

811 1ST AVE SEATTLE, WA 98104



COLMAN BUILDING

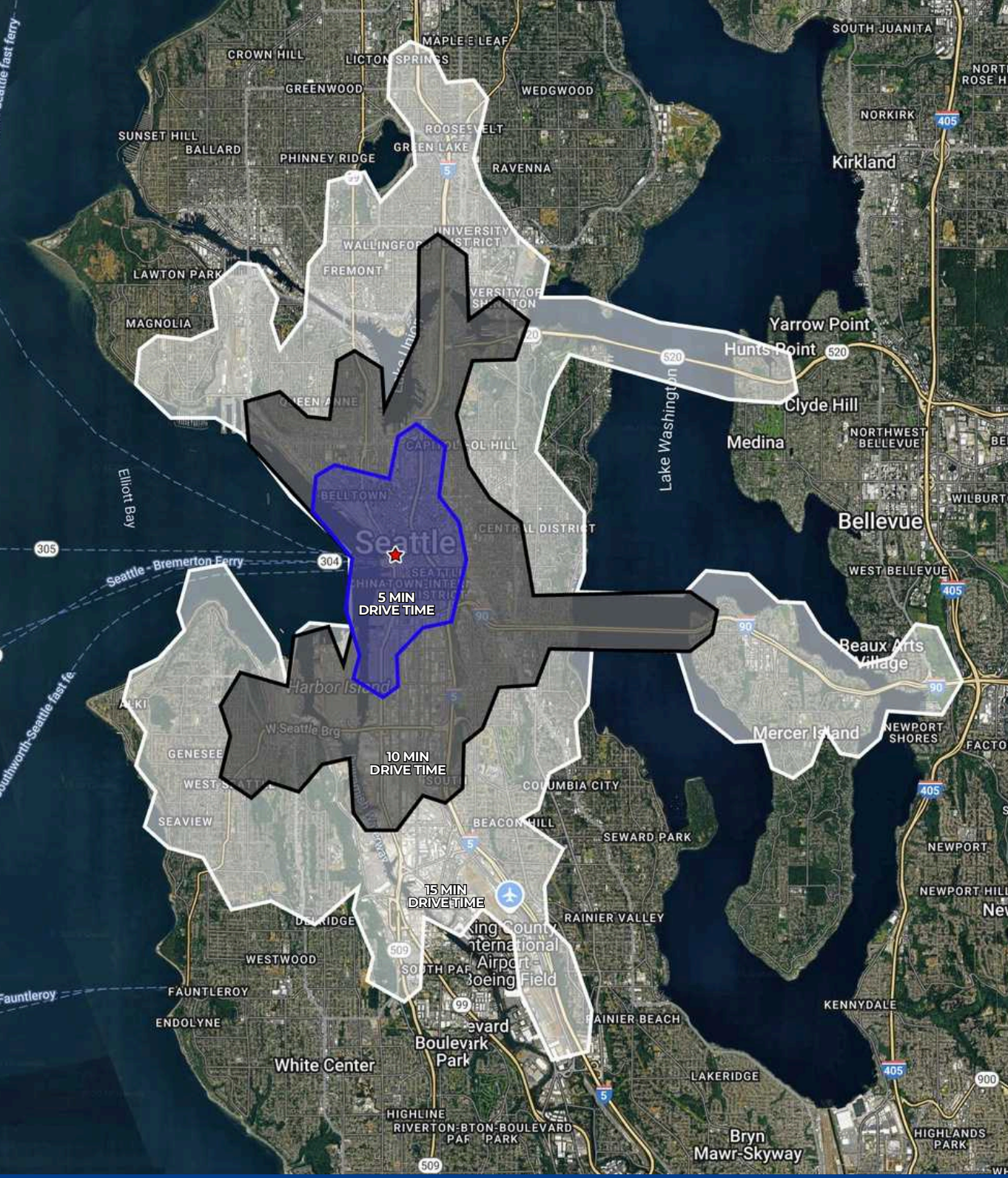
The Colman Building, located in the iconic Pioneer Square neighborhood, presents a unique retail opportunity within a historic landmark. Constructed between 1889 and 1906, this six-story, 143,922 SF building is listed on the National Register of Historic Places and holds City of Seattle landmark status.

