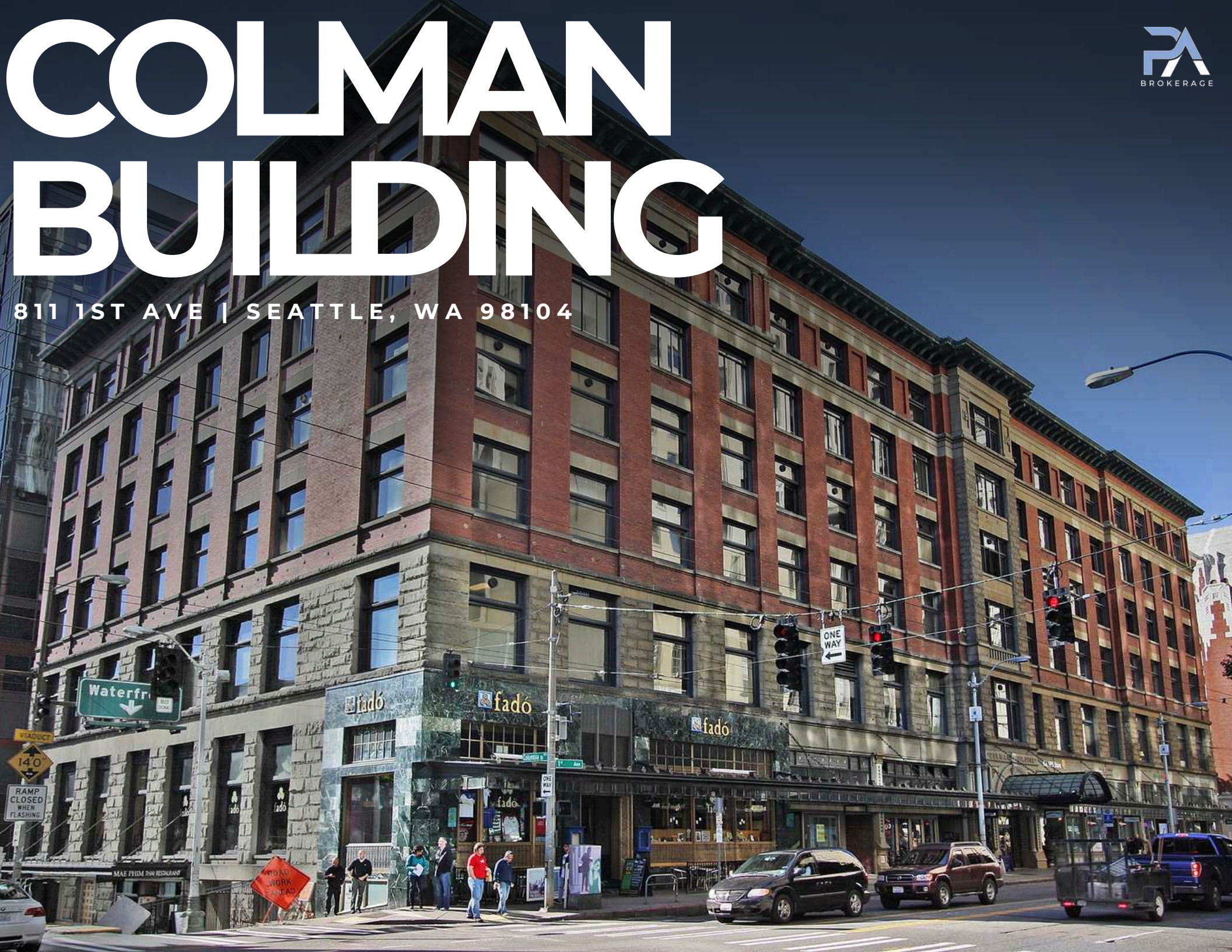


COLMAN BUILDING

811 1ST AVE | SEATTLE, WA 98104



811 1ST AVE SEATTLE, WA 98104



COLMAN BUILDING

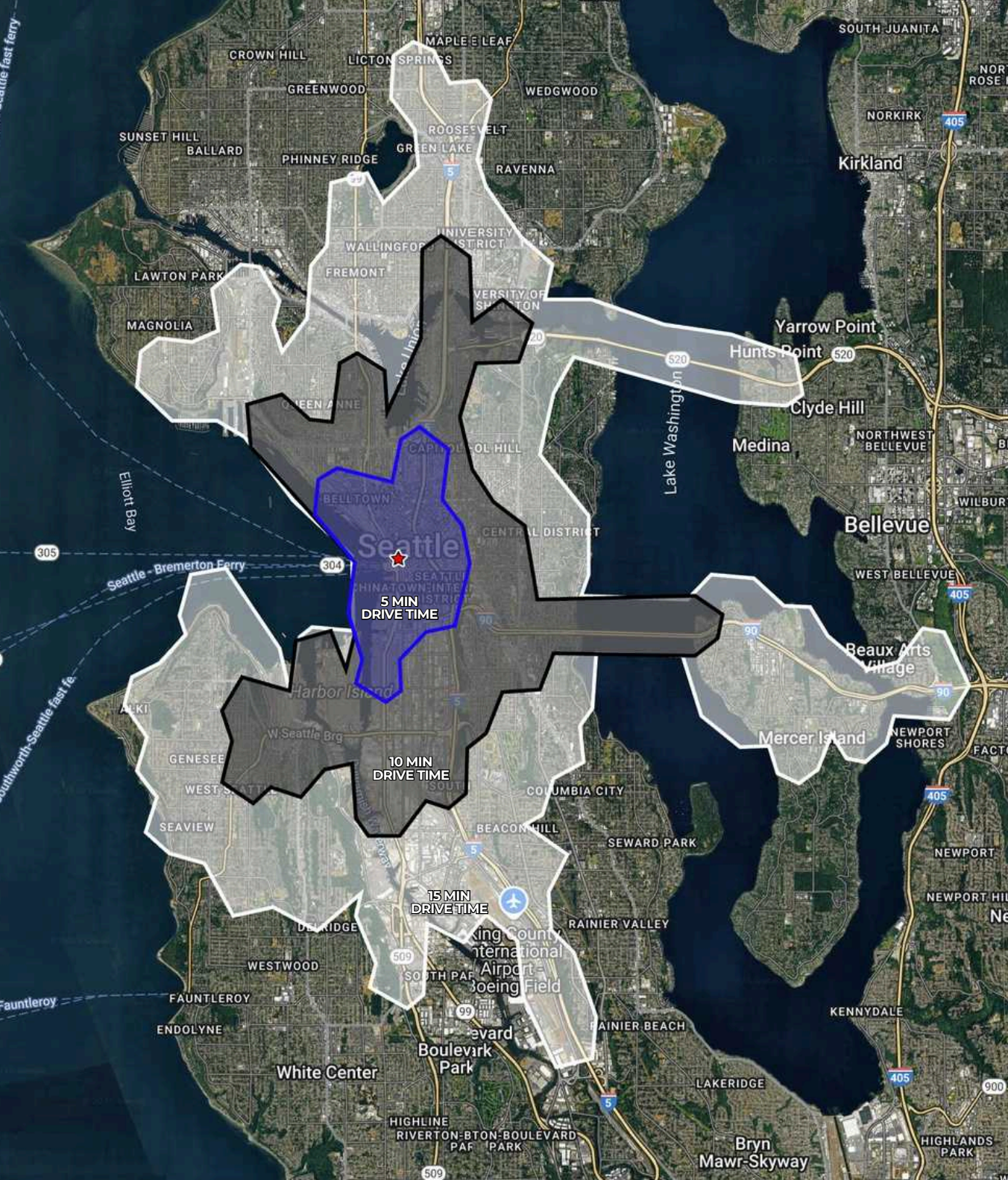
The Colman Building, located in the iconic Pioneer Square neighborhood, presents a unique retail opportunity within a historic landmark. Constructed between 1889 and 1906, this six-story, 143,922 SF building is listed on the National Register of Historic Places and holds City of Seattle landmark status.

Situated near the ferry terminal, Marion Street Pedestrian Bridge, and the revitalized Seattle Waterfront, the Colman Building offers prime street-level retail spaces.

With its rich history and strategic location, the Colman Building is an ideal setting for retailers seeking to be part of Seattle's vibrant downtown community.

AVAILABILITY

92C	818 SF
94C	1,259 SF
96C	987 SF
801F	6,071 SF
805	3,116 SF
807	2,613 SF
815	1,282 SF
821	1,117 SF
823F	1,218 SF
91M	4,050 SF



