

**FOR LEASE**

**ORIGIN 206**

206 5TH AVE S, SEATTLE, WA 98104



**OFFERING SUMMARY**

Available SF:	1,550 SF
Lease Rate:	\$24 SF/yr (NNN)
Lot Size:	7,200 SF
Year Built:	2023
Building Size:	37,532 SF
Zoning:	IDR 45/125-270
Market:	Seattle
Submarket:	International District

**PROPERTY OVERVIEW**

12 MONTHS FREE RENT (Ask Broker for details). Brand new retail space in the heart of the growing and vibrant International District. This newly constructed property offers a versatile layout, and abundant natural light. With its spacious floor plan and sleek interior design, it's the perfect canvas for companies seeking a sophisticated and dynamic space. The location provides ample parking options, easy access to transportation, varied dining, and entertainment options.

**PROPERTY HIGHLIGHTS**

- 12 MONTHS FREE RENT (Ask Broker for details)
- Versatile layout for customizable retail or office space
- Abundant natural light throughout the space
- Abundant parking options in the immediate vicinity
- Convenient access to transportation options
- Space delivered in "Grey Shell" condition



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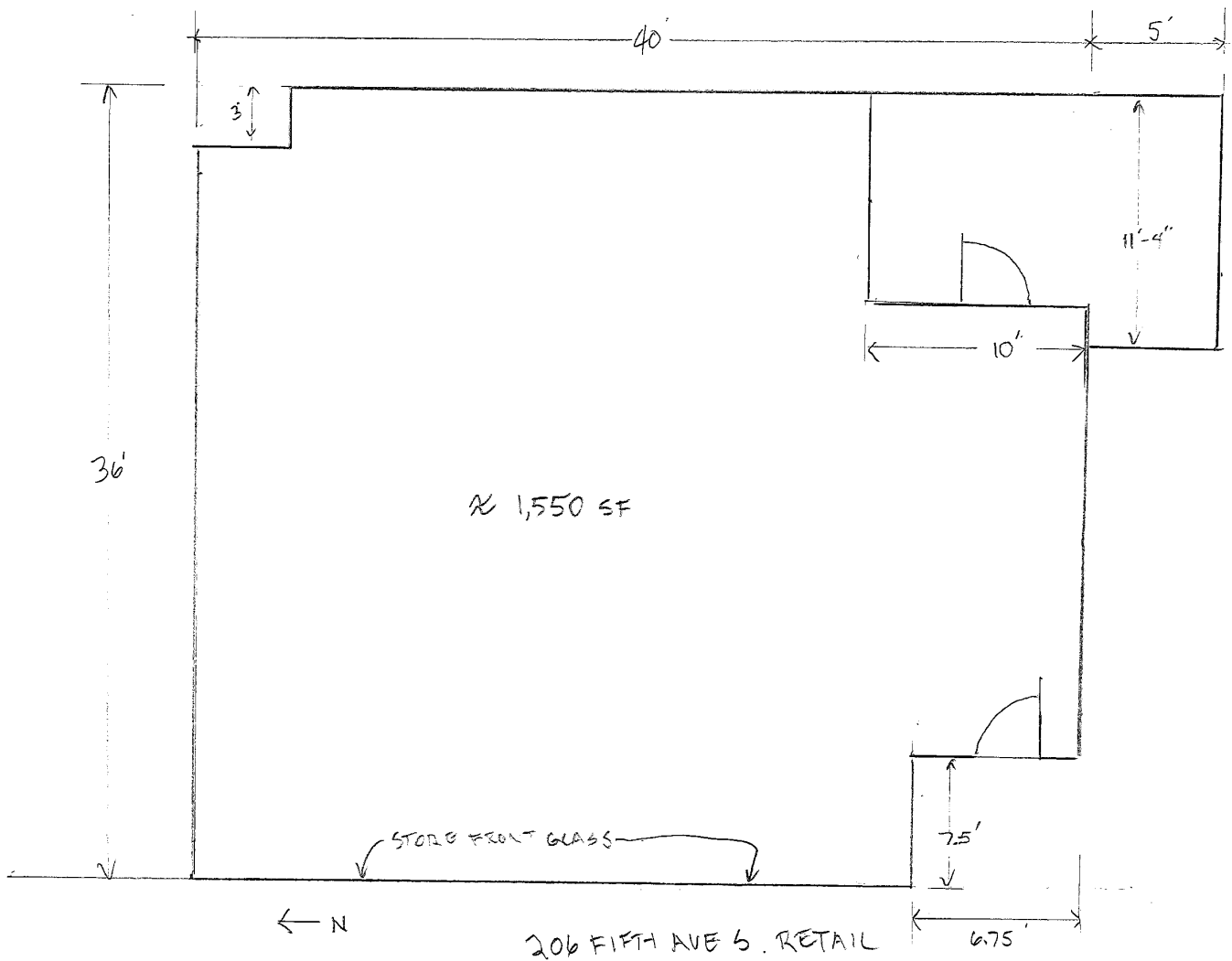
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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,550 SF	Lease Rate:	\$24 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Origin 206 Retail Space	Available	1,550 SF	NNN	\$24.00 SF/yr	12 MONTHS FREE RENT (Ask Broker for details) Open floorplan with large glass frontage. Ready for your design ideas.