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	
94C	LEASED	SPECIALTY RETAIL
96C	987 SF	PENDING
91M	LEASED	CONVERGE MEDIA
92M	LEASED	FERRY NOODLES
801F	6,071 SF	PENDING
805	3,116 SF	PENDING
807	2,613 SF	
815	1,282 SF	
817	1,317 SF	
821	1,117 SF	
823F	1,218 SF	PENDING
95M	399 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

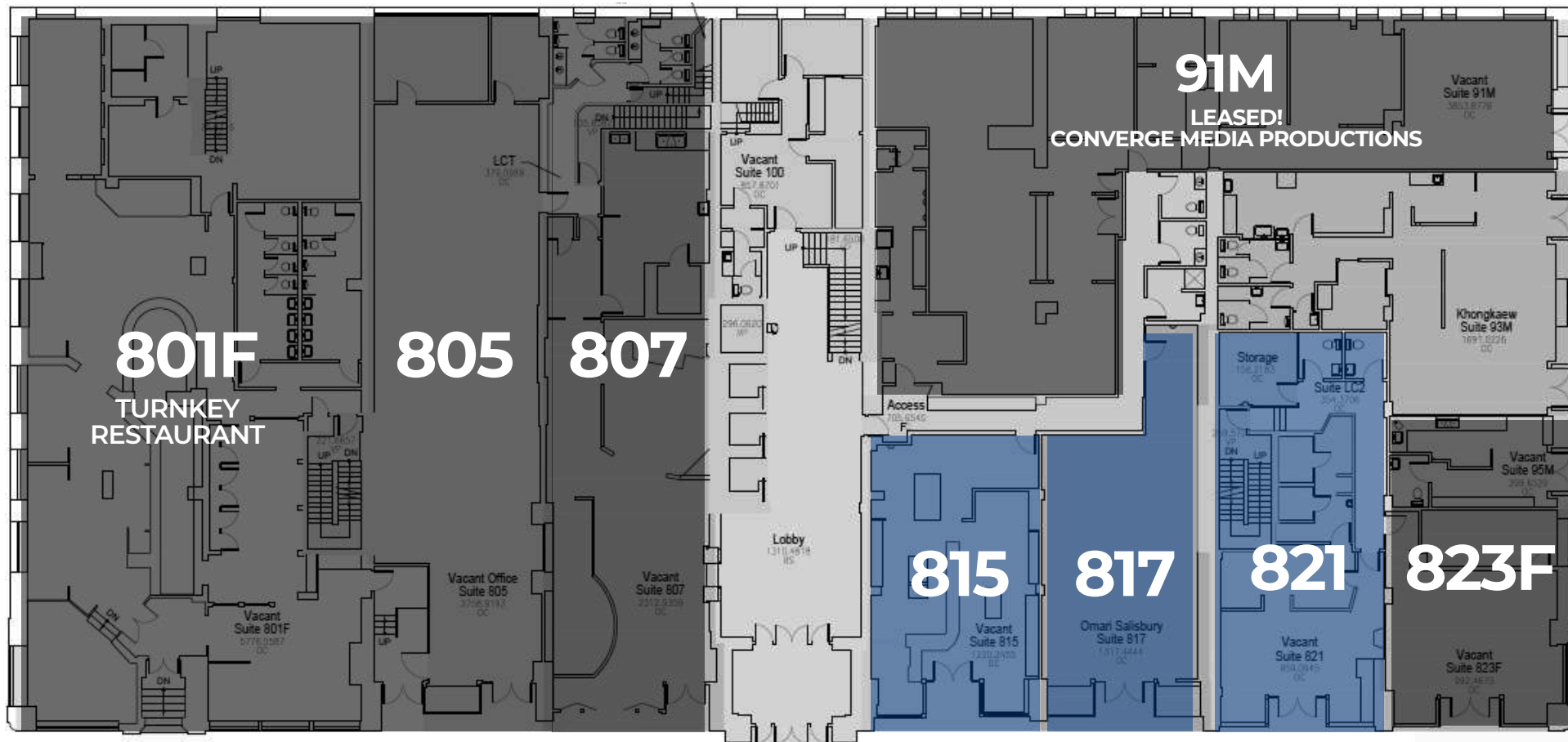
*2024 PROJECTIONS FOR 5-10-15 MIN DRIVE TIMES FROM SITE. COLLECTED VIA SITESUSA



