

# BOOKER BUILDING

CAPITOL HILL

1207 PINE ST · SEATTLE, WA



BOOKER BUILDING  
CAPITOL HILL



# The Vibe

**Capitol Hill** is one of the most densely populated districts in Seattle, and is home to some of Seattle's biggest events including the Pride Parade & Festival, Capitol Hill Block Party, and more. With numerous clubs, bars, restaurants, and nationally recognized retailers, the neighborhood is buzzing from day to night.

The community that calls Capitol Hill home is made up of young, educated, high-tech, and culturally adventurous residents. Visiting the area has never been easier - with the addition of the Capitol Hill Lightrail Station, it is a quick trip to go from the center of Capitol Hill to Downtown and the University District.

**\$146K**

AVERAGE HOUSEHOLD  
INCOME

**139K**

RESIDENTS

**99**

WALK SCORE



**66**

BIKE SCORE



**100**

TRANSIT SCORE



# In the thick of the action...



THE **BOOKER BUILDING** FEATURES PROMINENT VISIBILITY FROM ALL FLOORS OF THE NEW SEATTLE CONVENTION CENTER "SUMMIT" BUILDING. THE NEW ADDITION IS EXPECTED TO ATTRACT **\$200M IN ANNUAL ECONOMIC IMPACT AND 350,000 ATTENDEES PER YEAR.**

ADJACENT TO MELROSE MARKET AND STEPS FROM THE STARBUCKS ROASTERY THE PROJECT SITS IN THE CENTER OF SEATTLE'S CULINARY, ENTERTAINMENT AND NIGHTLIFE NEIGHBORHOOD: **CAPITOL HILL.**



# Local Hotspots & Events



## **The Seattle Convention Center - Summit**

is located just over 100 yards from the Booker Building. Seattle's downtown core, and the intersection of Seattle's Waterfront, Pike Place Market and Capitol Hill districts are located just beyond the Convention Center. The Summit has added 570,290 SF of total event space, 255,000 SF of exhibition space, and 58,000 SF ballroom space. The new addition is expected to attract \$200M in annual economic impact and 350,000 attendees per year.

**Capitol Hill Block Party** is one of Seattle's most exciting weekends of the year, and highlights local bars, restaurants and retailers alongside international and local artists, art shows, and community events. With 6 stages and over 50 featured musicians, the block party is a 3 day long annual festival of arts and culture, drawing 30,000 attendees.



## **Capitol Hill Pridefest**

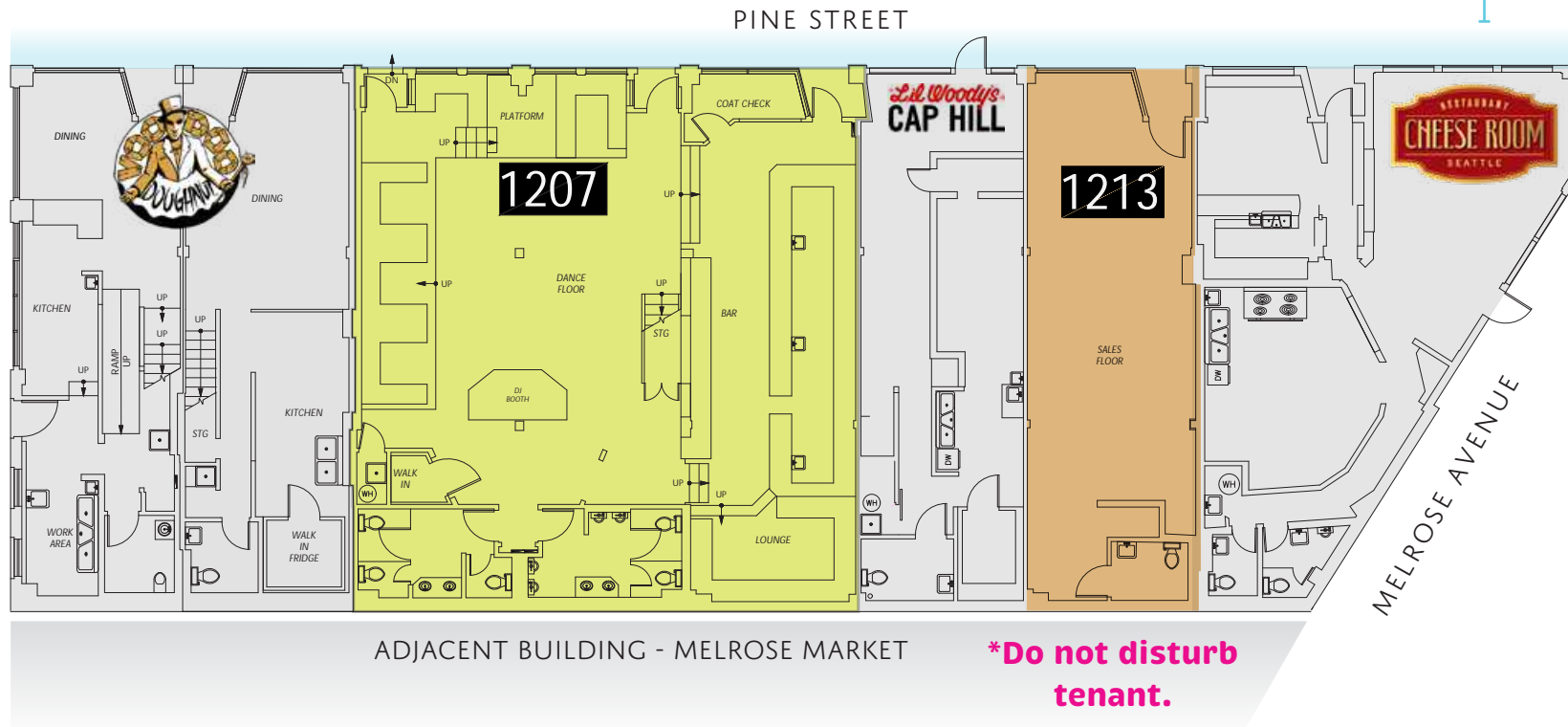
is one of Seattle's biggest events, following a month long celebration of gay rights and the LGBTQIA+ Community. Seattle has the 4th largest pride parade in the United States, with over 500,000 parade goers, and 200 participating groups. Volunteer Park is home to the Pride In The Park celebration, with performances, arts, culture, food booths, and vendors.

# Capitol Hill | MELROSE + PINE



# The Project

Landlord investing in storefront & landscaping improvements



## BOOKER BUILDING CAPITOL HILL

The **BOOKER BUILDING** is ideally positioned at the west end of the Pike-Pine neighborhood in one of the most sought after retail and restaurant corridors. The building is situated adjacent to Seattle's renowned **Melrose Market** - an indoor market featuring award-winning restauranteurs and retailers including Terra Plata, Taylor Shellfish and Glasswing - and across the street from an urban retail collection at Excelsior including Rapha, Aesop, Warby Parker and Marine Layer.

Co-tenants include Lil Woody's, The Cheese Room, The Plant Store, and Seattle's first Voodoo Doughnut.

**Suite 1207** ..... **3,195 SF**

Availability ..... Immediate

**Suite 1213** ..... **883 SF**

**\*Do not disturb tenant.**

Availability ..... Please Call

**RENT** ..... CALL FOR RATES

**NNN's** ..... \$14.75 PSF (EST.)

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