



# 2333 WESTERN AVE BUILDING

*Plug-and-play public assembly building available  
for lease in Seattle's revitalized Waterfront District*

2333 WESTERN AVE, SEATTLE, WA 98121

14,900  
BUILDING SF

\$20.00  
LEASE RATE (PSF, NNN)



AVAILABLE FOR LEASE

*A rare, plug-and-play public assembly building with plentiful off-street parking options and access to transit and amenities.*

|                      |                      |
|----------------------|----------------------|
| TOTAL BUILDING SIZE  | 14,900 SF            |
| STORIES              | 2                    |
| YEAR BUILT/RENOVATED | 1949/1980            |
| AUDITORIUM CAPACITY  | ±300                 |
| LEASE RATE           | \$20.00/SF, plus NNN |

94

WALKER'S PARADISE  
WALK SCORE

99

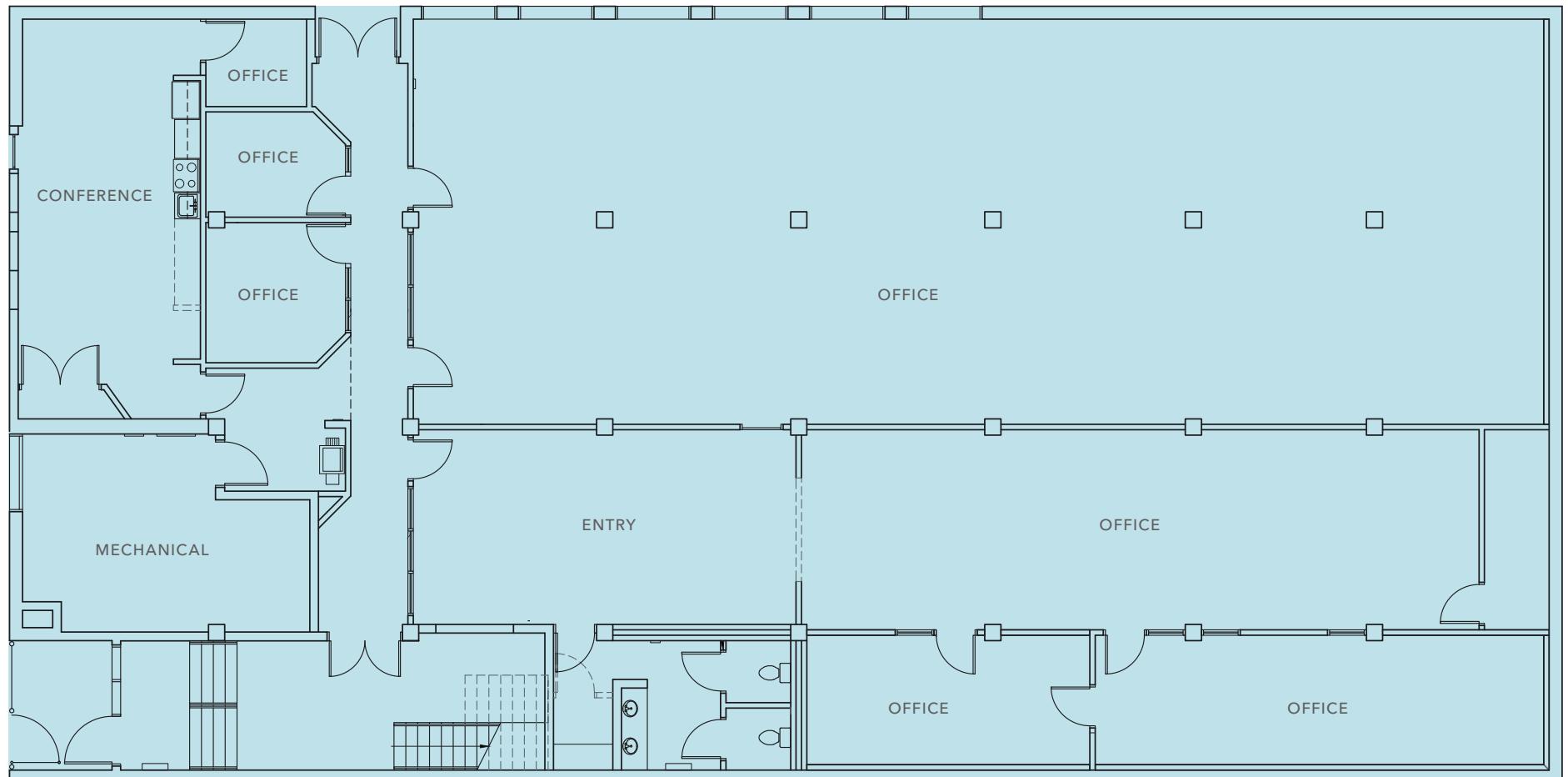
RIDER'S PARADISE  
TRANSIT SCORE

KIDDER MATHEWS

2333 WESTERN AVE BUILDING

## LOWER FLOOR PLAN

BATTERY ST



WESTERN AVE

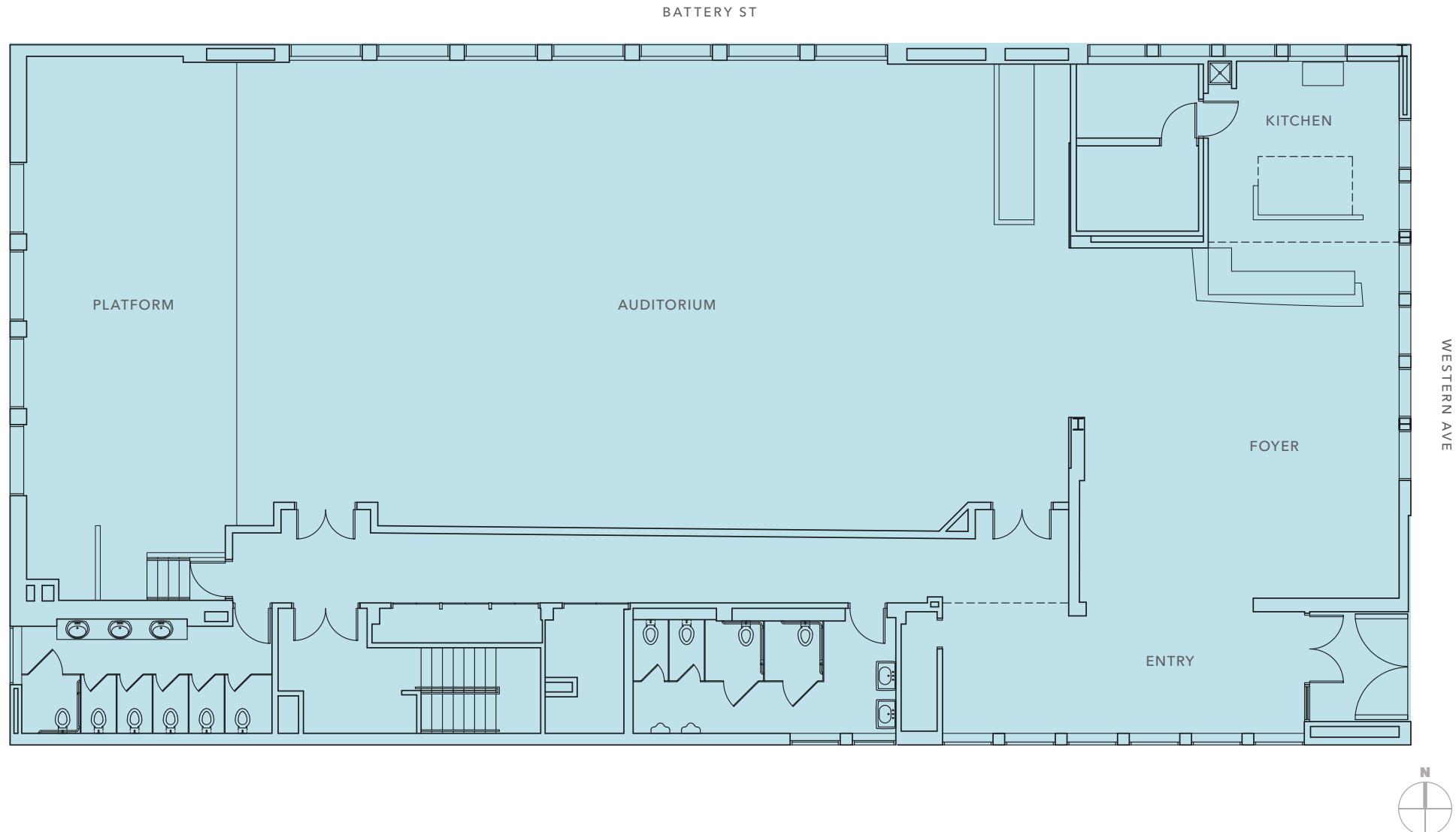


AVAILABLE FOR LEASE

KIDDER MATHEWS

2333 WESTERN AVE BUILDING

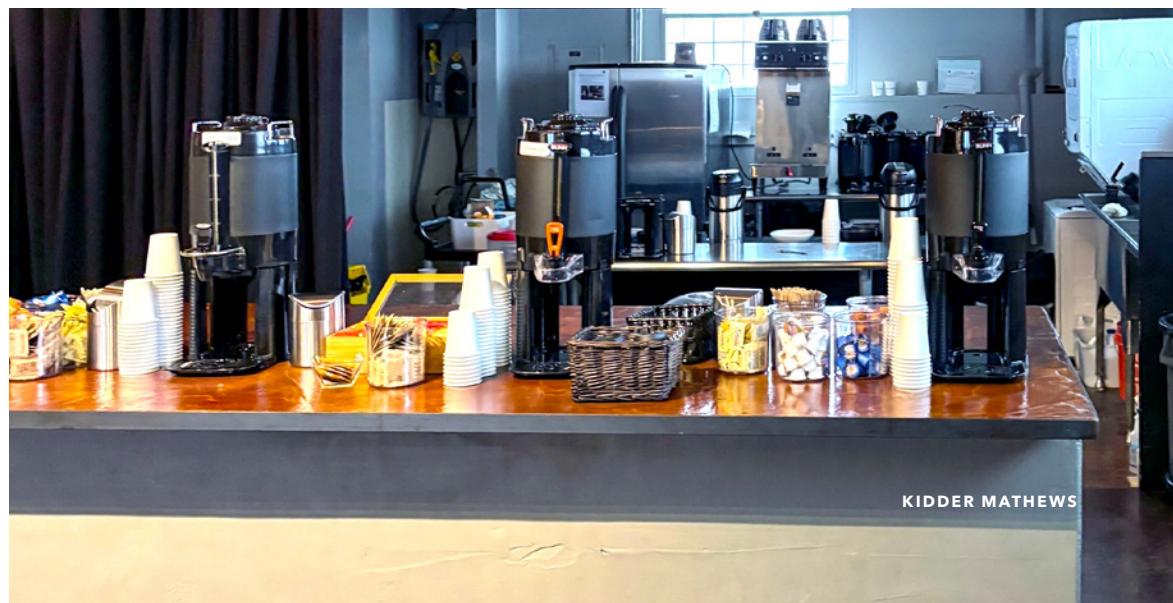
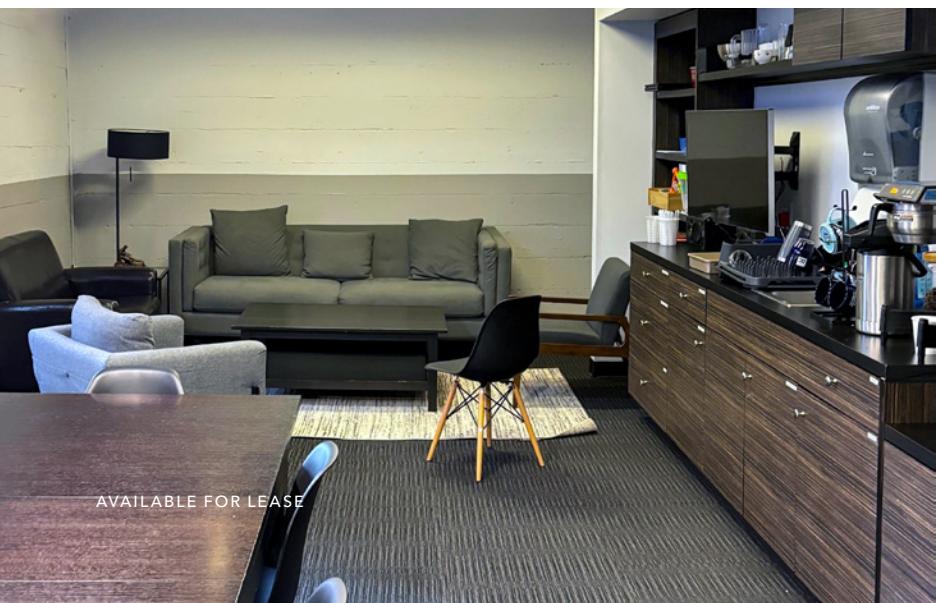
## MAIN LEVEL FLOOR PLAN



AVAILABLE FOR LEASE

KIDDER MATHEWS

2333 WESTERN AVE BUILDING



AVAILABLE FOR LEASE

KIDDER MATHEWS

2333 WESTERN AVE BUILDING

# LOCATED IN THE REVITALIZED SEATTLE WATERFRONT DISTRICT



The City of Seattle is rebuilding Seattle's central waterfront. Now that the Alaskan Way Viaduct removal is complete, the City is constructing a park promenade along the water, building a new surface street along Alaskan Way, rebuilding Pier 58 and Pier 62, building an elevated connection from Pike Place Market to the waterfront, and improving east-west connections between downtown and Elliott Bay. This effort, called Waterfront Seattle, is a \$806M, multi-year investment.

Source: [waterfrontseattle.org](http://waterfrontseattle.org)

## 2333 WESTERN AVE BUILDING





## 2333 WESTERN AVE BUILDING

*For more information on  
this property, please contact*

STEVE PELLUER  
425.450.1180  
[steve.pelluer@kidder.com](mailto:steve.pelluer@kidder.com)

ZEKE PELLUER  
425.614.0082  
[zeke.pelluer@kidder.com](mailto:zeke.pelluer@kidder.com)

[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

**km** **Kidder**  
**Mathews**