

# OFFICE SPACE | FOR LEASE

**5,704 SF  
AVAILABLE**

## **2211 5th Avenue**

Unique 2nd floor office space for lease at 2211 5th Ave. The 2211 building is in the heart of Seattle's urban landscape, with unmatched convenience, vibrant community life, and a lively atmosphere. Second floor space with large windows that provide natural light, two conference rooms, tall ceilings and secured parking. Perfect for any business seeking to immerse themselves in the vibrancy and pulse of the city.





  
**99**  
 Walk Score  
 "Walker's Paradise"

  
**100**  
 Transit Score  
 "Rider's Paradise"

  
**83**  
 Bike Score  
 "Very Bikeable"

Within a mile of 2211 5th Ave, notable attractions include the Chihuly Garden and Glass, Pioneer Square, the Seattle Aquarium, the Woodland Park Zoo, the Museum of History & Industry, and the Ballard Locks. These diverse attractions enhance the area's appeal for businesses and visitors alike.

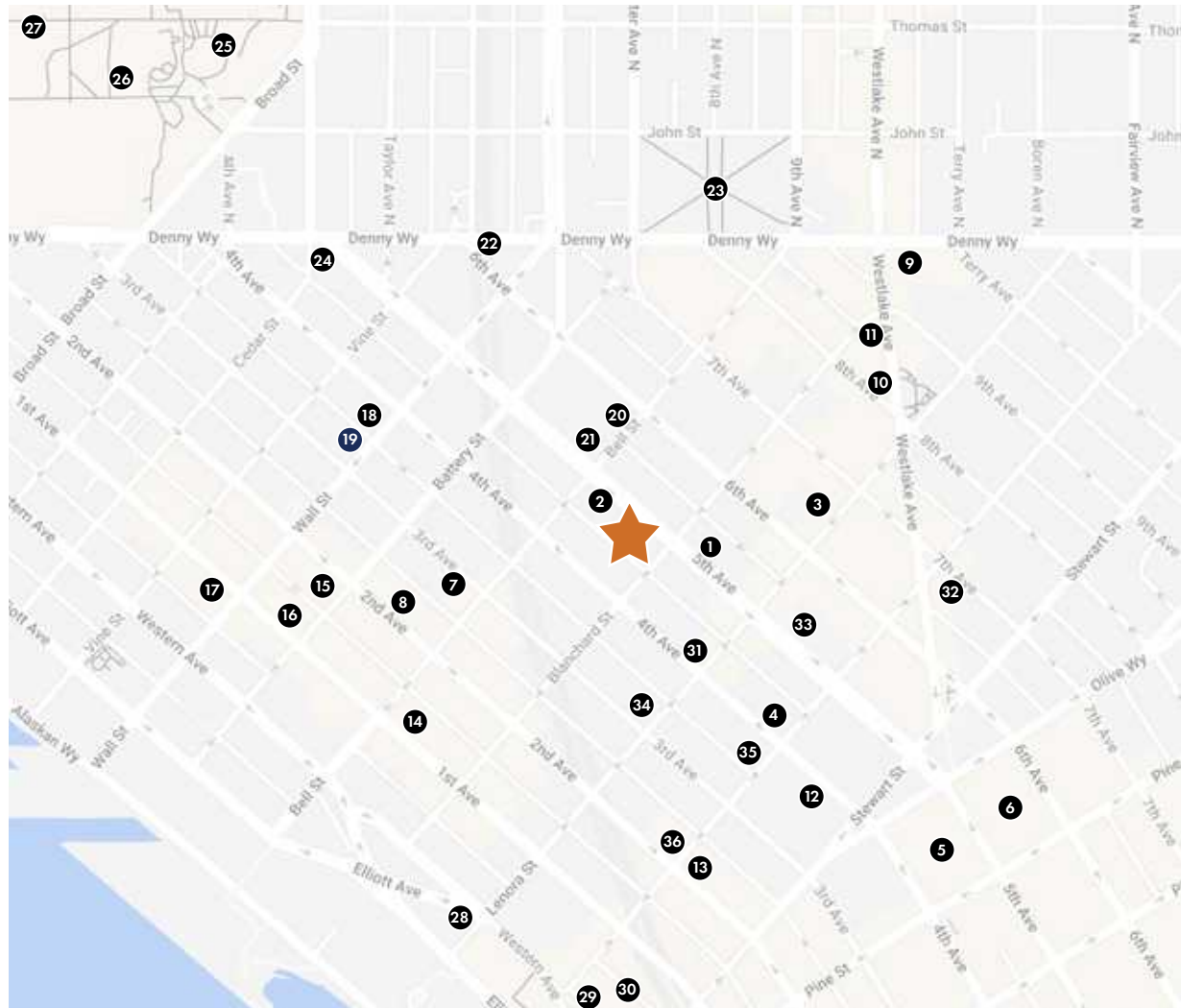
## DEMOGRAPHICS

	1-Mile:	2-Mile:	5-Mile:
AVERAGE HOUSEHOLD INCOME	\$135,127	\$131,473	\$139,358
TOTAL POPULATION	79,159	172,865	255,319



## NEIGHBORHOOD AMENITIES

1. Top Pot Doughnuts
2. Seattle Glassblowing Studio
3. The Spheres
4. Lola
5. Westlake Center
6. Nordstrom
7. Biscuit Bitch Belltown
8. ROCCO'S
9. Whole Foods Market
10. The Butcher's Table
11. Shake Shack
12. Ace Hardware
13. Moore Theatre
14. Umi Sake House
15. Shiro's Sushi
16. Macrina Bakery & Cafe
17. The Crocodile
18. Uptown Espresso
19. La Parisienne French Bakery
20. Fulcrum Café
21. Orangetheory Fitness
22. City University of Seattle
23. Denny Park
24. The 5 Point Cafe
25. Space Needle
26. Chihuly Garden and Glass
27. Climate Pledge Arena
28. World Market
29. Pike Place Market
30. The Pink Door
31. SIFF Cinema Downtown
32. Phocific Standard Time
33. FedEx Office
34. The Mailbox Seattle
35. Serious Pie
36. Shaker + Spear



