



(206) 328 - 3333
Jill@hunterscapital.com
HuntersCapital.com

Ballou Wright Building



1517 12th Ave
Seattle, WA 98122

Positioned above Overcast Coffee, & among the vibrant Pike/Pine retail corridor including popular retail, grocery, & restaurants the Historic Ballou Wright Building has offices of varying sizes to suit your company's needs. Only a short walk from mass transit options as well as monthly parking available nearby!



Ballou Wright Building

- All utilities included
- Monthly parking available
- Original fir floors
- Bike storage
- Fiber internet with Century Link
- Passenger elevator
- High ceilings
- Large, operable windows
- Secured access with ButterflyMX

Mezzanine

Space Features

- \$28.00 PSF + \$9.63/SF NNN (includes ALL utilities)
- 3,474 SF
- Flexible Lease Terms
- Fiber internet with Century Link
- One Large Conference Room
- 3 Private Offices
- Full Kitchen
- Restroom
- Partially Furnished
- Direct Access to Elevator
- HVAC



[Click Here for a
3D Tour](#)

3,474 SF



Suite 203

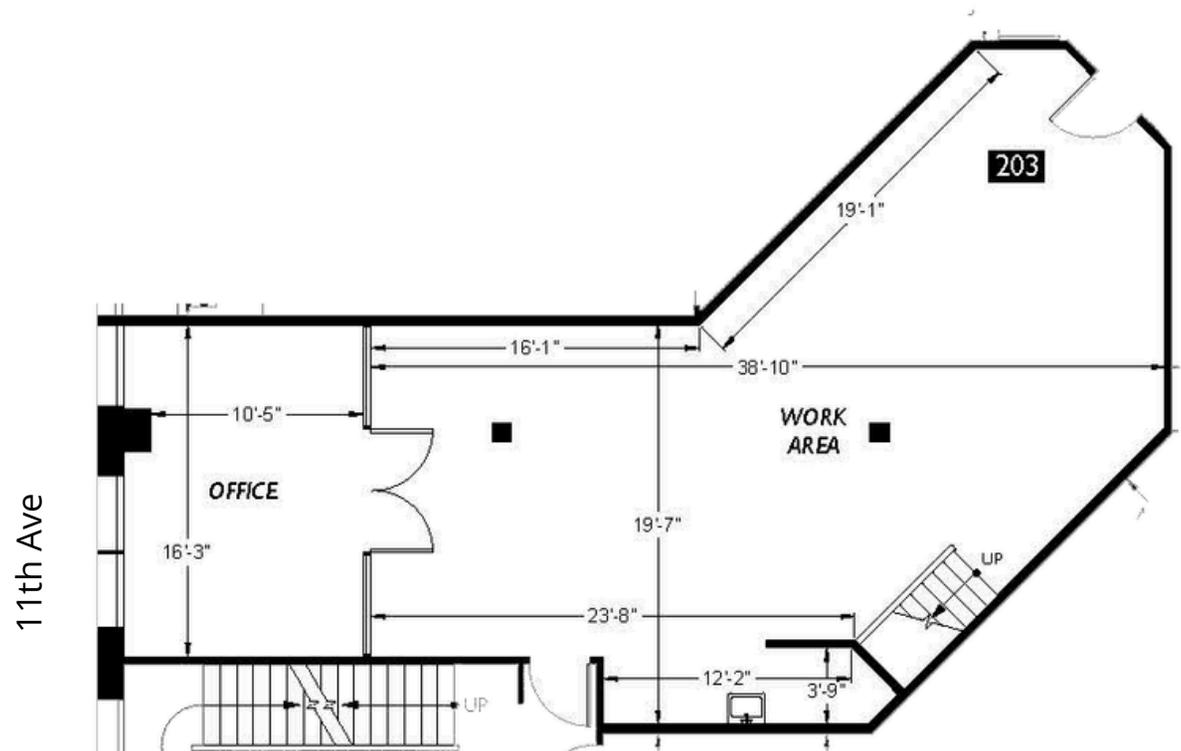
Space Features

- \$28.00 PSF + \$10.39/SF NNN (includes ALL utilities)
- 1,231 SF
- Fiber internet with Century Link
- One Large Conference Room
- Loft Storage Space
- New Kitchenette Area With Appliances
- 14' Ceilings
- Shared Restroom and Shower Facilities