AVAILABLE SUITES

92C 818 SF

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

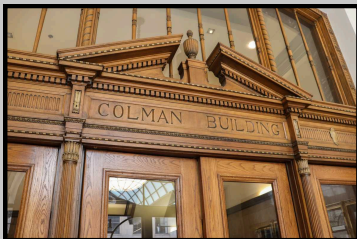
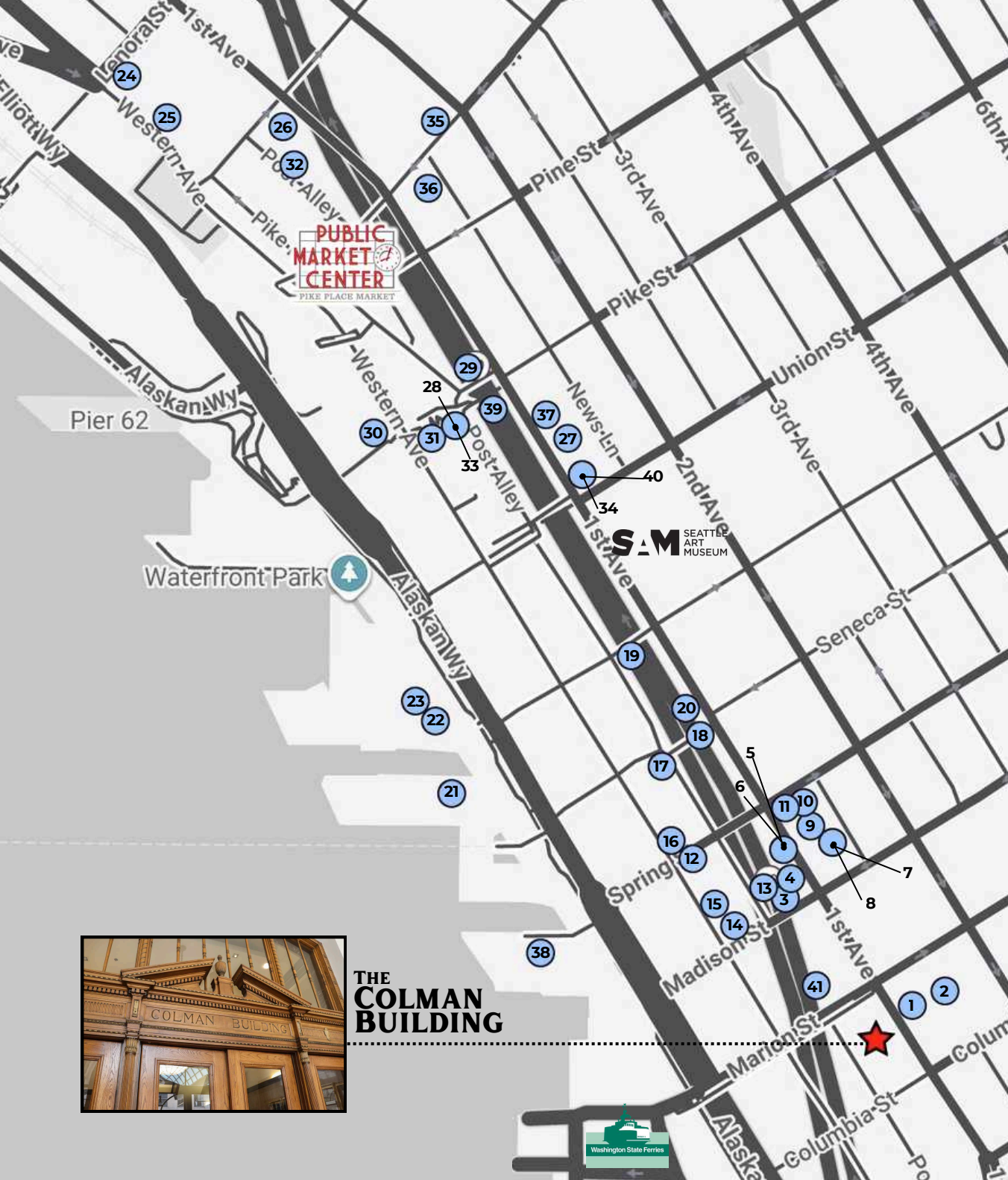
823F 1,218 SF
PENDING

91M 4,050 SF
PENDING

DOWNTOWN SEATTLE NEARBY RETAIL & RESTAURANTS

1. Cafe Hitchcock
2. Salon Republic
3. Storyville Coffee
4. Michael Birawer Gallery
5. Royal Sonesta Alexis Hotel
6. Bookstore Bar
7. Allwater Seafood and Oyster bar
8. Hotel 1000
9. Sensa Salon
10. We-work
11. Watson Kennedy
12. Skalka
13. Cicada Bridal
14. Seva Furniture
15. The Finerie Clothing store
16. Okinawa Teriyaki
17. Post Alley Pizza
18. 028 Barber shop
19. Von's 1000Spirits
20. Reuben's Brews
21. Elliott's Oyster House
22. Fisherman's Restaurant & Bar
23. The Crab Pot
24. Cutters Crabhouse
25. Etta's Seafood
26. Le Pichet
27. Blarney Stone Pub
28. Pike Place Market
29. Storyville Coffee
30. Market Grill
31. Place Pigalle
32. Pike Place Chinese Cuisine
33. Osara Commissary
34. Orange Dracula
35. Ludi's Restaurant & Lounge
36. MochiThings
37. The Showbox
38. Great State Burger
39. DeLaurenti Food & Wine
40. Japonessa
41. Henry M Jackson Federal Building

& MORE!



**THE
COLMAN
BUILDING**





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