

**BRODERICK**  
• GROUP •



**COLOR ONE**  
BUILDING

PIONEER SQUARE

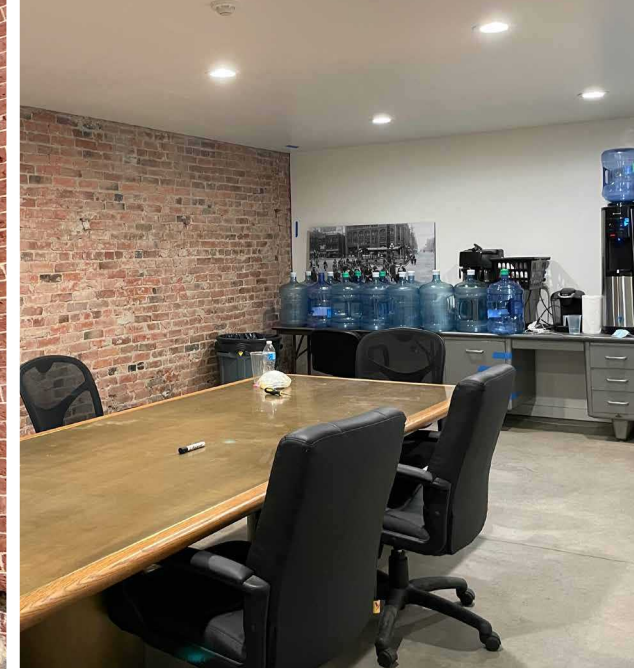
**YOUR SIGN HERE**

**FOR SALE OR LEASE**

**411 2ND AVE EXT S | SEATTLE, WA**



FOR SALE OR LEASE



# COLOR ONE BUILDING

411 2ND AVE EXT S | SEATTLE, WA

LEASE RATE  
**Inquire  
with Broker**

**6,440**  
SQUARE FEET

AVAILABLE  
**Now**

**BRODERICK**  
GROUP



FOR SALE OR LEASE

# COLOR ONE BUILDING

411 2ND AVE EXT S | SEATTLE, WA

## Property Details

**ADDRESS:**  
411 2nd Ave Ext S

**COUNTY TAX PARCEL:**  
524780-0580

**ASSESSED VALUE:**  
\$1,283,500.00

**LOCALITY:**  
King

**SIZE:**  
6,440 SF

**LOT SIZE:**  
6,534SF

**YEAR BUILT:**  
1900

**ZONING:**  
PSM 100/100-120

**CONSTRUCTION CLASS:**  
Masonry

**FLOORS:**  
1

**SPRINKLERS:**  
No

**HEATED SYSTEM:**  
Steam without boiler

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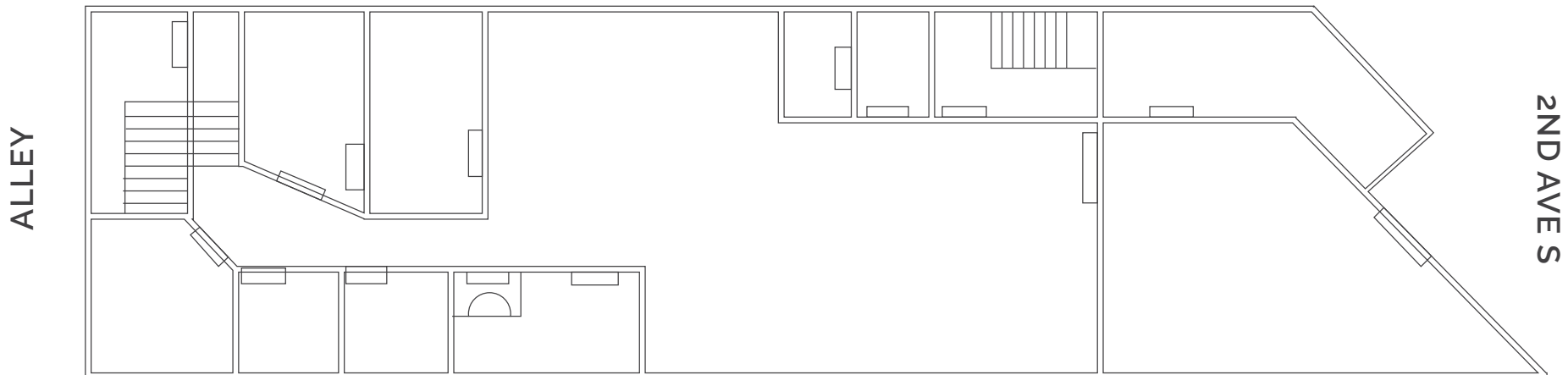
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## FLOOR 1

3,040 SF

Open space with street frontage and brick & beam finishes.

