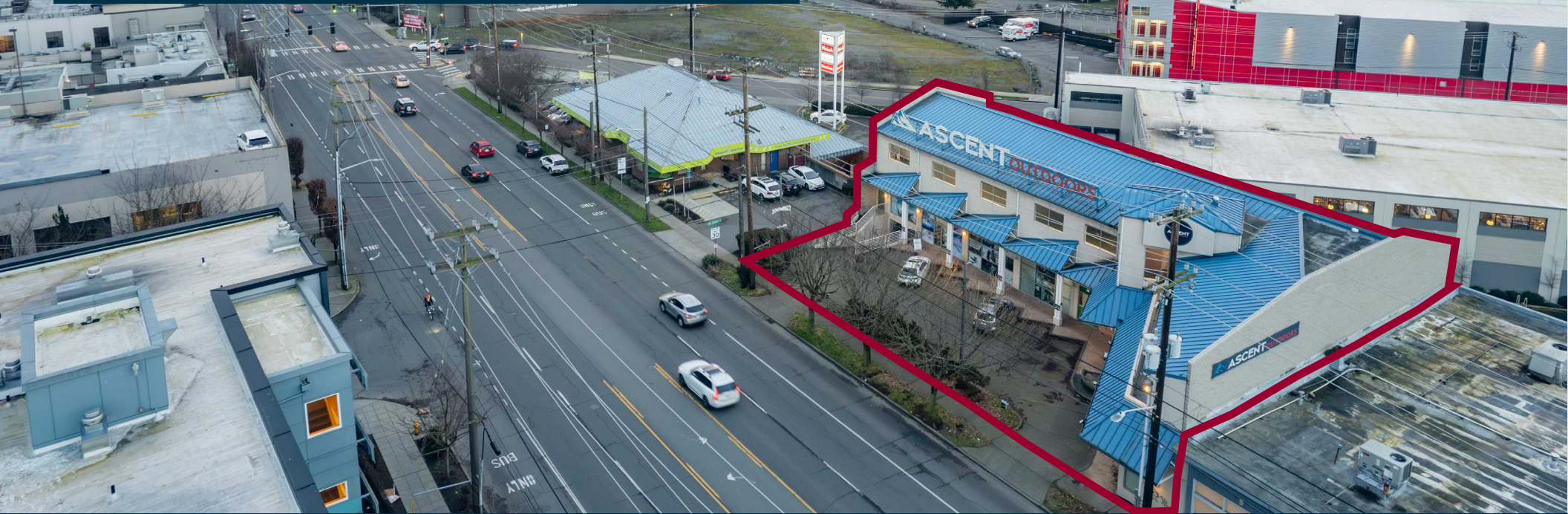


# FORMER **SUPERGRAPHICS** BUILDING

2201 15th Ave W, Seattle, WA



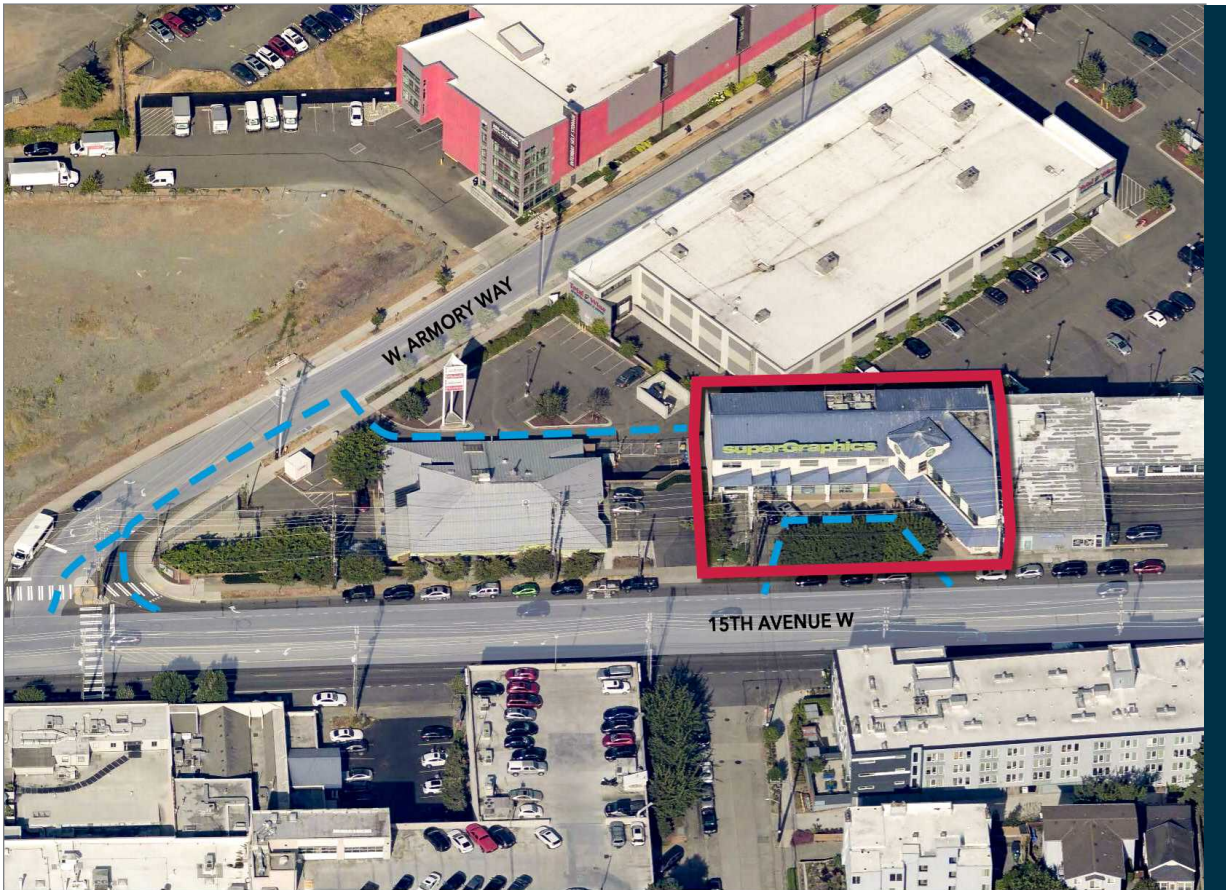
**INTERBAY OFFICE / RETAIL / INDUSTRIAL SPACE**