[Click Here for a
3D Tour](#)

1,231 SF



Suite 205

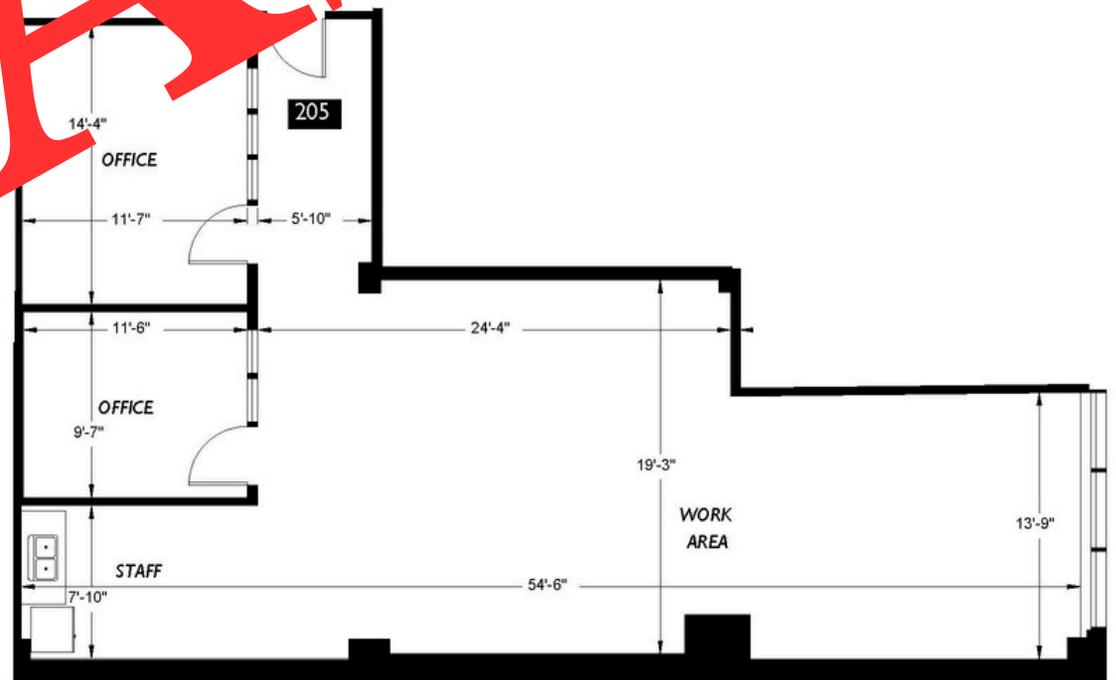
Space Features

- \$28/SF + \$10.38/SF NNN (includes ALL utilities)
- Original fir floors and 14' ceiling
- In-suite kitchenette
- 2 conference rooms/private offices
- Shared restrooms and shower facility
- Passenger elevator
- City views
- Extra storage room
- Operable windows



[Click Here for 3D Tour](#)

