

MEDICAL OFFICE FOR LEASE



BAY VISTA

ELEVATING THE HEALTHCARE
EXPERIENCE

2815 2nd Ave. | Seattle, WA

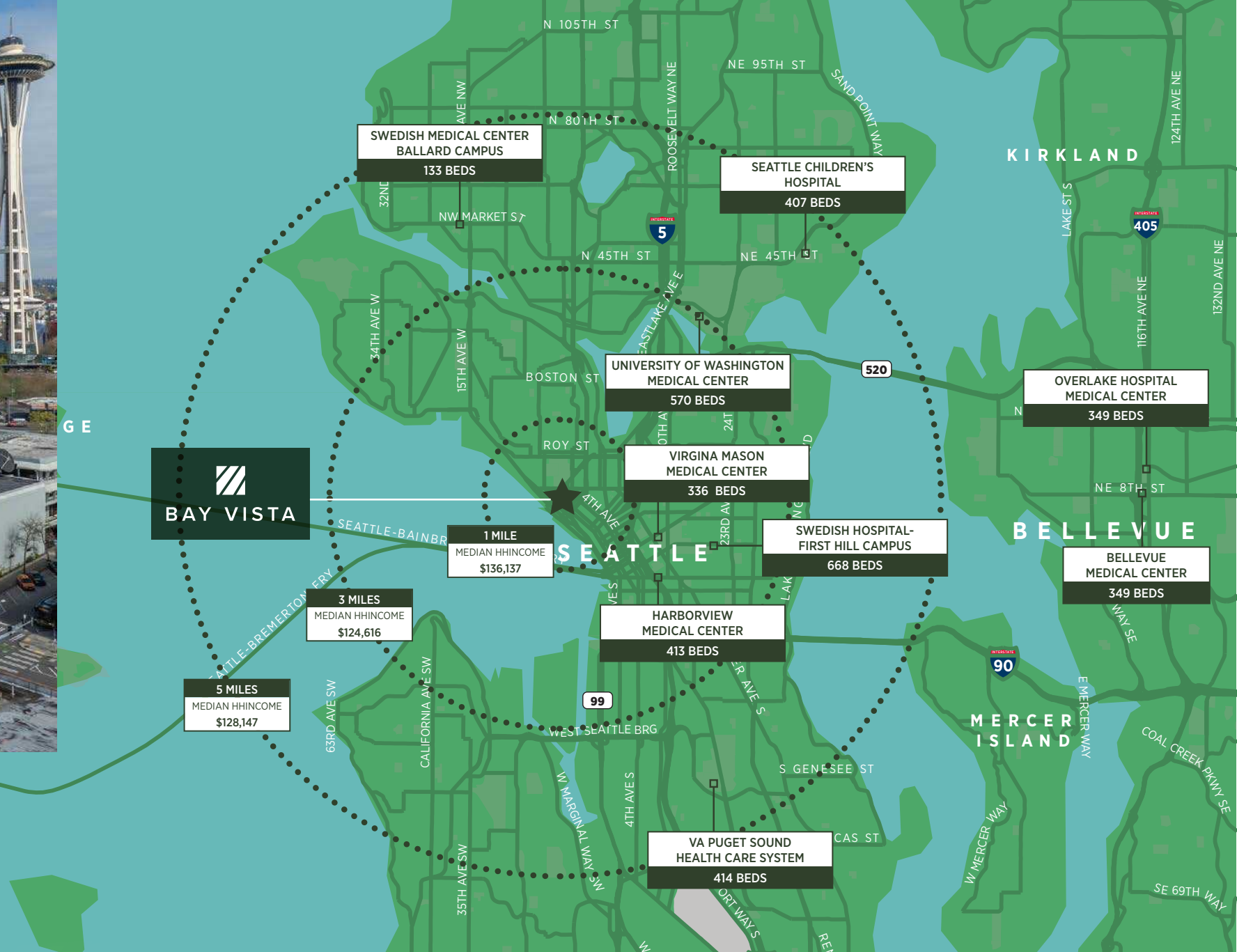
EXPERIENCE MORE

Located in the heart of Belltown, Bay Vista offers modern, move-in-ready medical office space in one of Seattle’s most walkable neighborhoods. Recently renovated suites, upgraded common areas, and on-site amenities create a polished and connected environment for healthcare professionals.



