

Capitol Hill – Unique Retail/Office/Flex space

1432 12th Avenue, Seattle



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CORPORATE REAL ESTATE, LLC



Building Details

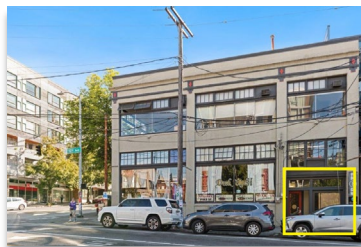
Located at the center of Capitol Hill's most vibrant corridor, 1432 12th Ave is a character rich building, offering a blend of historic charm and modern aesthetic. Spaces are unique, creative, and ready for your business's personal touch.

The 1432 12th Ave spaces are in the building's lower level, which has ceiling heights ranging from 12'-16'.



Available Space

- 250 RSF – \$12/RSF NNN: Office/Studio/Flex.
- 350 RSF - \$16/RSF NNN: Office/Studio/Flex.
- 6,500 RSF - \$20-\$25/RSF NNN: Full floor. opportunity. Rate variable depending on tenant improvements.



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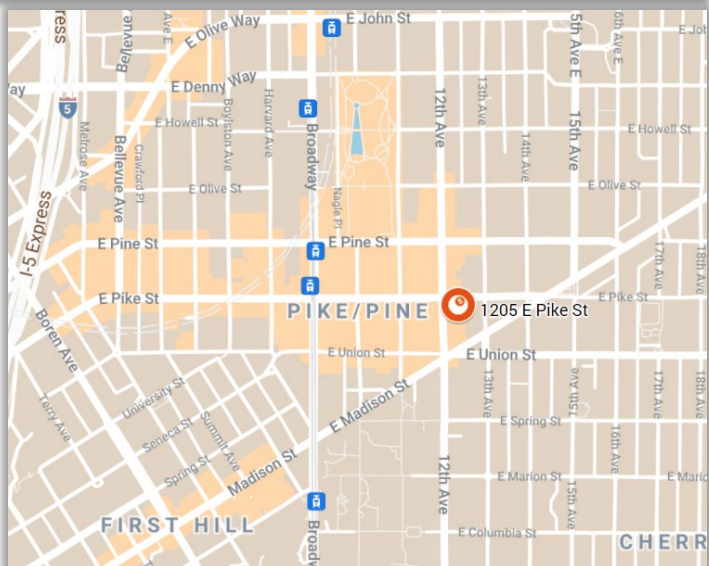


Location

- Blocks from downtown, minutes from Interstate 5, HWY 99, Link Light Rail and multiple Metro bus stops.
- This location boasts a multitude of restaurants, bars, coffee shops, retail shops, entertainment venues, Cal Anderson Park. The area is a true walker's paradise!

Demographics

- 2021 Population: 2 mile, 196,193. 5 mile, 503,068
- Median Age: 2 mile, 37.1 years. 5 mile, 36.6 years
- Consumer Spending: 2 mile, \$3.6B. 5 mile, \$8.9B



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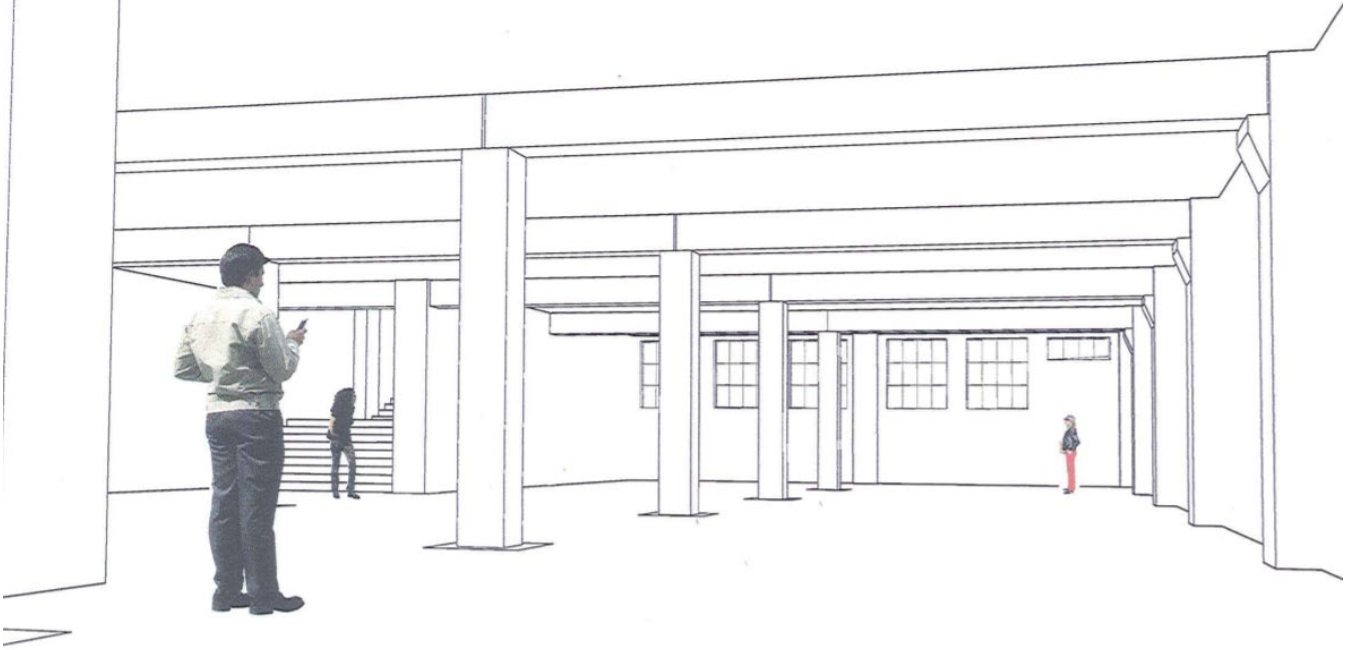
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Available Spaces : 250 RSF, 350 RSF, or 6,500 RSF (full floor) – Retail/Office/Flex

6,500 RSF comprises the entire lower level. Dedicated storefront entry off 12th Ave, high ceilings and daylight windows. A unique opportunity in Capitol Hill.



250 RSF – Office/Studio/Flex



350 RSF – Office/Studio/Flex



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