

FOR SALE/LEASE
COMMERCIAL CONDO

BANNER BUILDING

80 Vine Street, Suite 201, Seattle, WA 98121

REDUCED SALE
PRICE:
\$749,000

LEASE RATE:
\$26.00/SF

For more information please contact:

LAURA MILLER

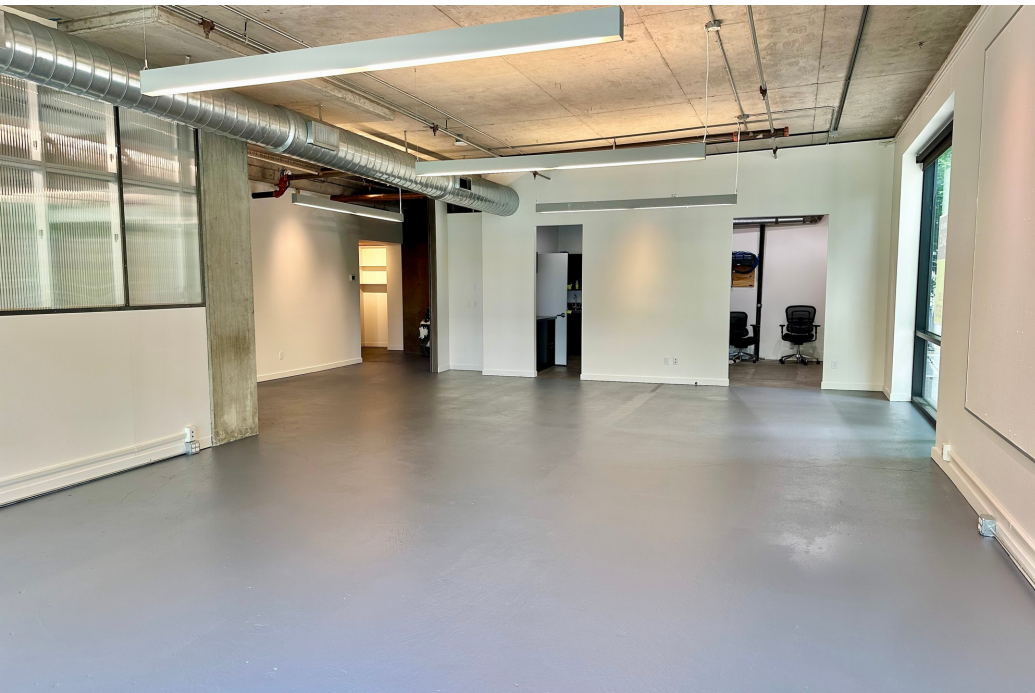
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 **GIBRALTAR**
INVESTMENT PROPERTY SOLUTIONS

80 VINE STREET, SUITE 201, SEATTLE, WA 98121

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OVERVIEW

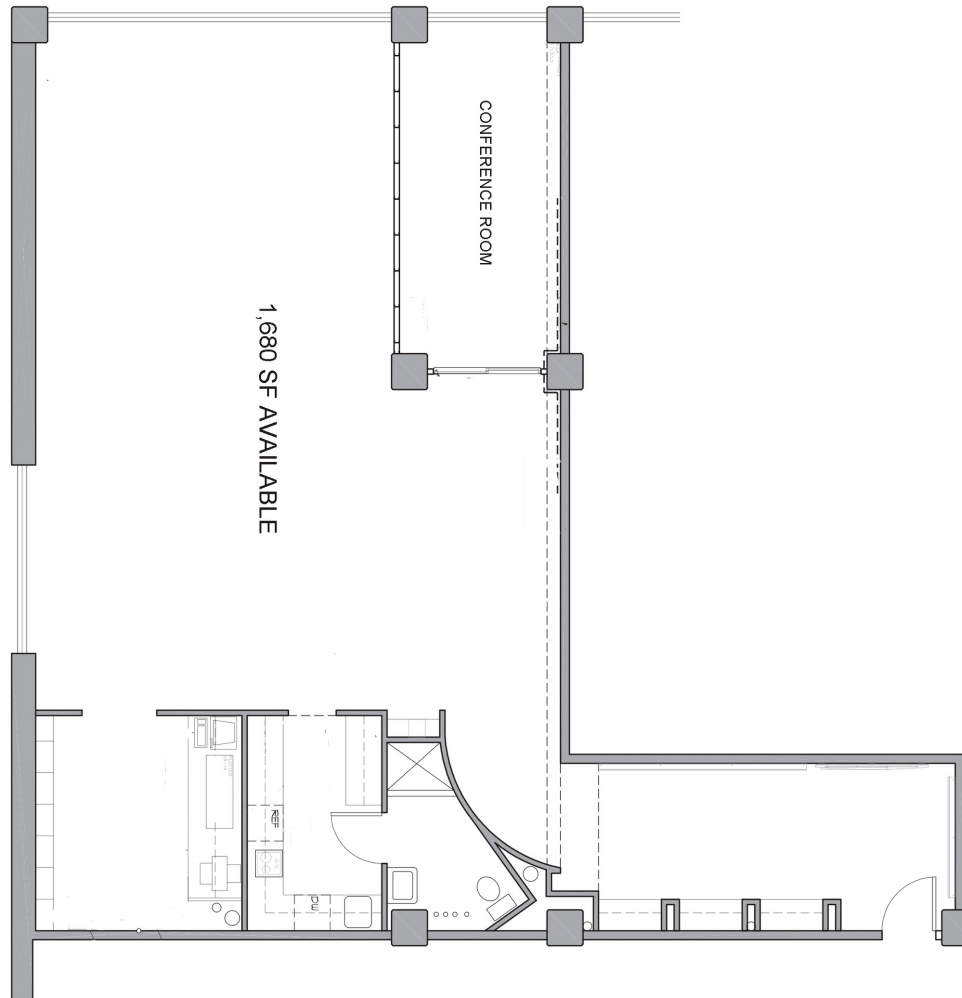
The award winning Banner Building offers a convenient location in Seattle's Belltown neighborhood, between the downtown retail core and the Seattle Center. Close proximity to neighborhood amenities and public transportation make it an ideal office location. Belltown is home to a mix of jazz and rock venues, cafes, and popular restaurants and bars. Surrounding neighborhood amenities include Macrina Bakery, Black Bottle Gastrotavern, Olympic Sculpture Park, Shiro's Sushi, The Crocodile, and Edgewater Hotel.