Rear of space built out with two restrooms, commercial sink, and office space.



LAUREN HALLGRIMSON | 206.948.4440 | hallgrimson@broderickgroup.com

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

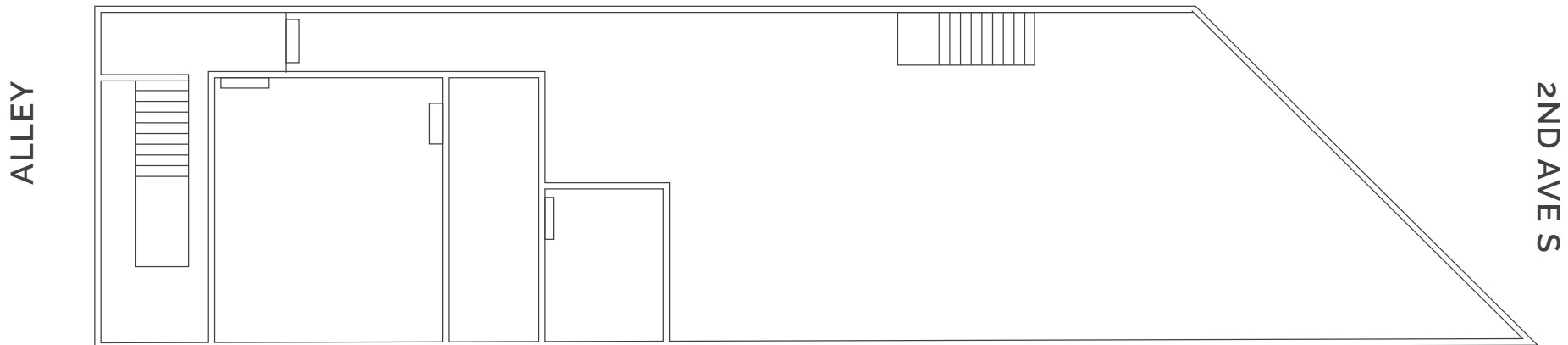
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## BASEMENT

3,400 SF



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## FOOD

- |                                |                                      |
|--------------------------------|--------------------------------------|
| 1. Matsu                       | 10. Luigi's Italian Eatery & Cantina |
| 2. 13 Coins Seattle            | 11. Mediterranean Mix                |
| 3. SuperKim Crab House         | 12. Cafe Paloma                      |
| 4. Salumi                      | 13. Evergreens                       |
| 5. Taylor Shellfish Oyster Bar | 14. NIRMAL'S                         |
| 6. General Porpoise            | 15. TAT'S Deli                       |
| 7. Darkalino's                 | 16. Rojo's Mexican Food              |
| 8. Fat Shack                   | 17. Tapas Angel                      |
| 9. Chicken Bento               | 18. 84 Yesler                        |

## COFFEE

- |                     |                  |
|---------------------|------------------|
| 1. Cone & Steiner   | 5. Lune Cafe     |
| 2. Zeitgeist Coffee | 6. Cherry Street |
| 3. Caffe Umbria     | 7. Coffee TAB    |
| 4. Saigon Drip Cafe | 8. Caffe Vita    |

## DRINKS

- |                                  |                              |
|----------------------------------|------------------------------|
| 1. Elysian Fields                | 9. Underbelly                |
| 2. Zephyr Bar                    | 10. Damn The Weather         |
| 3. Temple Billiards              | 11. Dead Line                |
| 4. Flatstick Pub                 | 12. Merchant's Cafe & Saloon |
| 5. Good Bar                      | 13. The Meyer                |
| 6. McCoy's Firehouse Bar & Grill | 14. Shawn O'Donnell's        |
| 7. Central Saloon                | 15. Collin's Pub             |
| 8. Bacovino Winery               | 16. Owl N' Thistle           |



# COLOR ONE BUILDING



LINK LIGHT RAIL



STREETCAR LINES

MULTI-USE TRAIL



SOUND TRANSIT STOP



SEATTLE FERRY TERMINAL

NEIGHBORHOOD GREENWAY



KING STREET STATION  
SOUNDER & AMTRAK

BIKE PATH

