

BELLTOWN OFFICE & RETAIL SPACE



FOR LEASE | OLYMPUS APARTMENTS, 2801 WESTERN AVENUE, SEATTLE, WA



RECLAIMING SEATTLE'S WATERFRONT

The Seattle waterfront started undergoing a dramatic renovation project at the beginning of 2019. The redesigned waterfront will include commissioned permanent art installations, cultural event spaces, and provide a venue for live arts and entertainment; the goal is to engage both visitors and locals alike.

The \$1.07 billion project includes a new waterfront park, pedestrian promenade, an overlook walkway, and several other recreational amenities. In all, the ambitious

project will restructure 26 city blocks along the shoreline, stretching from Pike Place Market south to Pioneer Square. It also includes removing the existing Alaskan Way Viaduct and replacing it with an underground tunnel.

The Seattle waterfront is currently one of the primary tourist attractions in the region, with over 4.5 million visitors annually including the Alaska Cruise Ship port activity, the largest cruise ship passenger volume on the West Coast, and generating nearly \$400 million in annual business revenue.

The City of Seattle and the State of Washington have begun the Alaska Way Viaduct replacement project.

When the Viaduct is removed in 2019, the Seattle waterfront will take on an entirely new look and increased accessibility. Waterfront Seattle is a partnership between the City of Seattle and the entire community to create a dynamic public waterfront, which will become a new civic centerpiece for the city.

Seattle's waterfront project will create an exciting destination with vibrant public and cultural spaces, greatly improved waterfront public access, and a new urban street that will accommodate all modes of travel, providing important connection to Seattle's major transportation center cited below.

