

OFFICE SPACE FOR LEASE

MADISON SQUARE

2721 E Madison Street, Seattle, WA 98112



For more information please contact:

LAURA MILLER

laura@gibraltarusa.com

206.351.3573



2721 E MADISON STREET, SEATTLE, WA 98112

MADISON SQUARE



LOCATION OVERVIEW

Madison Valley is a neighborhood nestled between Capitol Hill, Madrona, Madison Park, and Lake Washington. Located near the Washington Park Arboretum, it is a quiet neighborhood with European flavor. The business district is an eclectic mix of sophisticated shops, services, and restaurants. Close proximity to downtown also makes this a desirable place to live and work.

PROPERTY HIGHLIGHTS

- Rare opportunity to lease neighborhood office space in Madison Valley's commercial hub
- Located at the corner of E Madison and Martin Luther King Jr Way E
- Retail Co-tenants include Coven Salon and Kate's Day Spa
- Common area bathrooms
- Monthly parking available at \$150/month per stall
- Modified Gross includes utilities and common area janitorial. Tenant responsible for in-suite janitorial.



54

TRANSIT SCORE



90

WALK SCORE



80

BIKE SCORE



131,357

TOTAL POPULATION



68,091

TOTAL HOUSEHOLDS



\$95,105

MEDIAN INCOME

* Estimated 2022 demographics based on a 2 mile radius

2721 E MADISON STREET, SEATTLE, WA 98112

MADISON SQUARE

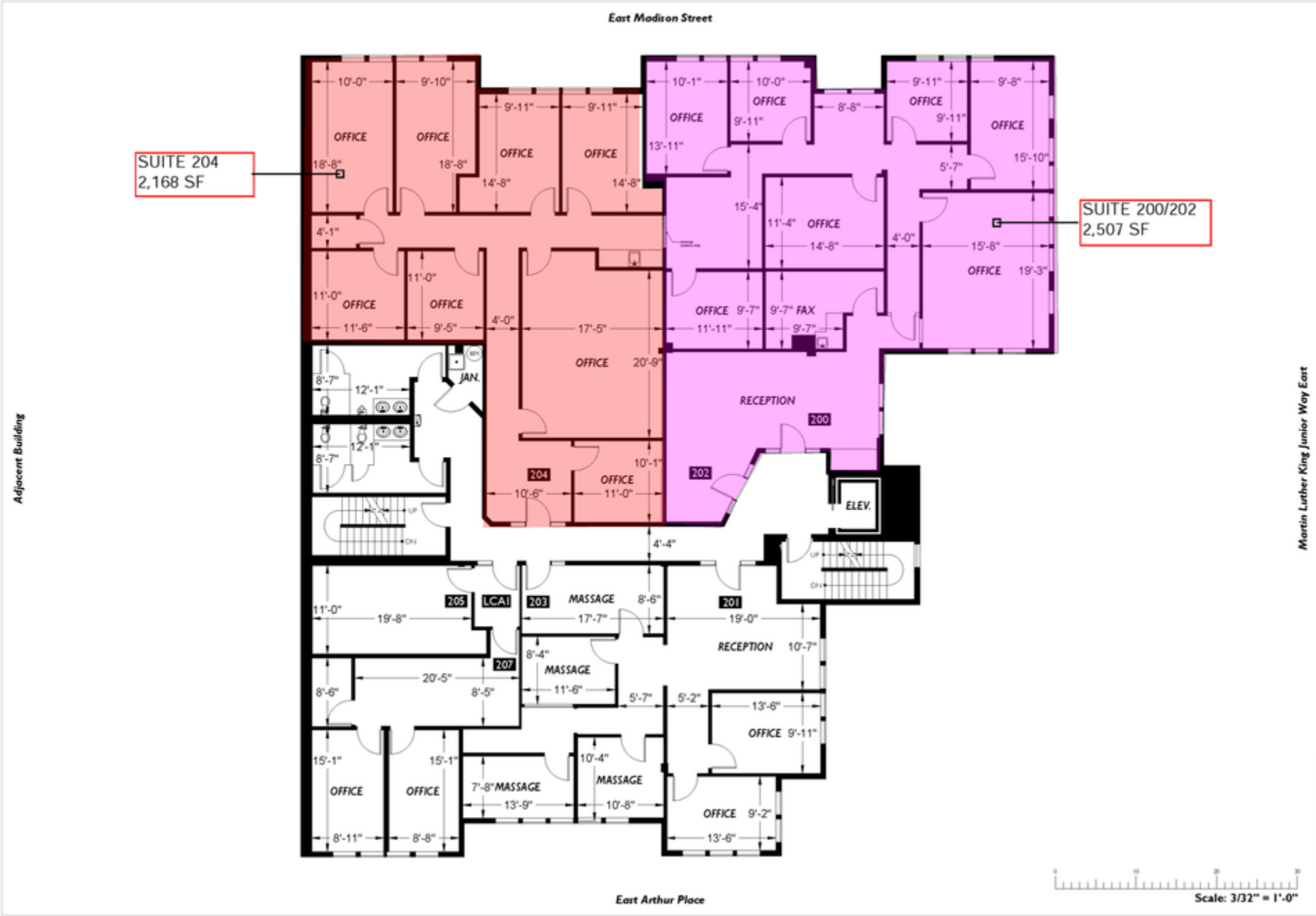


AVAILABLE SPACES

| SUITE | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|----------------------|-----------|----------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suites 200/202 | 2,507 SF | Modified Gross | \$29.00 SF/yr | Available now. Comprised of reception area and 6 private offices, conference room, and kitchenette. Space has new carpet and paint, great natural light, and A/C. |
| Suite 204 | 2,168 SF | Modified Gross | \$29.00 SF/yr | Available now. North facing suite, comprised of 7 private offices, conference room, and kitchenette. Updated with new carpet and paint. A/C. |
| Suites 200/202 + 204 | 4,675 SF | Modified Gross | \$29.00 SF/yr | Available now. Updated with new paint and carpet. A/C. |

*Modified Gross includes utilities and common area janitorial. Tenant is responsible for in-suite janitorial.

