

Madison Park Place



Retail Leasing

Brynn Estelle Telkamp | Be RETAIL | 206.650.8595 | brynn@be-retail.co

Madison Park Place

2925 East Madison Street, Seattle, WA 98112

Madison Park is a charming affluent neighborhood & demographic located in Seattle, Washington situated 3 miles east of downtown along the shores of Lake Washington. Madison Park & Madison Valley are known for beautiful homes, mature impeccably maintained landscaping, stunning views of the Cascade Mountains and Mt. Rainier to the east as well as its reputation of being home to the CEO's and business leaders of many of Seattle's most notable homegrown technology & retail companies!

The Retail within Madison Park Village, the heart of the neighborhood, includes Bert's Red Apple Grocery Store, the Attic Bar & Grill the start or end point watering hole for those participating in the Madison Park Pub Crawl along Madison Street. Madison Valley, where **Madison Park Place** is under construction as of June 2023, was home to City People's Mercantile for many years. Most commuters pass by the site which is intended to be the neighborhood's Upscale Grocer destination!

Madison Park boasts several green spaces, including The Washington Park Arboretum, Madison Park Playground and McGilvra Boulevard Park and the swimming beach, where free time picnics, and many launch for a day or overnight boating in Andrews Bay at Seward Park. The bay is one of the only anchor overnight locations on the lake and home to the annual Summer flotilla, where the Seattle & Queen City Yacht Club members anchor & celebrate from dawn to dusk.

Neighboring Capitol Hill draws families from all over the Seattle | Bellevue MSA with a significant number of private Schools; Seattle University, Seattle Academy (SAAS), Seattle Preparatory High School, The Northwest School, Holy Names, O'Dea High School, Bertschi School, St. Joseph, Epiphany & Bush Schools & The Hebrew Academy. Other quality well-regarded public educational institutions include; McGilvra, Montlake & Lowell Elementary Schools.

Contiguous to Madison Valley & Madison Park, the Capitol Hill neighborhood is dotted with coffee houses, entertainment night-life, restaurant, bars & taverns and residences that cover the gamut from modest studio apartment buildings to some of the city's most historic mansions, a convergence of the cities creative class and home to the business leaders who collectively make it happen!

- 82 residential units, 76 apartments and 6 townhomes.
- Anchor grocery retail 28,520 rsf with the demise to 2,500 rsf.
- Elevator close structured parking totaling 70 spaces, plus over 30 on street spaces.
- Delivery of premises is estimated for **June 2025**.

The developer, **The Velmeir Companies**, is a full service commercial real estate development firm specializing in retail & mixed-use developments. Their client list includes Fortune 500 companies that have entrusted Velmeir to build not only their developments, but their brands. Velmeir's full range of services allows for seamless project management with a sincere commitment to providing a superior customer experience from project conception to completion. Geza deGall serves as Velmeir's CEO, where he oversees implementation of the company's Real Estate Development & Investment strategies as well as day-to-day operations of the firm.

We welcome your interest & look forward to learning more about your retail needs.



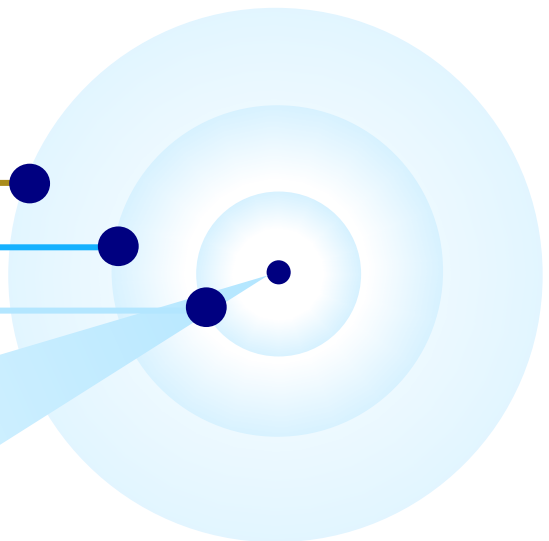
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Mile Drive* Time	Population	Daytime Population	Average HH Income	Education (4+ years college)
7*	60,415	49,917	\$196,907	78.3%
2	93,369	164,478	\$158,279	75.1%
1	27,533	21,396	\$209,625	80.4%



