

Stadium Flex Building

814 6th Ave S Seattle, Wa 98134



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DEVON

GROUP

PROPERTY OVERVIEW

Flex building for lease in downtown Seattle. There is 12,620 sqft available. This includes 3,500 sqft of basement warehouse space, 5,400 sqft of ground-level warehouse space and 3,720 sqft of second-floor office space. Situated in a prime location next to I-5 North and South on-ramps and a 10-minute walk to Lumen Field and T-Mobile Park. The warehouse space has three overhead doors, 1300 sqft of mezzanine/work space, and the office space has great views of Seattle.



16' - 20'

Ceiling Heights

12,620

Square Feet

12

Secured parking spots

Three

Large Door Openings



OFFERING SUMMARY

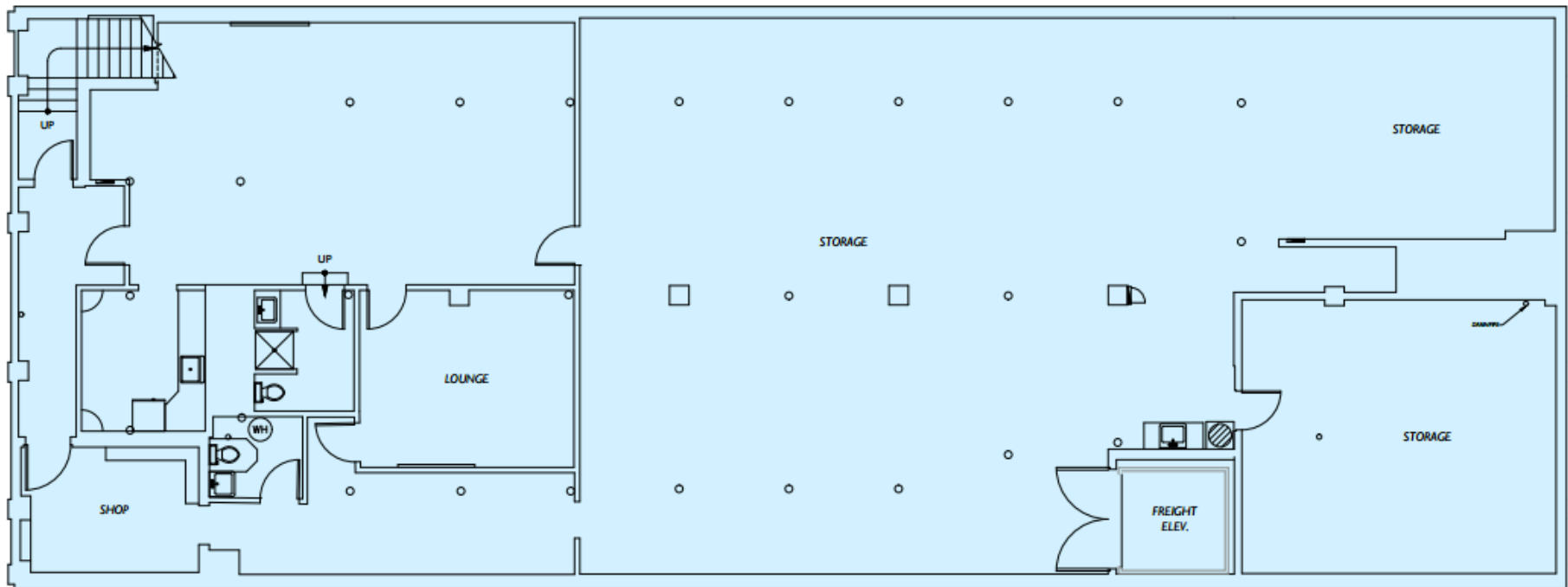
Parcel Number	766620-2700
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Total Available Sqft	12,620 sf +/-
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Zoning	IDM 165/85-170
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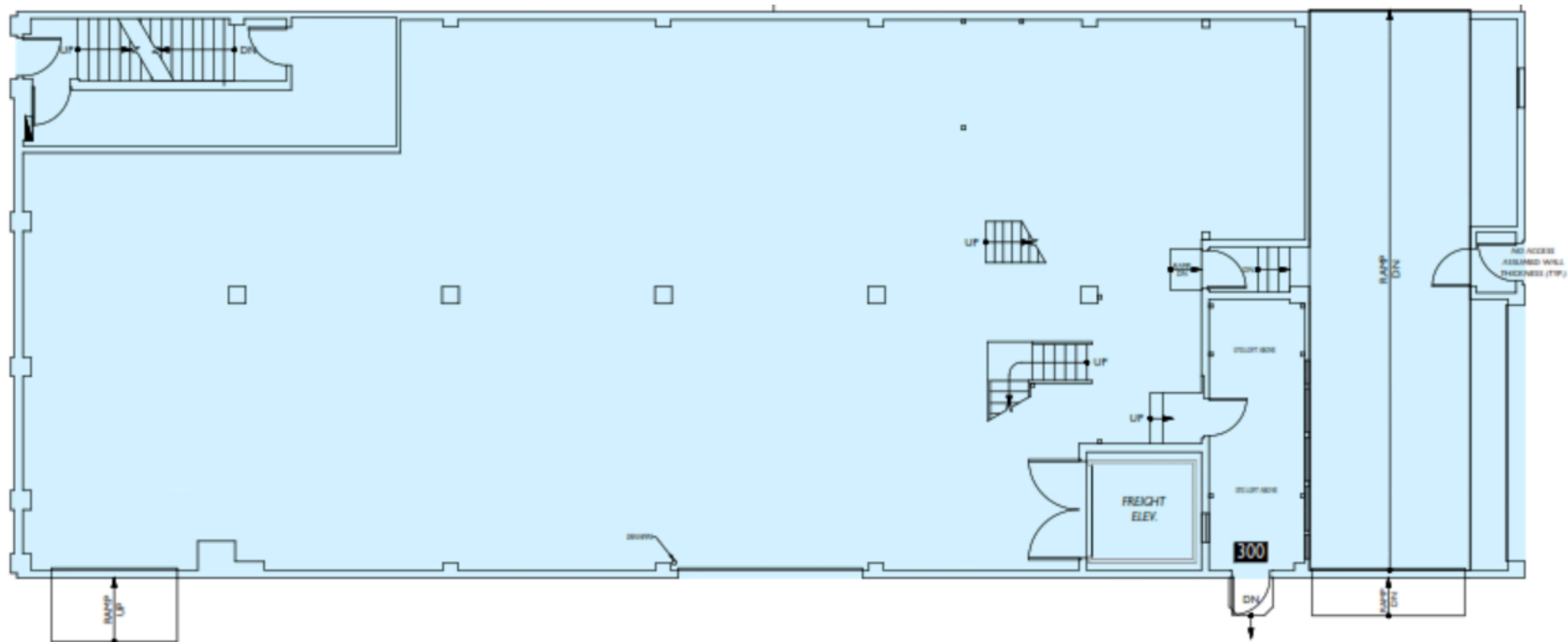
Lease Rate	\$1.32/SF Blended + NNN
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FLOOR PLAN



