

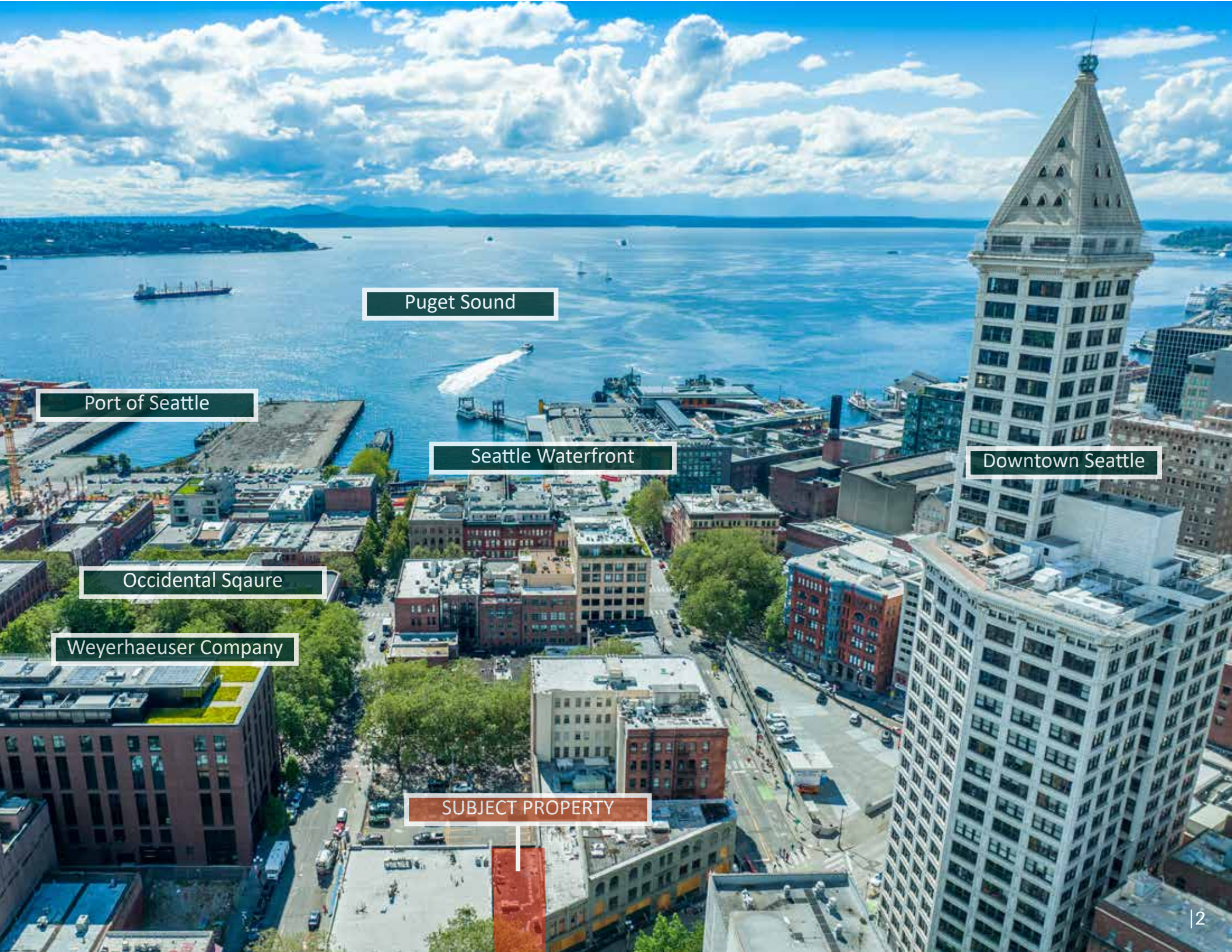
For Sale or Lease
6000 Sq Ft.
Air Conditioned
(206) 971-0625

gloria@cannoncommercial.com

**cannon
commercial**

411 2nd Ext. S.

Seattle, WA
Office/Retail For Lease



Puget Sound

Port of Seattle

Seattle Waterfront

Downtown Seattle

Occidental Square

Weyerhaeuser Company

SUBJECT PROPERTY

SUMMARY

Cannon Commercial is pleased to present the opportunity to lease a piece of history in Pioneer Square. This 2-story 6,440 SF retail/office building was built just after the Seattle Fire in 1889. One of the early tenants of the building was Wyatt Earp the notorious Wild West lawman who took part in the famous gunfight at the O.K. Corral. It's also been a theatre, dancehall and previously a photo lab.

The property is located approx. 3 minutes from Link Light Rail Station, Ferry Terminal, Union Station, Lumen Field, T-mobile Park, I-5, and I-90. The property also provides excellent signage opportunity as there is approximately 11,644 cars per day on 2nd Ext. S. This building offers easy access and transportation for employees and customers.

*Property is also for sale : \$2,200,000 with seller financing available.

Details:

Address:	411 2nd Ext. S. Seattle WA 98104
Lease Rate:	\$12.00/SF/YR
NNN:	Approx. \$7/SF/YR
Building Size:	Approx. 6,440 SF (Per KCR)
Total Lot Size:	Approx. 3,000 SF (Per KCR)
Zoning:	PSM 100/100-120
Construction Class:	Masonry
Year Built:	1900
Eff. Year:	1960
Sprinklers	No
Tax Parcel #:	5247800580



PROPERTY HIGHLIGHTS

Tax-advantaged Opportunity Zone for the City of Seattle

Walking distance to T-Mobile Park, Century Link Field and Seattle's new waterfront

Central location with quick and easy access to I-5, I-90, and Hwy 99

Approximately 11,644 cars per day on 2nd Ext. S.