**FOR SALE:** ~~\$5,750,000~~ **\$5,400,000**  
PRICE REDUCTION

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY INFORMATION

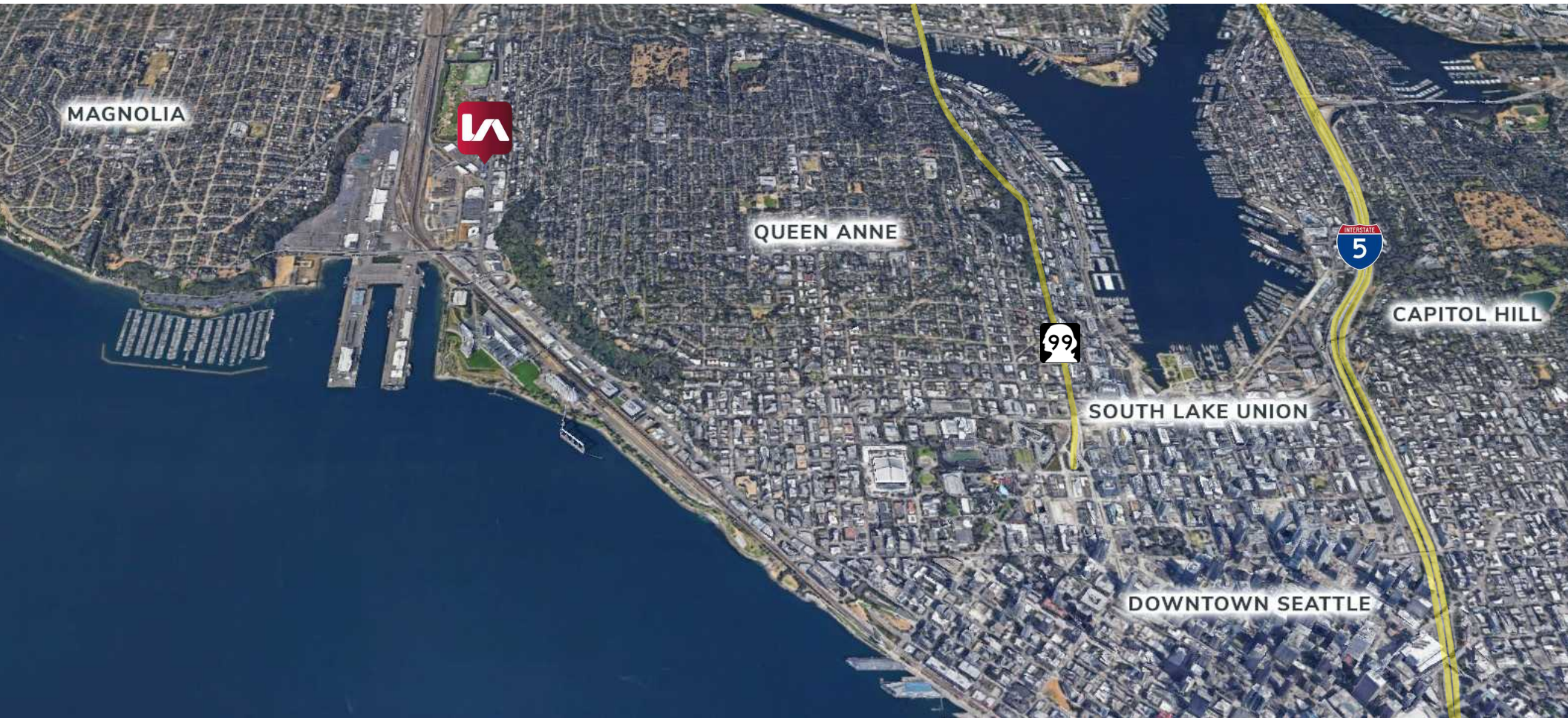
This property offers investors and owner-users a rare opportunity to acquire a highly versatile asset that can be purchased fully leased, delivered vacant, or structured as a combination of both. The building is thoughtfully designed with three distinct levels: professional office space on the upper floor, highly visible retail at street level, and efficient warehouse space on the lower level—all seamlessly connected by elevator service. This flexible configuration allows for immediate income generation, owner-user occupancy, or a phased lease-up strategy. The property also benefits from C1-55 (M) zoning, one of the most flexible designations in the market. Permitted uses include supermarkets, building supply, household goods, and specialty retail, offering nearly limitless possibilities for future tenants or redevelopment. The absence of parking requirements for non-residential uses further enhances efficiency and maximizes space utilization, making the property as practical as it is adaptable.



<b>PROPERTY ADDRESS:</b>	2201 15th Avenue West Seattle, WA 98119
<b>LOT SIZE:</b>	12,103 SF
<b>UPPER LEVEL OFFICE:</b>	6,552 SF
<b>STREET LEVEL RETAIL:</b>	6,552 SF
<b>LOWER LEVEL WAREHOUSE:</b>	10,403 SF
<b>YEAR BUILT:</b>	1998
<b>ZONING:</b>	C1-55 (M)
<b>PARCEL NUMBER:</b>	277160 - 0925
<b>PRICE:</b>	\$5,750,000- \$5,400,000

