



(206) 328 - 3333  
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# 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 Cal Anderson Park and 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

# Mezzanine

## Space Features

- \$28.00 PSF + \$9.22 NNN Includes ALL Utilities
- 3,474 SF
- Short Lease-Term Available
- Fiber internet with Century Link
- One Large Conference Room
- 3 Private Offices
- Full Kitchen
- Restroom
- Partially Furnished
- Direct Access to Elevator
- HVAC



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3D Tour](#)

**3,474 SF**





# Suite 203

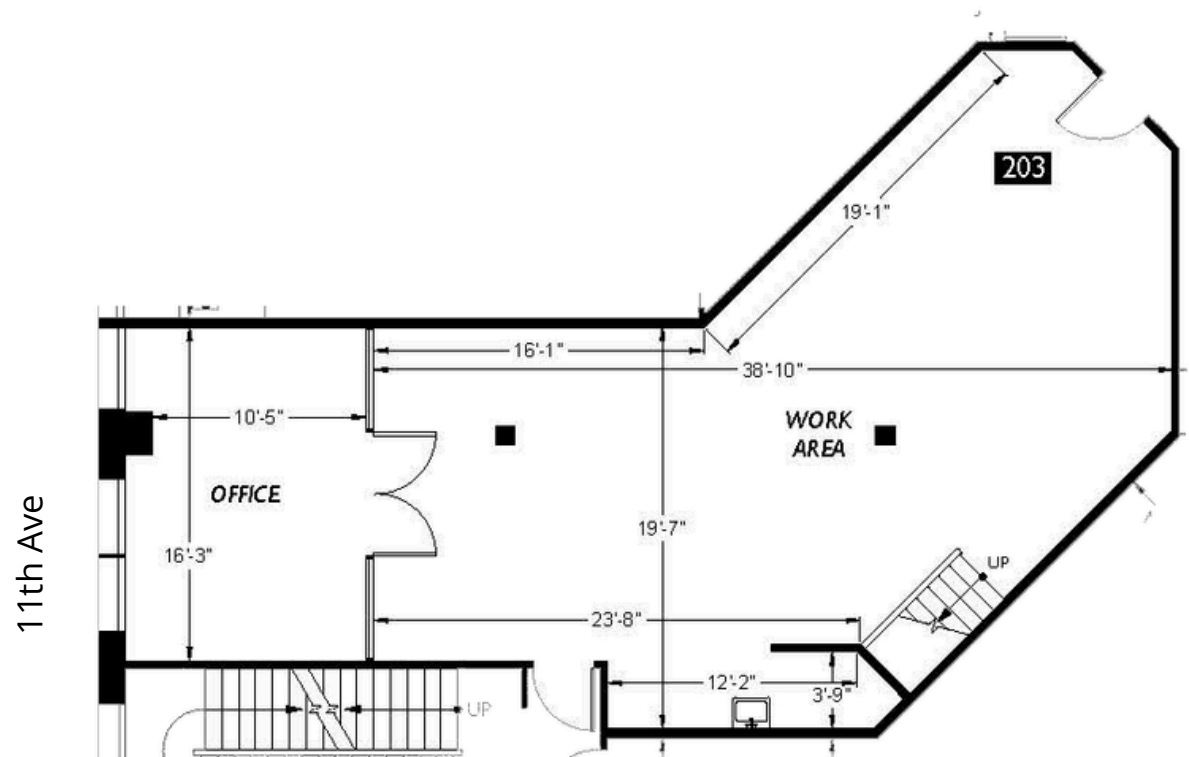
## Space Features

- \$28.00 PSF + \$10.88 NNN Includes ALL Utilities
- 1,231 SF
- Fiber internet with Century Link
- One Large Conference Room
- Loft Storage Space
- Kitchenette Area
- 14' Ceilings
- Shared Restroom and Shower Facilities



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3D Tour](#)

