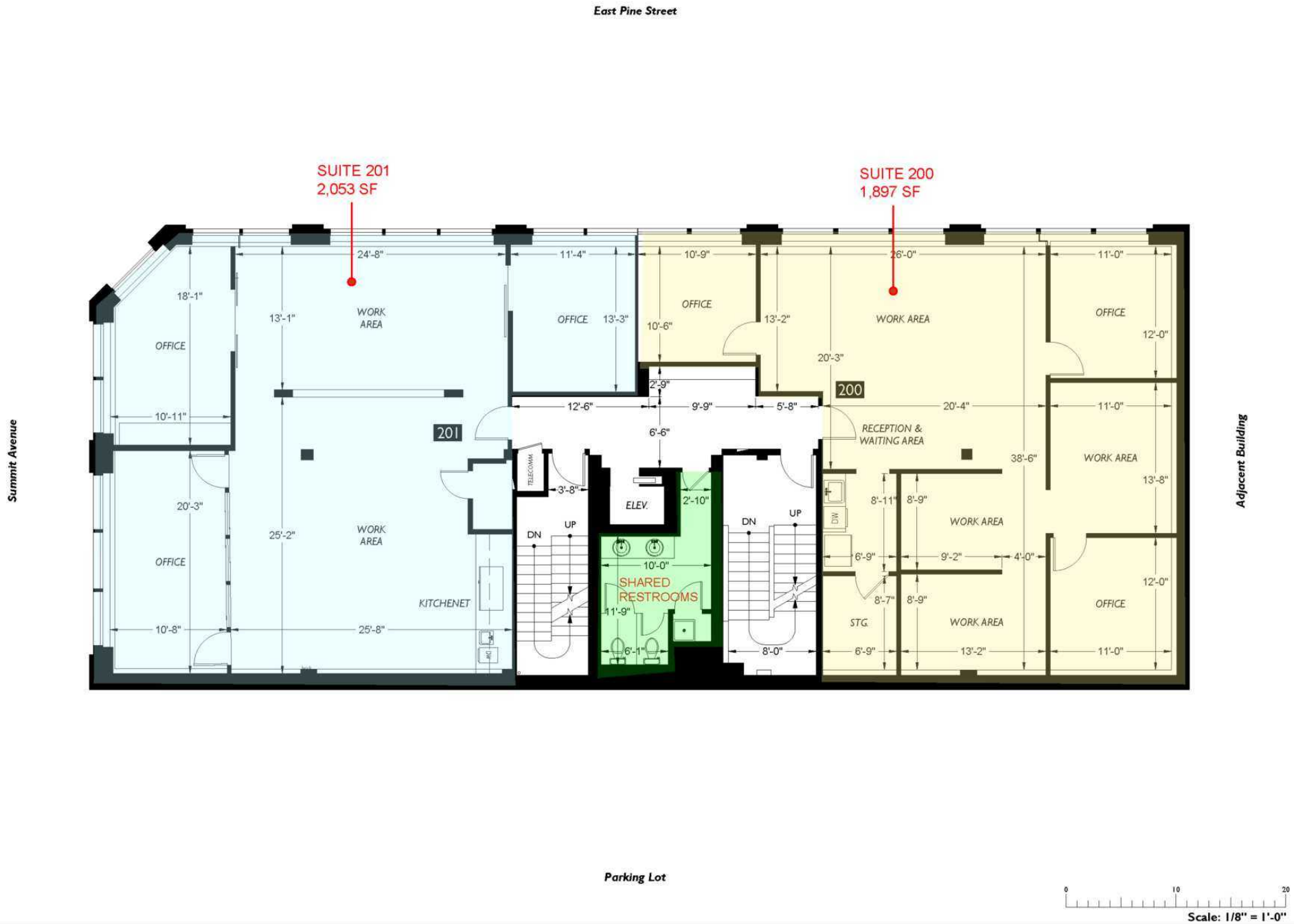
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## W A R N B U I L D I N G

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	1,897 SF	\$11.70	\$30.00 SF/yr	Available now. Contemporary, light-filled creative second floor suite with large, operable windows, hardwood floors, exposed brick walls, high ceilings with wood planks, kitchenette and HVAC.
Suite 201	Available	2,053 SF	\$11.70	\$30.00 SF/yr	Available now. Light-filled creative second floor suite with large operable windows, high ceilings with wood planks, and HVAC.
Suite 300	Available	4,000 SF	\$11.70	\$30.00 SF/yr	Available now. Entire top (3rd) floor creative office with direct elevator access (non-ADA) and high-end finishes features large operable windows, abundant natural light, bright white walls, exposed ceiling, brick walls, full kitchen/lounge, 2 conference rooms, and 4 private offices plus open work area.

