

FORMER **SUPERGRAPHICS** BUILDING

2201 15th Ave W, Seattle, WA



INTERBAY OFFICE / RETAIL / INDUSTRIAL SPACE

FOR SALE: \$5,750,000

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DISCLAIMER

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PROPERTY INFORMATION

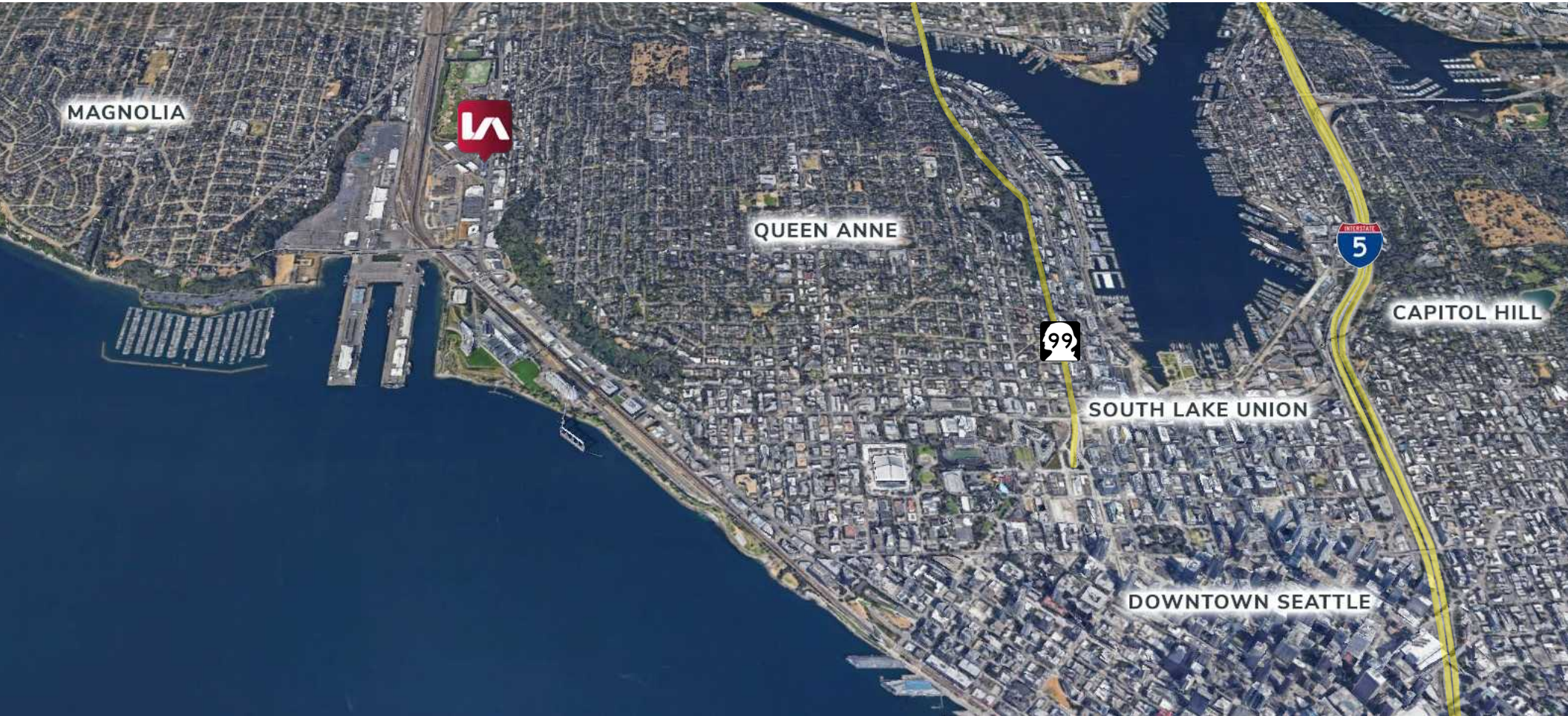
The function of both the property and zoning are great for many uses. The building has office on the upper floor, retail at street level and warehouse on the lower level all serviceable with an elevator. The C1-55 (M) zoning has a wide range of uses, including supermarket, building supply and household goods and no parking restrictions for non-residential uses.



