

FOR LEASE OR FOR SALE

MADISON RIDGE OFFICE BUILDING

*Up to 8,530 SF of office space
available on floors 2 & 3 on the east
side of Capitol Hill*

2014 E MADISON ST, SEATTLE, WA 98122

ALL OFFERS CONSIDERED

*MINIMUM 1 YEAR TERM



KIDDER.COM

km Kidder
Mathews



Two 4,265 SF Office Spaces Available for Lease in Capitol Hill

PROPERTY OVERVIEW

Situated on the east side of Capitol Hill directly on Madison St

Enhanced HVAC technology - GPS ionization system

Great access to mass transit - located on a bus line

Secure parking available in building and additional street parking in immediate vicinity

Excellent natural light

Building offers a mix of open work areas and offices

Highly efficient layout

Walk score of 90/100

Owner motivated to lease!

SALE INTEREST - Please call for further details

Revised Base Rent

\$15.00

NNN's

\$16.00

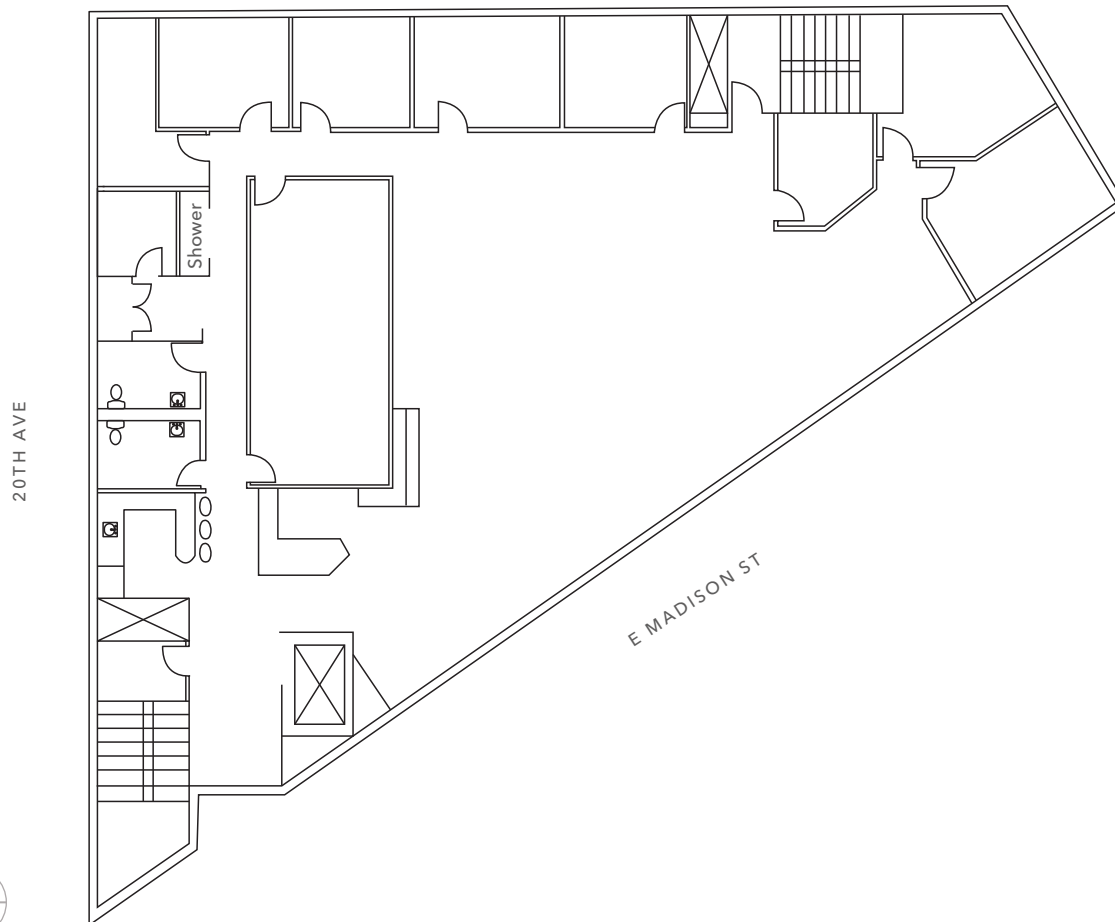
SECOND FLOOR PLAN

4,265 SF

AVAILABLE

NOW

AVAILABLE



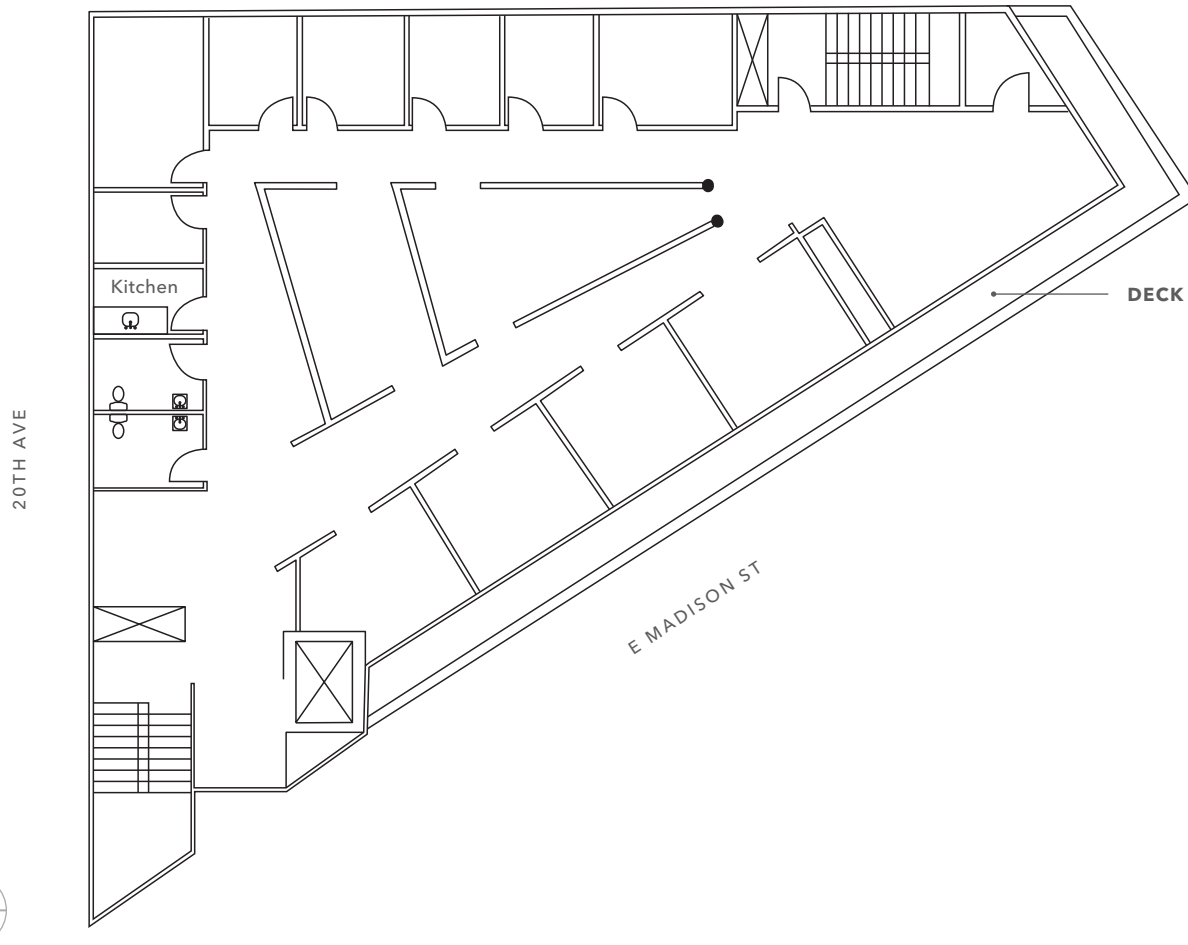
THIRD FLOOR PLAN

4,265 SF

AVAILABLE

NOW

AVAILABLE



HIGHLY- ACCESSIBLE LOCATION

East Madison Street is served by multiple bus routes and is close to the Capitol Hill Light Rail Station

