

For Sale \$5,200,000

THE BELLTOWN COLLECTIVE

RETAIL & COMMERCIAL CONDO | 2231 1ST AVE, SEATTLE, WA 98121



Lease with option to purchase available.

Lease term any length, but
option to buy will expire on 04/30/2030

Creative retail/commercial space with
high ceilings, hard surface floors, unique
design elements, and sprinklered basement

Main Level:	\$35.00/SF NNN
Lower Level:	\$25.00/SF NNN
Basement:	\$9.00/SF NNN

In the heart of one of Seattle's most historic
and vibrant downtown neighborhoods

Two blocks from renowned venue The Crocodile

Walk Score® 97: Walker's Paradise
Transit Score® 100: Rider's Paradise

*Inquire about leasing and
possible termination of existing lease*



INVESTMENT CONTACTS:

DAN FOSTER
425.260.4260
dfoster@orioncp.com

1218 Third Ave
Suite 2200
Seattle, WA 98101

www.orioncp.com

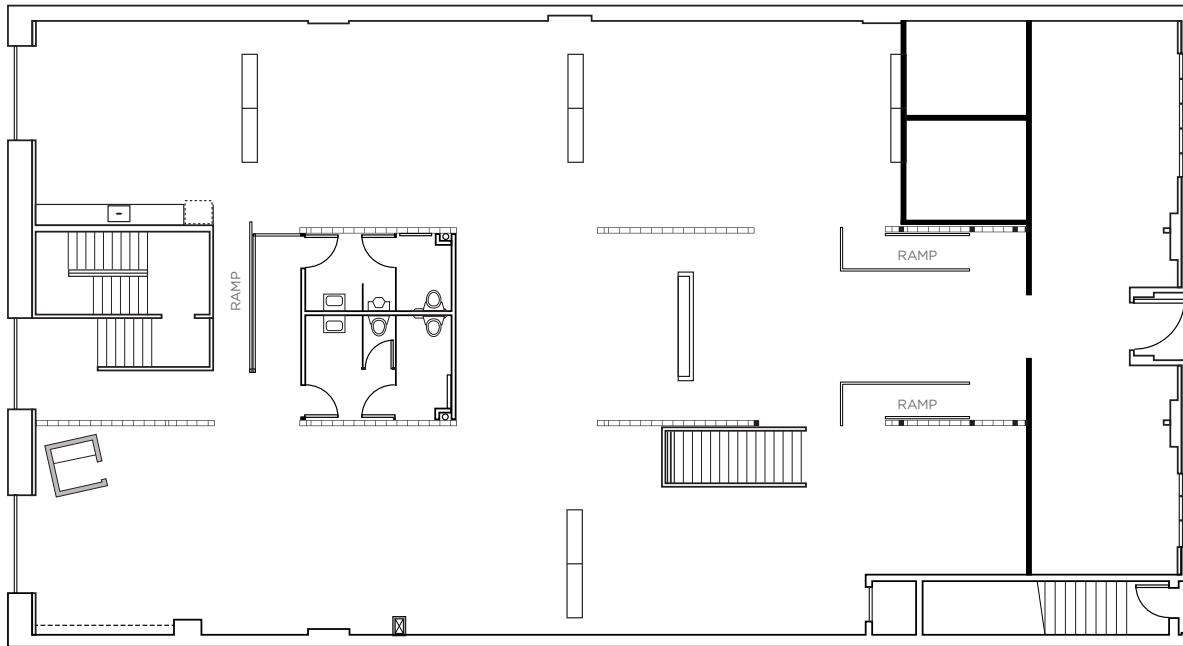
ORION
COMMERCIAL PARTNERS

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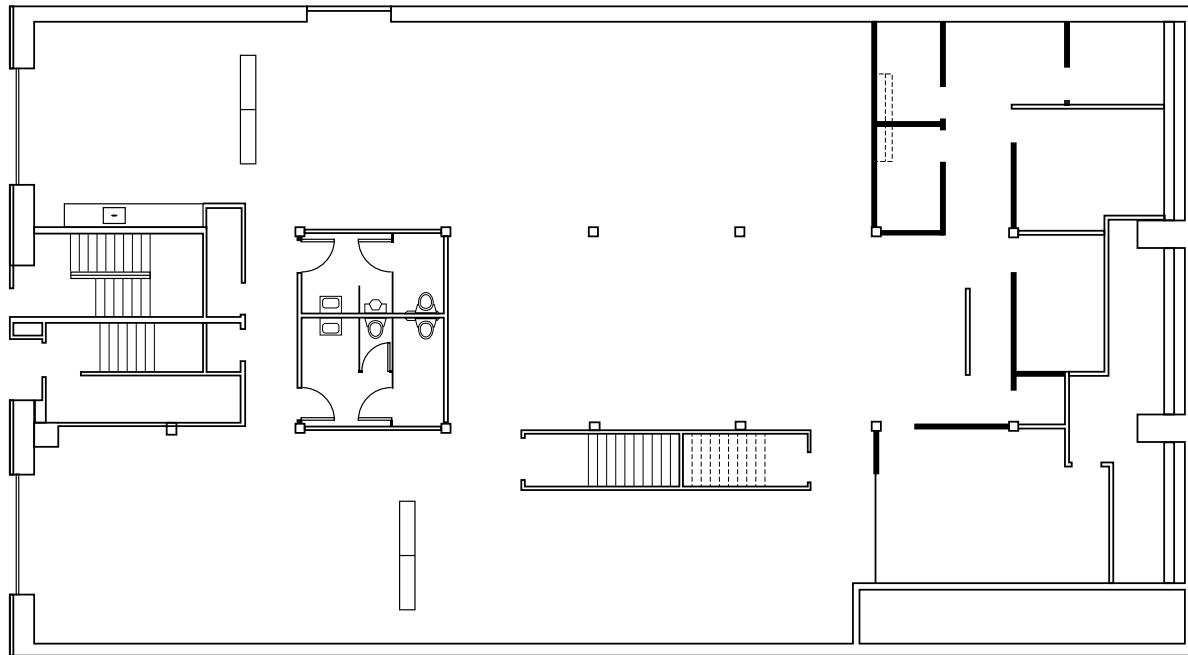
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MAIN LEVEL: 6,726 RSF