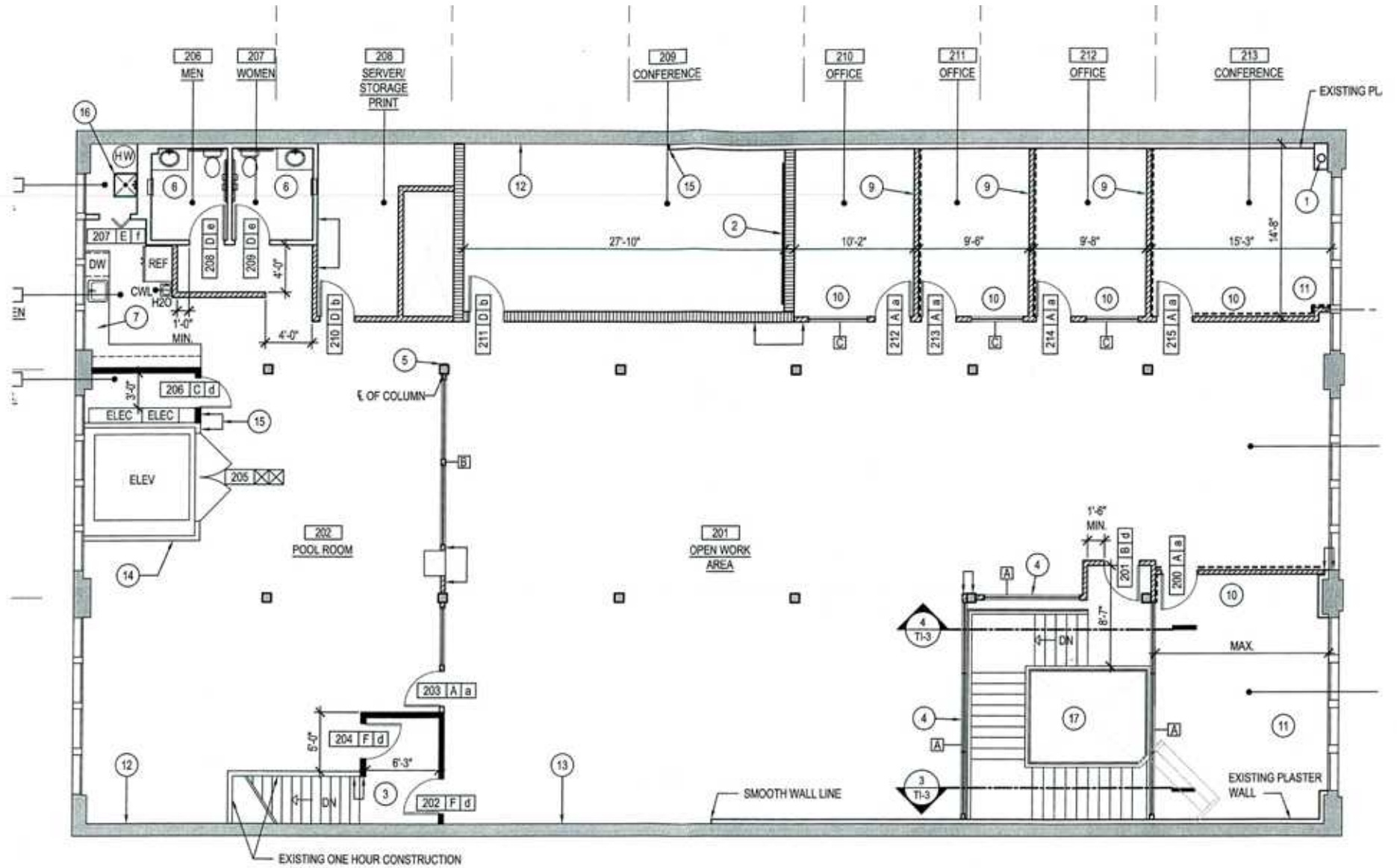
# PROPERTY HIGHLIGHTS / FACTS

- Built 1913
- 5,704 SF available
- 2nd floor walkup creative space with high ceilings
- Conference rooms built out with space for projector room
- Secure parking in the rear of the building - 4 spaces \$150 each paid monthly
- Operable windows for open air environment
- Mix of open area and private offices
- CrossFit Felix in the building
- Bell Street Park around the corner
- Ample parking along 5th Ave for visitors and customers



5,704 SF

# FLOOR PLAN



2211 5th Avenue

OFFICE SPACE FOR LEASE

5,704 SF  
AVAILABLE



WCCR

West Coast Commercial Realty

(206) 283-5212

www.wccommercialrealty.com

Tiffini Connell

tiffini@wccommercialrealty.com

Riley Gill

rileyg@wccommercialrealty.com

CBA CISC CoStar POWERBROKER

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC