

FOR LEASE  
BUILT-OUT SALON

INSIGNIA

2317 6th Avenue, Seattle, WA 98121



For more information please contact:

LAURA MILLER

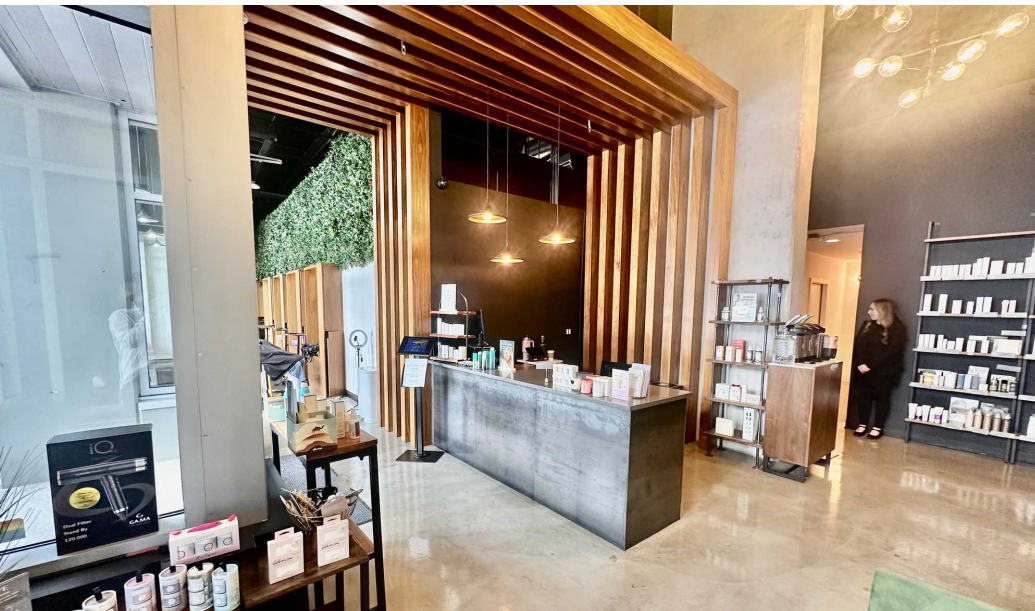
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## BUILT-OUT SALON



### HIGHLIGHTS

- Prime opportunity to lease a fully built-out salon space in the vibrant South Lake Union neighborhood with excellent visibility and consistent foot traffic
- Located at the base of Insignia, a premier condominium community comprised of 700 luxury residences and approx. 25,000 SF of ground floor retail
- Directly across the street from The Seattle House, a new mixed-use development with 1,131 high end apartment homes + 10,000 SF of retail
- Luxe turnkey design features quality finishes, high ceilings, polished concrete floors, custom lighting and woodwork, and large storefront windows
- Functional layout consists of reception area with retail display, 6 stations, 3 treatment rooms, 3 shampoo bowls, washer/dryer, 2 restrooms, HVAC
- 2,223 SF street-level plus 438 SF mezzanine
- Two (2) employee parking stalls in secure Building Garage: \$225/mo/stall
- Join a dynamic mix of retail co-tenants including Sushi by Scratch, Fulcrum Coffee, Maiz, Orangetheory Fitness, US Bank, Doce Donuts, Metropolitan Deli, and Belltown Modern Dentistry
- Available October 2026
- Long term lease available: Rental Rate \$33/SF plus 2026 NNN \$19.43 (no rent charged on mezzanine) = \$9,713/mo