2019

START DATE

\$1.07B

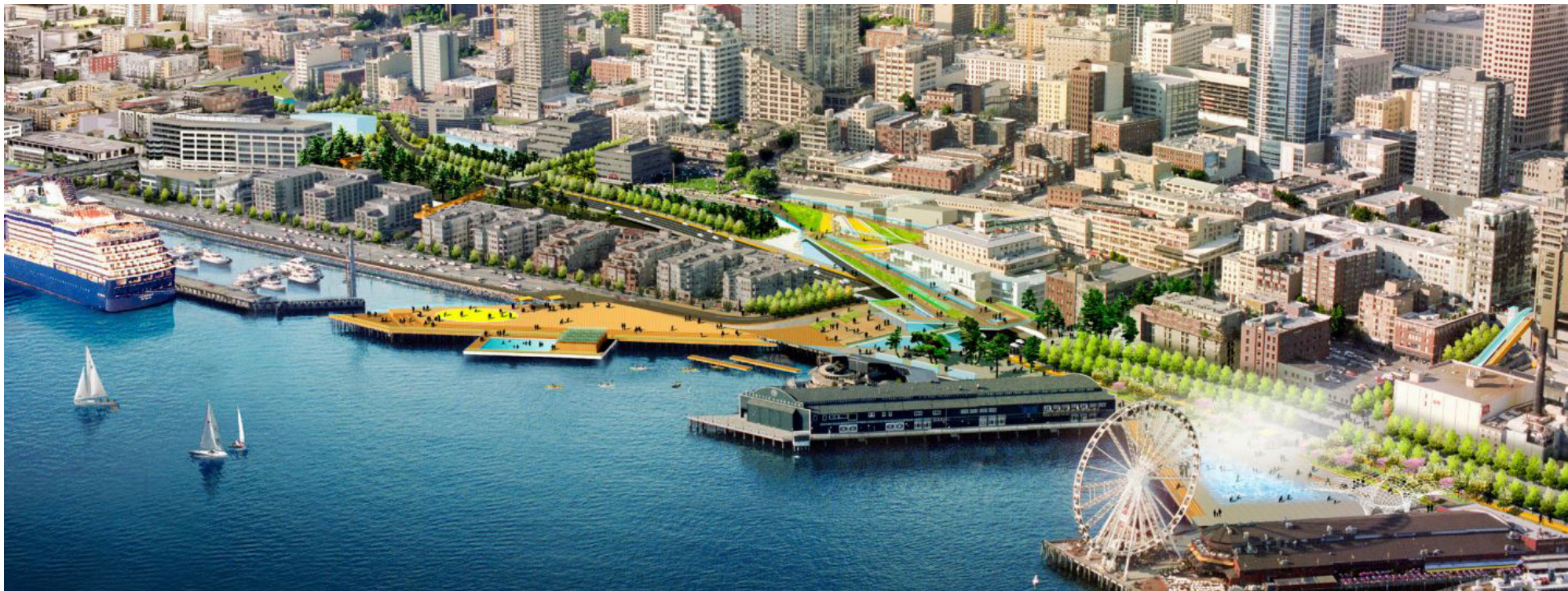
REDEVELOPMENT PROJECT

4.5M

ANNUAL VISITORS

\$400M

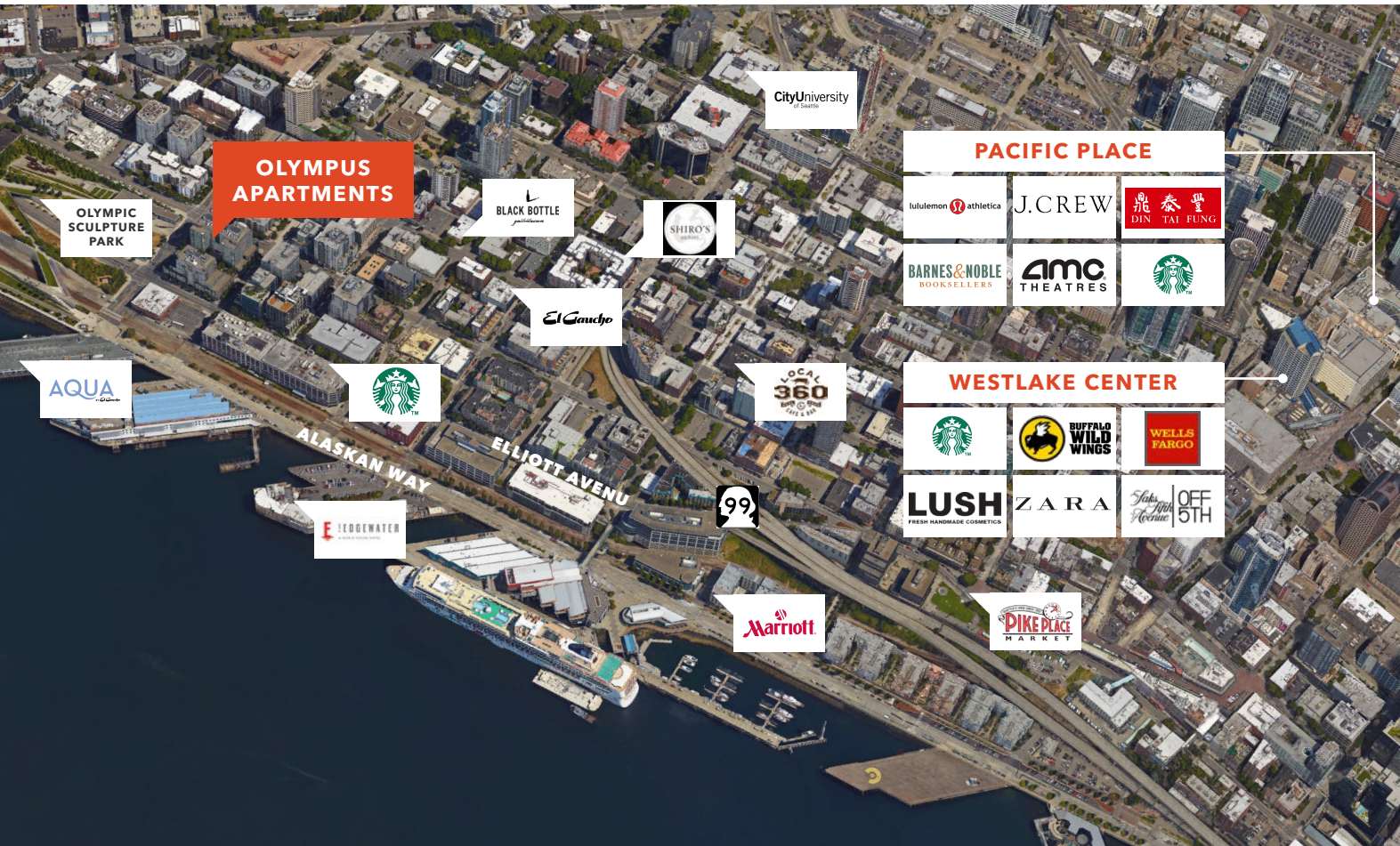
ANNUAL BUSINESS REVENUE



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FOUR AVAILABLE SUITES
3,482 SF / 2,500 SF /
2,103 SF / 1,325 SF

INCLUDES Service office /
retail spaces

ON-SITE building garage
parking available

USABLE existing building
