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Ballou Wright Building

1517 12th Ave
Seattle, WA 98122



Positioned above Overcast Coffee, & among the vibrant Pike/Pine retail corridor including popular retail, grocery, & restaurants the Historic Ballou Wright Building has offices of varying sizes to suit your company's needs. Only a short walk from mass transit options as well as monthly parking available nearby!



Ballou Wright Building

- All utilities included
- Monthly parking available
- Original fir floors
- Bike storage
- Fiber internet with Century Link
- Passenger elevator
- High ceilings
- Large, operable windows
- Secured access with ButterflyMX

Mezzanine

Space Features

- \$28.00 PSF + \$9.63/SF NNN (includes ALL utilities)
- 3,474 SF
- Flexible Lease Terms
- Fiber internet with Century Link
- One Large Conference Room
- 3 Private Offices
- Full Kitchen
- Restroom
- Partially Furnished
- Direct Access to Elevator
- HVAC



[Click Here for a
3D Tour](#)

3,474 SF



Suite 203

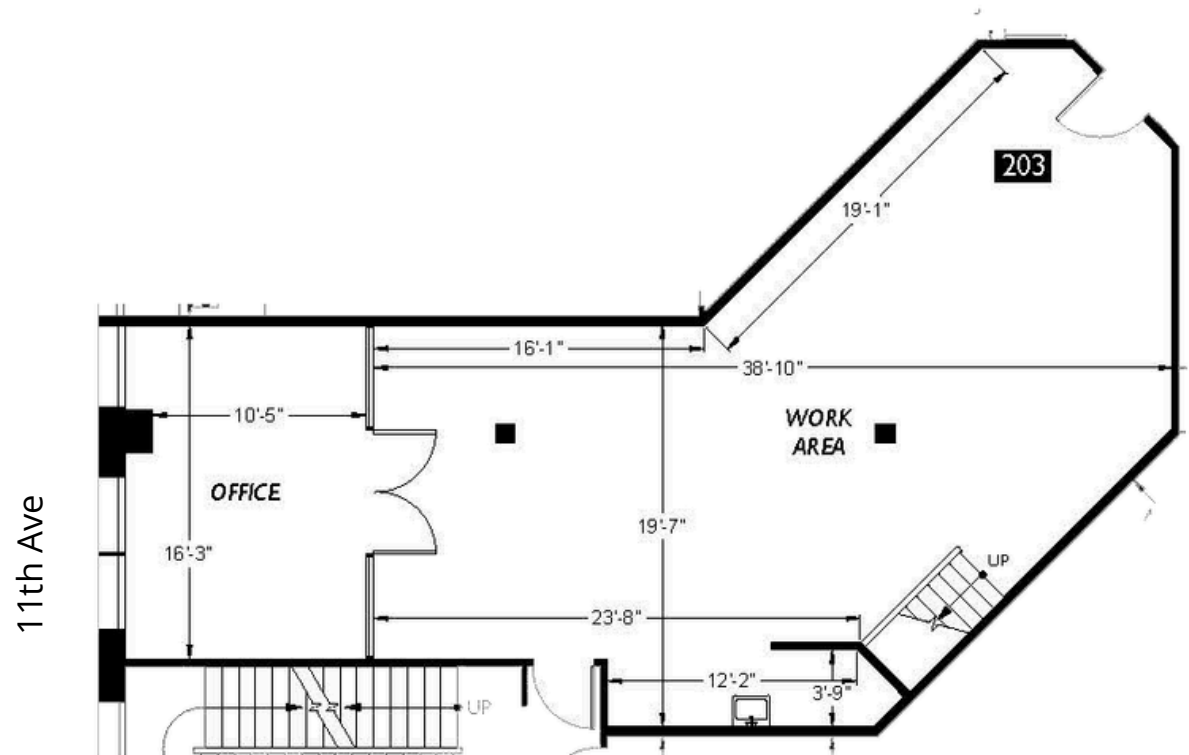
Space Features

- \$28.00 PSF + \$10.39/SF NNN (includes ALL utilities)
- 1,231 SF
- Fiber internet with Century Link
- One Large Conference Room
- Loft Storage Space
- New Kitchenette Area With Appliances
- 14' Ceilings
- Shared Restroom and Shower Facilities