MADISON SQUARE



SUITE 204
2,168 SF

SUITE 200/202
2,507 SF

Adjacent Building

Martin Luther King Junior Way East

Floor Plan
2
Floor



East Arthur Place

2721 E MADISON STREET, SEATTLE, WA 98112

MADISON SQUARE



Suite 200



Suite 200



Suite 200



Suite 200 Kitchenette



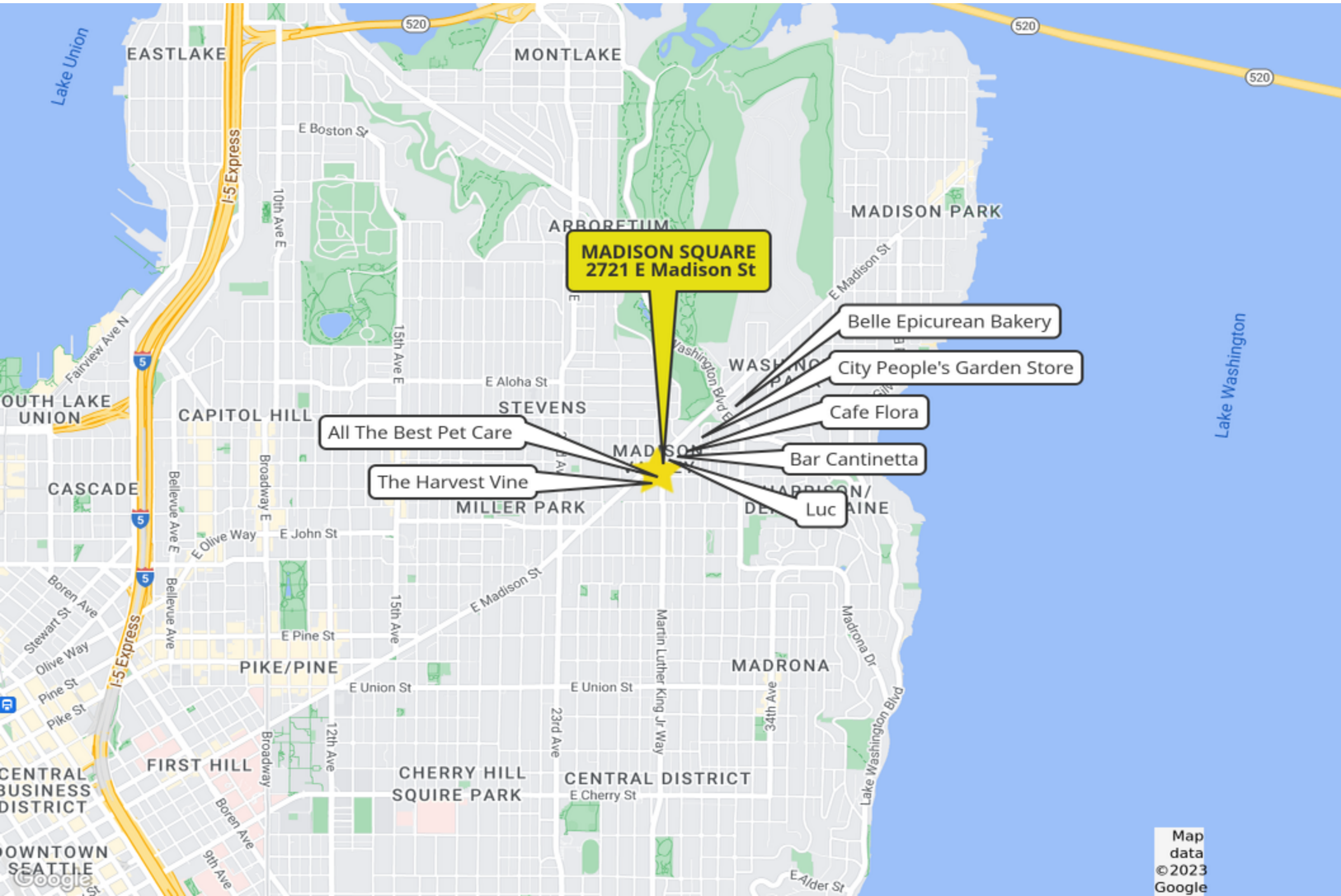
Suite 200



Suite 200

2721 E MADISON STREET, SEATTLE, WA 98112

MADISON SQUARE



MADISON SQUARE
2721 E Madison St

Belle Epicurean Bakery

City People's Garden Store

Cafe Flora

Bar Cantinetta

Luc

All The Best Pet Care

The Harvest Vine