includes reception, private
offices and conference
rooms

94
WALK SCORE

93
TRANSIT SCORE

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Ideal Location

375 apartments above

ACROSS from the Olympic Sculpture Park

NEARBY to Aqua by El Gaucho, Art Institute of Seattle, Myrtle Edwards Park and the Victoria Clipper

MULTIPLE new mixed-use construction sites in the area

BLOCKS from Seattle's new waterfront park

TRAFFIC COUNT 21,101 daily cars pass through intersection

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BELLTOWN OFFICE / RETAIL SPACE

2017	0.25-MILE	0.5-MILE	1-MILE
Population	5,827	15,829	43,247
Median Household Income	\$95,353	\$83,834	\$81,726
Average Household Income	\$134,833	\$118,385	\$124,373
College Graduate	69.5%	68.4%	65.3%

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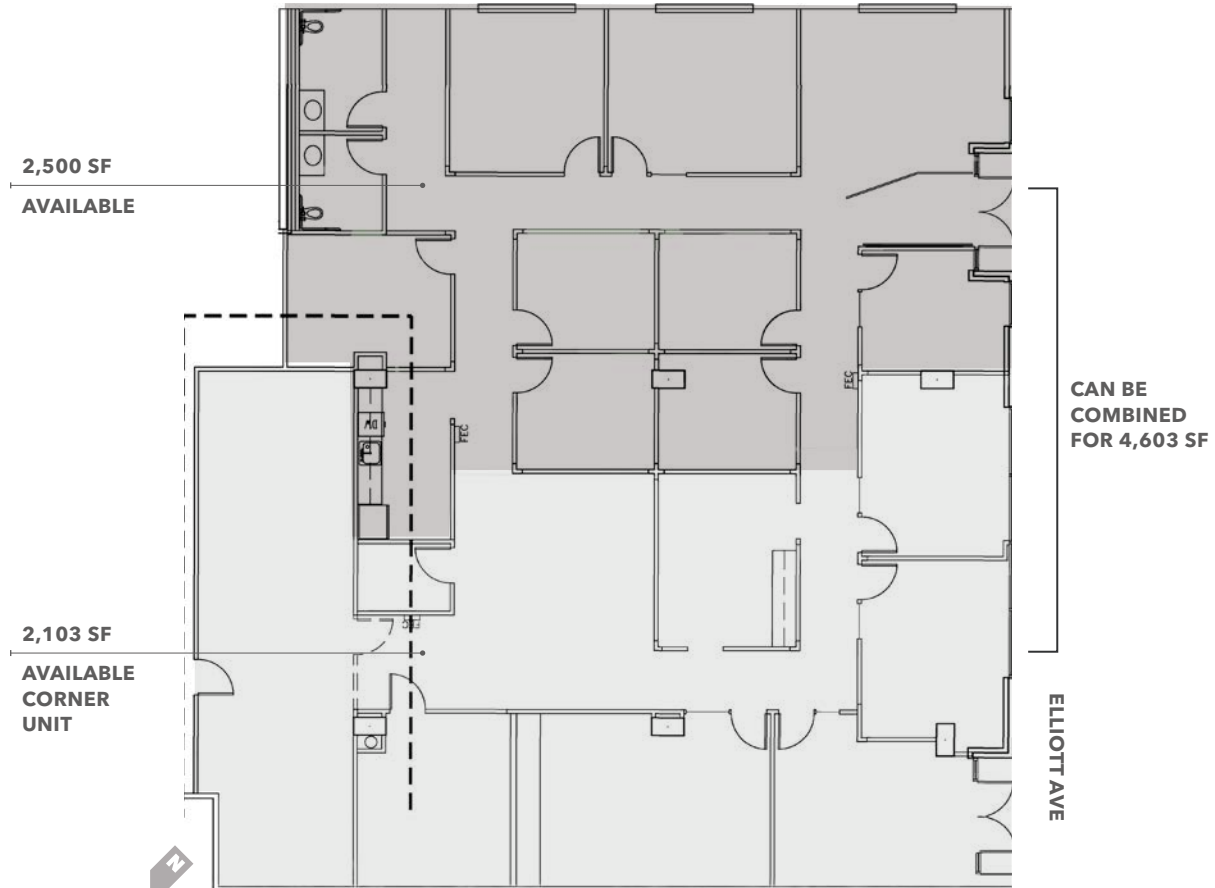