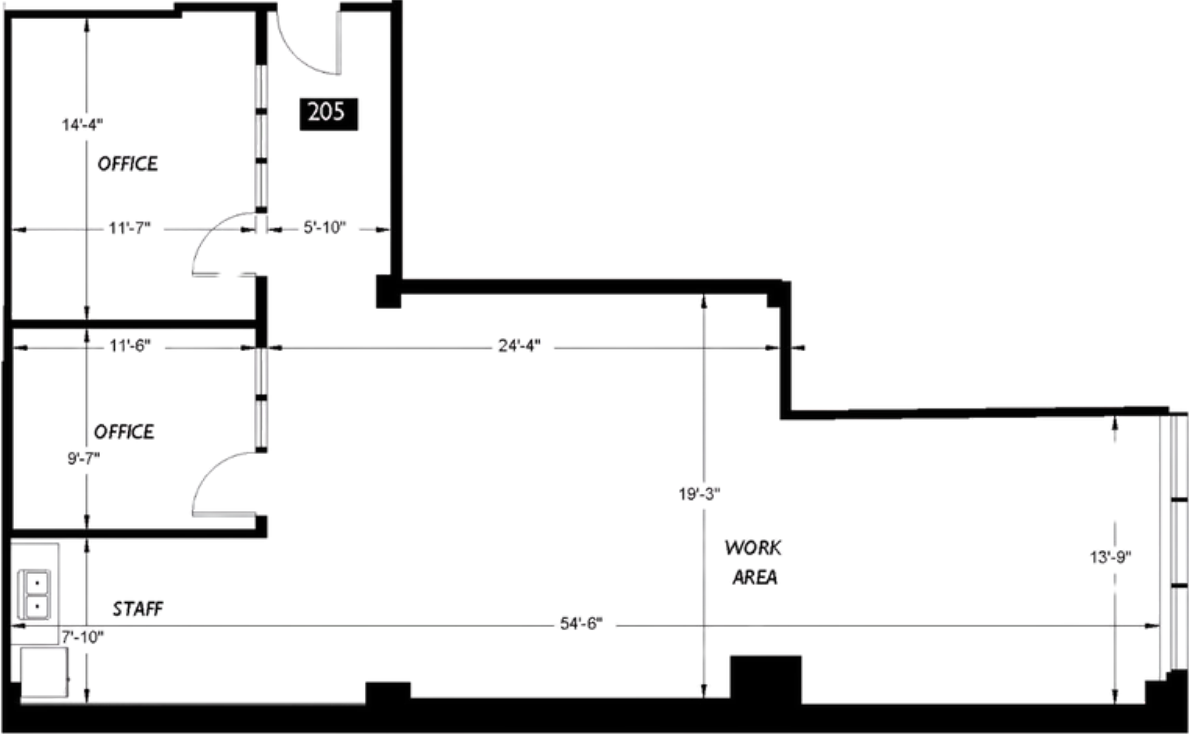
1,231 SF



# Suite 205

## Space Features

- \$28.00 PSF + \$10.09 NNN Includes ALL Utilities
- 1,432 SF
- Fiber internet with Century Link
- 14' Ceilings
- 2 Conference Rooms/ Private Offices
- Kitchenette
- Loft Storage Space
- Shared Restroom and Shower Facilities