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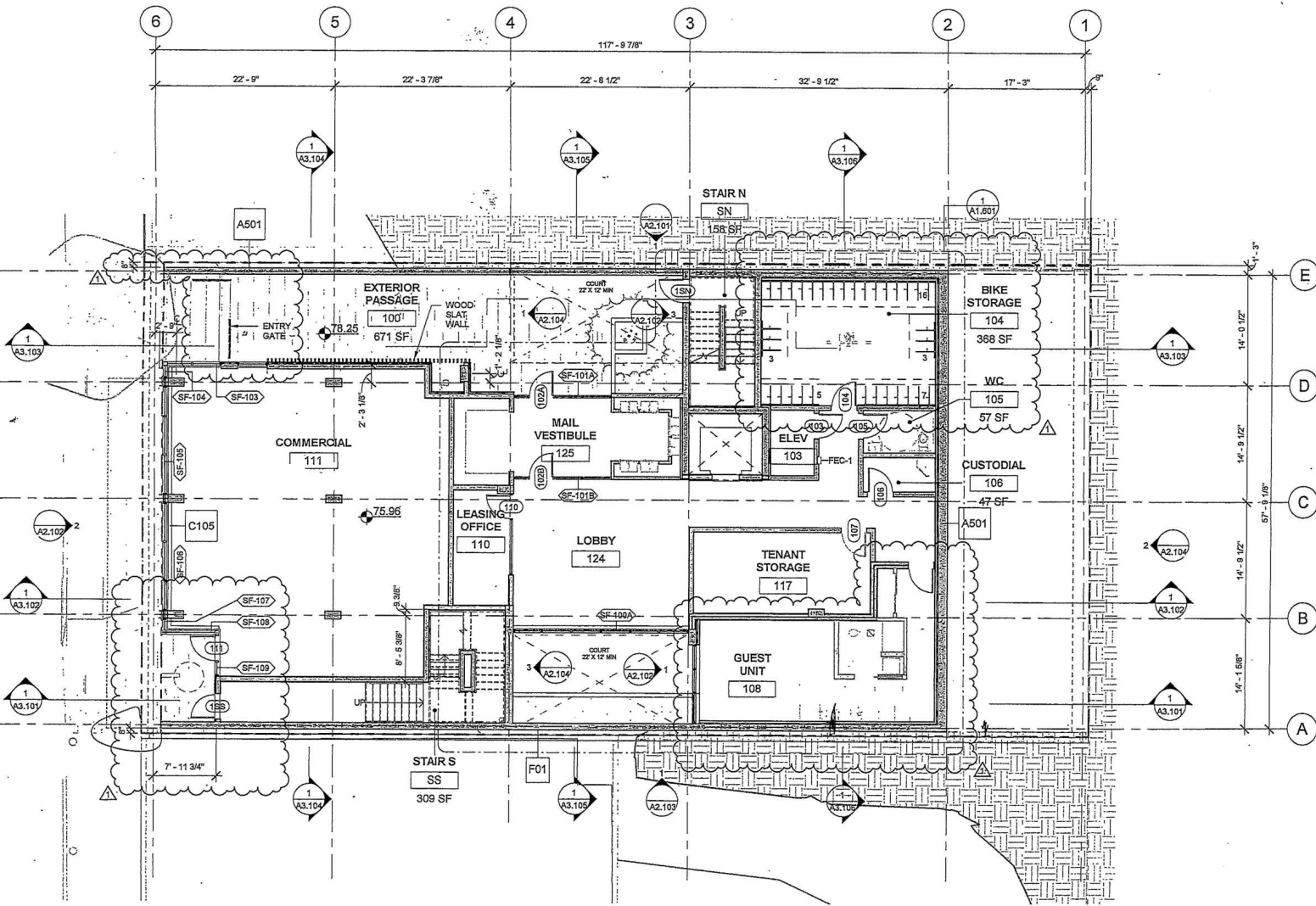
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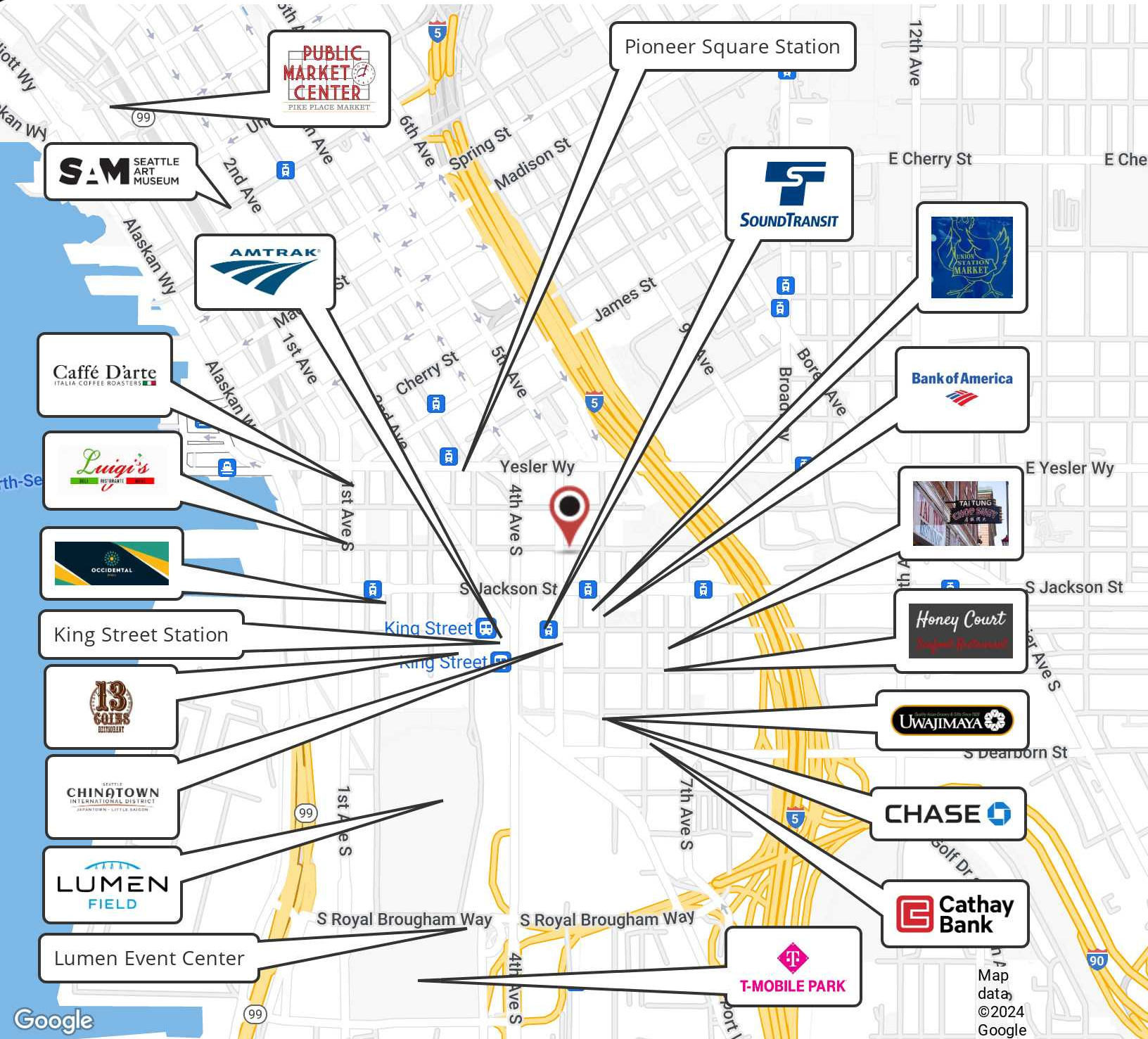
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