100

TRANSIT SCORE



97

WALK SCORE



84

BIKE SCORE



187,799

TOTAL POPULATION



112,998

TOTAL HOUSEHOLDS



\$116,971

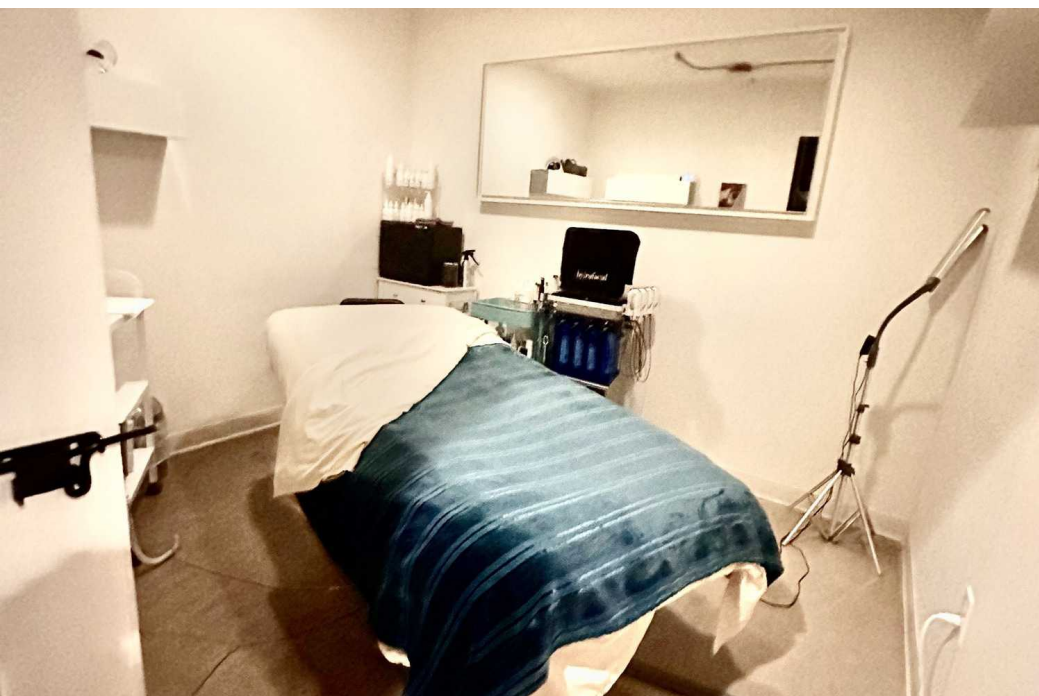
MEDIAN INCOME

\* Estimated 2025 Demographics based on a 2-mile radius (CoStar)