HIGHLIGHTS

- Potential to convert unit to live/work or residential unit
- Well maintained, turn-key commercial condo unit with SW corner unit features modern design with concrete floors, 10.5 ft concrete ceilings, custom lighting, large windows with abundant natural light, and Elliott Bay water views
- Banner Building boasts multiple architectural awards, with innovative design by WEINSTEIN A+U
- Existing build-out consists of an open layout work area, conference room, kitchen with electric stove, private bathroom with shower, and HVAC
- Centrally located in Belltown with easy access to Hwy 99, Queen Anne, Downtown Seattle, South Lake Union, the waterfront, and unlimited options for dining and entertainment
- Cable and DSL available in Building
- 1,680 SF
- Available now
- Landlord will consider a 1-5 year lease term
- **Purchase Price:** \$749,000
- Lease Rate: \$26.00/SF plus 2026 NNN (\$1,940/month) = \$5,580 per month (NNN includes HOA Dues of \$1,308.62/month)

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100

TRANSIT SCORE



98

WALK SCORE



71

BIKE SCORE



56,992

POPULATION



36,938

HOUSEHOLDS



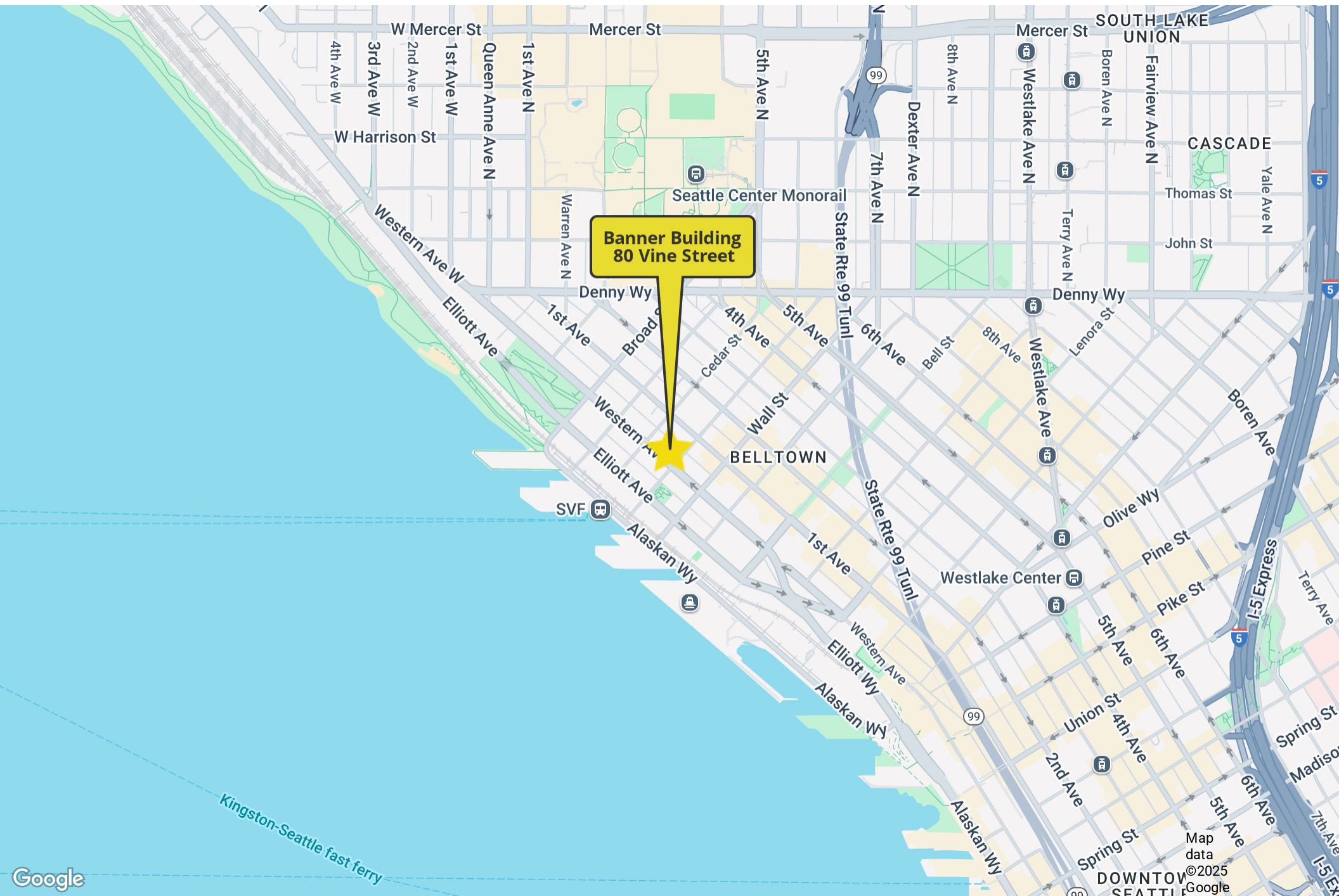
\$116,191

HOUSEHOLD INCOME

* Estimated 2025 demographics based on a 2-mile radius (CoStar)

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