

FOR SALE/LEASE

BELLTOWN RETAIL/OFFICE
2323 1st Ave | Belltown



EWING & CLARK
INCORPORATED

**ANDY
RANGLES**

206.405.0090
andy@ewingandclark.com

**CAMERON
KENT**

206.838.7737
ckent@ewingandclark.com

EXECUTIVE SUMMARY

2323 1ST AVE | BELLTOWN



PROPERTY DETAILS

Located in the heart of Belltown, 2323 1st Avenue offers a rare opportunity to own a highly adaptable commercial condominium in one of Seattle's most vibrant urban neighborhoods. The 3,395 square foot space is currently built out as a refined office with two restrooms, a full kitchen, and sweeping west-facing windows that capture incredible views of Elliott Bay. With generous ceiling heights and a flexible layout, the space can easily be reconfigured for restaurant, fitness, or retail use.

Surrounded by a thriving mix of residential towers, boutique hotels, and some of Seattle's most popular bars and restaurants, the property benefits from steady foot traffic and strong weekday and evening activity. Its proximity to Downtown Seattle, the Space Needle, Climate Pledge Arena, Pike Place Market, and the newly renovated Seattle Waterfront positions it at the center of the city's most dynamic commercial corridor.

The surrounding neighborhood is home to an affluent, highly educated base. Within a mile of the property, the median household income exceeds \$120,000, and more than 60 percent of residents hold a bachelor's degree or higher. Young professionals, dual-income households, and a steady daytime population drives strong retail and service demand throughout the week.

Offering unparalleled visibility, modern infrastructure, and a location that blends urban energy with waterfront appeal, 2323 1st Avenue represents an exceptional opportunity for an owner-user or investor seeking a premier presence in Seattle's urban core.

PROPERTY DETAILS

2323 1ST AVE | BELLTOWN

PROPERTY DETAILS

Opportunity for owner/user, investor, tenant or developer.
Well-positioned unit offers flexibility for its next user.

- Zoning: DMC-145
- Unit Size: 3,509 SF
- APN: 683990-0540
- 2025 Property Taxes: \$14,400
- One parking space included
- Unit is sprinklered