- CLOSE PROXIMITY TO PUBLIC TRANSPORTATION
- ABUNDANT VISITOR PARKING (1.4/1,000 RATIO)
- AMPLE ON-SITE AMENITIES
- CLOSE PROXIMITY TO TOP MEDICAL CAMPUSES
- STEPS FROM AN ABUNDANCE OF FOOD AND BEVERAGE OPTIONS
- HIGH TRAFFIC GROUND FLOOR SUITES AVAILABLE
- ON-SITE SECURITY
- +\$1M INVESTMENT INTO THE BUILDING IN 2025 (LOBBY, AMENITY, 4TH AND 5TH FLOOR RESTROOMS)

BAY VISTA



YOUR PRACTICE,
STRATEGICALLY PLACED

Bay Vista offers an exceptional opportunity to establish your practice in close proximity to numerous regional medical centers and a large, affluent population.

By the Numbers

510,144
POPULATION WITHIN
5 MILES

\$10,898
ANNUAL HEALTHCARE SPENDING PER
PERSON WITHIN 5 MILES

78.1%
COLLEGE EDUCATION OR
HIGHER WITHIN 5 MILES

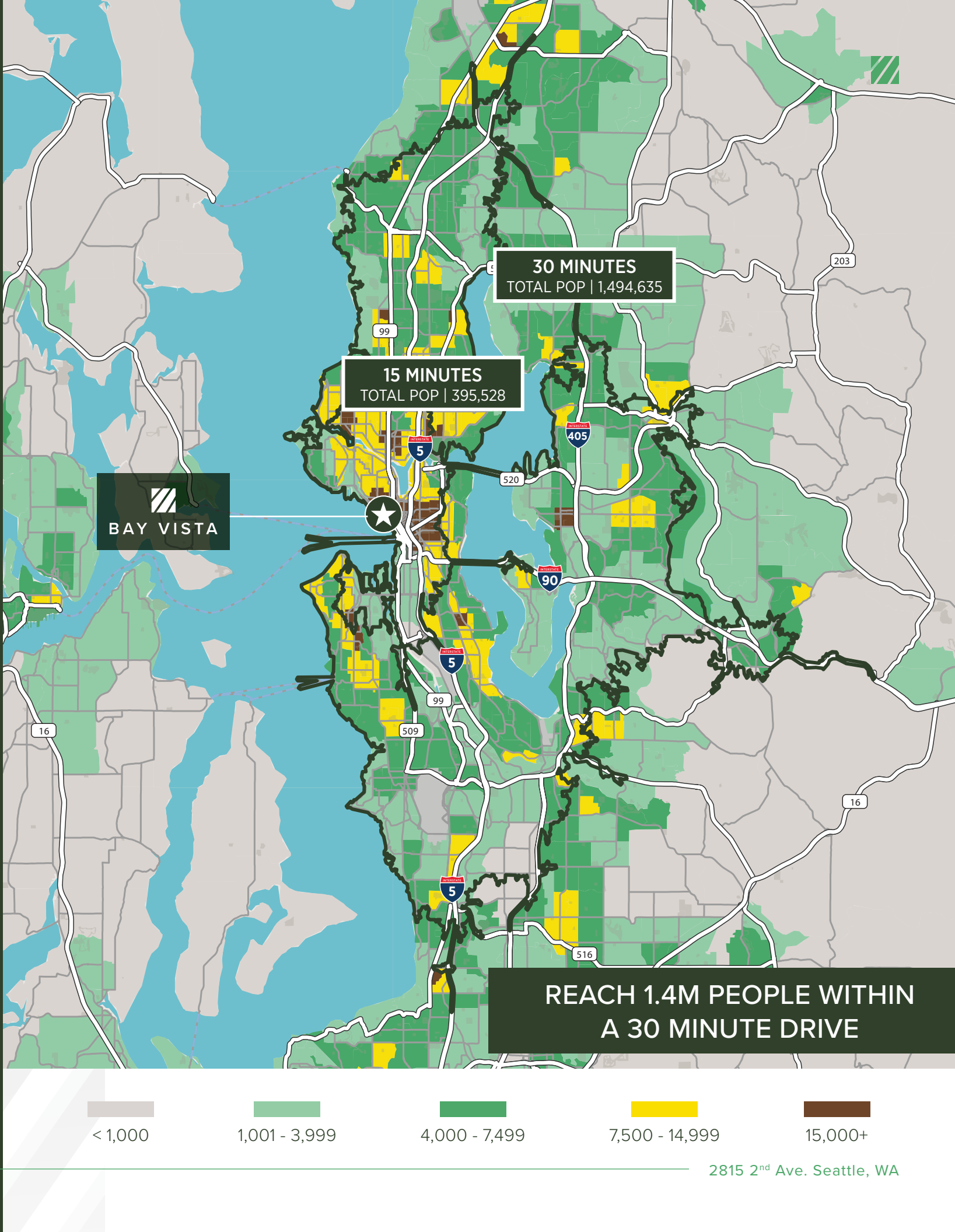


2015 2nd Ave. Seattle, WA

ACCESS A THRIVING COMMUNITY

Join a dynamic, growing neighborhood with a strong mix of residential and professional tenants, ensuring a steady stream of potential patients.

Demographics		
	1 mile	3 miles
Population	60,766	253,495
Households	39,225	135,751
Median Age	40	39
Median HH Income	\$116,400	\$110,785
Daytime Employee	100,019	317,025
Population Growth '23 - '28	5.73%	3.06%
Household Growth '23 - '28	5.26%	2.79%





AMENITIES THAT INSPIRE

Bay Vista offers thoughtfully designed amenities to support healthcare professionals and enhance daily operations. From spaces for relaxation to areas tailored for patient care, it's a medical office environment built for efficiency and well-being.