LEASING NOW

MADISON PARK PLACE

NNN (estimated) \$12.25 psf
 Tenant Allowance Negotiable
 Retail Parking Spaces 70

RETAIL 100 WEST LEASED

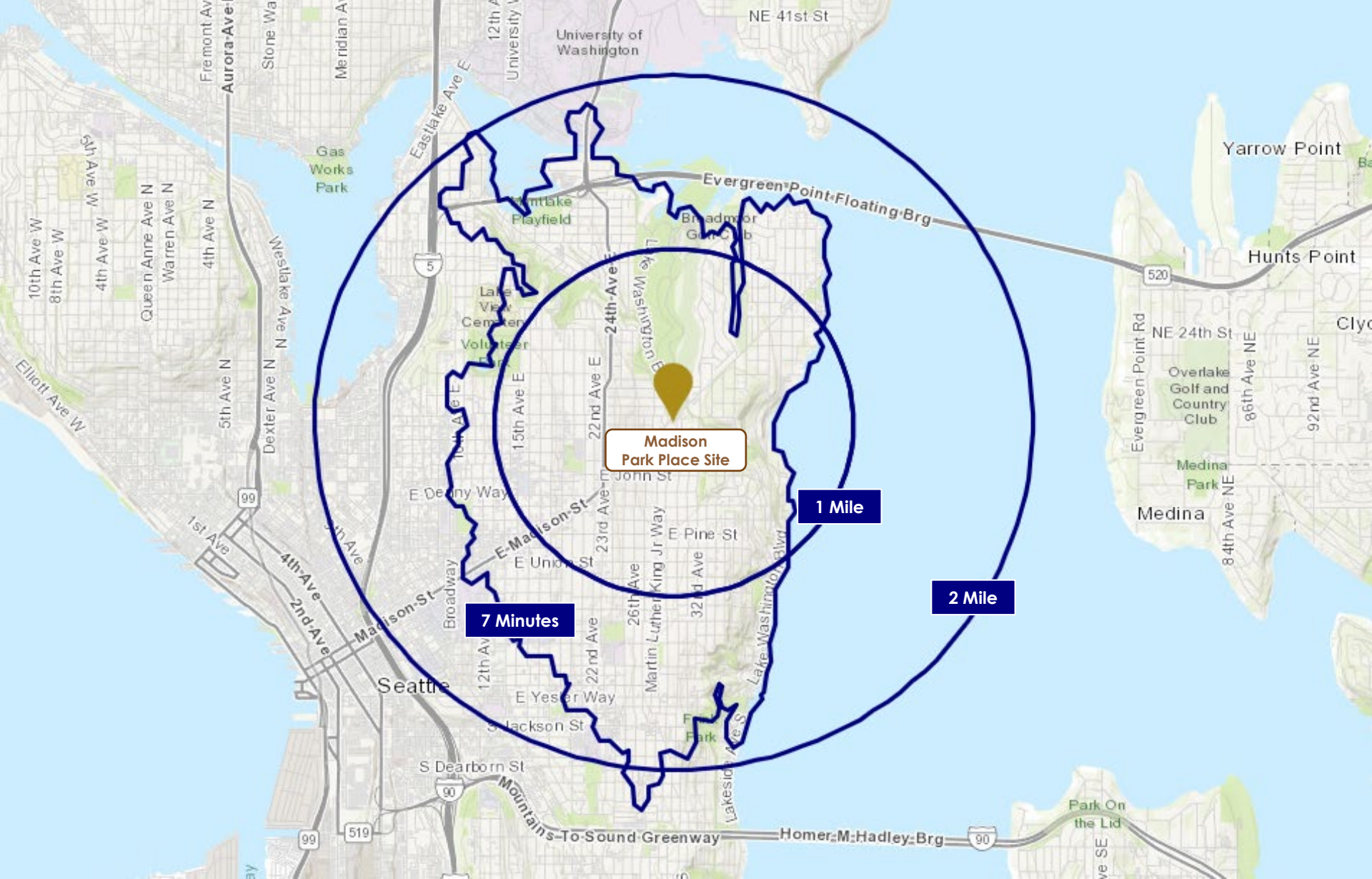
Delivery Date Q3 2025
 Retail 26,920 rsf