PRICING

- For Lease - \$28/SF/YR + NNN
- For Sale - \$2,200,000



INTERIOR

2323 1ST AVE | BELLTOWN



SECURED ENTRYWAY



CONFERENCE ROOM

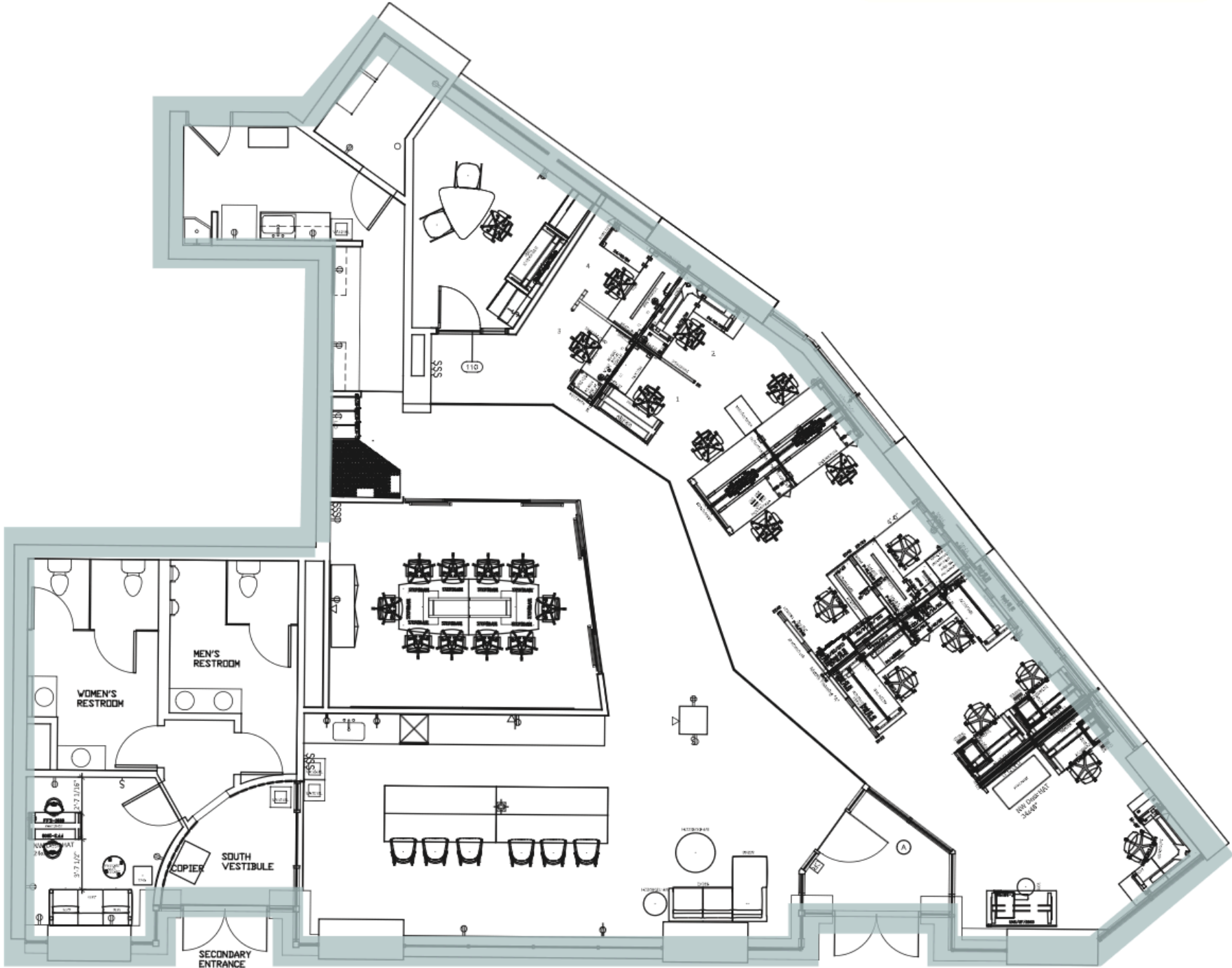


NORTHWEST VIEWS



EMPLOYEE KITCHEN





DEMOGRAPHICS



Population

within 2 miles

177,012



Households

within 2 miles

96,855



Income

Average Household

\$134,410



Education

Bachelor's or higher

65%

AERIAL VIEW

2323 1st AVE | BELLTOWN



NEW SEATTLE WATERFRONT



OVERLOOK WALK

Located just steps from 1924 1st Ave, Overlook Walk creates a key pedestrian connection between the City's downtown core and its waterfront, connecting 100 feet of vertical elevation change in a short distance. People can walk, use strollers, or wheelchairs on the elevated pathway from Pike Place Market to the waterfront without ever crossing the new Alaskan Way. Overlook Walk adds approximately 60,000 square feet of new elevated park space to Seattle's waterfront. With 360-degree views of downtown Seattle, Lumen Field, T-Mobile Park, Elliott Bay, the Olympic mountains, and Mount Rainier, ample seating options provide an opportunity to rest and enjoy the views.

SEATTLE AQUARIUM EXPANSION

Seattle Aquarium's new Ocean Pavilion connects Seattle to the Indo-Pacific ecosystem in the Coral Triangle. In conjunction with the adjacent Overlook Walk, this investment connects downtown, Pike Place Market, and the waterfront as a gathering place for all. Providing an extension of the existing Seattle Aquarium on Piers 59 and 60, this new exhibit provides several critical public features such as a new public elevator and a publicly-accessible rooftop park.



Andy Randles

Commercial Broker

206.405.0090

andy@ewingandclark.com

Cameron Kent

Vice President - Commercial

206.838.7737

ckent@ewingandclark.com

ewingandclark.com