PROPERTY ADDRESS:	2221 Queen Anne Ave N Seattle, WA 98109
LOT SIZE:	12,103 SF
UPPER LEVEL OFFICE:	6,552 SF
STREET LEVEL RETAIL:	6,552 SF
LOWER LEVEL WAREHOUSE:	10,403 SF
YEAR BUILT:	1998
ZONING:	C1-55 (M)
PARCEL NUMBER:	277160 - 0925
PRICE:	\$5,750,000

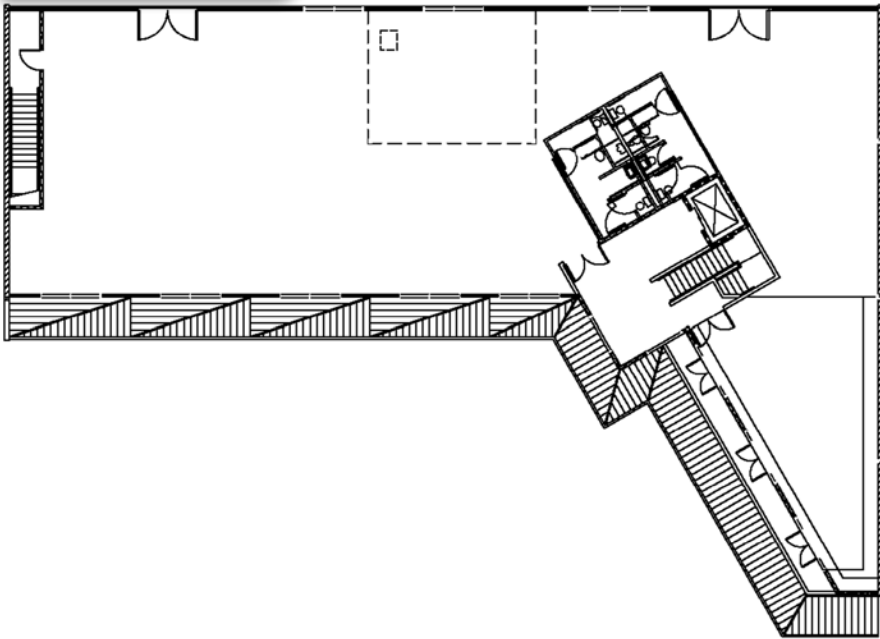
PROPERTY AERIAL

Located just 2.5 miles north of downtown Seattle in the expanding Interbay area. The former Supergraphics building is situated between Whole Foods, Petco, HomeGoods, Total Wine & More and the former National Guard Armory.



UPPER LEVEL OFFICE

Floor Plan



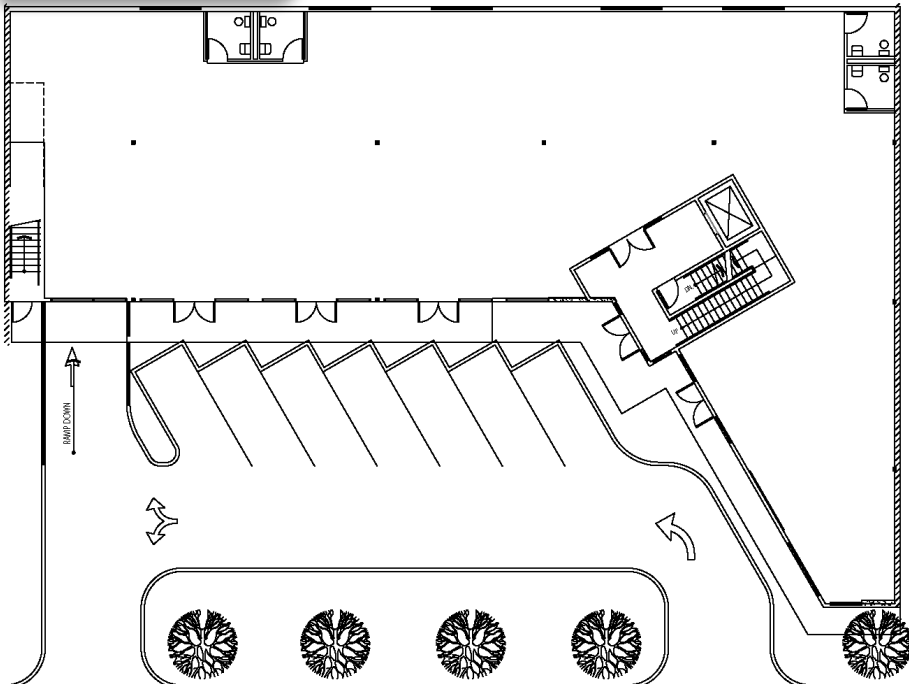
- Full Floor - 6,552 SF Available
- Can be demised as low as 2,000 SF
- Pitched / cathedral ceiling
- Peek-a-boo view of Elliot Bay