# PROPERTY AERIAL

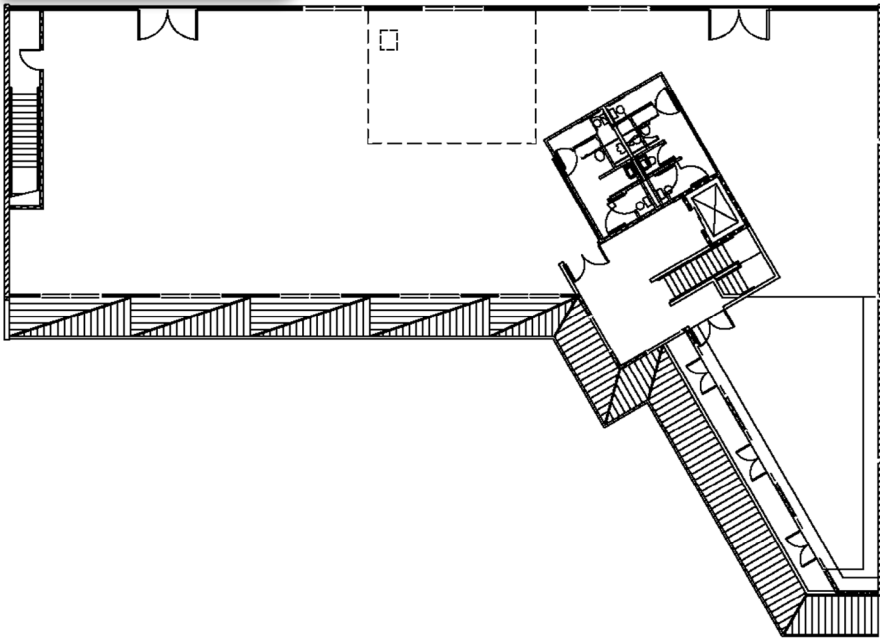
Located just 2.5 miles north of downtown Seattle in the expanding Interbay area. The former Supergraphics building is situated between Whole Foods, Petco, HomeGoods, Total Wine & More and the former National Guard Armory.



# UPPER LEVEL

## RETAIL / OFFICE

### Floor Plan



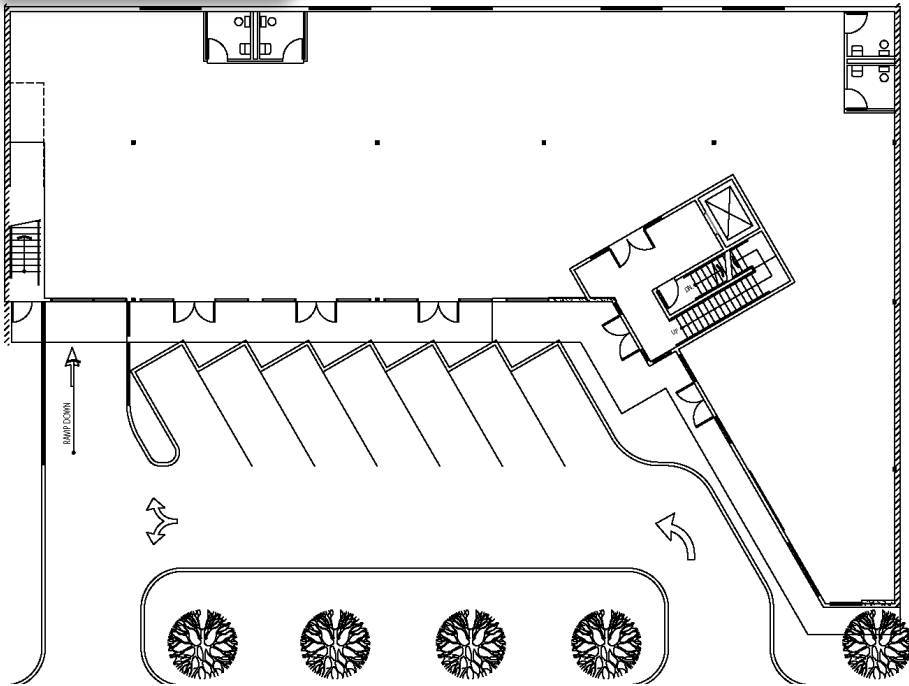
- Full Floor - 6,552 SF
- Pitched / cathedral ceiling
- Peek-a-boo view of Elliot Bay