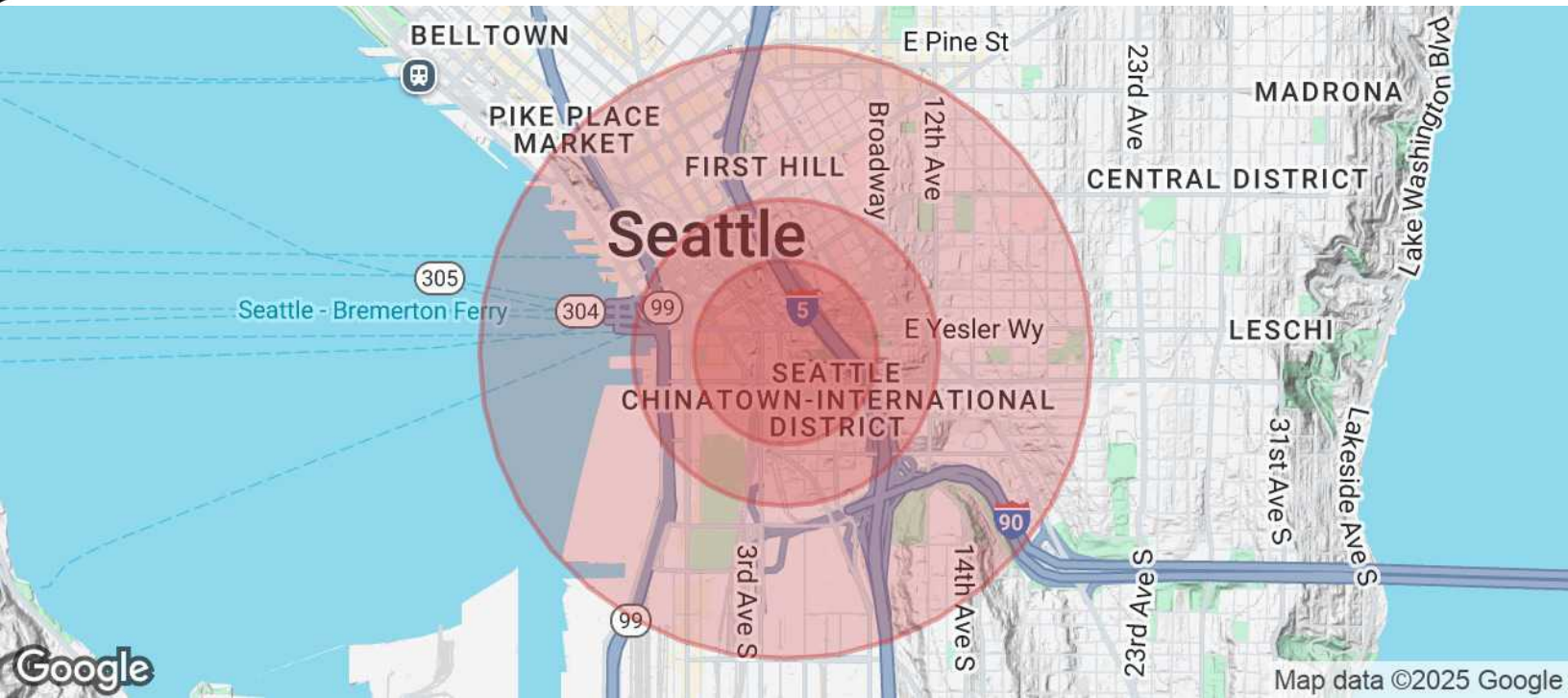


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	7,627	19,123	51,855
Average Age	46	43	40
Average Age (Male)	44	42	40
Average Age (Female)	49	44	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,140	10,880	28,948
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$83,808	\$103,056	\$124,432
Average House Value	\$920,459	\$937,127	\$1,025,839

Demographics data derived from AlphaMap



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