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3D Tour](#)

1,231 SF



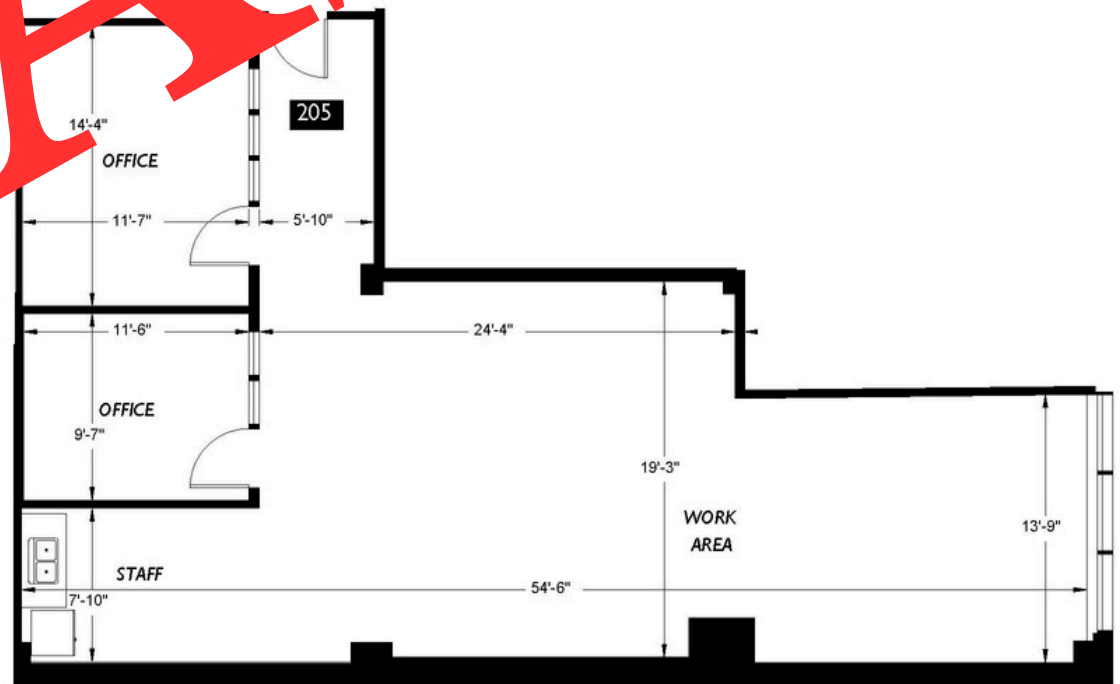
Suite 205

Space Features

- \$28/SF + \$10.38/SF NNN (includes ALL utilities)
- Original fir floors and 14' ceiling
- In-suite kitchenette
- 2 conference rooms / private office
- Shared restrooms and shower facility
- Passenger elevator
- City views
- Extra storage room
- Operable windows

[Click Here for
3D Tour](#)