LOBBY & COMMON AREA
UPGRADES UNDERWAY



SECURE BIKE
STORAGE



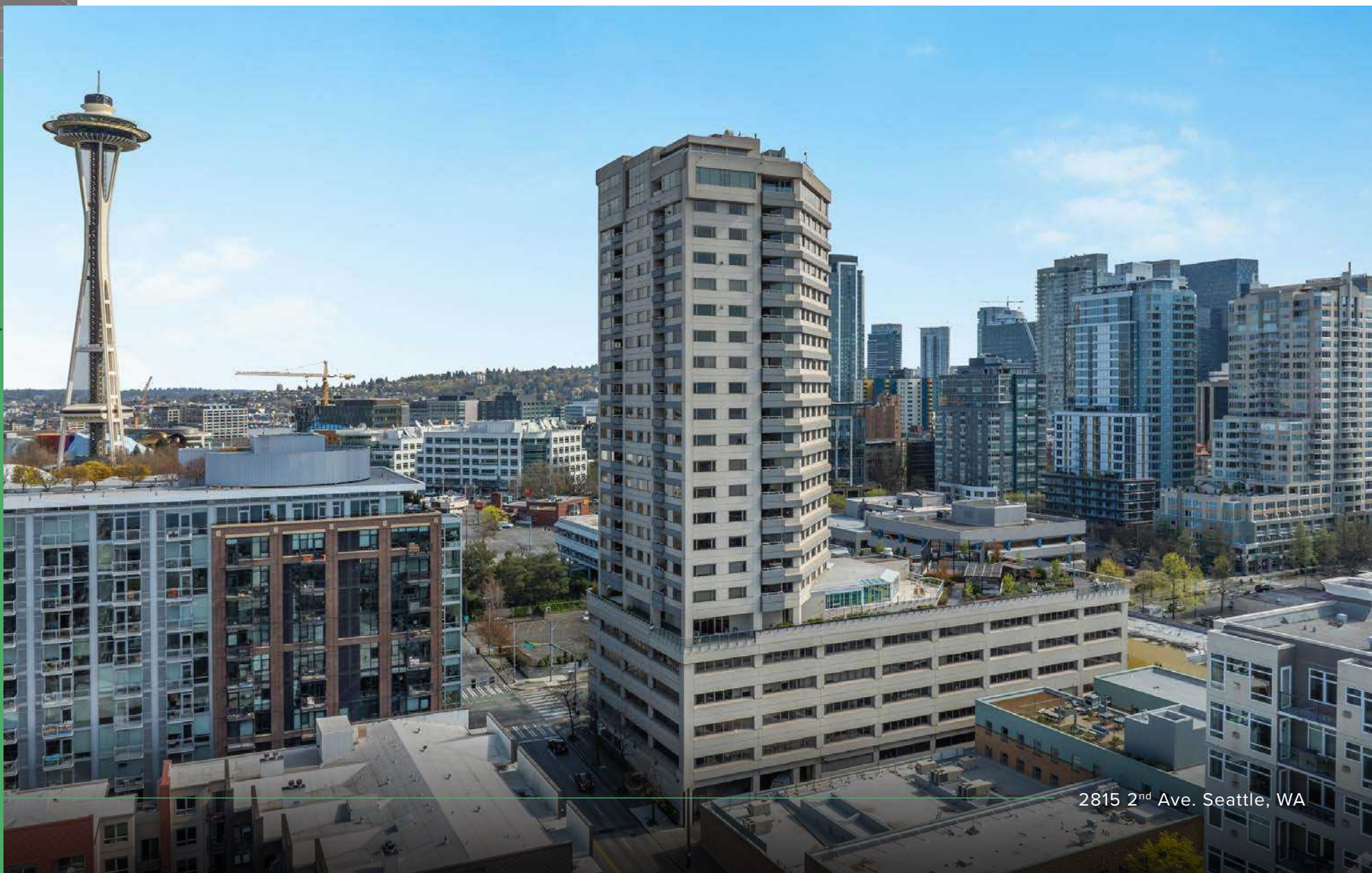
FITNESS CENTER WITH
SHOWERS & LOCKERS



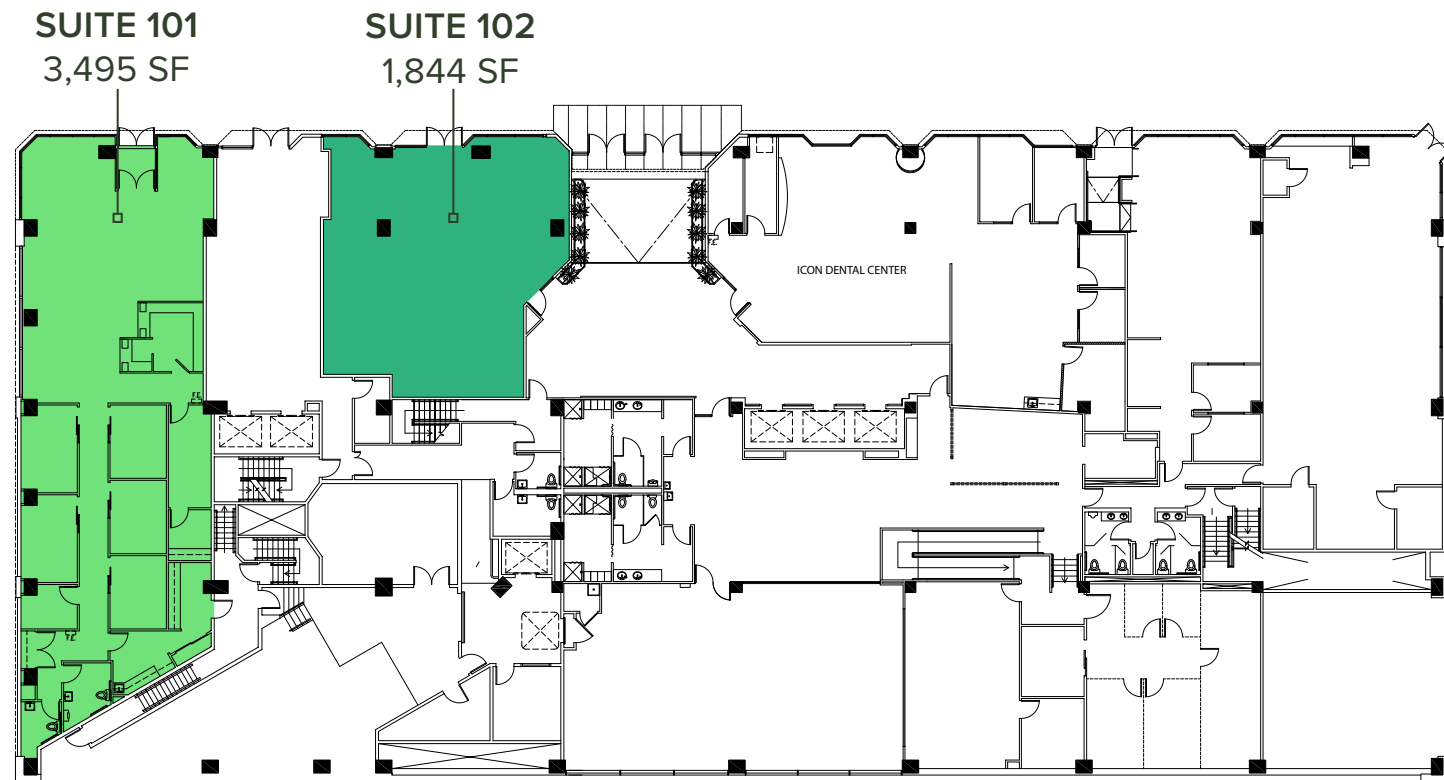