1,432 SF



Suite 207

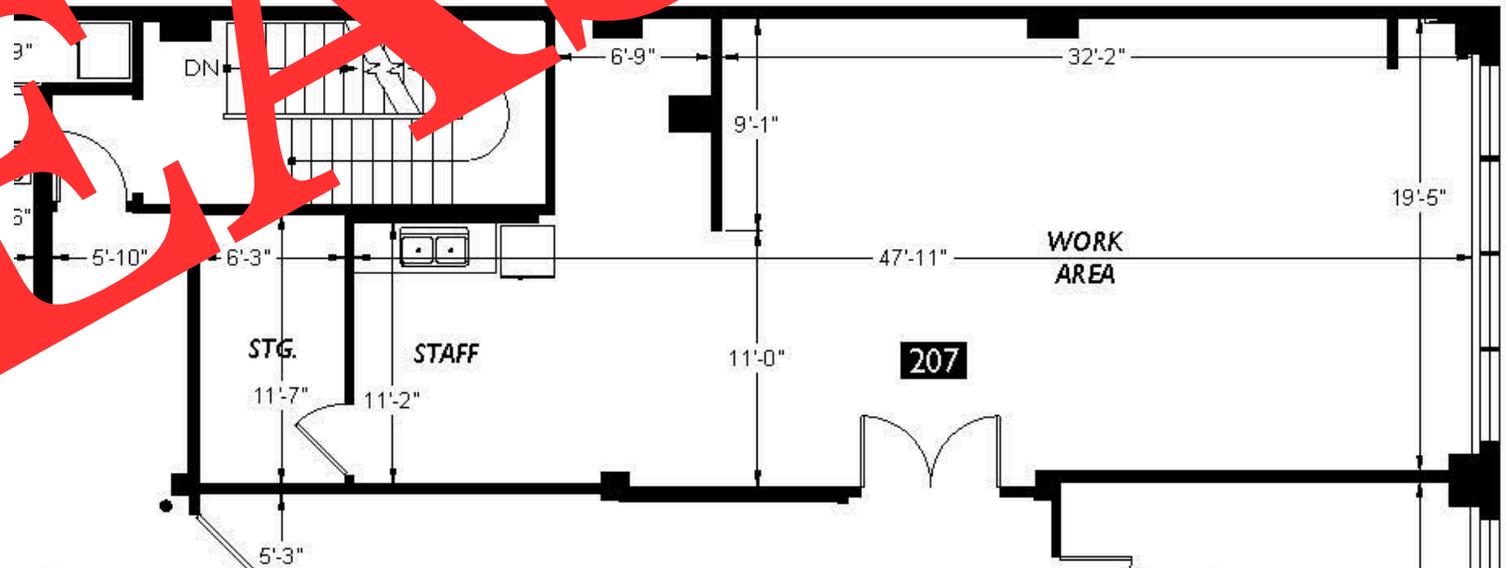
Space Features

- \$28.00 PSF + \$11.21/SF NNN (Includes ALL utilities)
- 1,104 sq ft
- Fiber internet with Century Link
- Kitchenette
- Loft Storage Space
- Conference Room/Private Office
- 14 lockers
- Shared Restroom and Shower facilities
- Available With 30 Days Advanced Notice



[Click Here for a 3D Tour](#)