1,432 SF



Suite 207

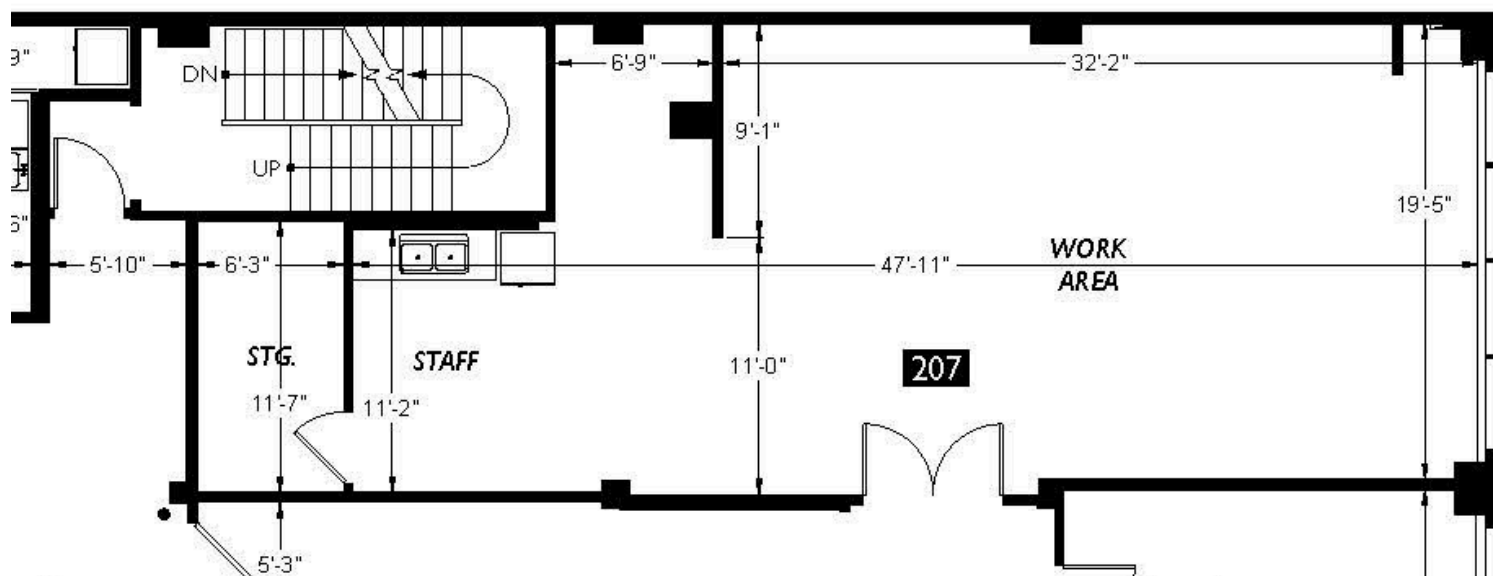
Space Features

- \$28.00 PSF + \$11.21/SF NNN (includes ALL utilities)
- 1,104
- Fiber internet with Century Link
- Kitchenette
- Loft Storage Space
- Copy Room/ Private Office
- 14' Ceilings
- Shared Restroom and Shower Facilities
- Available With 30 Days Advanced Notice



[Click Here for
a 3D Tour](#)