CONFERENCE
CENTER



TENANT LOUNGE



FIRST FLOOR

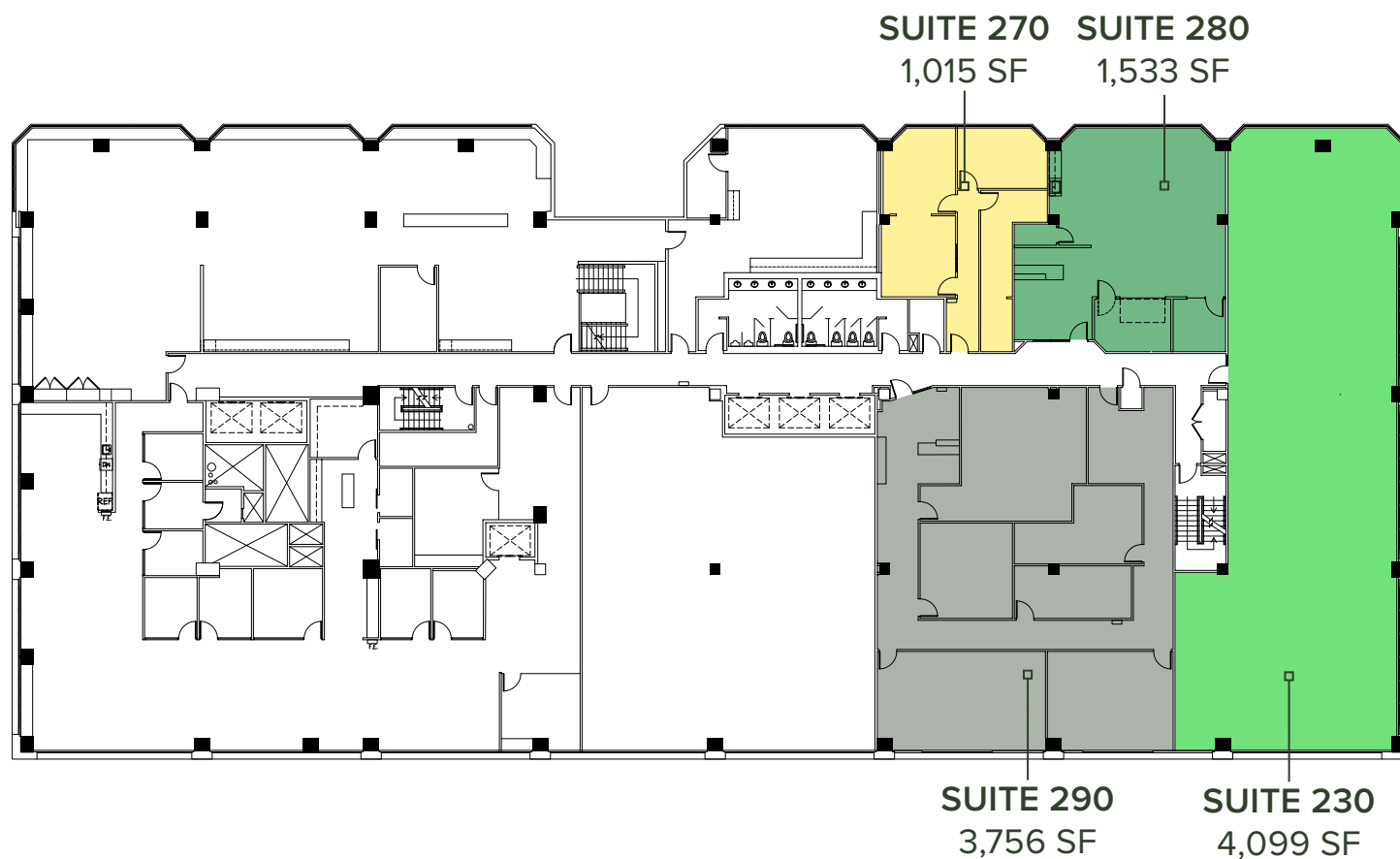


CURRENT MEDICAL AVAILABILITIES

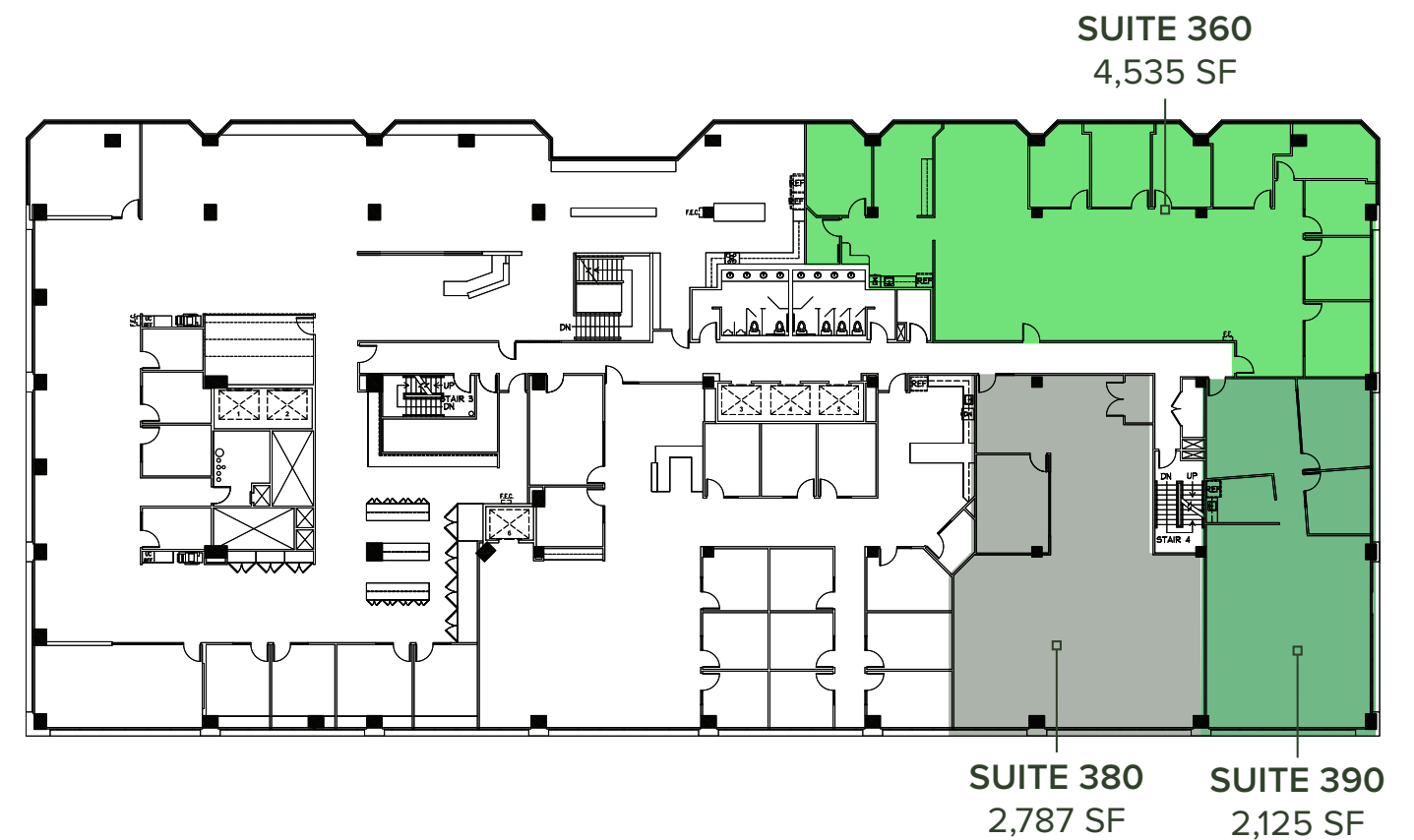
Highly visible, high-traffic retail suites perfect for medical users seeking prominent exposure. Ideal for a small medical practice or specialty clinics that thrive on walk-in patients.

Customizable layouts and direct elevator access ideal for medical users seeking patient privacy, consultation rooms & administrative areas, while benefiting from upgraded common areas.