LOWER LEVEL: 5,700 RSF



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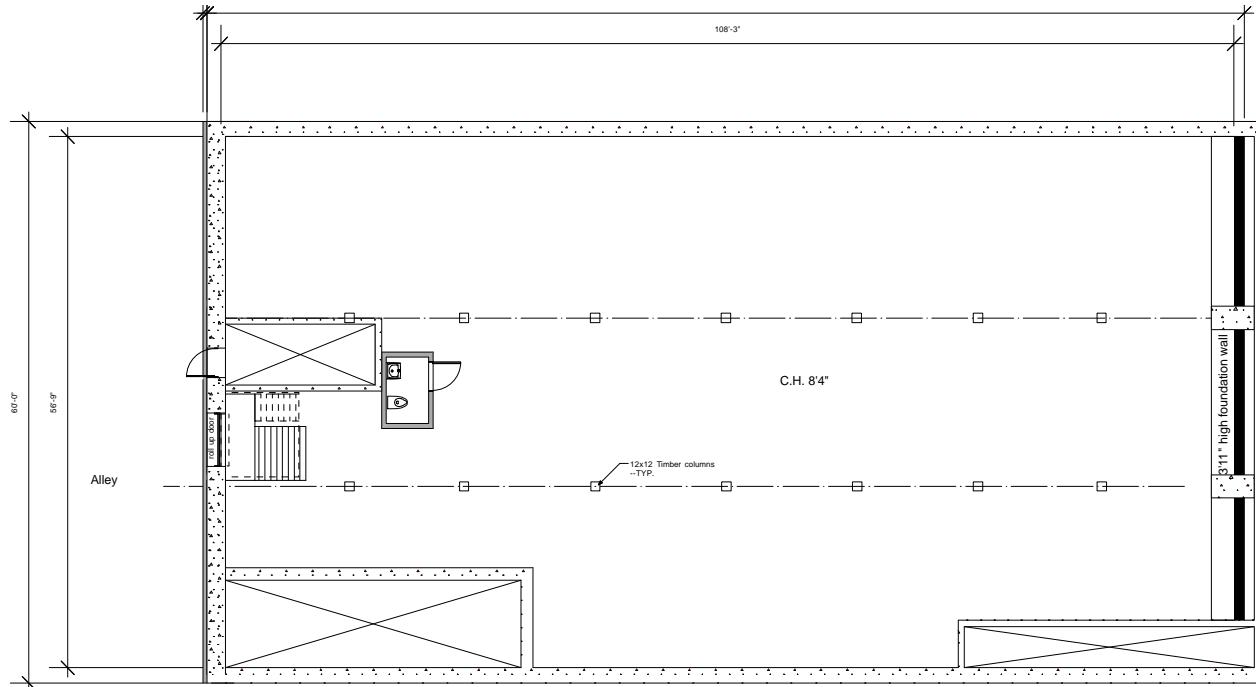
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BASEMENT: 5,324 RSF



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ABOUT BELLTOWN

EXPLORE: Urban nature seekers can explore the Olympic Sculpture Park (2901 Western Ave), with its 20 contemporary sculptures. Watch artisans create stunning works through the windows at the Seattle Glassblowing Studio (2227 5th Ave). In the evening, check the lineup at storied venue The

Crocodile (2505 1st Ave) or the legendary Moore Theatre (1932 2nd Ave), which opened its doors in 1907 and is Seattle's oldest active theater.

EAT & DRINK: Start the morning with mochi doughnuts from Dahlia Bakery. Dive into bowls and choripan sandwiches at Garzón, a Latinx street food spot inside the mural-filled Black

Cat Bar. The colorful patio at Bangrak Market. On the sweet side, stop by La Parisienne French Bakery for fluffy croissants and custardy canelés.

SHOP: Browse chic attire, art and accessories. Music lovers can dig through crates records at Singles Going Steady. Sniff along to the perfect candle scent at Noir Lux Candle Co.



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