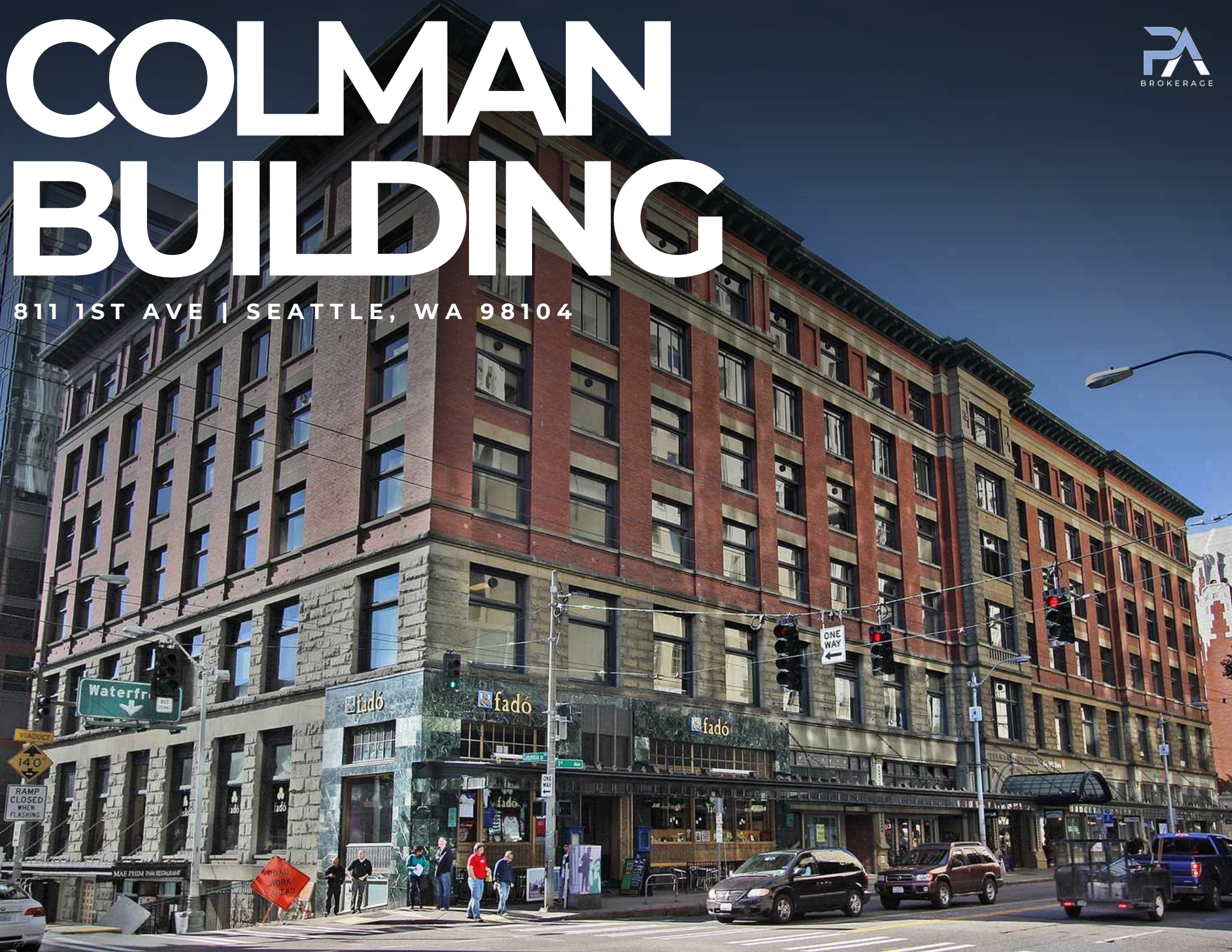


COLMAN BUILDING

811 1ST AVE | SEATTLE, WA 98104



811 1ST AVE SEATTLE, WA 98104



COLMAN BUILDING

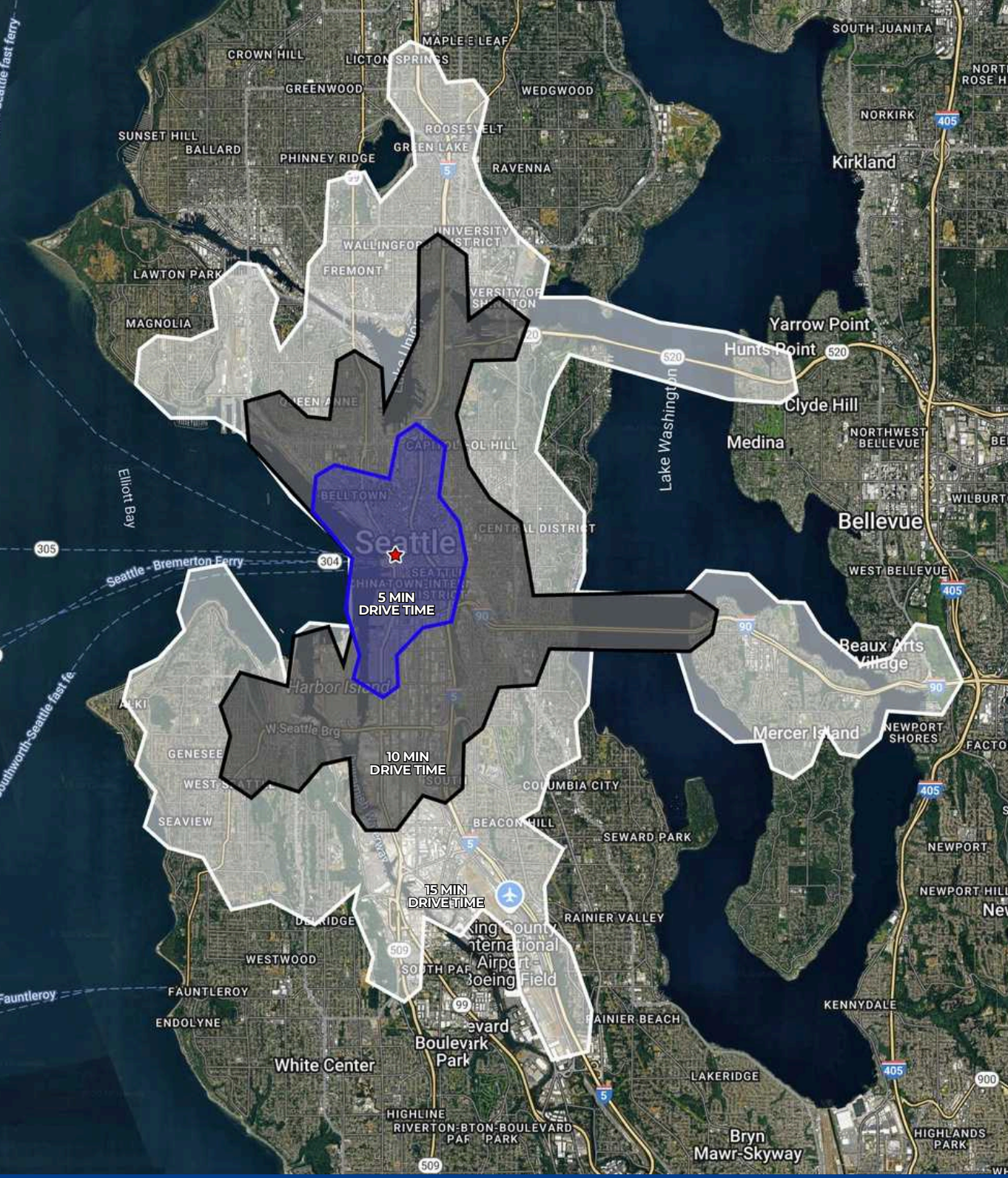
The Colman Building, located in the iconic Pioneer Square neighborhood, presents a unique retail opportunity within a historic landmark. Constructed between 1889 and 1906, this six-story, 143,922 SF building is listed on the National Register of Historic Places and holds City of Seattle landmark status.

Situated near the ferry terminal, Marion Street Pedestrian Bridge, and the revitalized Seattle Waterfront, the Colman Building offers prime street-level retail spaces.

With its rich history and strategic location, the Colman Building is an ideal setting for retailers seeking to be part of Seattle's vibrant downtown community.

AVAILABILITY

92C	818 SF	PENDING
94C	1,259 SF	
96C	987 SF	
801F	6,071 SF	PENDING
805	3,116 SF	PENDING
807	2,613 SF	PENDING
815	1,282 SF	
817	1,317 SF	
821	1,117 SF	
823F	1,218 SF	PENDING
91M	4,050 SF	PENDING