NNN includes water, sewer, garbage and electricity



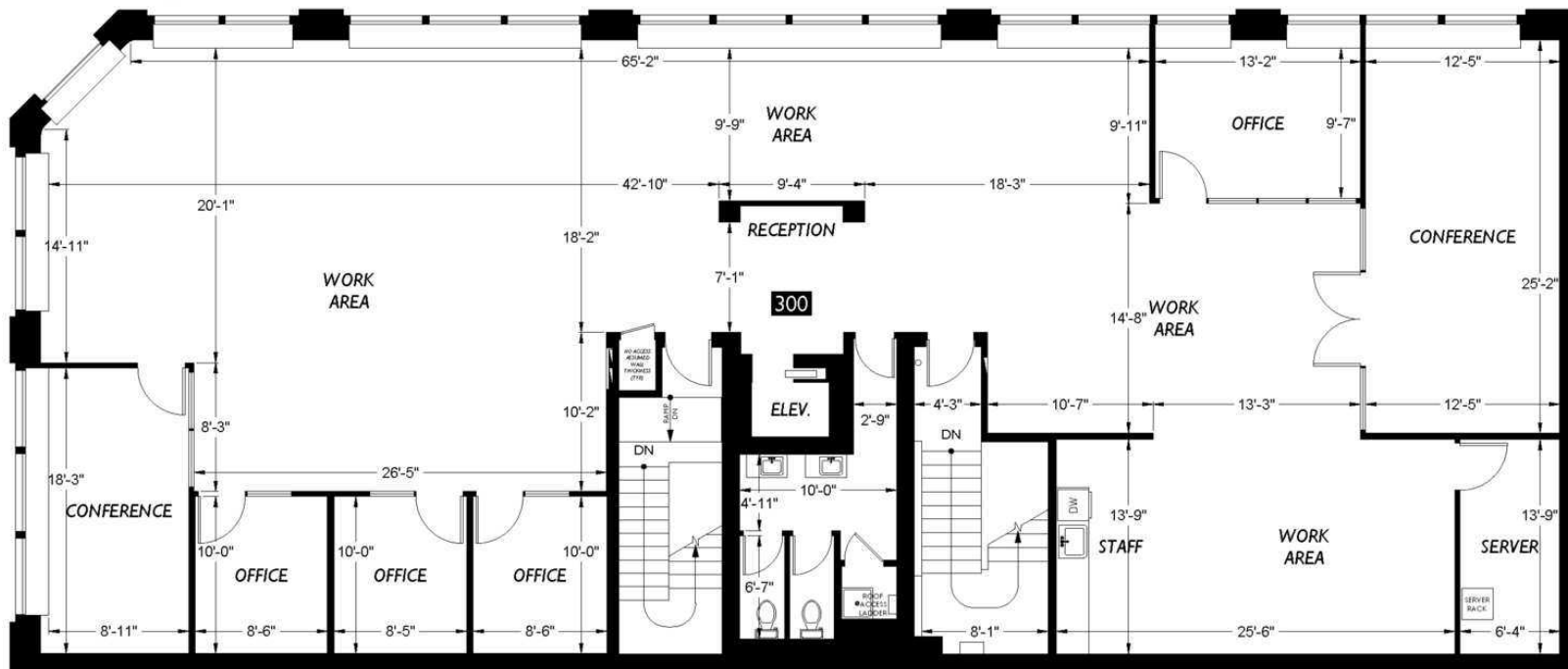
# WARN BUILDING

East Pine Street

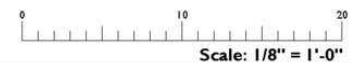
**SUITE 300**  
**4,000 SF**

Summit Avenue

Adjacent Building



Parking Lot



Floor Plan  
**3**  
Floor



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RETAIL / CREATIVE OFFICE



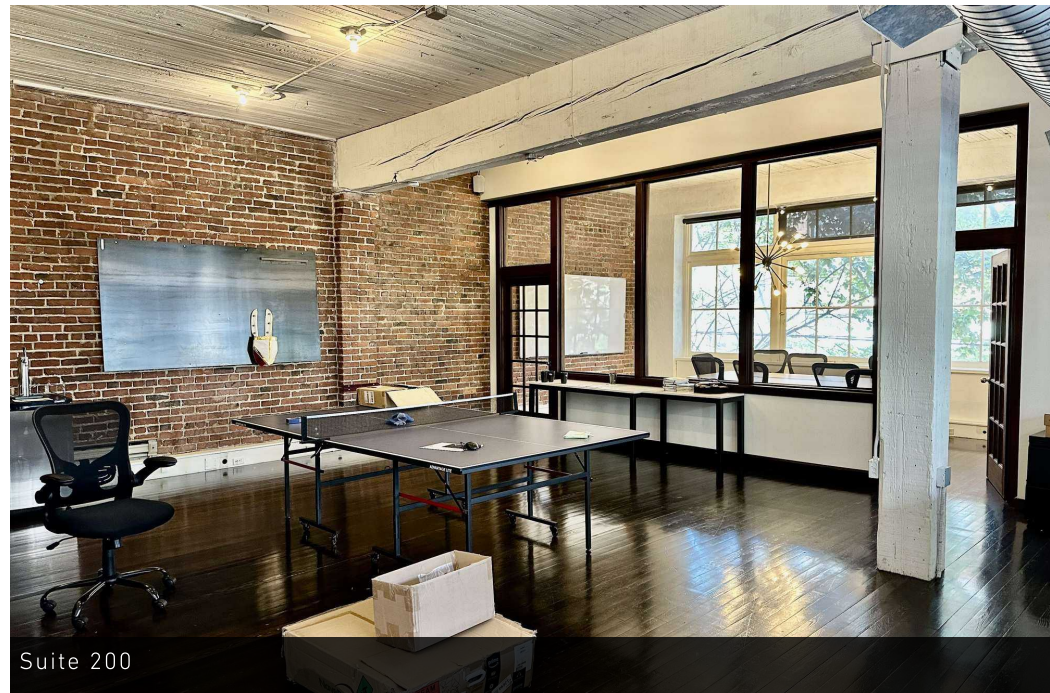
Suite 200



Suite 200 Kitchenette



Suite 200

