

eXit SPACE

NOD
THEATER

Pupper's Play & Stay
Dog Daycare & Boarding
www.puppersplayandstay.com

eXit SPACE

1621 12th Ave #100

Seattle WA 98122

Commercial Space For Lease

cannon
commercial

EXECUTIVE SUMMARY

Cannon Commercial is pleased to present an exceptional opportunity to lease a former theatre/dance space located in the bustling Capitol Hill neighborhood. Located at 1621 12th Ave #100, this prime ground-floor unit offers high visibility, strong foot traffic, and is surrounded by vibrant nightlife, retail, and residential density. Features 3,867 SF main theatre/studio space, 1,351 SF studio space, 463 SF office/meeting space, 1 dedicated restroom, and shared restroom.

Property Overview

Address:	1621 12th Ave #100 Seattle WA 98121
Lease Rate:	\$36.00/SF/YR + NNN
Expenses:	Approx. \$4.85/SF/YR
SF:	Approx. 5,682 SF
Zoning:	NC3P-75 (M)
Construction Class:	Masonry
Year Built:	1917
Eff. Year:	1970
Ceiling Height:	Approx. 14'

Walk Score
Walker's Paradise

100

Transit Score
Excellent Transit

84

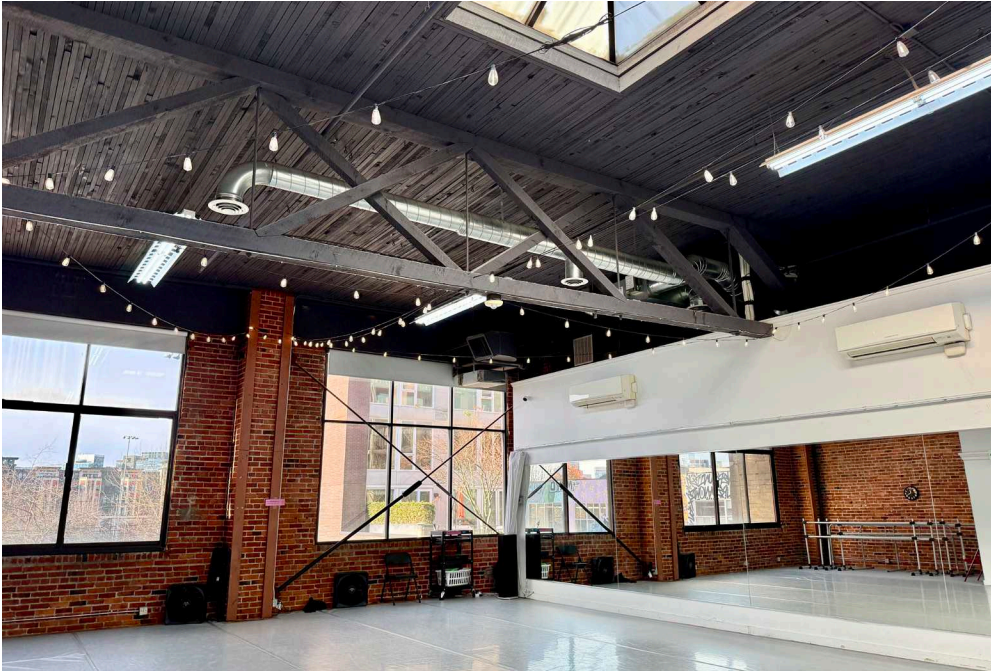
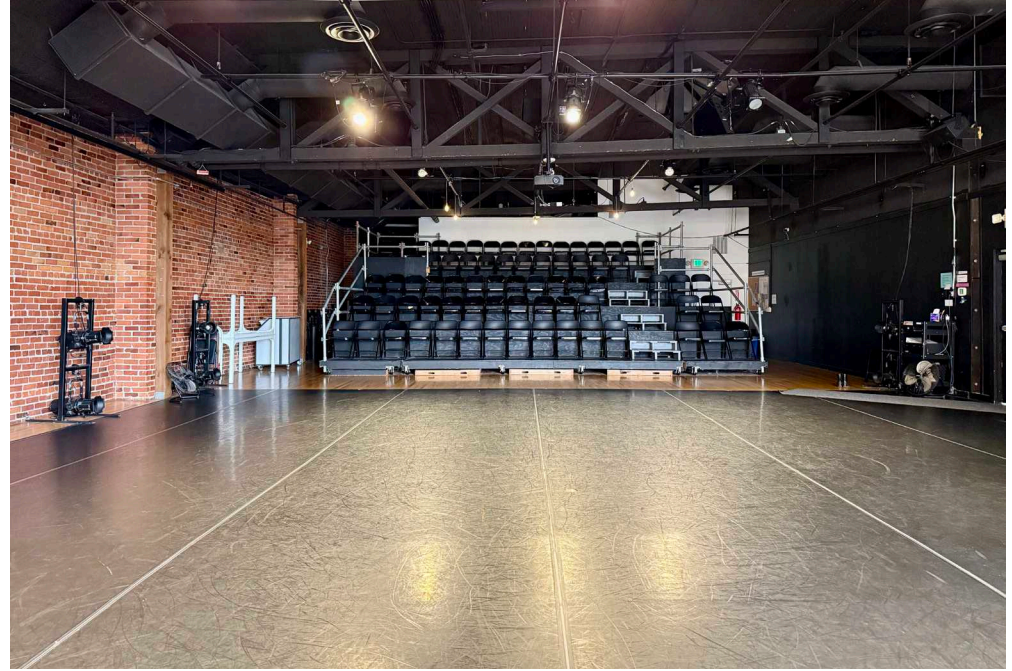
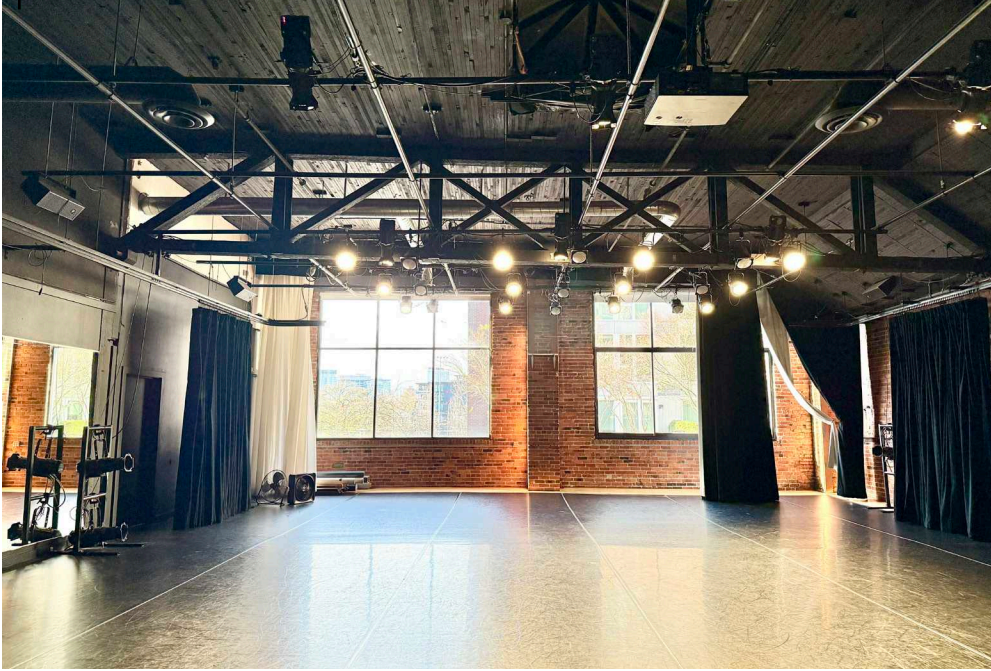
Bike Score
Very Bikeable

87

	1 Mile	3 Mile	5 Mile
Population	93,724	263,531	503,398
Households	56,277	143,941	249,183
Median HH Income	\$100,782	\$110,208	\$116,699
Daytime Employees	128,763	346,145	453,661



