

# LEASE

## RETAIL/OFFICE IN BELLTOWN

2211 3rd Avenue Seattle, WA 98121



### OFFERING SUMMARY

Lease Rate: \$23.45 SF/yr (MG)

Available SF: 2,712 SF

Parking: 3-Car Garage

Year Built: 1979



[VIDEO TOUR](#)

### PROPERTY OVERVIEW

Opportunity to lease or purchase high-visibility retail or office space in Seattle's Belltown neighborhood.

Located at the base of The Grandview, a 25-story luxury condominium tower, this 2,712 SF street-level space offers exceptional exposure along busy 3rd Avenue.

With approximately 35 feet of storefront windows, the space benefits from excellent natural light, strong signage potential, and consistent pedestrian activity in one of downtown Seattle's most walkable districts.

Surrounded by residential towers, restaurants, cafés, and neighborhood retail, the property enjoys a built-in customer base and steady daytime and evening traffic.

A standout feature is the attached three-car garage, a rare convenience in downtown Seattle. Additional parking options include ample street parking and a pay-to-park lot located directly across the street.

Ideal for retail, showroom, professional services, or creative office users seeking strong visibility and a central downtown location.

**Heidi Ihde**  
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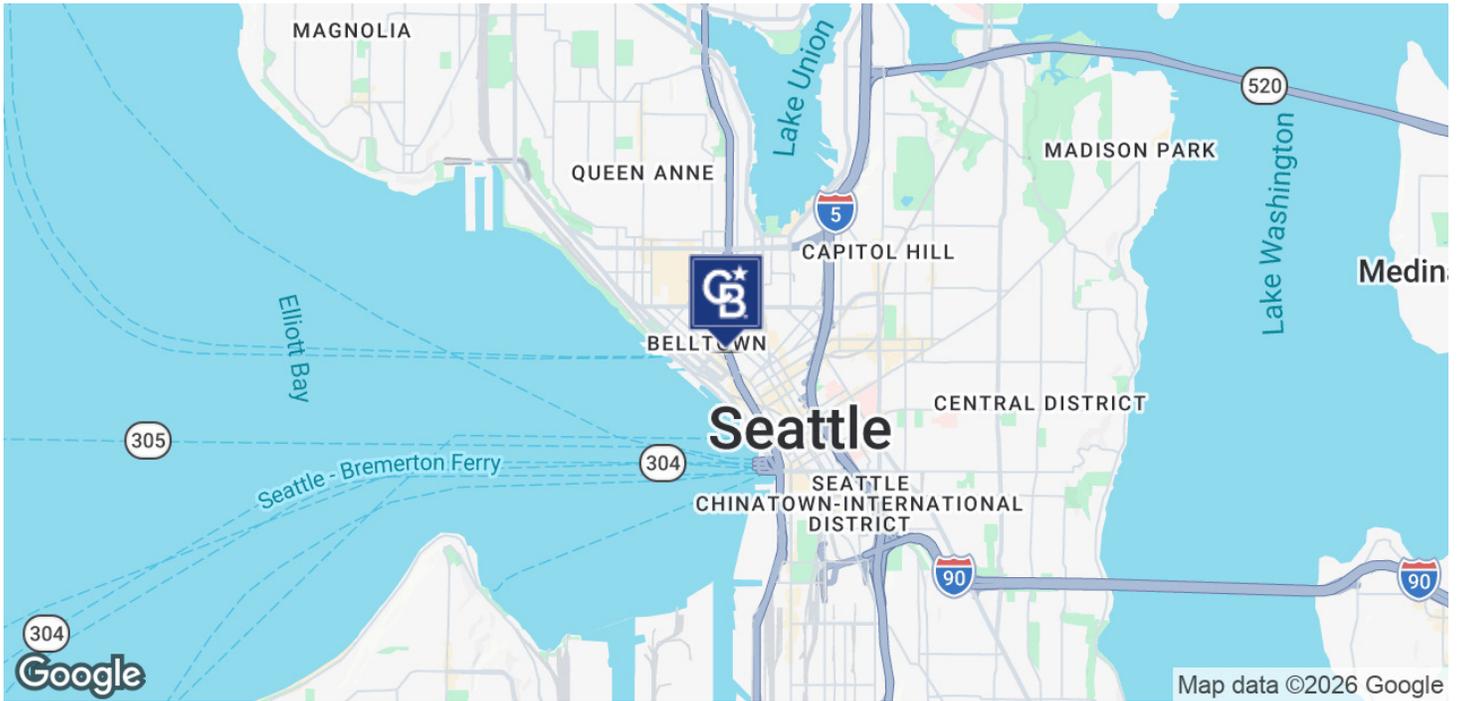


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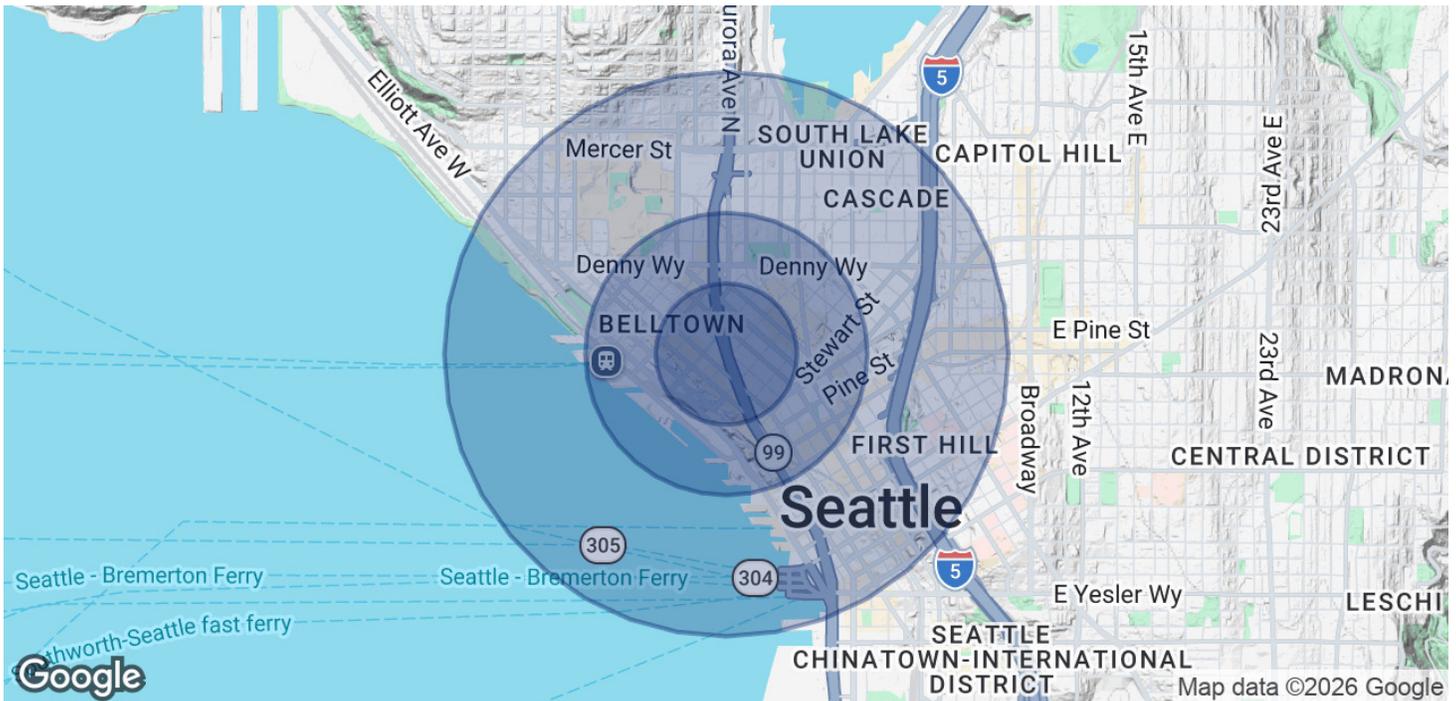


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,043	9,180	40,743
Average Age	38.3	38.1	35.4
Average Age (Male)	36.2	35.5	35.4
Average Age (Female)	40	39.3	35.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	978	4,744	24,137
# of Persons per HH	2.1	1.9	1.7
Average HH Income	\$240,339	\$186,363	\$140,954
Average House Value	\$1,135,300	\$927,559	\$729,388

2020 American Community Survey (ACS)

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