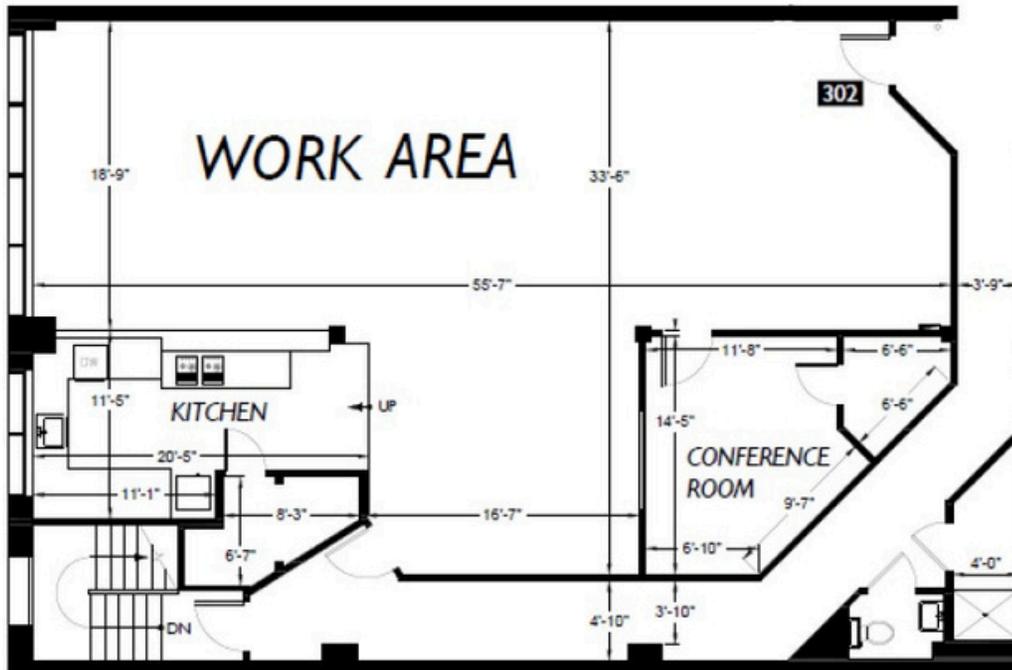
1,104 sq ft



Suite 302

Space Features

- \$29.00 PSF + \$10.39/SF NNN (includes ALL utilities)
- 2,140 SF
- Flexible Lease Terms
- Fiber internet with Century Link
- 14' Ceilings
- Full Kitchen
- 1 Conference Room
- 1 Phone Room
- Loft Storage Space
- HVAC
- Shared Restroom and Shower Facilities



[Click Here for a
3D Tour](#)

2,140 SF

NEIGHBORHOOD

Amenities:

- **Restaurants/Bars:**

- Overcast Coffee Co.
- Poquitos
- Eltana
- Molly Moon's Ice Cream
- Matcha Magic
- Dave's Hot Chicken
- Sweetgreen
- Chipotle
- Momiji
- Caffe Vita