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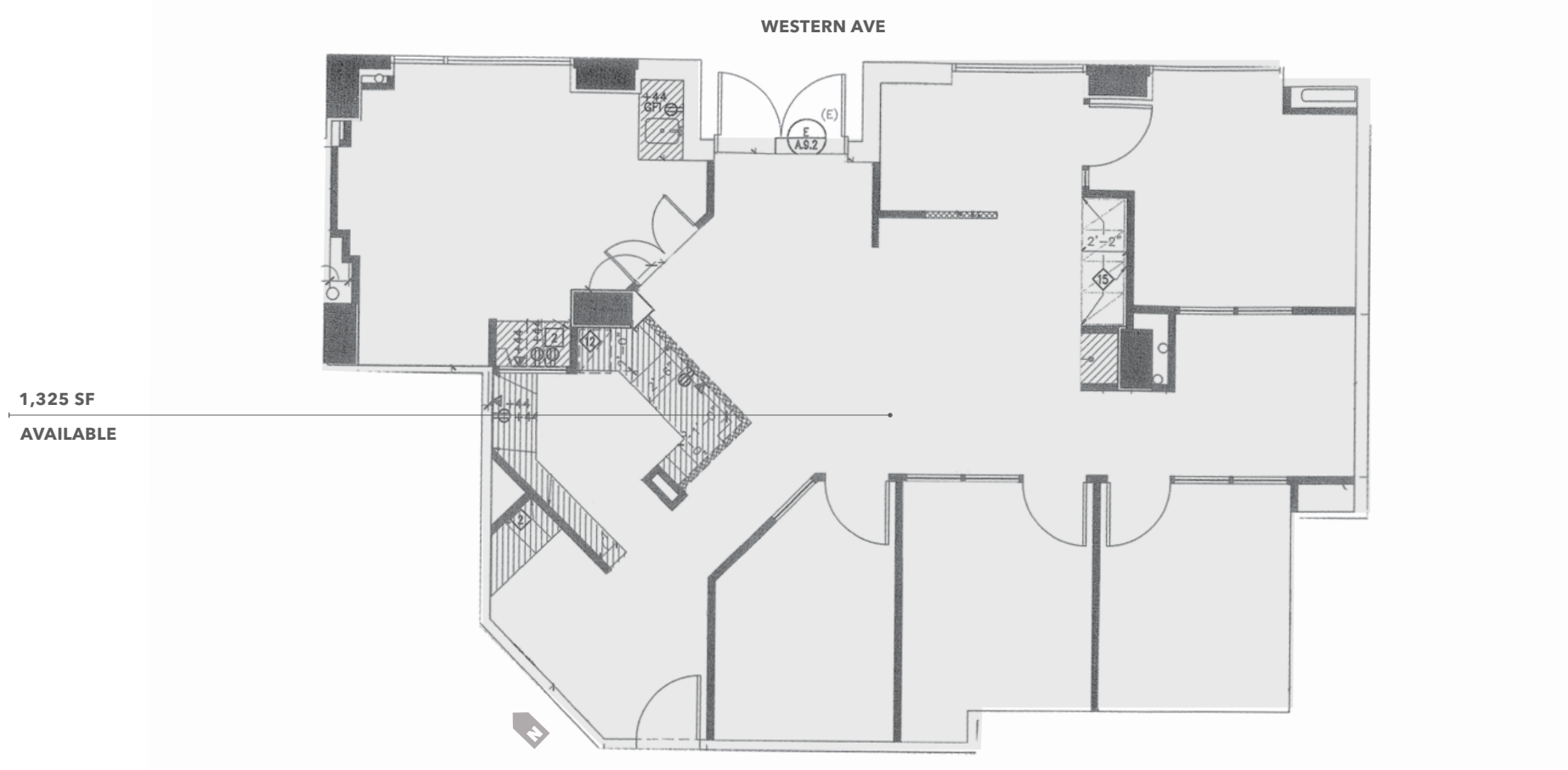
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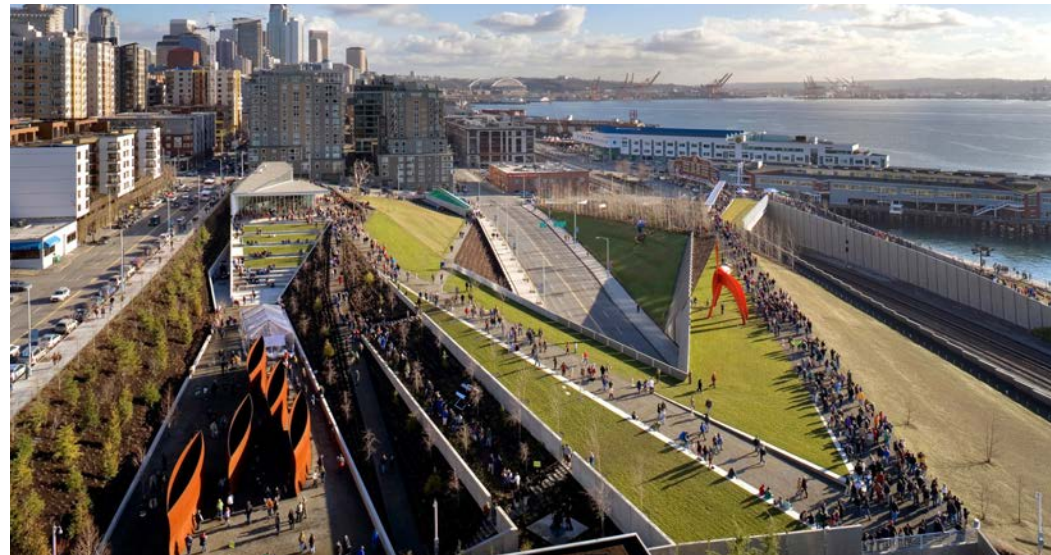
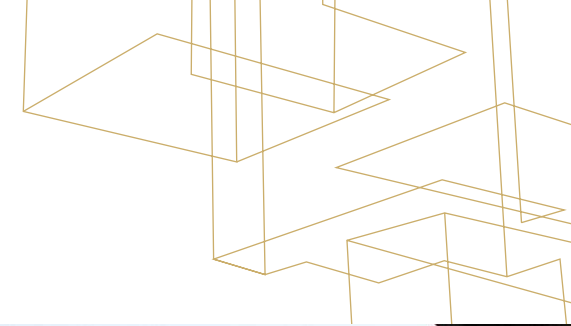
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