# Garden House

2336 15th Avenue South,
Seattle, WA 98144

## Historic Beacon Hill Landmark Awaiting Its Next Chapter

WCCR | West Coast Commercial Realty

Blake Taylor

Historic Seattle

Built in 1886 and lovingly preserved by Historic Seattle, The Garden House offers versatile interior space sitting on a sprawling, park-like triple lot. Featuring high ceilings, soaring windows, and rich architectural details, this landmark property is uniquely positioned to serve as a vibrant anchor for community-focused businesses and organizations.

**Total Footprint:** 5,382 SF historic two-and-a-half-story building situated on a sprawling 18,000 SF triple lot.

**The Main Floor:** An expansive, light-filled interior featuring soaring ceilings, pristine hardwood floors, elegant finishes, and striking architectural built-ins.

**The Grounds:** Seattle Parks and Recreation easement permanently protects the public green space. Luscious park-like lawn surrounded by mature trees, blooming garden borders, and a touch of historic charm. Perfect for seamless indoor/outdoor event flow. Twelve on-site parking stalls and close proximity to King County Metro Route 36 and Route 60

*Tenant may reserve portions of the garden for private events and temporarily limit public access. Private events limited to 8 hours per day, up to 15 days per month (including no more than 4 weekend or holiday days), and the entire garden may only be closed to the public up to 8 days per month.*

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# Ideal Approved & Visionary Uses

## Premium Event Venue & Cultural Center

The property is already a beloved site for intimate gatherings, pairing a grand indoor floor plan with an exquisite indoor-to-outdoor flow.

Capacity: 78

Assets: Massive bay windows, dimmable architectural lighting, solid hardwood floors, and a dedicated kitchen perfect for food prep and catering.

## Boutique Childcare, Preschool, or Learning Academy

With a massive shortage of neighborhood childcare options, the Garden House is a dream setup for early childhood education or an arts-focused preschool.

The Outdoor Advantage: The sprawling, flat, enclosed grass lawn provides an unmatched, secure outdoor area nestled in nature—a massive selling point for modern parents.

The Interior Layout: Airy, light-filled rooms easily transition into distinct classrooms, reading nooks, and low-stimulus nap zones.

## Professional Office Space, Non-Profit Hub & Community Organization

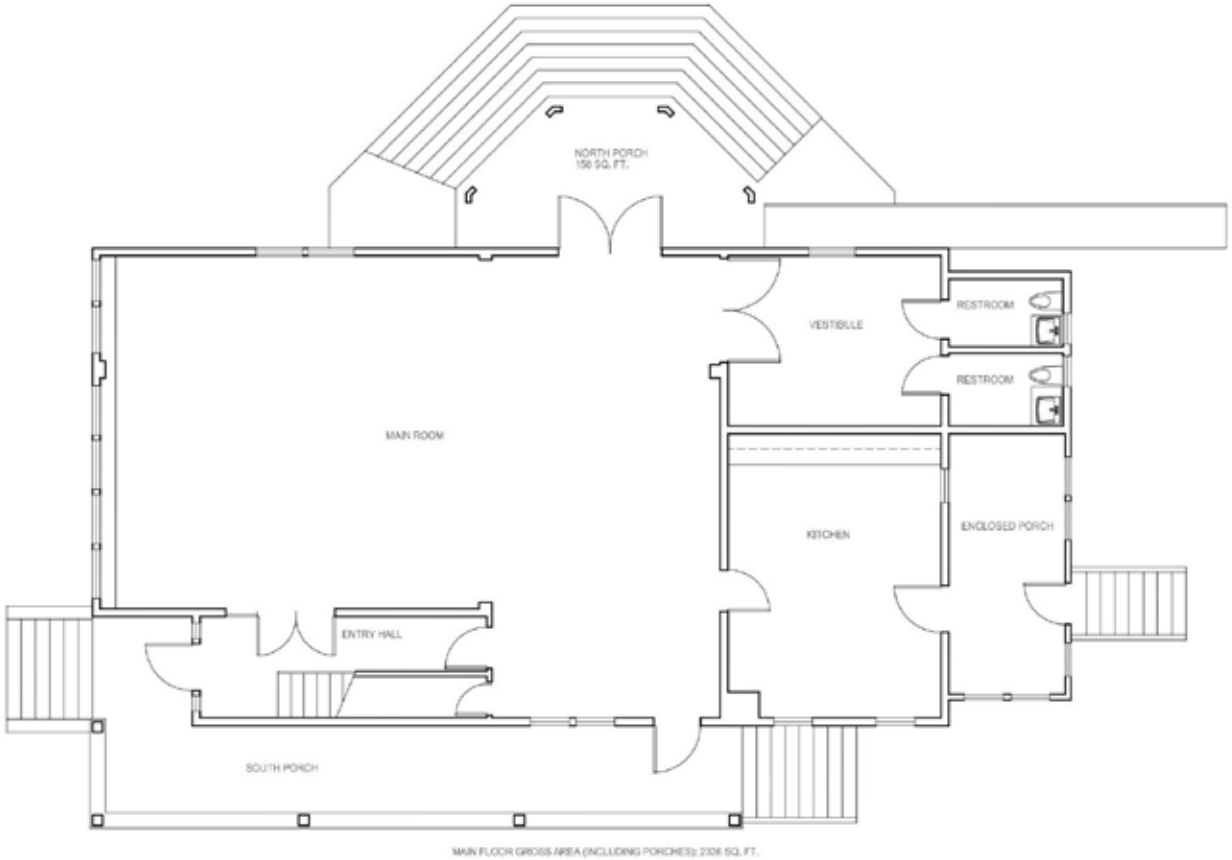
Historically the headquarters for prominent civic and cultural groups, and with excellent potential for professional office businesses like accounting, architectural, and legal firms, the house is perfectly wired for a collaborative setting.