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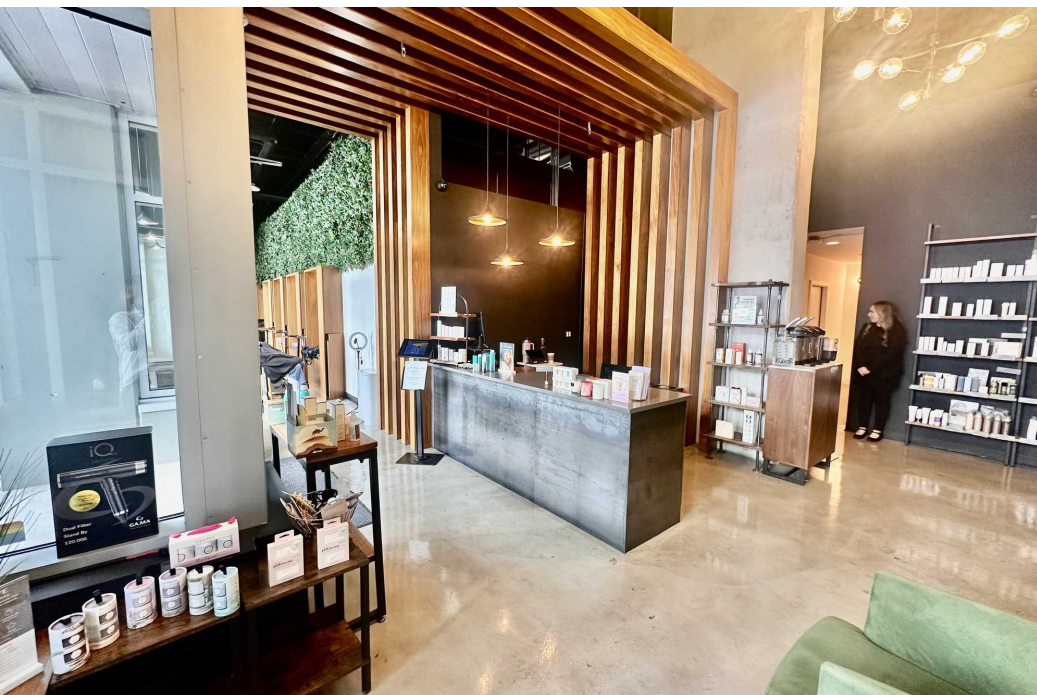
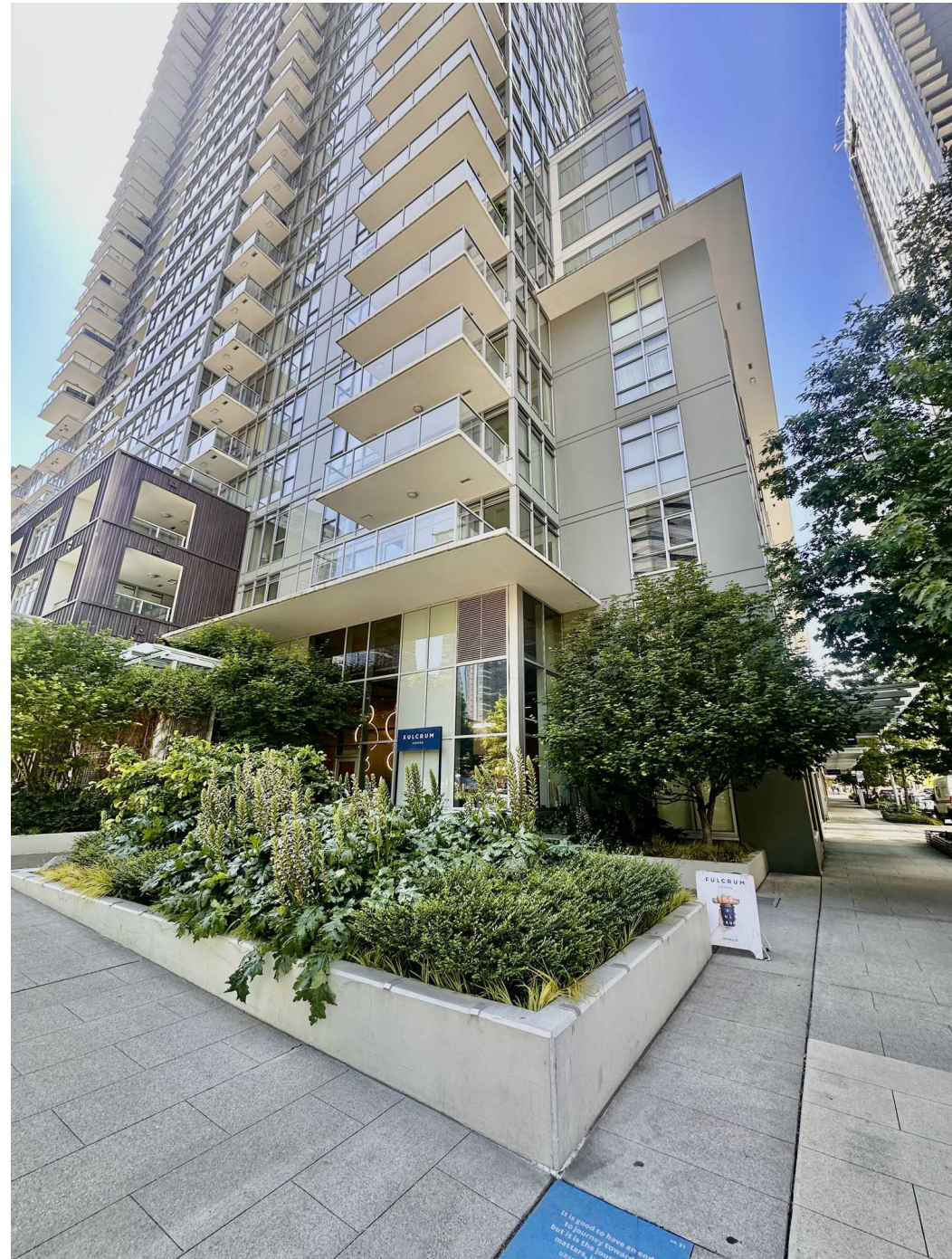
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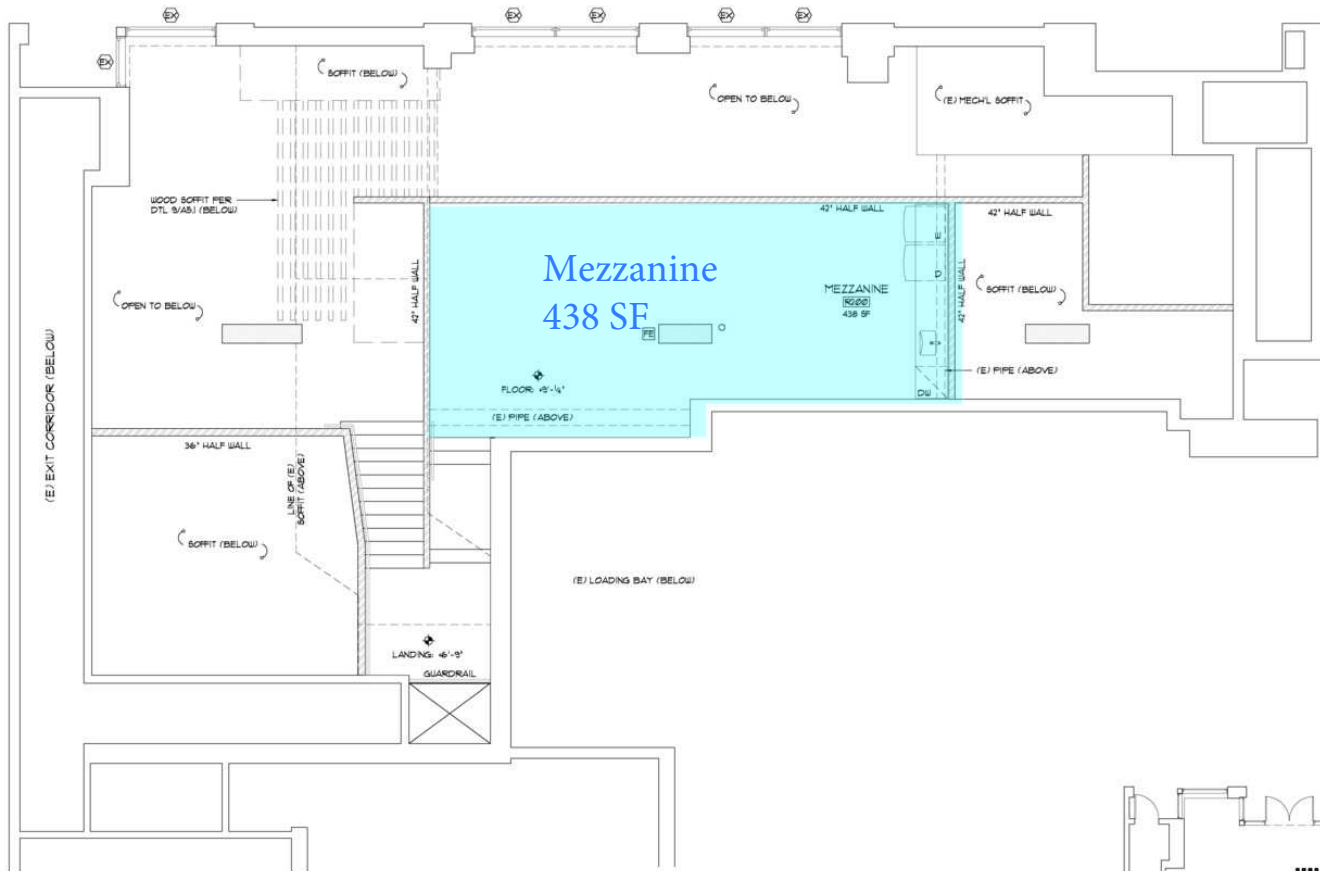
# BUILT-OUT SALON





