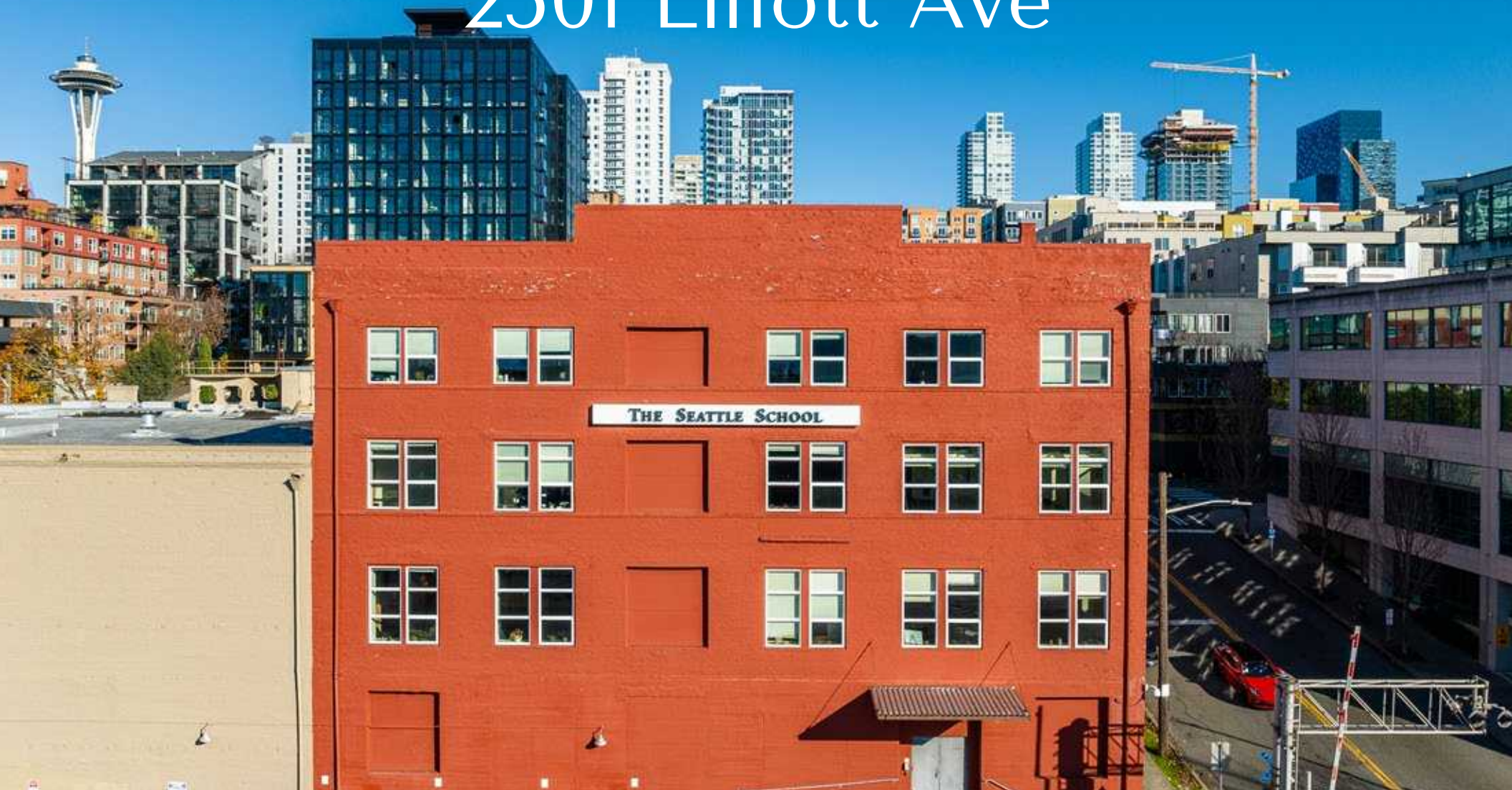


FOR LEASE | SEATTLE, WA

# SKYWAY BUILDING

## 2501 Elliott Ave



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**CENTURY  
PACIFIC**

# The Opportunity

Now available for the first time in nearly 20 years, 2501 Elliott Avenue offers a premier office-loft leasing opportunity with 29,922 SF of adaptable workspace designed to blend historic character with modern functionality. The premises (floors 2-4) feature unobstructed Elliott Bay views, efficient open floor plans with perimeter private offices, exposed beam ceilings, and abundant natural light. Originally renovated in 2006 for an educational user, the property has been thoughtfully upgraded with modern building systems while preserving its architectural integrity. Parking includes four dedicated on-site stalls, with an additional 23 spaces available across Elliott Avenue.

