

# 2811 EAST MADISON

SECOND FLOOR  
OFFICE SPACE  
±316 SF - ±729 SF

RETAIL SPACE  
±962 SF

ANNE MARIE KOEHLER  
206.487.5167  
annemarie.koehler@nmrk.com

NEWMARK







## PROPERTY HIGHLIGHTS

- 2811 E Madison is located in the heart of Madison Valley minutes from the 520 on ramps and a 10 minute drive to the downtown Seattle CBD
- Second floor office suites available ranging from approximately 316 SF to 729 SF and ground floor retail with exposure along E Madison Street
- Adjacent to many established retailers in the Madison Valley neighborhood including: Kitchen & Market, Cagette, The Harvest Vine, Cafe Flora, Red Ticking, Nishino, Emry, The Refind, Voila, and the future PCC development
- Reserved parking stalls available for lease in the secure, below grade parking garage
- On-Site local ownership with responsive property management team

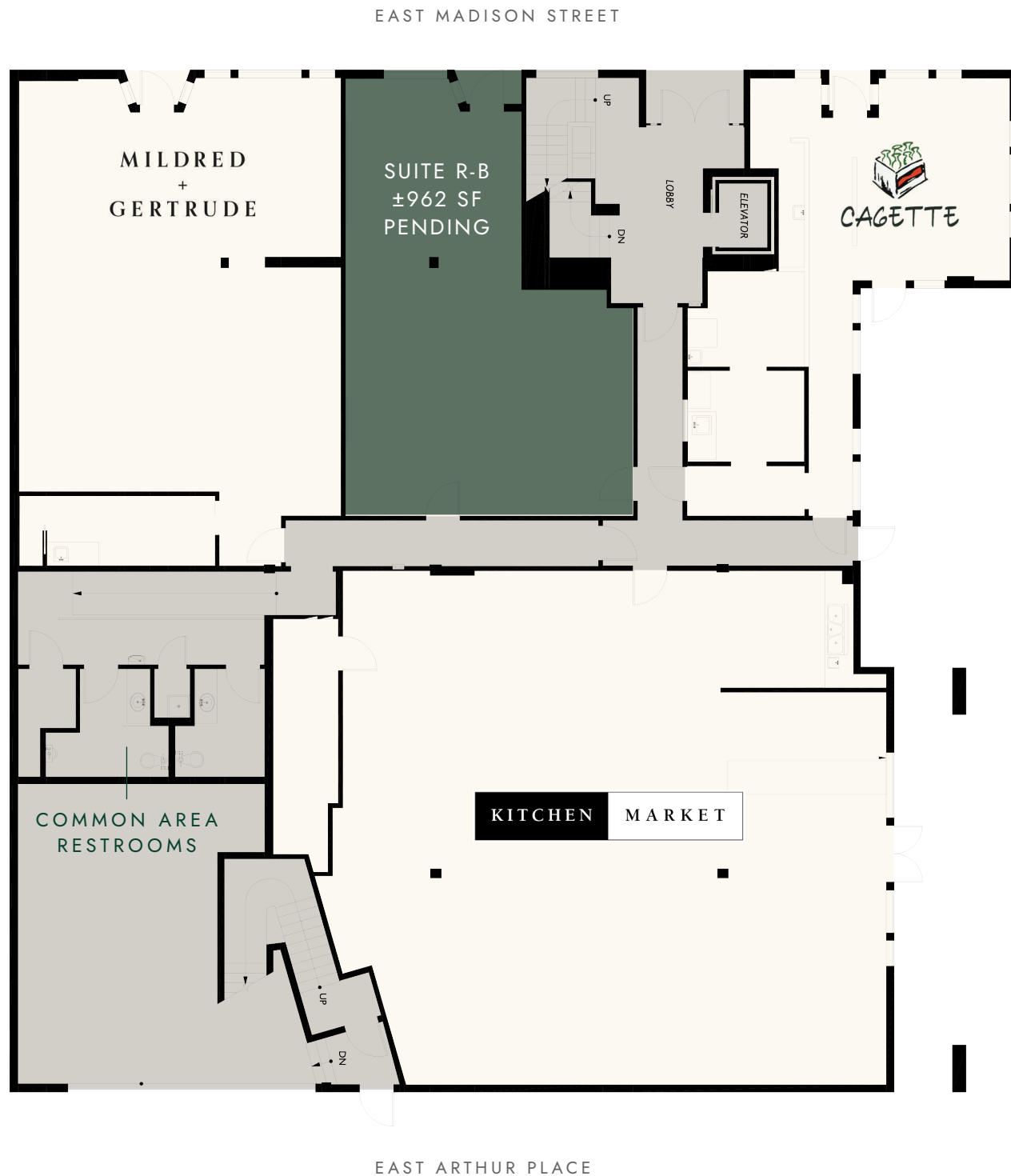
## SPACE AVAILABLE

RETAIL-B	±962 SF PENDING
SUITE 202	±729 SF Available Now
SUITE 203	±316 SF Available Now

# FLOOR ONE

SUITE R-B	±962 SF PENDING
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- 962 SF second generation retail space with exposure along E Madison Street
- Retail NNN Estimate \$13.87 PSF (2025)