TOTAL POPULATION

91.7K | 210.4K | 442.4K

5 | 10 | 15 MIN DRIVE TIME

DAYTIME POPULATION

202.4K | 323K | 487.6K

5 | 10 | 15 MIN DRIVE TIME

TOTAL HOUSEHOLDS

58.5K | 122.4K | 227.3K

5 | 10 | 15 MIN DRIVE TIME

AVG. HOUSEHOLD INCOME

\$157K | \$169K | \$183K

5 | 10 | 15 MIN DRIVE TIME

TOTAL BUSINESSES

12.3K | 21.6K | 36.5K

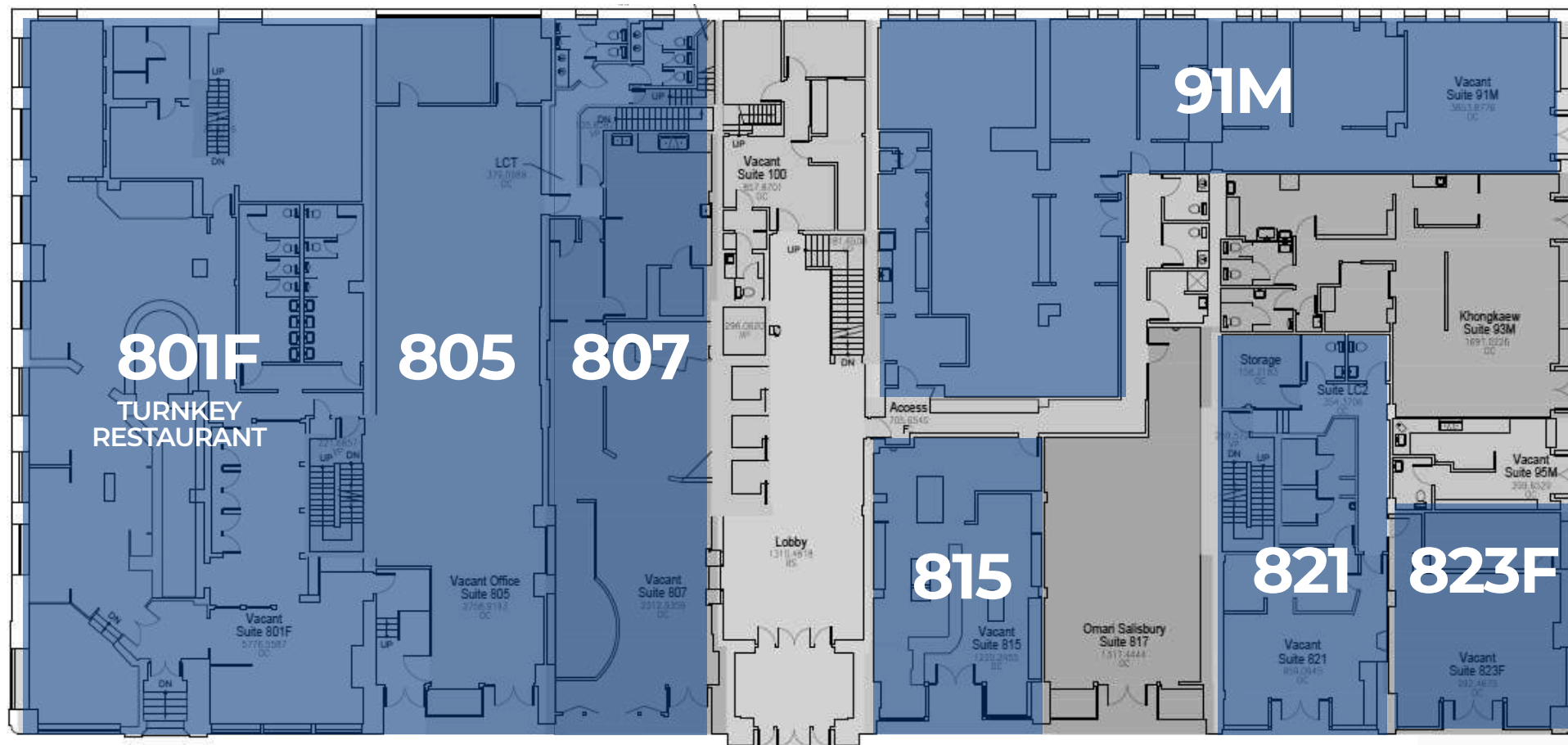
5 | 10 | 15 MIN DRIVE TIME

TOTAL EMPLOYEES

176.9K | 269.5K | 372.4K

5 | 10 | 15 MIN DRIVE TIME

*2024 PROJECTIONS FOR 5-10-15 MIN DRIVE TIMES FROM SITE.
COLLECTED VIA SITESUSA



AVAILABLE SUITES

801F	6,071 SF *TURNKEY RESTAURANT	815	1,282 SF	823F	1,218 SF
805	3,116 SF	821	1,117 SF	91M	4,050 SF
807	2,613 SF				



AVAILABLE SUITES

92C 818 SF

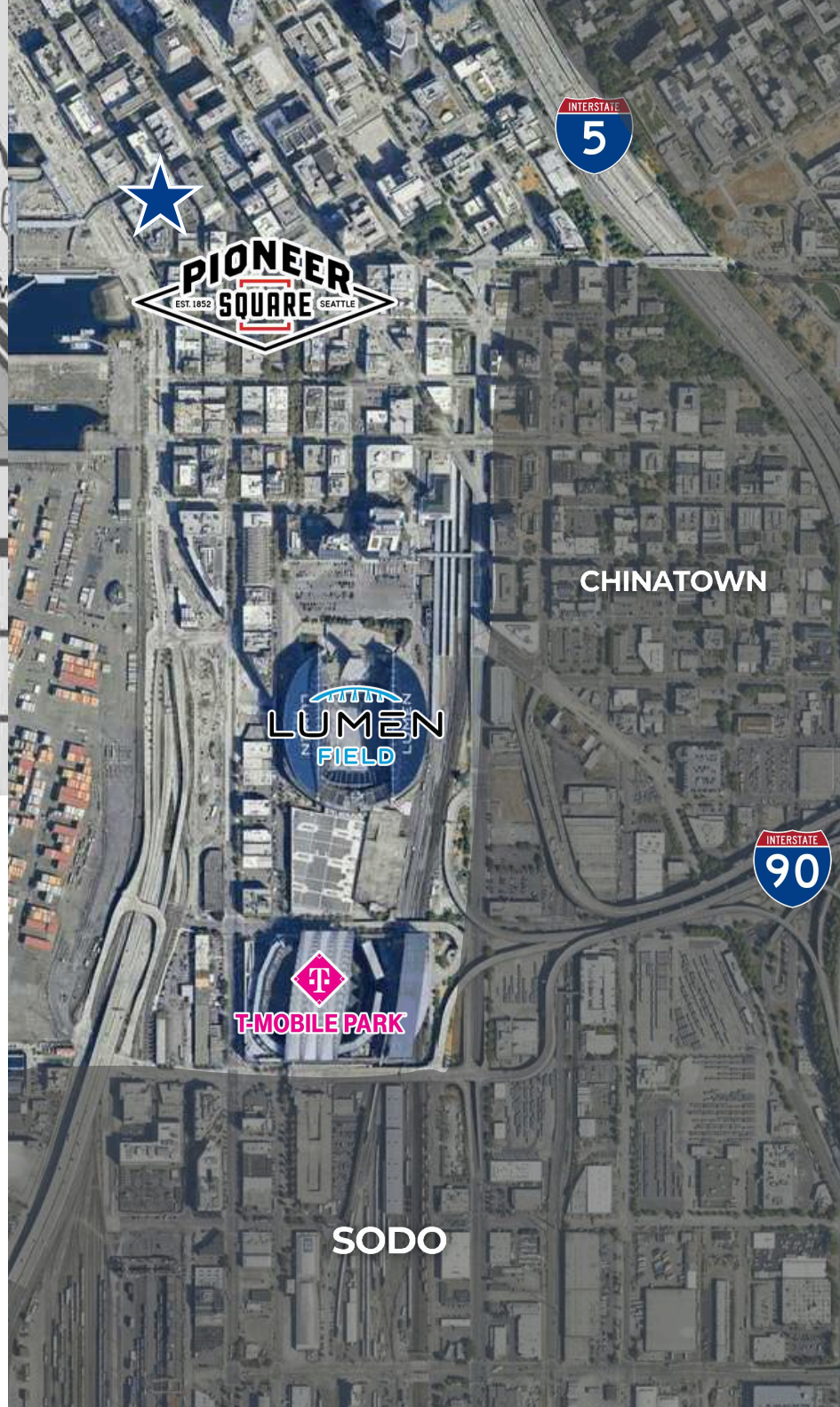
94C 1,259 SF

96C 987 SF



PIONEER SQUARE NEIGHBORHOOD

- | | |
|------------------------------------|------------------------------|
| 1. Collins Pub | 14. Quality Athletics |
| 2. Damn the Weather | 15. Smith Tower Observatory |
| 3. Il Terrazzo Carmine | 16. Courtyard by Marriott |
| 4. McCoy's Firehouse Bar & Grill | 17. Fuji Sushi |
| 5. Tat's Deli | 18. Maneki Restaurant |
| 6. Ohsun | 19. 84 Yesler Seafood |
| 7. Cone & Steiner | 20. Central Saloon |
| 8. Stonington Gallery | 21. Embassy Suites by Hilton |
| 9. Foster/White Fallery | 22. LUMEN Field |
| 10. The Marble Room | 23. Shawn O'Donnell's |
| 11. Bill Speidels Underground Tour | 24. Uwajimaya Seattle |
| 12. Flatstick Pub | 25. Pioneer Square Pergola |
| 13. 13 Coins | |





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