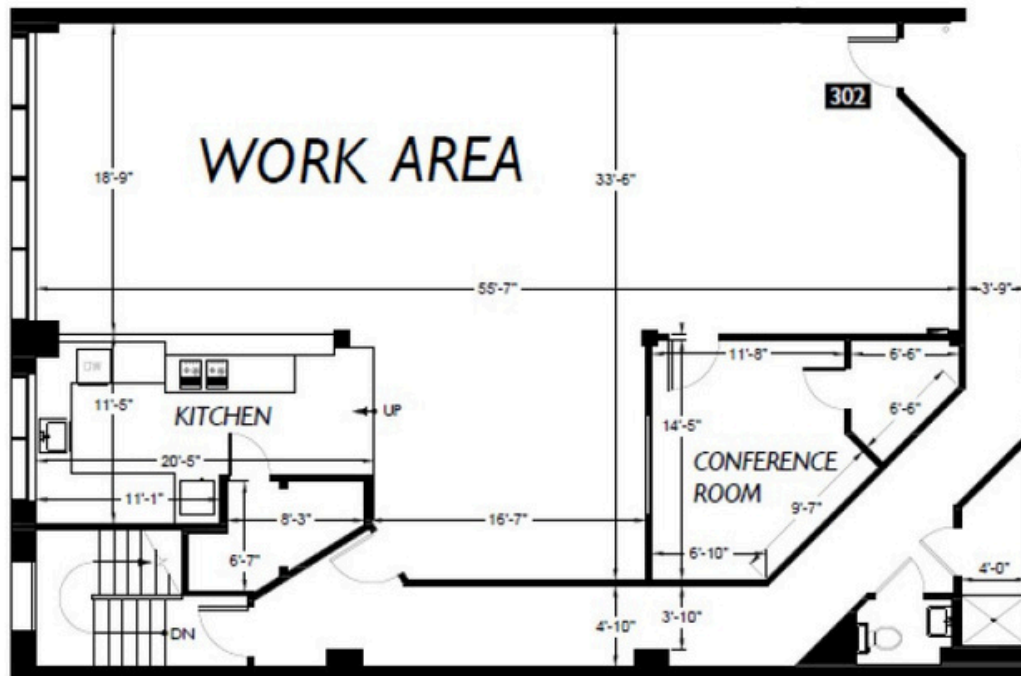
1,104SF



Suite 302

Space Features

- \$29.00 PSF + \$10.39/SF NNN (includes ALL utilities)
- 2,140 SF
- Flexible Lease Terms
- Fiber internet with Century Link
- 14' Ceilings
- Full Kitchen
- 1 Conference Room
- 1 Phone Room
- Loft Storage Space
- HVAC
- Shared Restroom and Shower Facilities



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3D Tour](#)

2,140 SF

NEIGHBORHOOD

Amenities:

- **Restaurants/Bars:**

- Overcast Coffee Co.
- Poquitos
- Eltana
- Molly Moon's Ice Cream
- Matcha Magic
- Dave's Hot Chicken
- Sweetgreen
- Chipotle
- Momiji
- Caffè Vita