Convenient access to I-5 and major thoroughfares for smooth commuting

Located in a highly walkable neighborhood with bike lanes and pedestrian-friendly routes

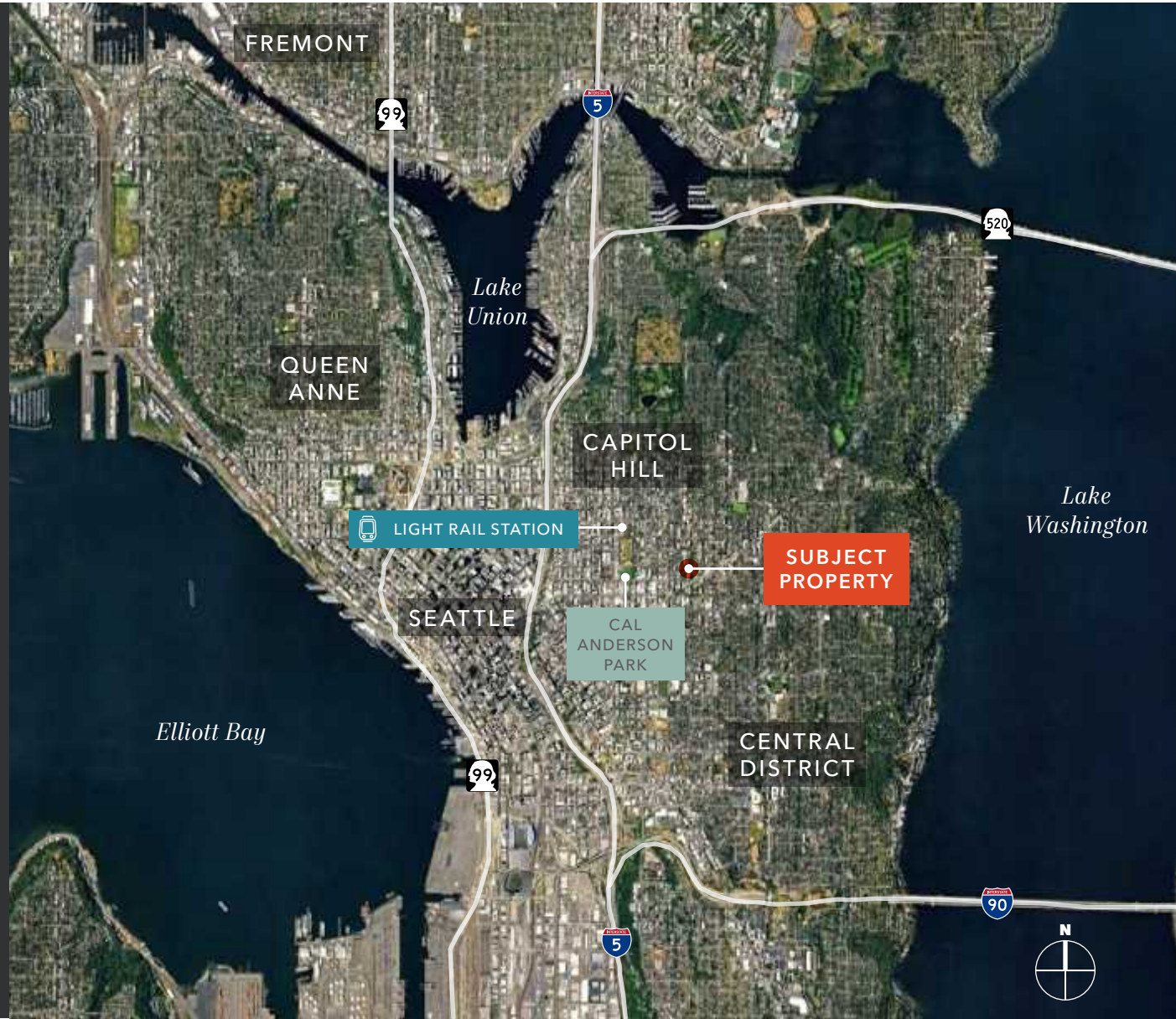
Various dining and entertainment options just minutes away

93

WALK SCORE

93

BIKE SCORE



MADISON RIDGE OFFICE BUILDING

Exclusively leased by

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KIDDER.COM

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