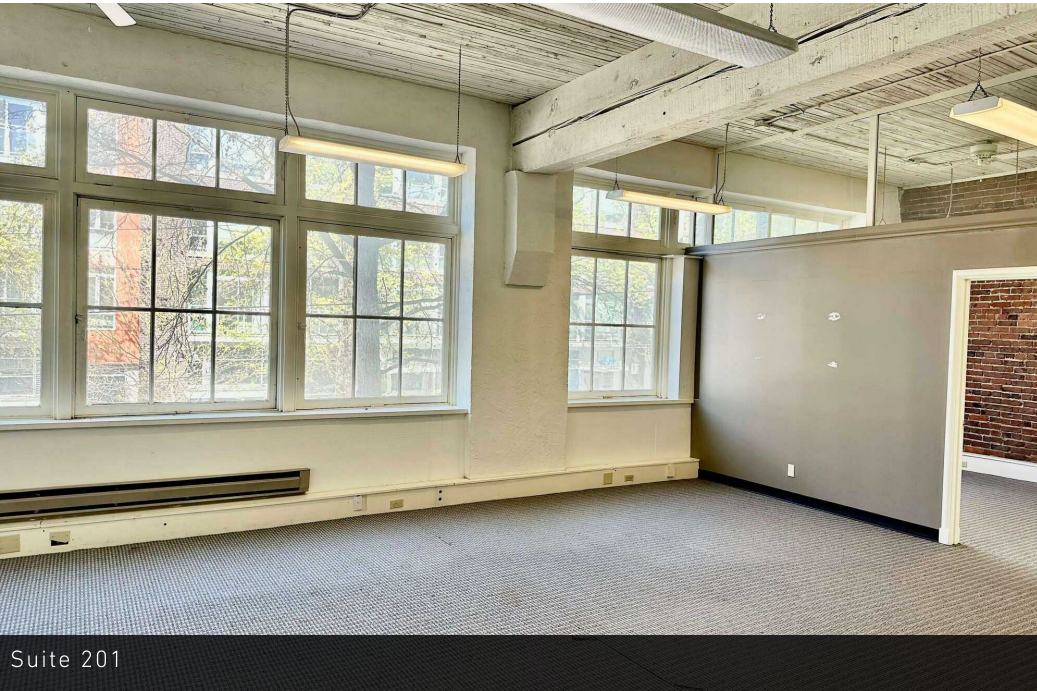


Suite 200



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# WARN BUILDING



Suite 201



Suite 201



Suite 201 Kitchenette



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# WARN BUILDING



98

TRANSIT SCORE



99

WALK SCORE



81

BIKE SCORE



201,427

POPULATION



117,391

HOUSEHOLDS



\$137,864

HOUSEHOLD INCOME

\* Estimated 2024 demographics based on a 2 mile radius



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