RETAIL 200 EAST AVAILABLE

Delivery Date Q3 2025
 Retail Street 1,500 rsf
 Retail Lower Level 1,117 rsf
 Outdoor Patio Area ~600 sf
 Asking Rent \$64.00 prsf

81 **54** **81**

WALK SCORE TRANSIT SCORE BIKE SCORE

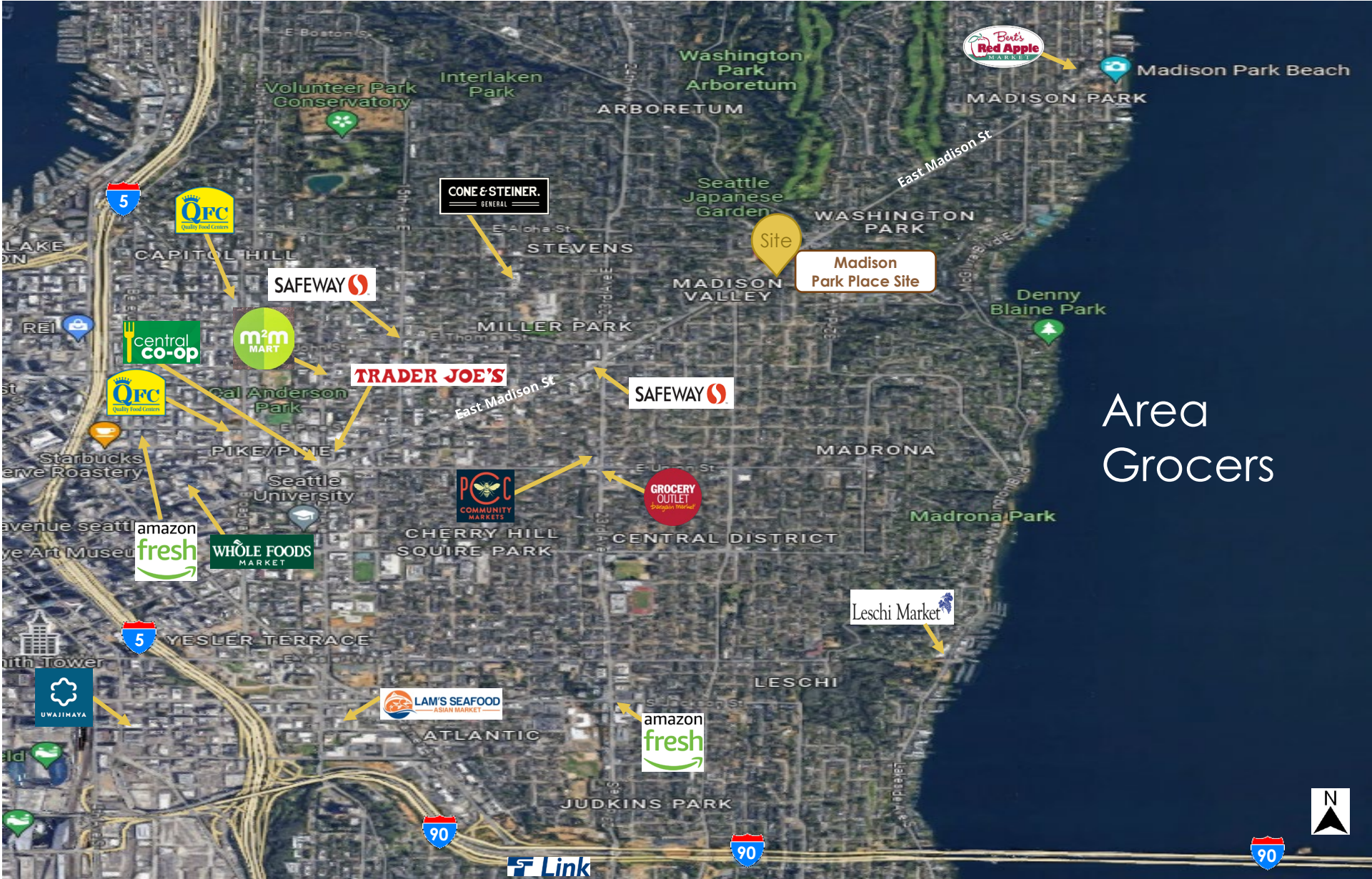


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Area Grocers

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East Madison Street – 16,000 ADT