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

**1,432 SF**



# Suite 207

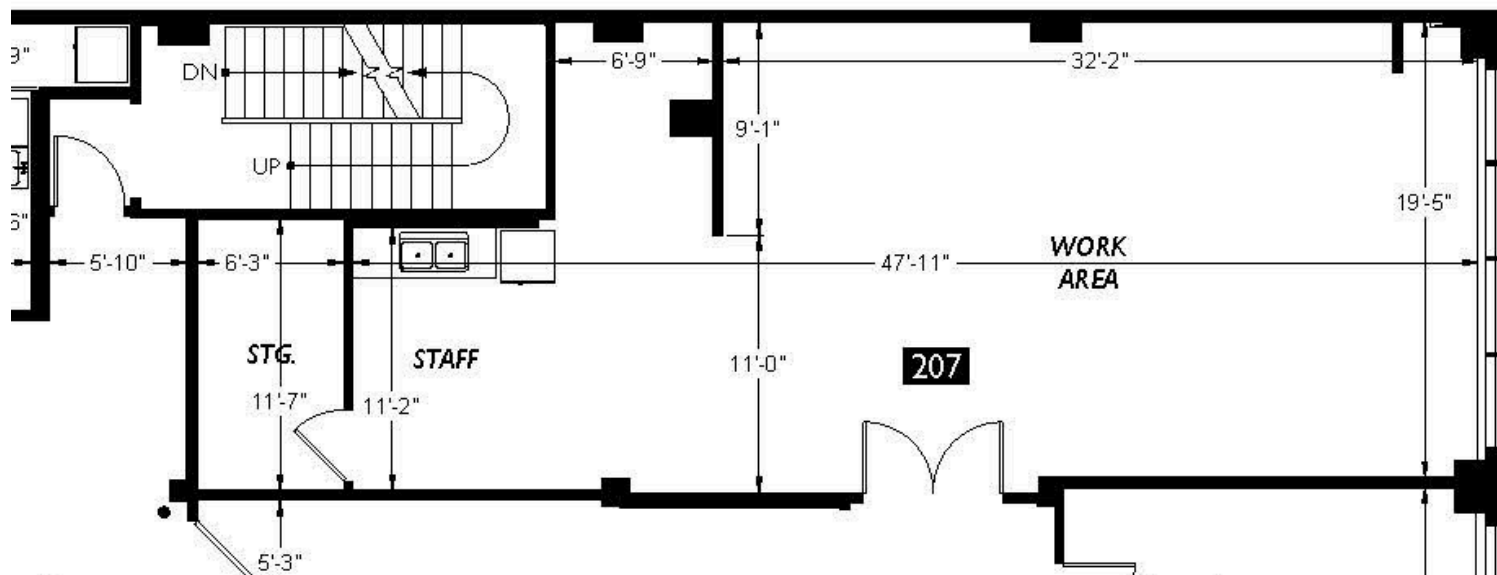
## Space Features

- \$28.00 PSF + \$10.87 NNN Includes ALL Utilities
- 1,104
- Fiber internet with Century Link
- Kitchenette
- Loft Storage Space
- Copy Room/ Private Office
- 14' Ceilings
- Shared Restroom and Shower Facilities