### Space Photos



# STREET LEVEL RETAIL

## Floor Plan



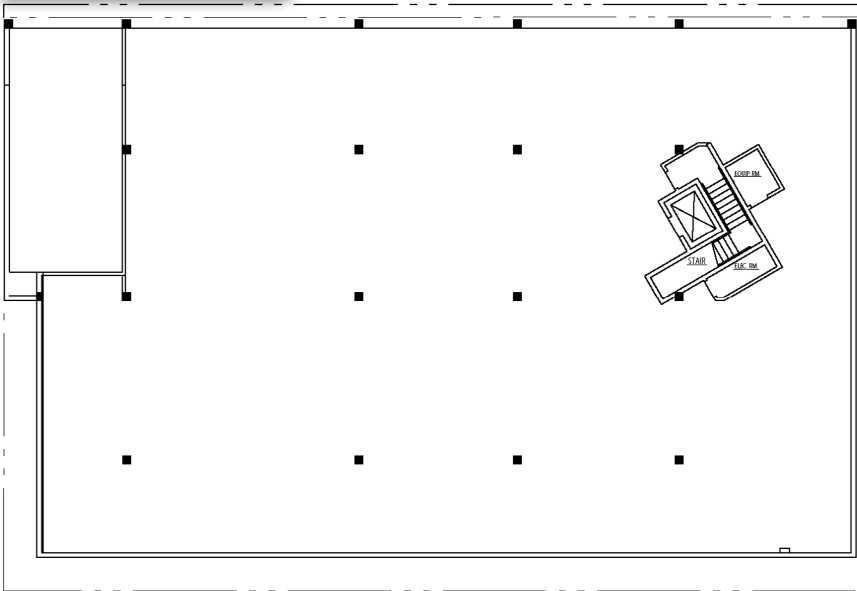
- Full Floor - 6,552 SF
- High ceilings, power drops and private restrooms
- Parking onsite