<b>Address</b>	2501 Elliott Avenue, Seattle
<b>Built</b>	1910; Fully-renovated to modern standards
<b>Construction</b>	Masonry
<b>Available Space</b>	29,922 SF
<b>Parking Space</b>	Four (4) Dedicated stalls on-site. An additional +/- 23 spaces can be made available on neighboring parcel.
<b>Available Date</b>	May 1, 2025
<b>Asking Rent</b>	\$15.00/RSF NNN
<b>Expenses (NNN)</b>	\$6.00/RSF (2025 est.)
<b>Use</b>	Office-Loft, Specialty (Education)
<b>Enhanced Commission</b>	\$2.00/RSF/Yr



# Building Highlights



## Timeless Character

Authentic architectural details, blending vintage charm with modern functionality.



## Distinctive Office Space

Soaring ceilings, exposed timber beams, excellent natural light.



## Programmatic Flexibility

Large open floors adaptable to a diverse range of applications



## Inspiring View Corridor

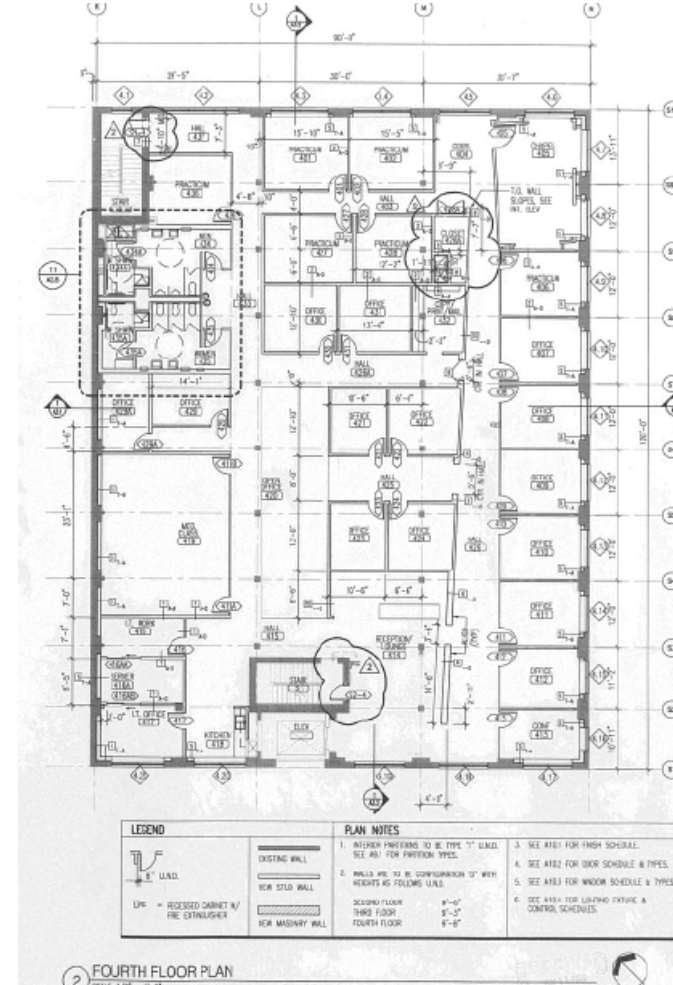
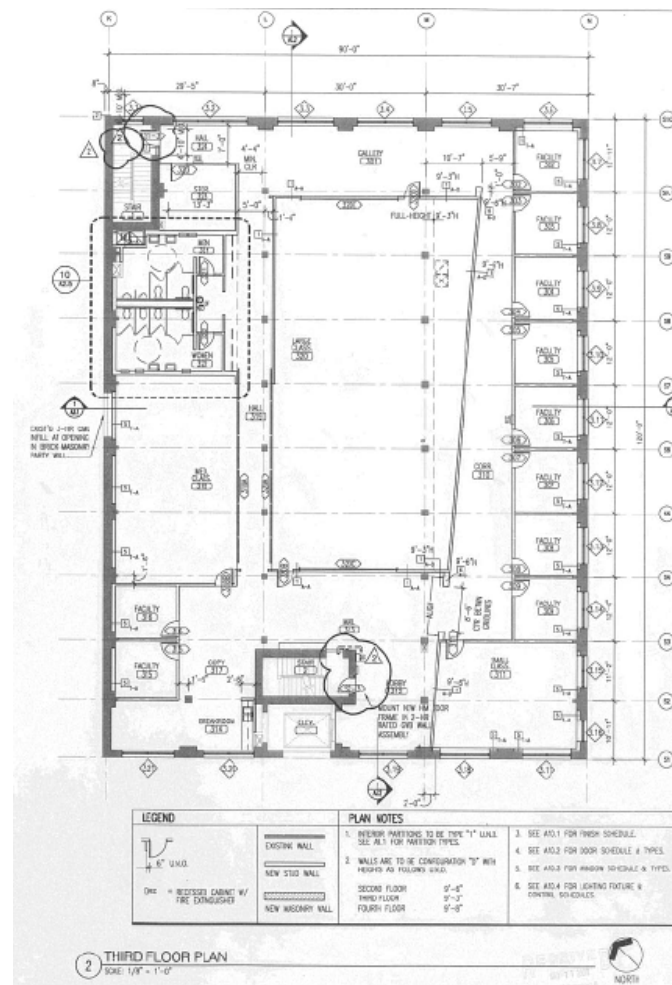
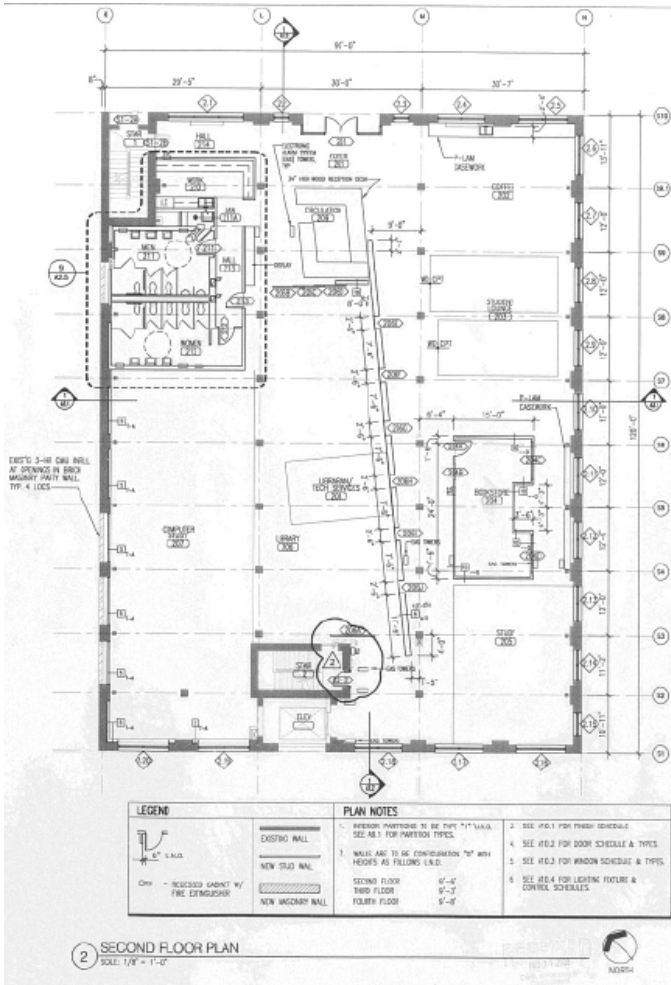
Sweeping sight lines to Puget Sound and the Olympic Mountains.



## Premier Location

Exceptional accessibility from I-5, SR-99, and the Central Business District.

# FLOOR PLANS



Space Available	Current Improvements
9,960 RSF	Large open floor plan with strong programmatic versatility. Ground floor, ADA accessible lobby with existing wet-bar

Space Available	Current Improvements
9,986 RSF	Includes 10 private offices, small and large conference rooms, large lecture hall with roll-up doors, kitchenette, mail room, and storage closet.

Space Available	Current Improvements
9,976 RSF	Heavy density providing 22 private offices, medium and large conference rooms, kitchenette, storage closets, server room, and copy/print room.

# IMAGES



# VICINITY MAP



### WALKER'S PARADISE (93)



Belltown neighborhood, shops and restaurants are easily accessible. Car not required for daily errands.

### RIDER'S PARADISE (97)



Transportation is world class. Minutes from ferry terminals, public transit and major highways.

### VERY BIKEABLE (85)



Dedicated bike lanes. Bike-sharing systems for easy access to bicycles.



# CENTURY PACIFIC

Over 35 Years of Client-Focused  
Commercial Real Estate Solutions

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# CenturyPacific, LLLP

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