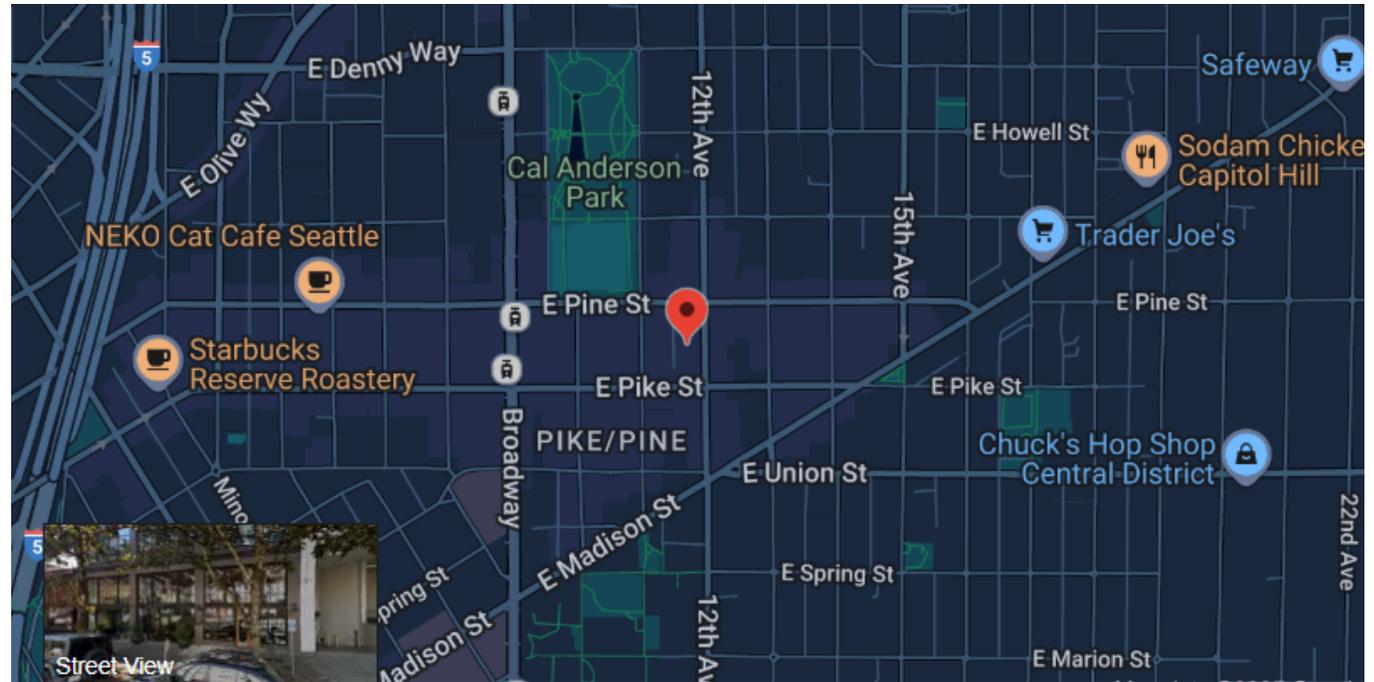
- **Services:**

- QFC
- Elliot Bay Book Co.
- Blick Art Materials
- Post Options
- Walgreens

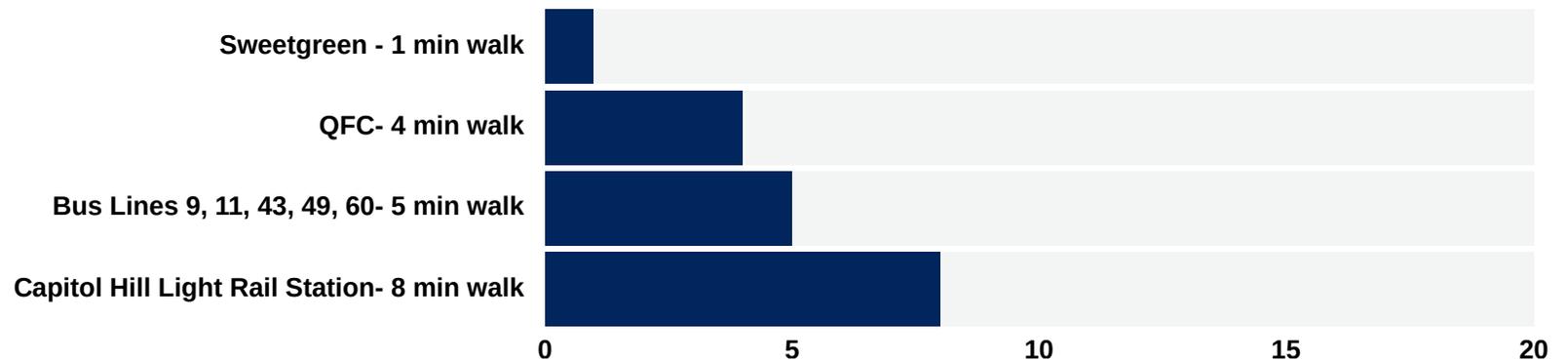
- **Entertainment:**

- Five Iron Golf
- Jimi Hendricks Statue
- NW Film Forum
- Rock Box
- Neumos

And Much More!