## Space Photos



# LOWER LEVEL WAREHOUSE

## Floor Plan

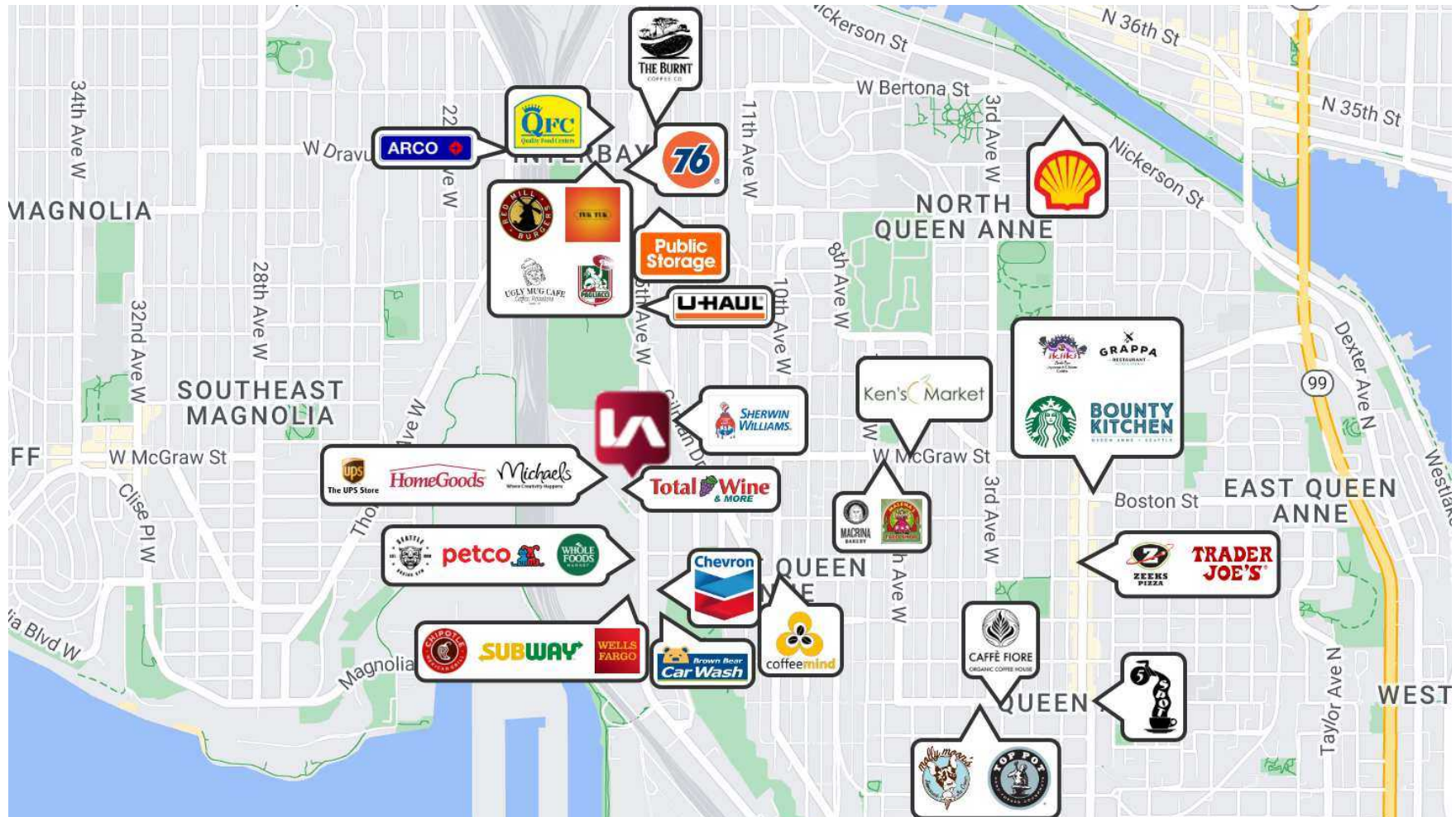


- Full Floor - 10,405 SF
- 12' Grade level roll up doors and 9.5' - 14' ceiling height
- Heavy power 3-phase, 600 amp
- Climate controlled and low visibility, excellent for discreet and secure dead storage

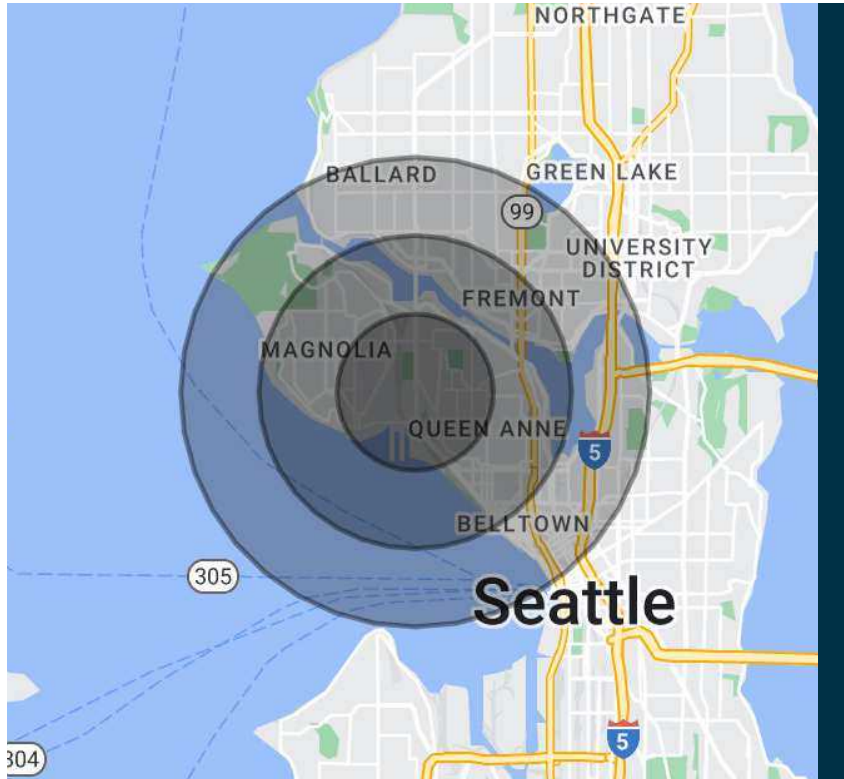
## Space Photos



# 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



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

**AMANDA HAHNEMANN, CCIM**

Lee & Associates  
Senior Vice President  
D 206-852-1640  
ahahnemann@lee-associates.com

170 120th Ave NE Suite 203, Bellevue, WA 98005  
O 425-454-4242 | [lee-nw.com](http://lee-nw.com)