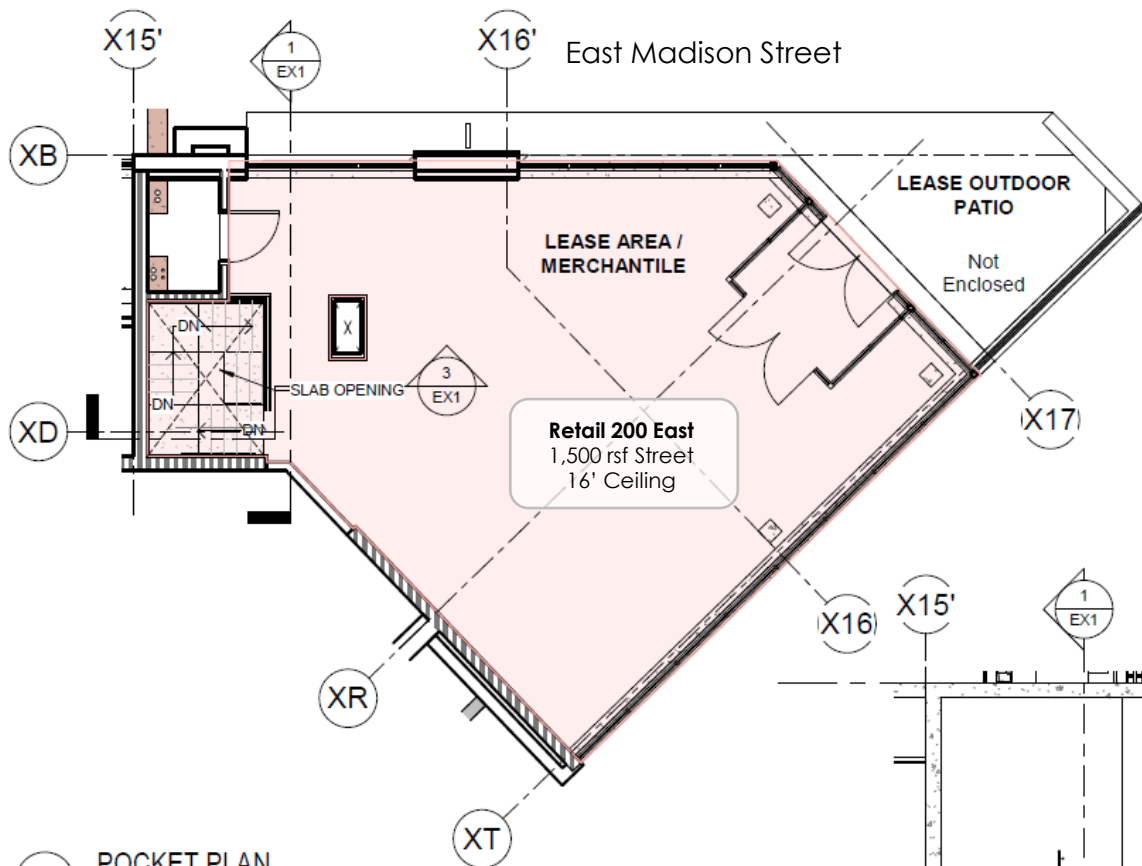


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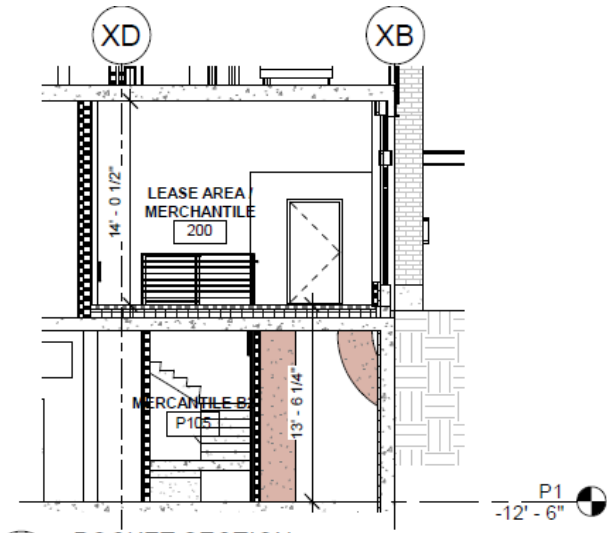