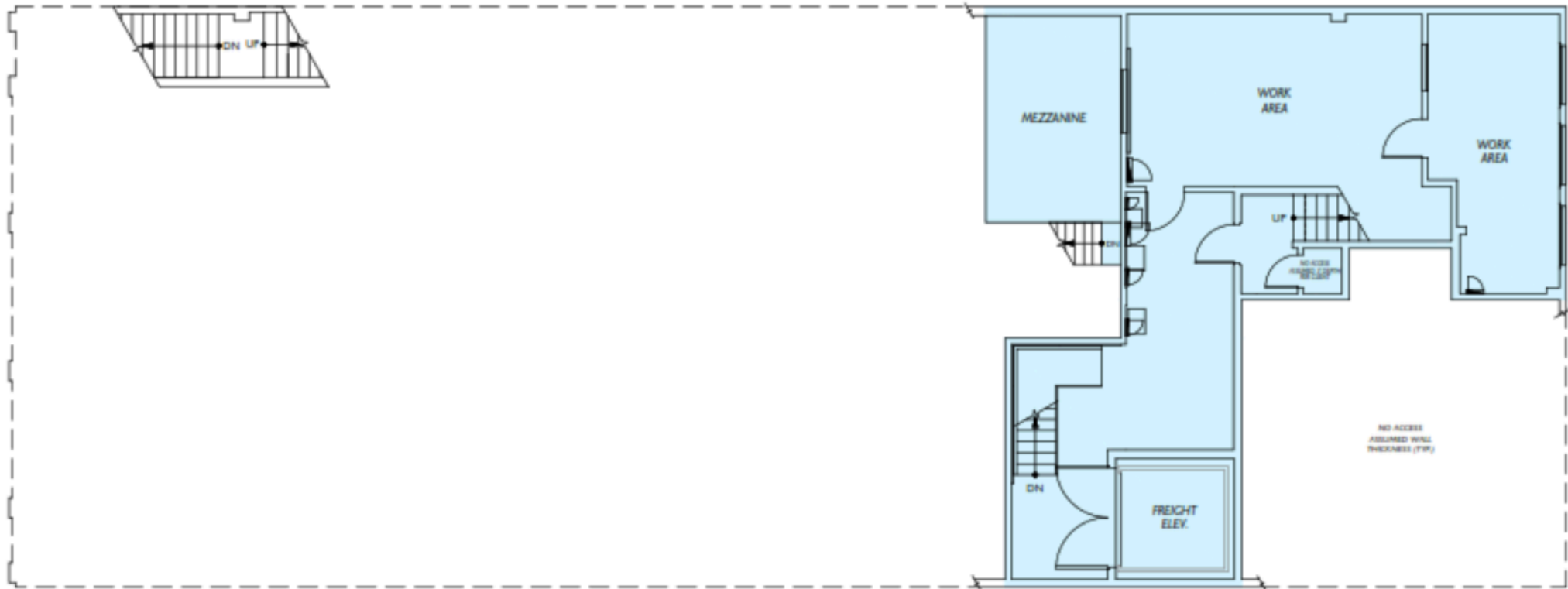
Basement

FLOOR PLAN



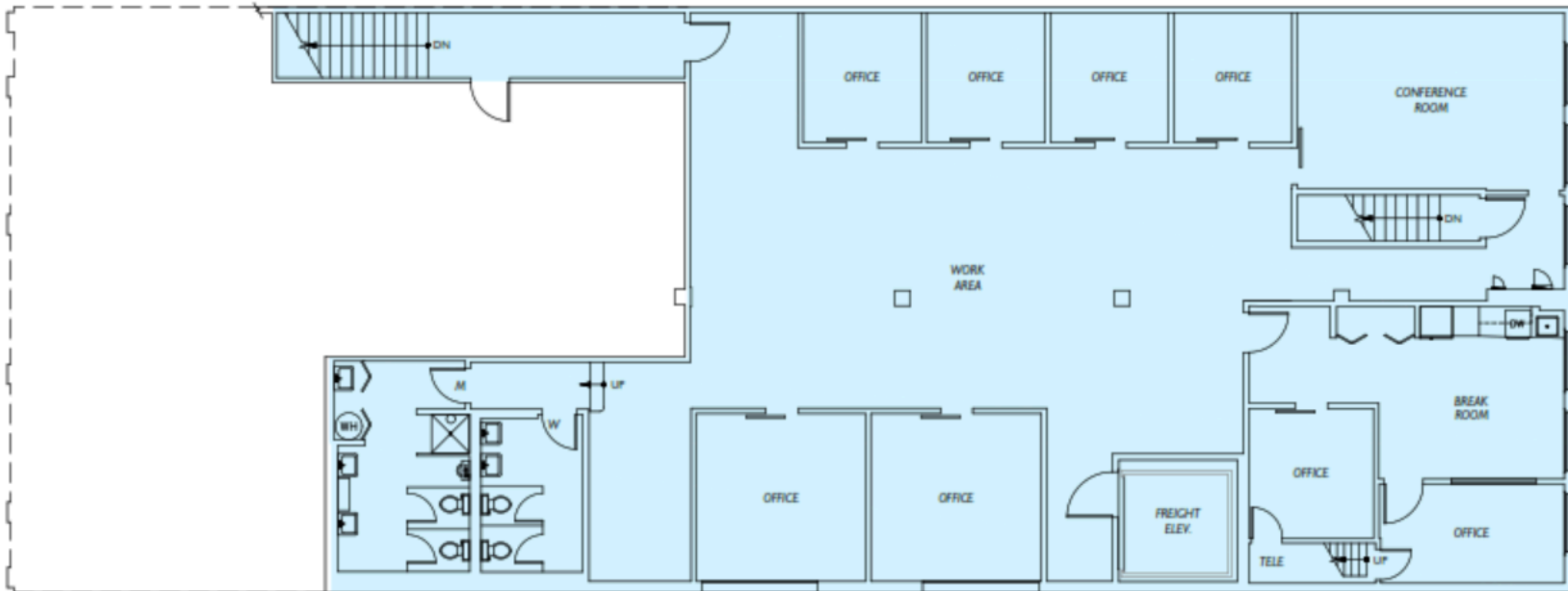
First Floor

FLOOR PLAN



Mezzanine/Work Area

FLOOR PLAN



Third Floor Office

LOCATION HIGHLIGHTS

- Close proximity to major highways I-5 and I-90
- Minutes to Lumen Field and T-Mobile Park

DEMOGRAPHICS 3 MILES



POPULATION 316,246



AVG HOUSEHOLD INCOME
\$147,441

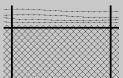


HOUSEHOLD POPULATION
158,666

LOCATION OVERVIEW



PROPERTY HIGHLIGHTS



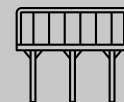
Secured Parking

12 secured parking spots, half of which are covered.



Prime Location

Minutes to Downtown, South Seattle and Bellevue



Mezzanine

Includes 1300 sqft of mezzanine space on the second floor



Views

Great views of Seattle and its respective baseball and football stadiums



OH Doors

Three overhead doors going into the ground level warehouse space.