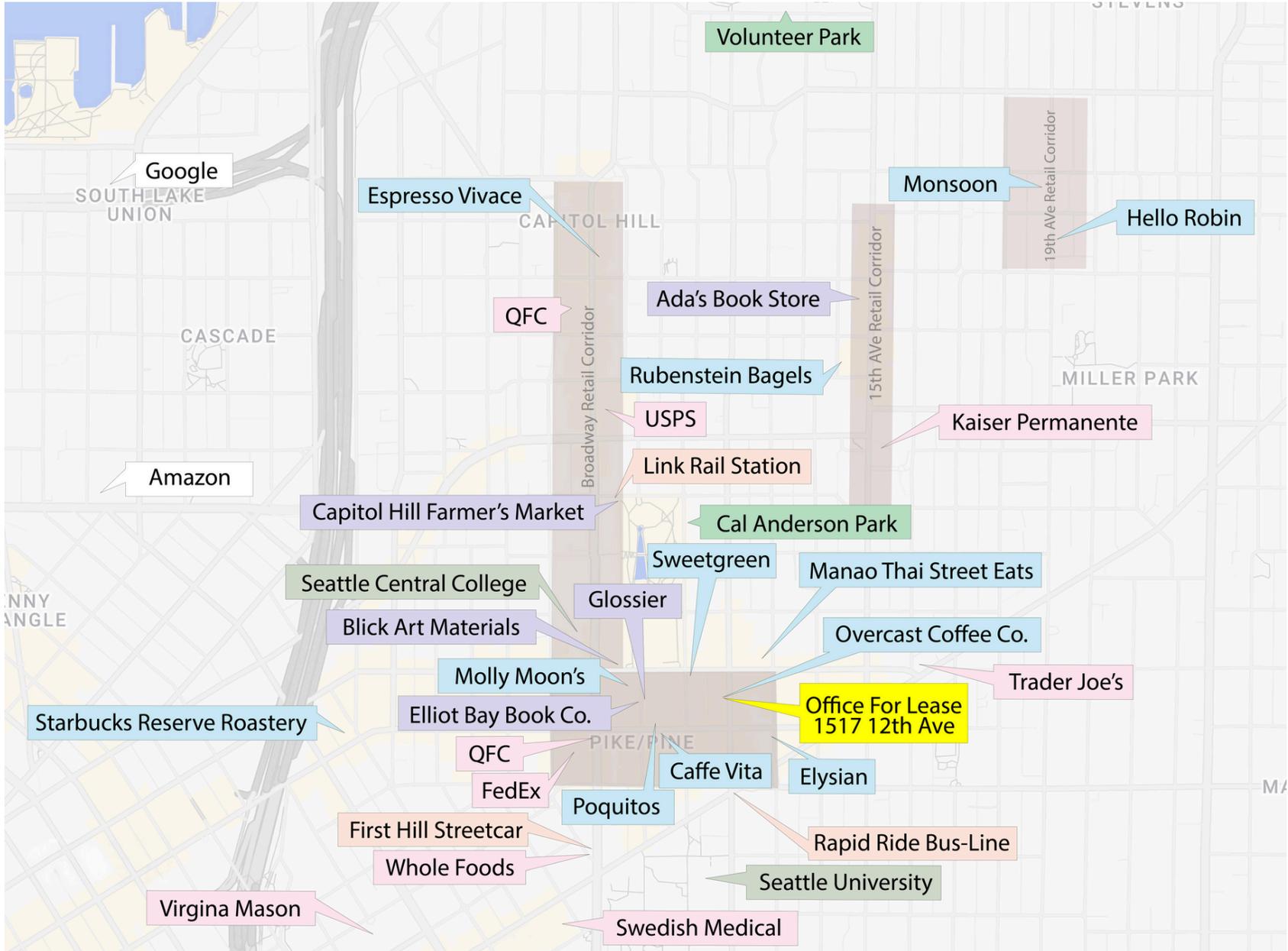


[Click Here To Explore The Neighborhood](#)



NEIGHBORHOOD

KEY			
	Restaurants, Bars, Cafes		Transportation
	Shopping		Schools
	Parks		Grocery Stores & Services
	Retail Corridor		



URBAN INSPIRED
PRESERVATION MINDED
COMMUNITY DRIVEN

Hunters Capital preserves and revitalizes the character of Seattle's most historic neighborhoods. We pride ourselves in creating meaningful relationships with our tenants and driving community engagement within our wonderfully diverse city.

WE HAVE SPACE FOR YOU

Give us a call, or visit our website to learn more about our unique properties.

(206) 328 - 3333

www.hunterscapital.com

Jill@hunterscapital.com

1620 Broadway, Suite 200



Above: Local Coffee Shop in Retail of Ballou Wright Building