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

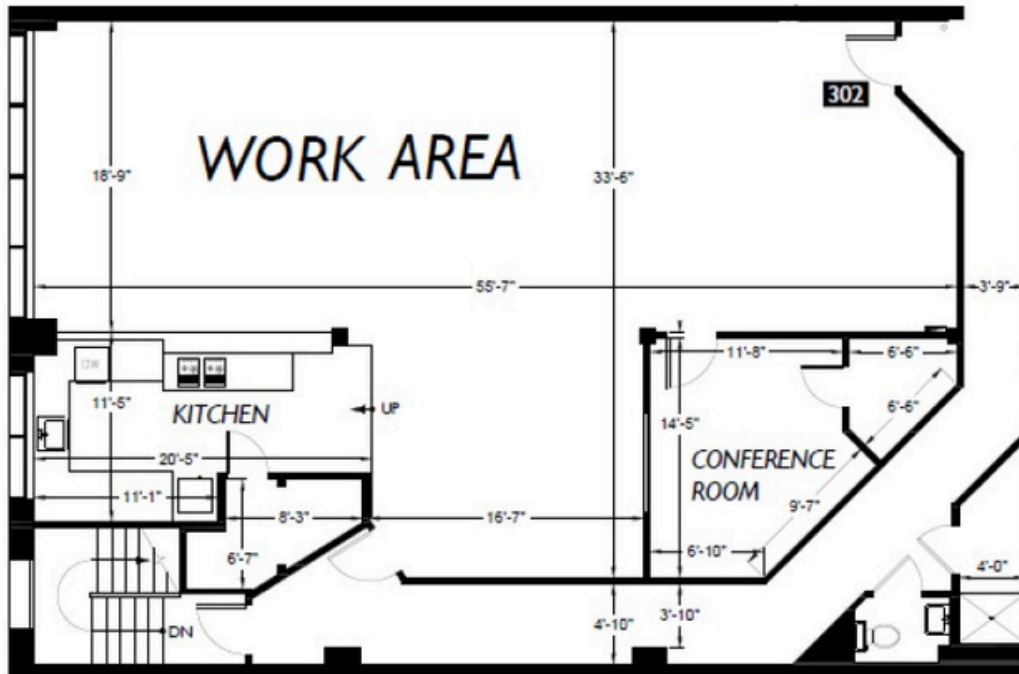
1,104SF



# Suite 302

## Space Features

- \$29.00 PSF + \$10.05 NNN Includes ALL Utilities
- 2,140 SF
- Short Lease- Term Available
- Fiber internet with Century Link
- 14' Ceilings
- Full Kitchen
- 1 Conference Room
- 1 Phone Room
- Loft Storage Space
- HVAC
- Shared Restroom and Shower Facilities