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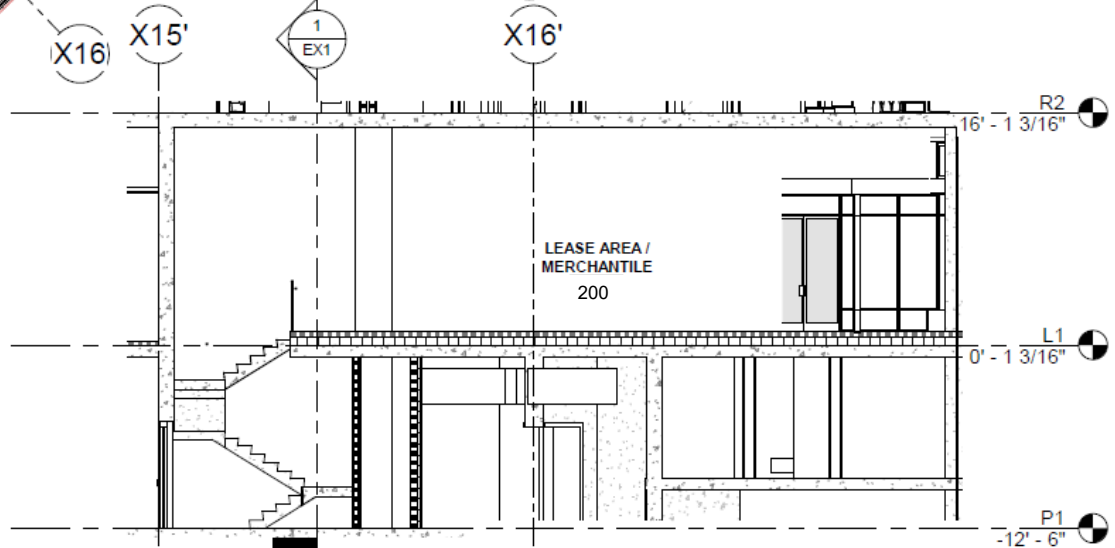
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2 POCKET PLAN
SCALE: 1/8" = 1'-0"