PHOTO GALLERY



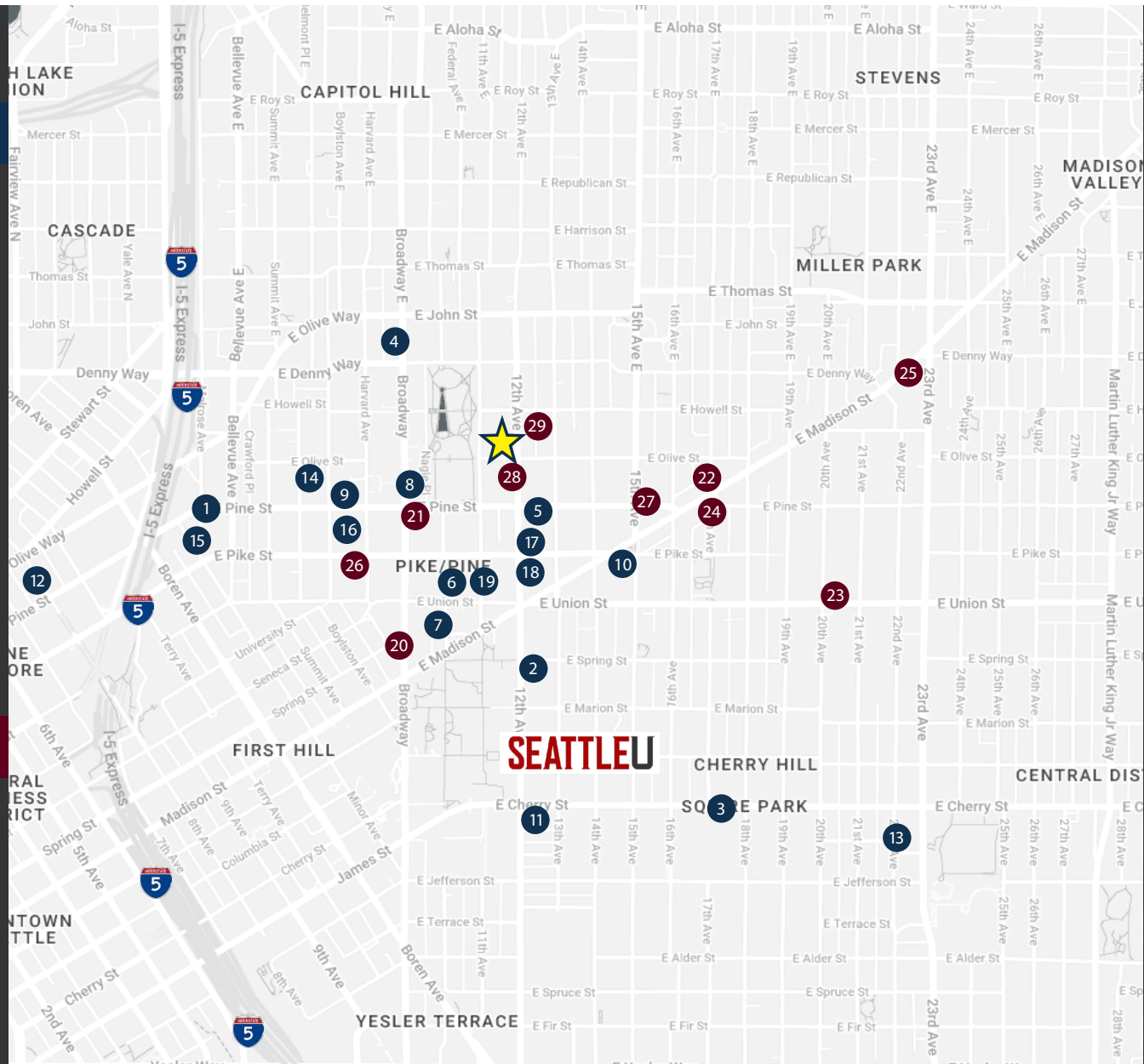
AMENITIES MAP

RESTAURANTS

- 1- Taylor Shellfish Oyster Bar
- 2- Rhein Haus
- 3- Starbucks
- 4- Dick's Drive-In
- 5- Momiji
- 6- Frankie & Joes
- 7- IHOP
- 8- Rock Box
- 9- Linda's Tavern
- 10- Skillet Diner
- 11- Ba Bar
- 12- Din Tai Fung
- 13- Ezell's Famous Chicken
- 14- Fogon Cocina
- 15- Starbuck's Reserve Roastery
- 16- Salt & Straw
- 17- Barrio Mexican Kitchen and Bar
- 18- Tavern Law
- 19- Bateau

RETAIL

- 20- Whole Foods Market
- 21- The Elliot Bay Book Company
- 22- Trader Joes
- 23- Chucks Hop Shop
- 24- Central Coop
- 25- Safeway
- 26- Harward Market
- 27- 7/11
- 28- Northwest Liquor & Wine
- 29- Momiji



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Exclusive Representation

Cannon Commercial Real Estate is the exclusive listing Brokerage. **Gloria Touch** is exclusively representing the Landlord of **1621 12th Ave #100 Seattle WA 98122**.

Property Tours

All property tours will be conducted exclusively by Listing Broker and by appointment only. To learn more about this property and to schedule private tour, please contact Listing Broker directly.

Exclusive Listing Broker

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