Space Photos



STREET LEVEL RETAIL

Floor Plan



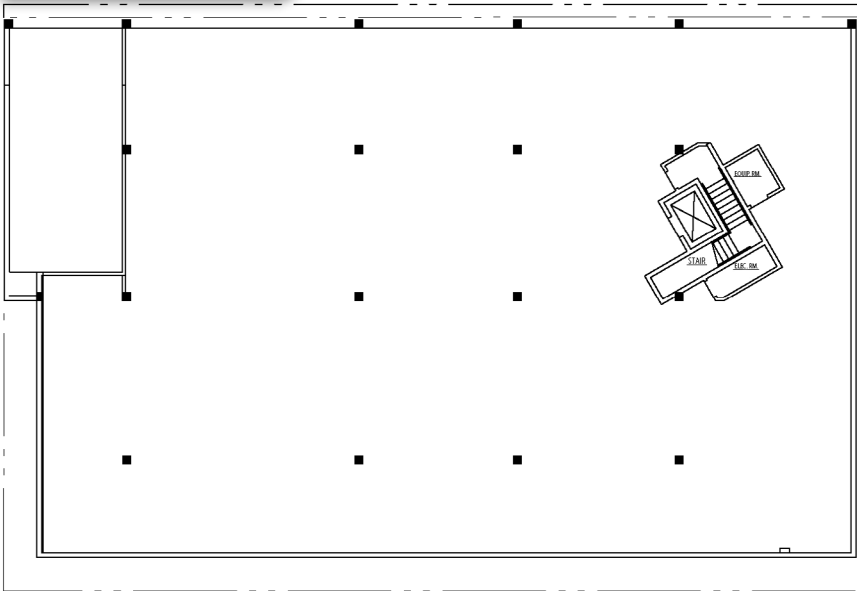
- Full Floor - 6,552 SF Available
- Can be demised to 2,500 or 4,052 SF
- High ceilings, power drops and private restrooms
- Parking available