1 POCKET SECTION
SCALE: 1/8" = 1'-0"



3 POCKET SECTION 2
SCALE: 1/8" = 1'-0"



Madison Park Place Retail

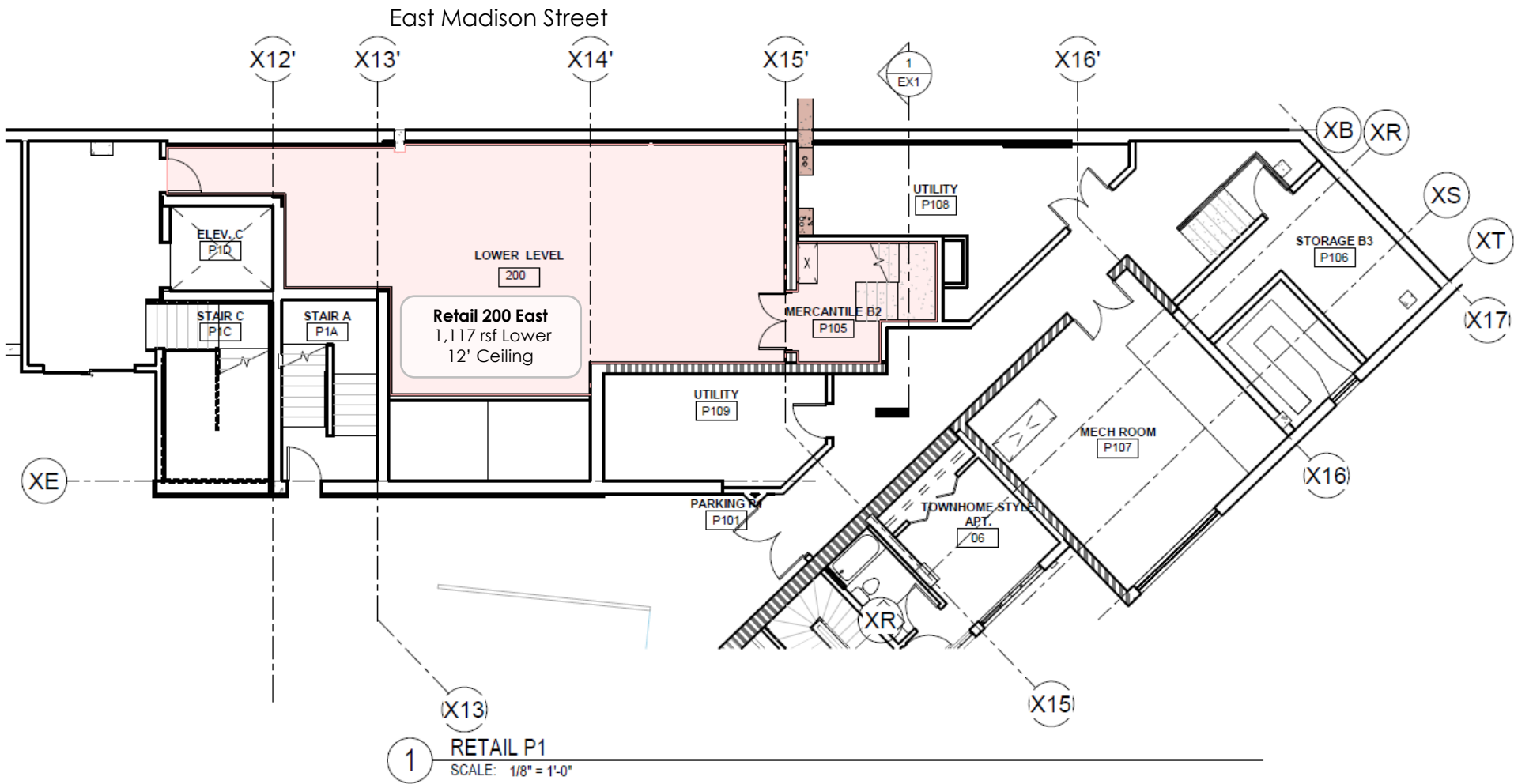
Retail 200 Street Level

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Madison Park Place Retail

Retail 200 Lower Level