Connection to HVAC is available



Mins. to Light Rail
Station

2

Mins. to Ferry
Terminal

2

Mins. to Union
Station

2

Mins. to Lumen
Field

3

Mins. to Tmobile
Park

3

Mins. to Seattle
Waterfront

5

NEIGHBORHOOD HIGHLIGHTS

within 3 miles of subject property



256k

Total Population



\$105k

Median Household
Income

0.5%

2024-2029
Expected
Population Growth

31.5k

Business
Establishments



0.5%

2024-2029
Expected
Household
Growth



315k

Daytime
Employees

AMENITIES

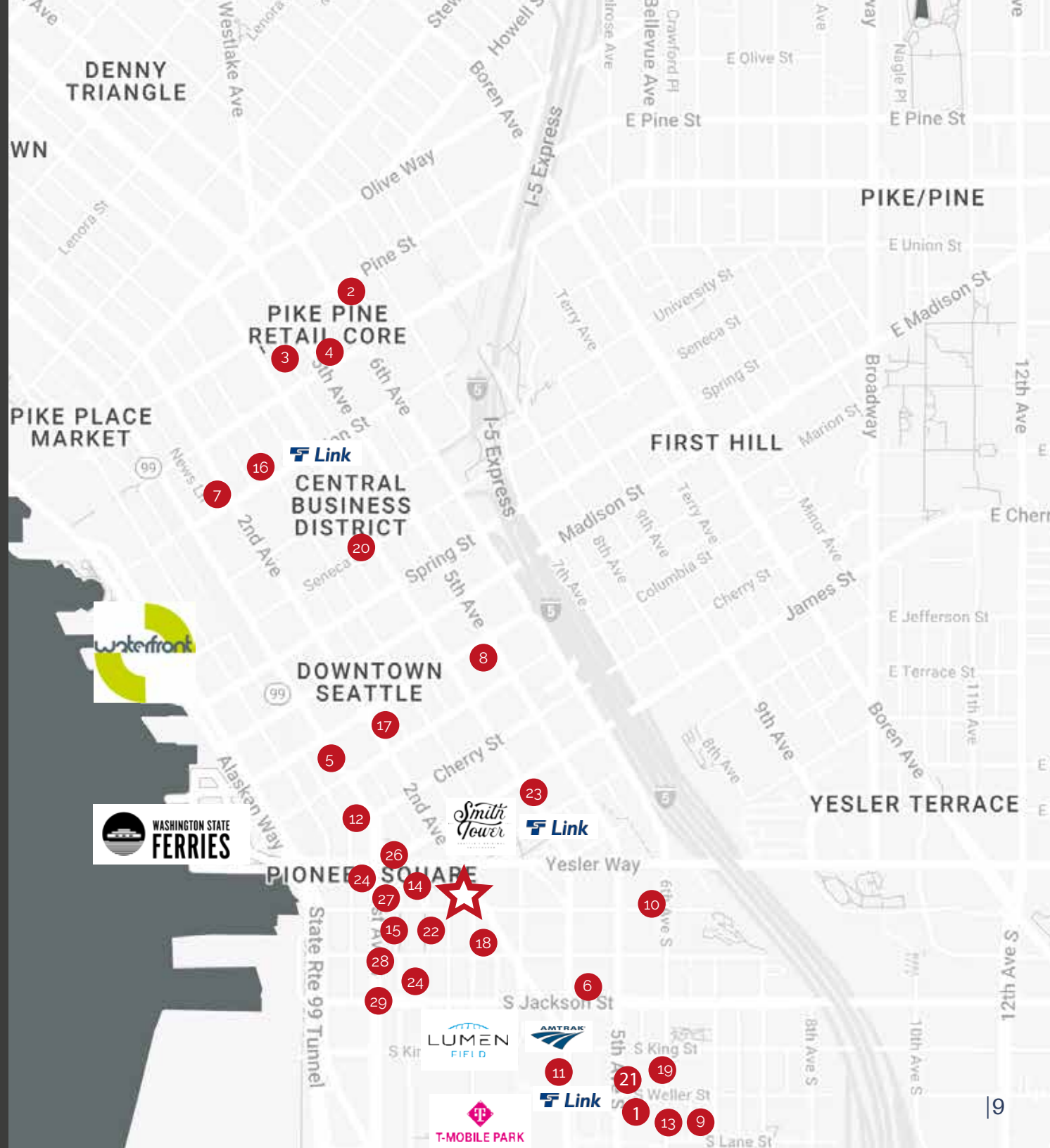
MAP

RETAIL

1. Uwajimaya
2. Pacific Place
3. Westlake Center
4. Nordstrom
5. UPS Store
6. Bartell Drugs
7. Target
8. 7-Eleven
9. Daiso Japan
10. Bank of America
11. Union Station
12. 7/11
13. Chase Bank

RESTAURANTS/CAFES

14. McCoy's Firehouse
15. Taylor Shellfish
16. Capital Grille
17. The Metropolitan Grill
18. Flatstick PUB
19. Starbucks
20. Purple Cafe & Wine Bar
21. Dough Zone
22. Tat's Delicatessen
23. Smith Tower Bar
24. Cafe D'arte
25. Cafe Umbria
26. Salumi
27. Damn the Weather
28. The London Plane
29. Taylor Shellfish



411 2nd Ave Ext S

PHOTO GALLERY

Main Floor



Lower Level





Property Tours

All property tours will be conducted exclusively by Listing Brokers and by appointment only. To learn more about this property and to schedule private tour, please contact Listing Brokers directly.

Exclusive Listing Brokers

Gloria Touch
Direct: 206.971.0625
Mobile: 206.931.2267
gloria@cannoncommercial.com

Chris Giles
Direct: 206.436.2344
Mobile: 206.353.5609
chris.giles@cannoncommercial.com