

LEASE

BELLTOWN RETAIL/OFFICE | PRIME 3RD AVE FRONTAGE

2106 3rd Ave, Suite 3, Seattle, WA 98121



OFFERING SUMMARY

Lease Rate:	\$25.59 SF/yr (MG)
Available SF:	2,110 SF
Parking:	2-Car Garage
Year Built:	1973



PROPERTY OVERVIEW

Highly visible retail or office space along Belltown's busy 3rd Avenue corridor, offering strong street presence and steady pedestrian traffic. The space also includes a rare two-car garage, an exceptional convenience in downtown Seattle. This versatile space provides excellent street exposure and a flexible layout suitable for retail, professional services, or creative office use. Ownership is open to tenant improvements, allowing the next occupant to tailor the space to their business needs. Situated in the heart of Belltown, the property is surrounded by a mix of residential towers, restaurants, galleries, and neighborhood retail - creating a built-in customer base and consistent foot traffic throughout the day and evening.

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KEY FEATURES:

- Prime 3rd Avenue frontage with strong visibility
- Two-car garage
- Flexible layout for retail, service, or office use
- Abundant storage space
- Owner open to tenant improvements
- Well-maintained building with professional management
- Established neighboring businesses

LOCATION HIGHLIGHTS:

- Walkable to Pike Place Market, the Seattle Waterfront, and Olympic Sculpture Park
- Dense residential population supporting local retail
- Excellent public transit access along the 3rd Avenue corridor
- Surrounded by popular dining, nightlife, and entertainment

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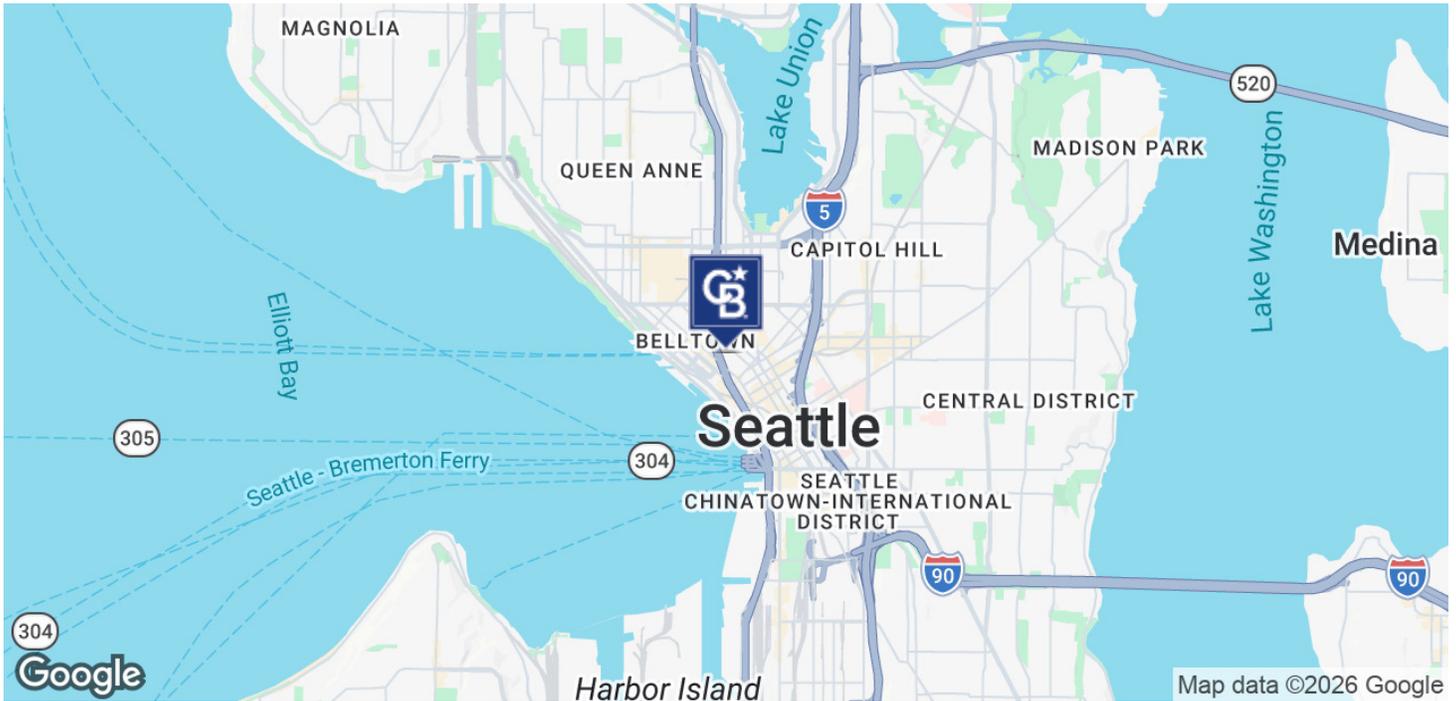


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