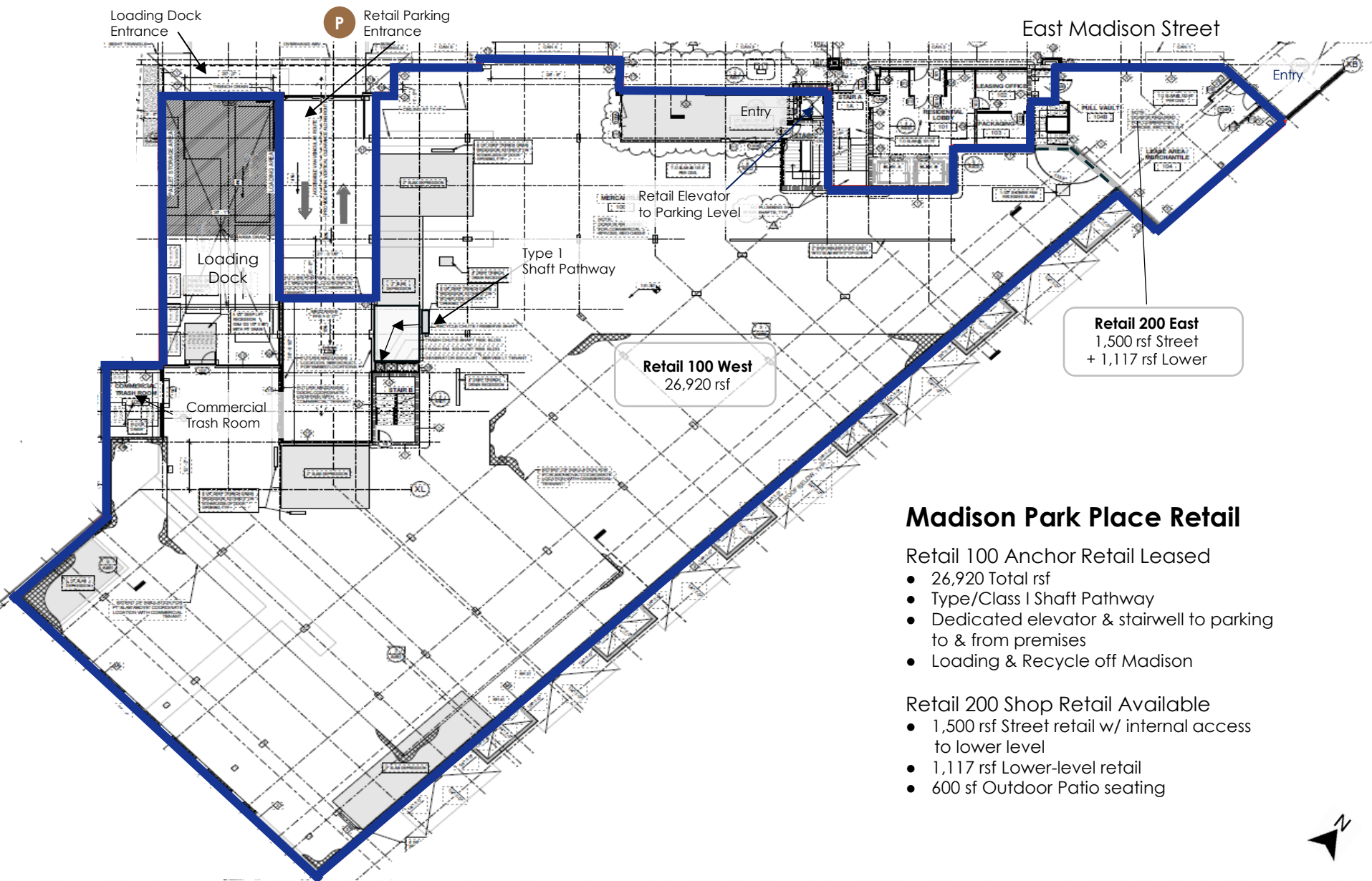


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Madison Park Place Retail

Retail 100 Anchor Retail Leased

- 26,920 Total rsf
- Type/Class I Shaft Pathway
- Dedicated elevator & stairwell to parking to & from premises
- Loading & Recycle off Madison