Space Photos



LOWER LEVEL WAREHOUSE

Floor Plan

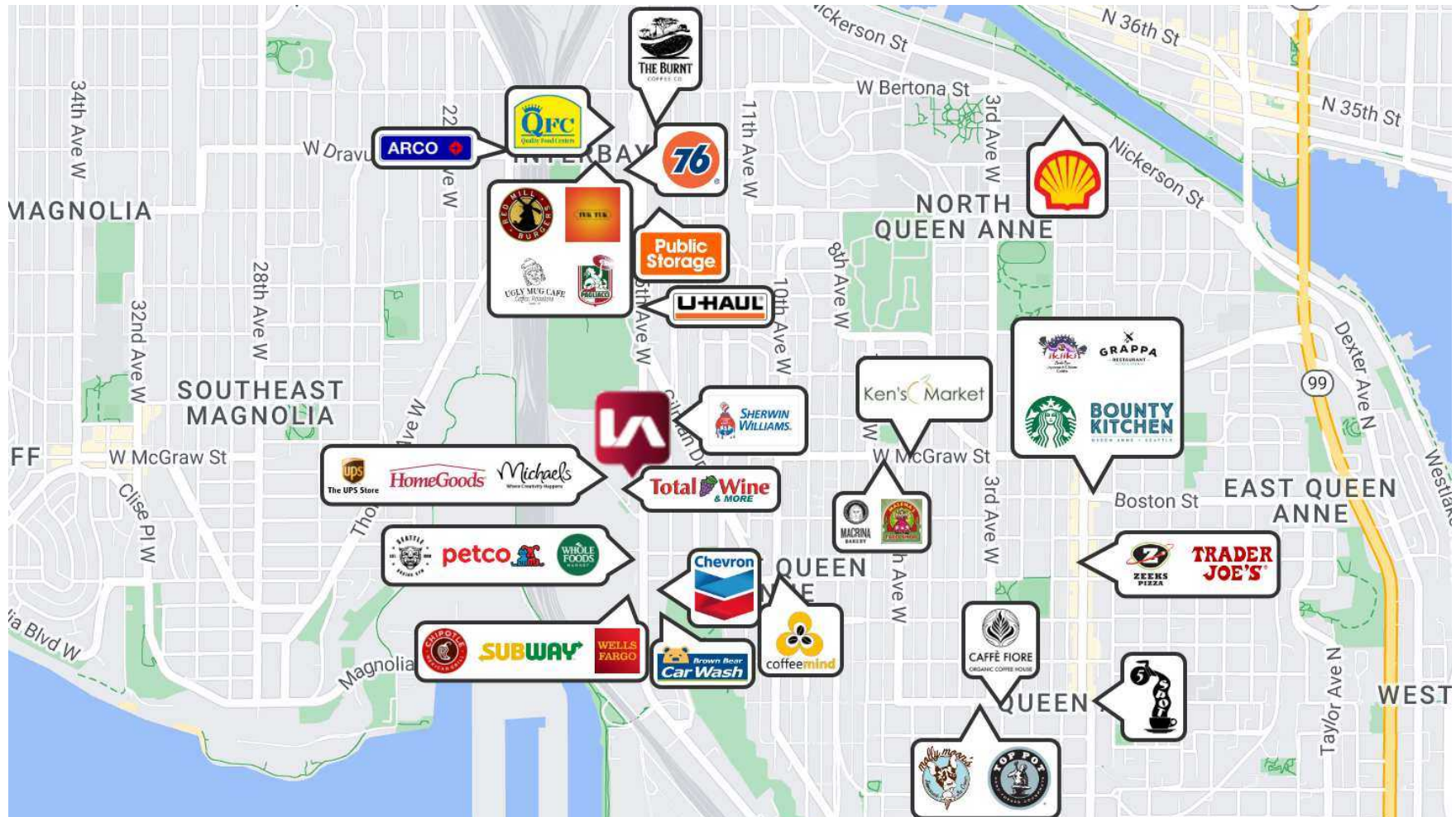


- Full Floor - 10,405 SF Available
- Can be demised as low as 5,000 SF
- 12' Grade level roll up doors and 9.5' - 14' ceiling height
- Heavy power 3-phase, 600 amp
- Climate controlled and low visibility, excellent for discreet and secure dead storage

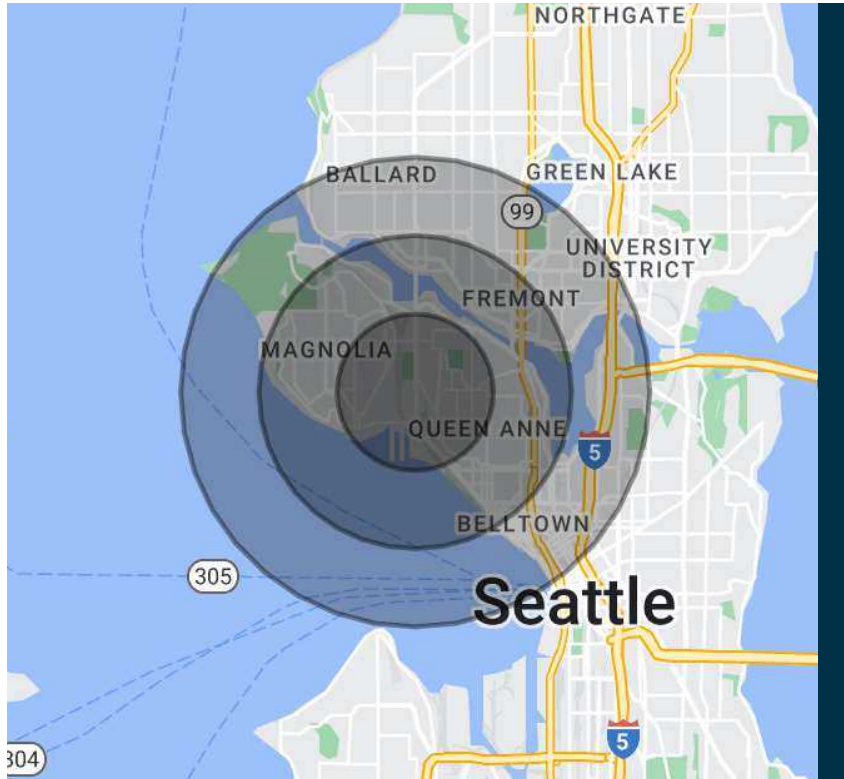
Space Photos



AMENITIES MAP



DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,287	99,104	218,540
Median age	37.2	35.2	35.2
Median age (Male)	37.1	35.5	35.4
Median age (Female)	37.1	35.5	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	11,902	56,025	129,972
# of persons per HH	2.1	1.8	1.7
Average HH income	\$160,848	\$139,275	\$130,323
Average house value	\$928,466	\$692,506	\$625,645

* Demographic data pulled from 2020 ACS - US Census

79



Walk Score
Very Walkable

77



Bike Score
Very Bikable

58



Transit Score
Good Transit



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