SECOND FLOOR



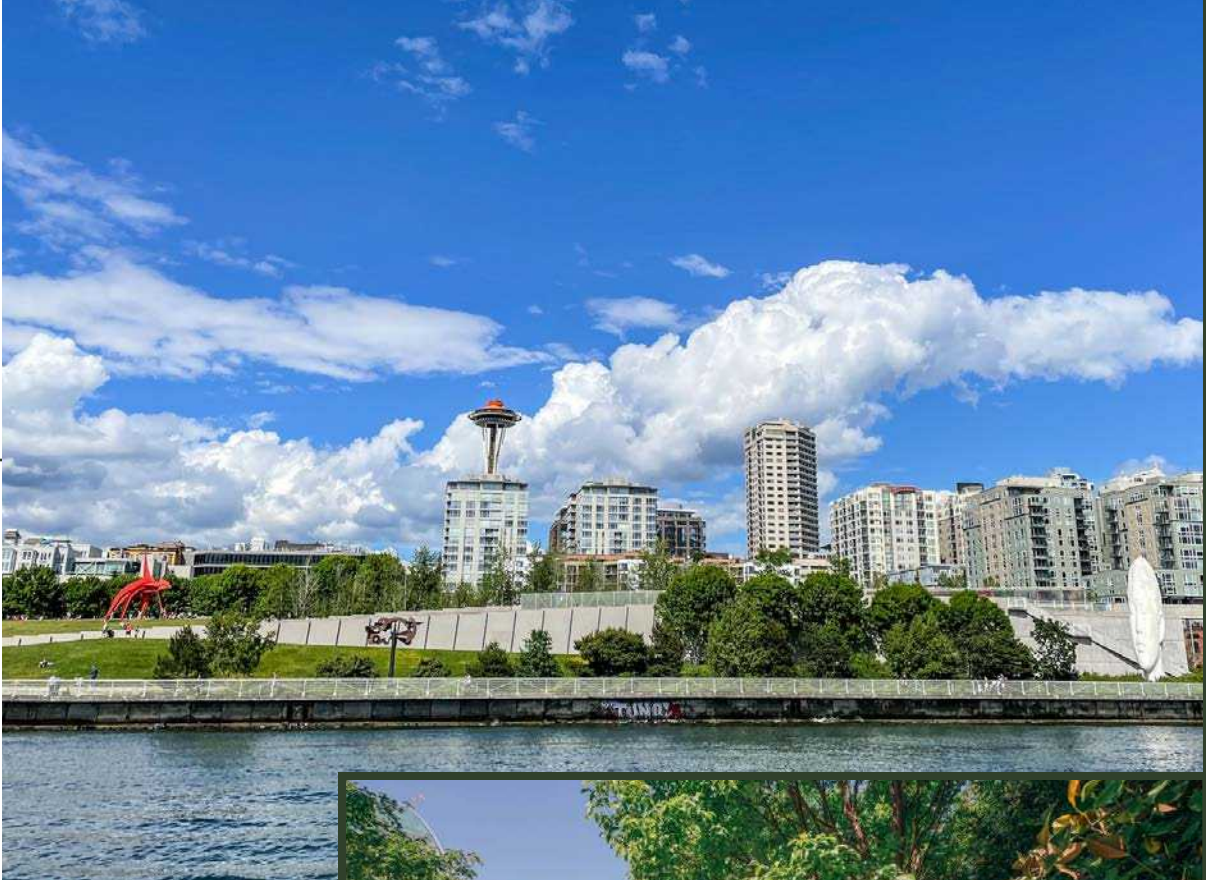
THIRD FLOOR



WORK, DINE, EXPLORE

ALL IN BELLTOWN

Belletown is one of Seattle’s most densely populated and walkable neighborhoods, ideal for healthcare professionals seeking modern office spaces with a dynamic blend of culture, dining, nightlife, and outdoor spaces. Steps from Bay Vista, the area is home to trendy restaurants, boutique shopping, and world-class entertainment, providing endless opportunities to connect, unwind, and be inspired.



OLYMPIC SCULPTURE PARK

A scenic waterfront park featuring contemporary sculptures and a lush tree walk

PIKE PLACE MARKET

A historic marketplace with fresh seafood, local artisans, and the famous fish-throwing vendors

SEATTLE SPACE NEEDLE

Seattle’s iconic observation tower with breathtaking panoramic views

CLIMATE PLEDGE ARENA

A state-of-the-art venue hosting concerts, sporting events, and entertainment

CHIHULY GARDEN AND GLASS

A stunning exhibition of glass art by renowned artist Dale Chihuly

SIFF CINEMA DOWNTOWN

Seattle’s most iconic movie experience showcasing independent and international films

BAY VISTA



A COMMUTE
WORTHY OFFICE

Experience all Belltown has to offer just steps from the office. With easy access to public transit, cultural landmarks, and a vibrant mix of restaurants and retail, Bay Vista puts you at the center of it all.

97
WALK SCORE

93
TRANSIT SCORE

72
BIKE SCORE



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