Retail 200 Shop Retail Available

- 1,500 rsf Street retail w/ internal access to lower level
- 1,117 rsf Lower-level retail
- 600 sf Outdoor Patio seating

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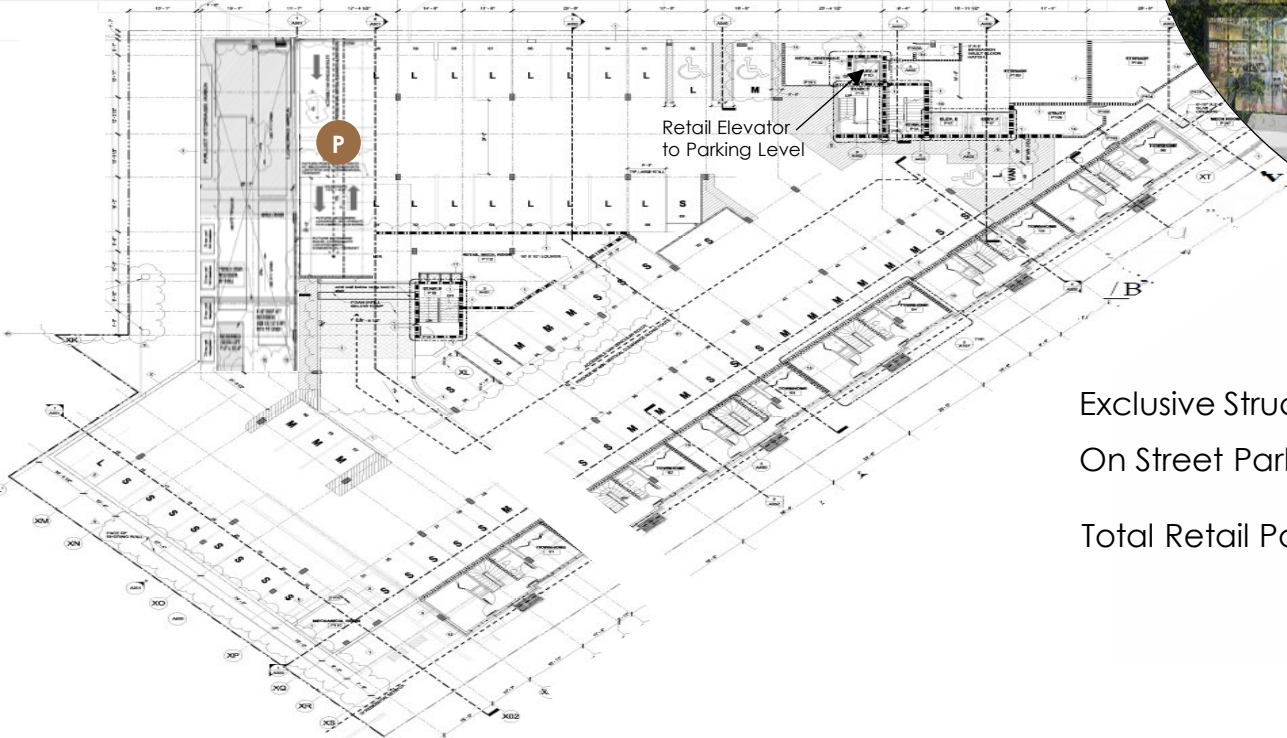
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Madison Park Place Parking Plan

Retail Parking
Entrance

Loading Dock
Entrance



Exclusive Structured Retail Parking	70
On Street Parking	30
Total Retail Parking	100



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