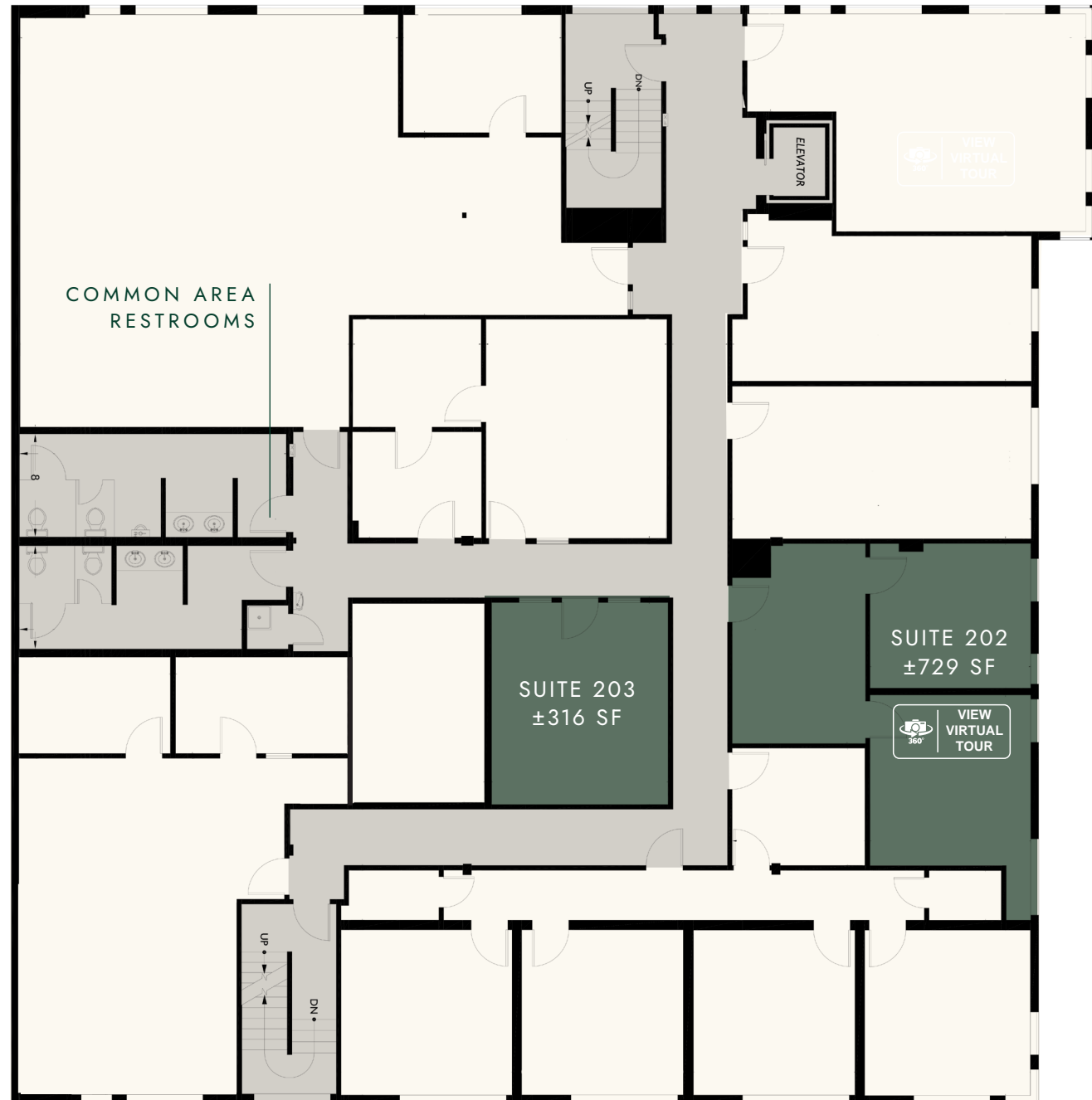
EAST MADISON STREET

EAST ARTHUR PLACE

29TH STREET EAST

# FLOOR TWO

SUITE 202	±729 SF Available Now
SUITE 203	±316 SF Available Now



EAST MADISON STREET

EAST ARTHUR PLACE

29TH STREET EAST





## PROJECT DETAILS

2811 E Madison offers an exciting location in Seattle's most highly desired and affluent neighborhoods, Madison Park, Madison Valley and Madrona. Boutique neighborhood office suites available include secure parking garage below and retail amenities on the street.

Located directly on East Madison Street and centered in the retail core of Madison Park, 2811 E Madison offers several neighborhood amenities, including the diverse mix of retail on the ground floor and located nearby. Retailers within a close proximity to 2811 E Madison include Kitchen & Market, Mildred + Gertrude, Cafe Flora, The Harvest Vine, Red Ticking, Nishino, Emry, The Refind, Belle Epicurean, Voila, and the future PCC development.

## AREA DEMOGRAPHICS

	5 min	10 min	15 min
Total Population	47,997	165,517	413,221
Daytime Population	46,047	264,556	570,328
Average HH Income	\$160,955	\$136,259	\$151,190
Median Age	37.9	35.3	36.3

# NEARBY AMENITIES

## RESTAURANTS

1. Nishino
2. Nick's On Madison
3. Belle Epicurean
4. Pagliacci Pizza
5. Cafe Flora
6. Hanuman Thai Cafe
7. Fainting Goat Creamery
8. Cagette
9. Jae's Asian Bistro
10. The Harvest Vine
11. Surrell

## RETAIL

1. Emry Boutique
2. Frenchy's Day Spa
3. The Refind
4. PCC (coming soon)
5. Madison Avenue Nail Spa
6. Sen Salon
7. Red Ticking
8. Mathnasium
9. Honey Skin Spa
10. Kitchen & Market
11. Mildred + Gertrude
12. All The Best Pet Care
13. Emerald City Fitness

## RECREATION

1. Washington Park Arboretum
2. Washington Park Playfields
3. Seattle Tennis Club
4. Miller Playfield
5. Lakeview Park
6. Denny Blaine Park





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NEWMARK

1420 Fifth Avenue

Suite 2600

Seattle, WA 98101

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