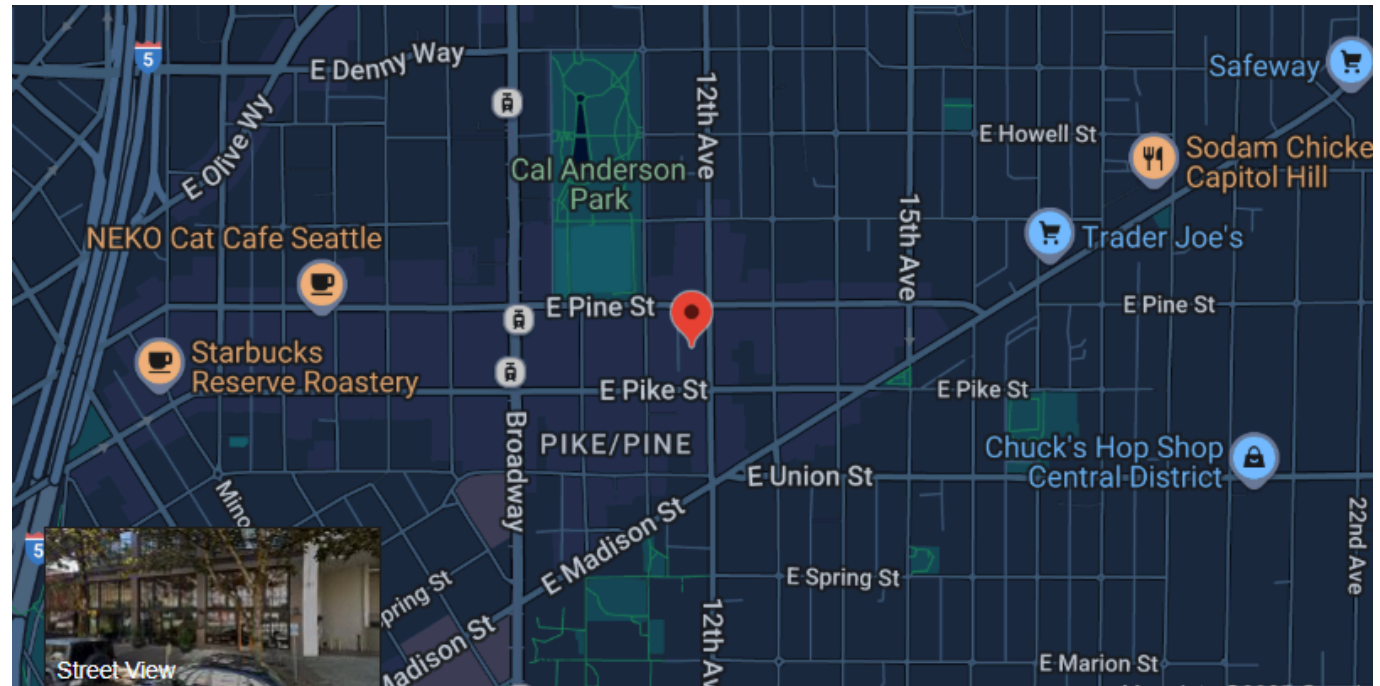
- **Services:**

- QFC
- Elliot Bay Book Co.
- Blick Art Materials
- Post Options
- Walgreens

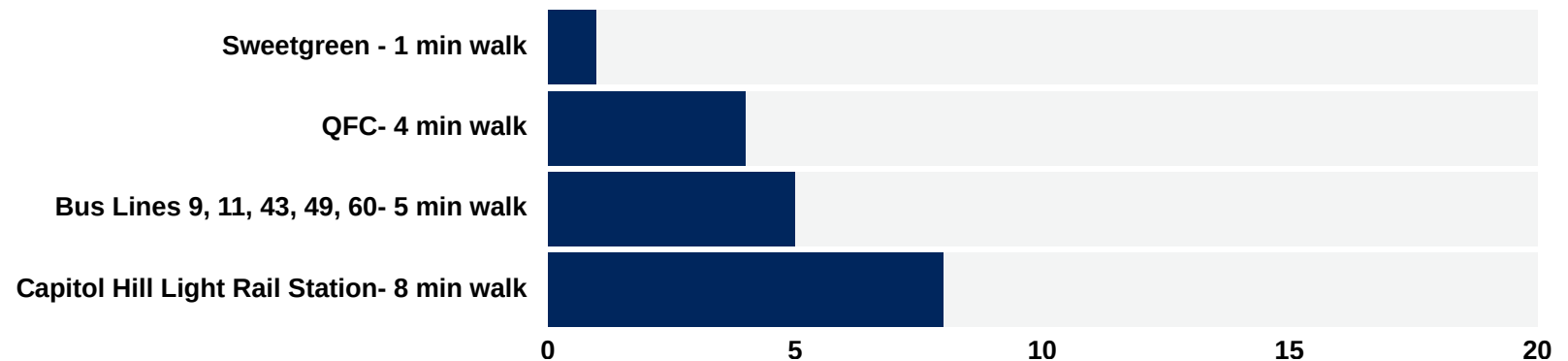
- **Entertainment:**

- Five Iron Golf
- Jimi Hendricks Statue
- NW Film Forum
- Rock Box
- Neumos

And Much More!