Layout: A large open floor plan on the lower level serves as a perfect main hub, while upper-level rooms translate beautifully into private offices, meeting rooms, or classrooms.

Amenities: On-site commercial kitchen for food preparation.

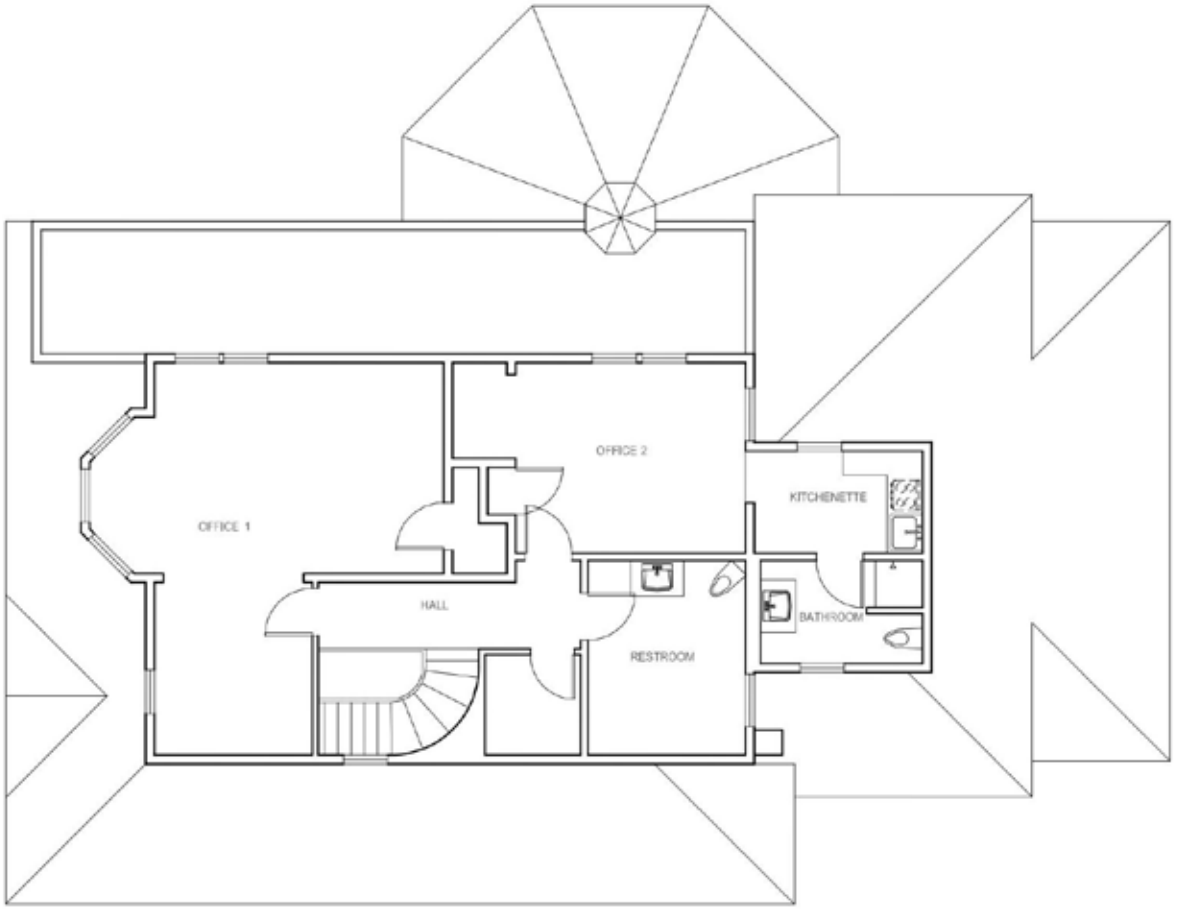
# Main Level Floor Plan

15TH AVENUE SOUTH



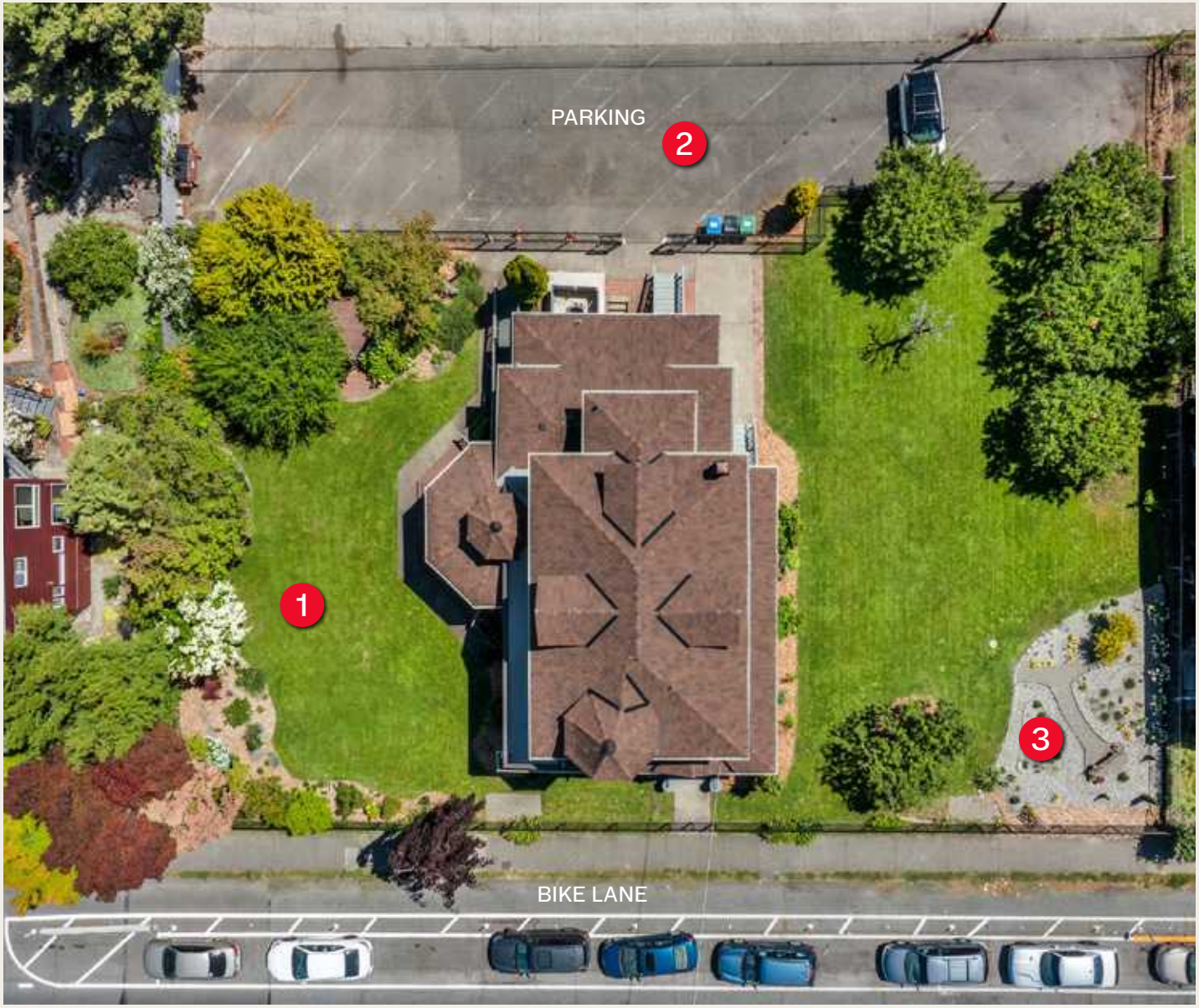
# Upper Level Floor Plan

15TH AVENUE SOUTH




UPPER FLOOR GROSS AREA: 955 SQ. FT.

# Garden House - 2336 15th Avenue South, Seattle, WA



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Blake Taylor
blake@wccommercialrealty.com
206 931 0525



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206 283 5212
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