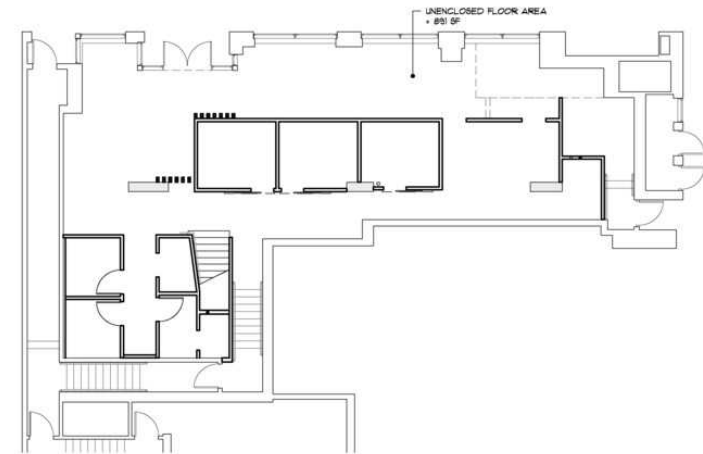
BUILT-OUT SALON

6th Avenue



LEGEND	
<b>WALL TYPES</b>	
	NEW FRAMED WALL
	NEW PARTIAL HEIGHT FRAMED WALL
	(E) FRAMED WALL
	(E) CONCRETE WALL
<b>SYMBOLS</b>	
	FIRE EXTINGUISHER
	WINDOW/RELITE TAG
	DOOR TAG
	SPOT ELEVATION
	SERVICE SINK

1  
A22 PROPOSED MEZZANINE FLOOR PLAN SCALE: 1/4" = 1'-0" GROSS FLOOR AREA: 438 SF



2  
A22 MEZZANINE AREA DIAGRAM SCALE: 1/2" = 1'-0"

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# BUILT-OUT SALON



Turnkey Salon for Lease  
2317 6th Avenue

City University of Seattle

- Insignia Condominiums
- Fulcrum Coffee
- Sushi by Scratch
- Maiz
- Doce Donuts
- Orangetheory Fitness
- US Bank
- Metropolitan Deli + Cafe
- Belltown Modern Dentistry

CorePower Yoga

The Seattle House  
1,131 Residences

The Amazon Spheres

- Via6
- The Victor Tavern
- Solidcore
- Rudy's Barbershop
- Rubenstein Bagels
- Mello Fellos Bike Shop