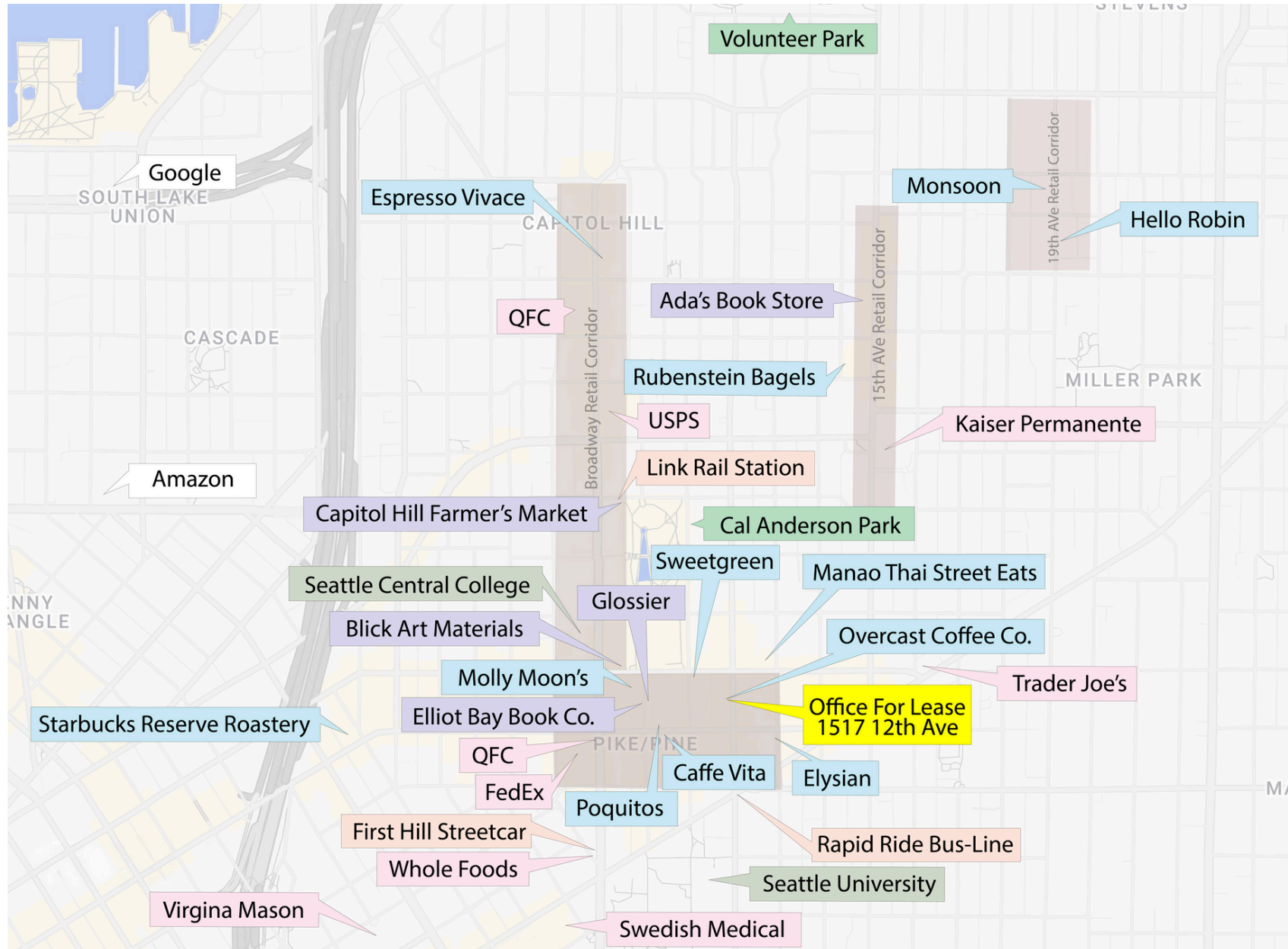
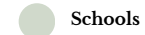
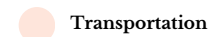
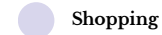
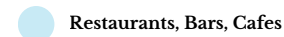


[Click Here To Explore The Neighborhood](#)



NEIGHBORHOOD

KEY



URBAN INSPIRED PRESERVATION MINDED COMMUNITY DRIVEN

Hunters Capital preserves and revitalizes the character of Seattle's most historic neighborhoods. We pride ourselves in creating meaningful relationships with our tenants and driving community engagement within our wonderfully diverse city.

WE HAVE SPACE FOR YOU

Give us a call, or visit our website to learn more about our unique properties.

(206) 328 - 3333

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Above: Local Coffee Shop in Retail of Ballou Wright Building