TOTAL POPULATION

91.7K | 210.4K | 442.4K

5 | 10 | 15 MIN DRIVE TIME

DAYTIME POPULATION

202.4K | 323K | 487.6K

5 | 10 | 15 MIN DRIVE TIME

TOTAL HOUSEHOLDS

58.5K | 122.4K | 227.3K

5 | 10 | 15 MIN DRIVE TIME

AVG. HOUSEHOLD INCOME

\$157K | \$169K | \$183K

5 | 10 | 15 MIN DRIVE TIME

TOTAL BUSINESSES

12.3K | 21.6K | 36.5K

5 | 10 | 15 MIN DRIVE TIME

TOTAL EMPLOYEES

176.9K | 269.5K | 372.4K

5 | 10 | 15 MIN DRIVE TIME

*2024 PROJECTIONS FOR 5-10-15 MIN DRIVE TIMES FROM SITE. COLLECTED VIA SITESUSA

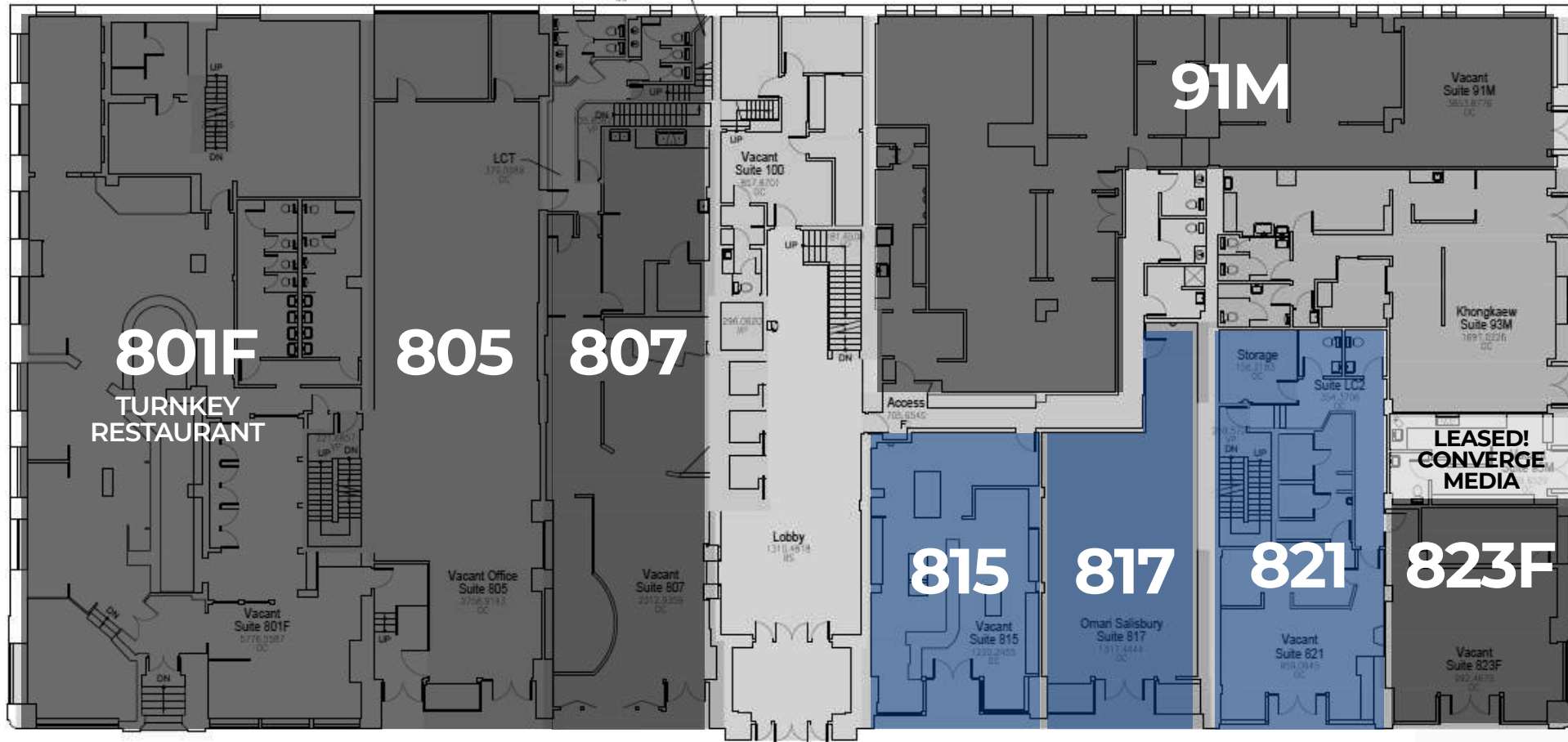


AVAILABLE SUITES

92C 818 SF
PENDING

94C 1,259 SF

96C 987 SF



AVAILABLE SUITES

801F 6,071 SF
PENDING *TURNKEY RESTAURANT

805 3,116 SF
PENDING

807 2,613 SF
PENDING

815 1,282 SF

817 1,317 SF

821 1,117 SF

823F 1,218 SF
PENDING

91M 4,050 SF
PENDING



PIONEER SQUARE NEIGHBORHOOD

- | | |
|------------------------------------|------------------------------|
| 1. Collins Pub | 14. Quality Athletics |
| 2. Damn the Weather | 15. Smith Tower Observatory |
| 3. Il Terrazzo Carmine | 16. Courtyard by Marriott |
| 4. McCoy's Firehouse Bar & Grill | 17. Fuji Sushi |
| 5. Tat's Deli | 18. Maneki Restaurant |
| 6. Ohsun | 19. 84 Yesler Seafood |
| 7. Cone & Steiner | 20. Central Saloon |
| 8. Stonington Gallery | 21. Embassy Suites by Hilton |
| 9. Foster/White Fallery | 22. LUMEN Field |
| 10. The Marble Room | 23. Shawn O'Donnell's |
| 11. Bill Speidels Underground Tour | 24. Uwajimaya Seattle |
| 12. Flatstick Pub | 25. Pioneer Square Pergola |
| 13. 13 Coins | |





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