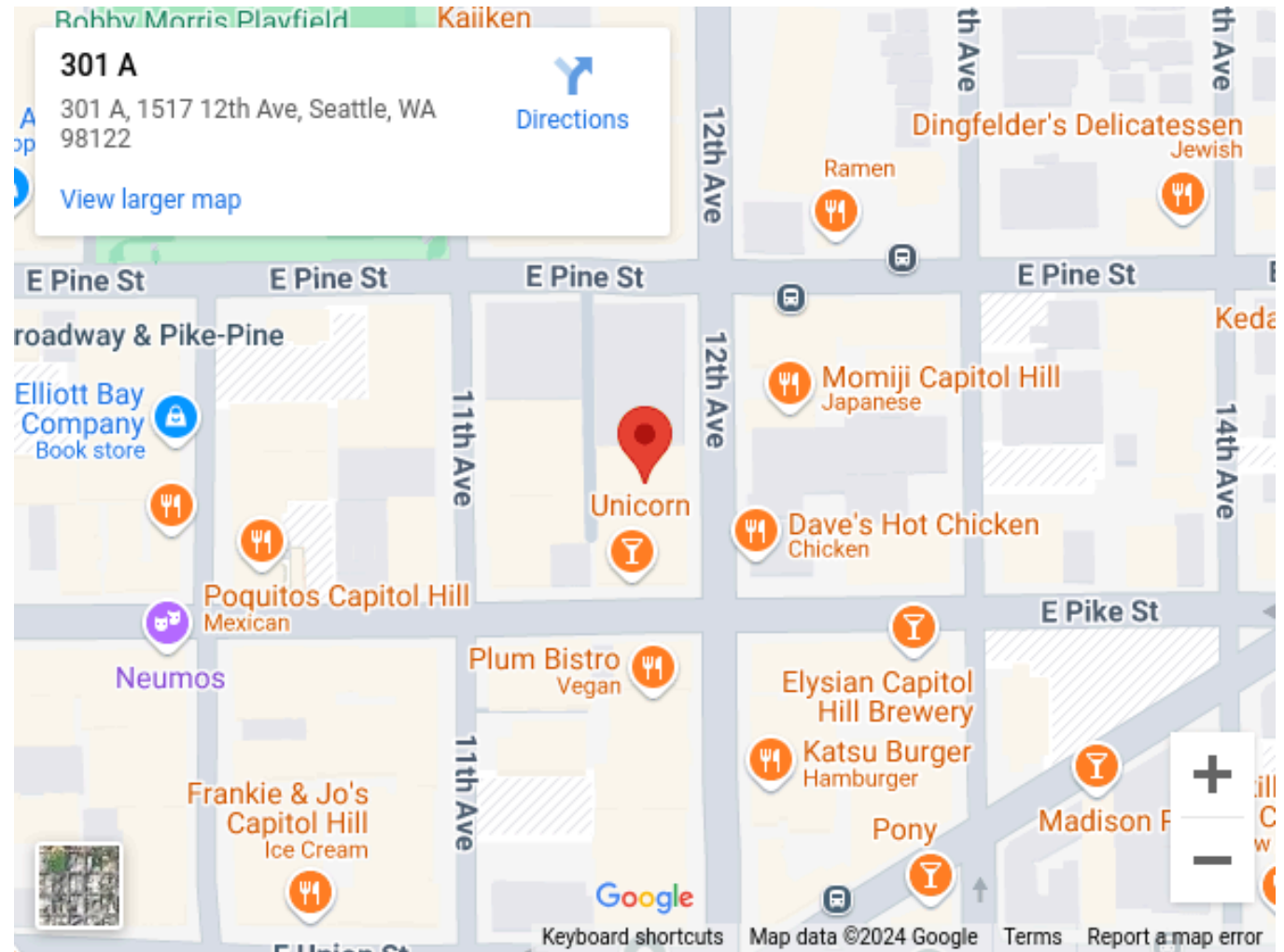


[Click Here for a 3D Tour](#)

2,140 SF



# NEIGHBORHOOD



## Amenities:

- **Restaurants/Bars:**

- Overcast Coffee Co.
- Poquitos
- U:Don
- Molly Moon's
- Gyro Saj
- Old Street Malatang
- Emerald City Smoothie
- Chipotle
- Rachel's Ginger Beer
- Cafe Vita

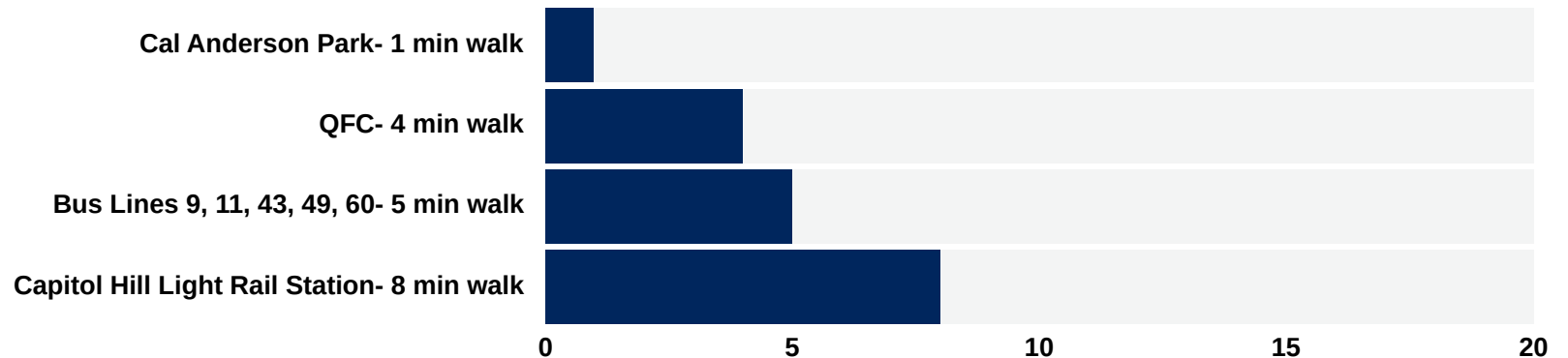
- **Services:**

- QFC
- Elliot Bay Book Co.
- Blinks Art Materials
- The UPS Store
- Walgreens

- **Entertainment:**

- Five Iron Golf
- Cal Anderson Park
- Chophouse Row

And Much More!





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PRESERVATION MINDED  
COMMUNITY DRIVEN

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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.

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WE HAVE SPACE FOR YOU

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

**(206) 328 - 3333**

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Above: Local Coffee Shop in Retail of Ballou Wright Building

