

PREPARED FOR:

Retailers Seeking Space in Downtown

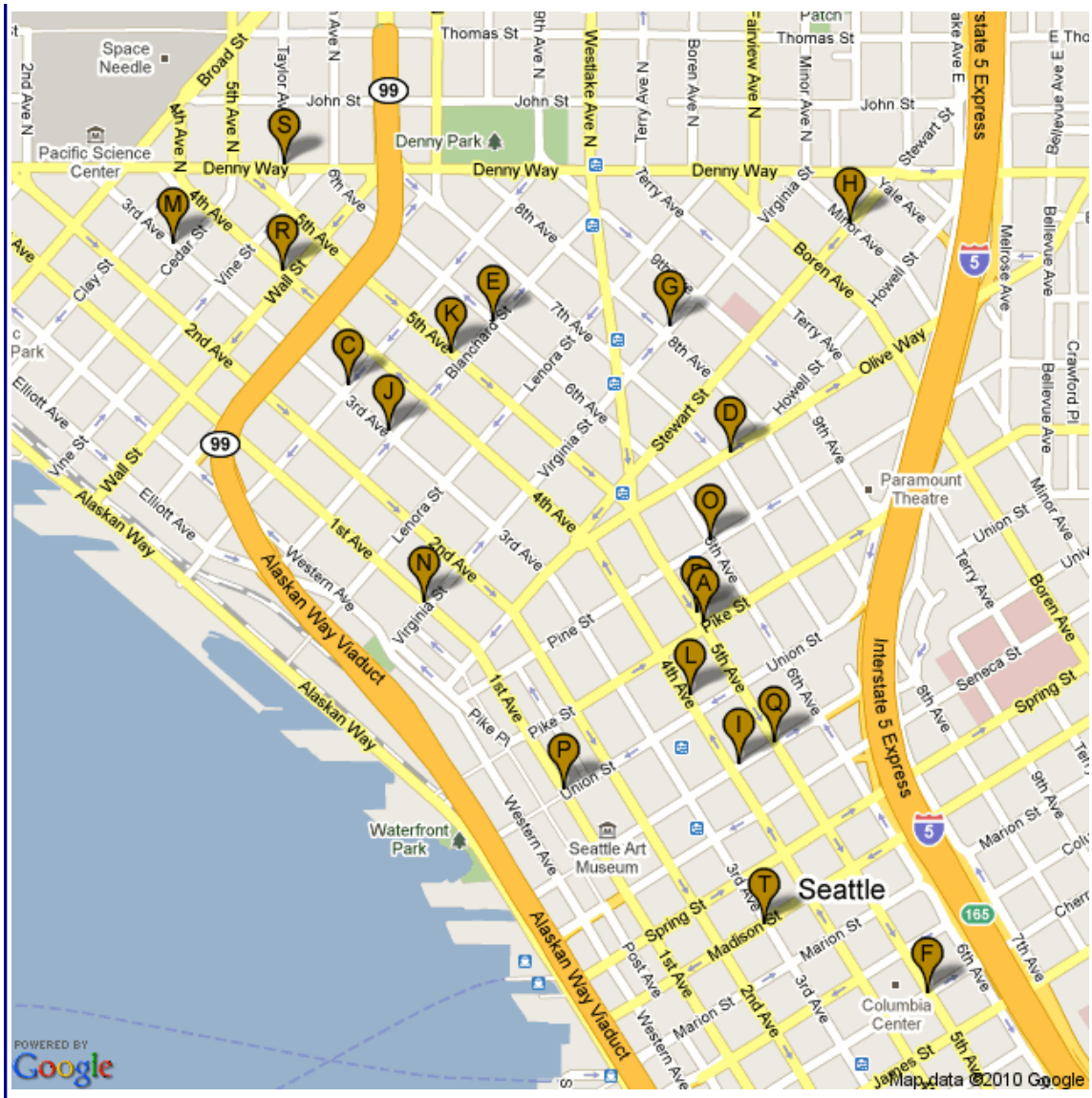
Finest selection

PREPARED BY:

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411 University Street, Suite 1200
Seattle, WA 98101







A 1505 Fifth Avenue, 1505 Fifth Avenue, Seattle 98101
Total SF: 81,250 **Available SF:** 43,023 **Year Built:** 1926 (ren. 1999) **Buildings:** 1 **Floors:** 6

Space	Avail SF	Asking Rate	Comment
1	14,000	\$45.00 - \$80.00N	Divisible to 1,500.



B 1520 Fifth Avenue, 1520 Fifth Avenue, Seattle 98101
Total SF: 14,000 **Available SF:** 14,000 **Year Built:** 1903 **Buildings:** 1 **Floors:** 3

Space	Avail SF	Asking Rate	Comment
1-2	14,000	\$30.00 - \$90.00N	Divisible to 1,500. Rare Retail availability on Fifth Avenue. Situated between Banana Republic and the Gap. Opportunity for unmatched street-level retail. Heart of the Downtown Retail core.



C 314 Bell Building, 314 Bell Street, Seattle 98121
Total SF: 7,200 **Available SF:** 7,200 **Year Built:** 1914 (ren. 2005) **Buildings:** 1 **Floors:** 1

Space	Avail SF	Asking Rate	Comment
1	7,200	N/A	Divisible to 2,000. Creative-Use Space now Available on Highly Visible Corner Lot with Great Accessibility. Up to 7,200rsf available at Competitive Rates. Short Term Deal Okay.



D 720 Olive Way, 720 Olive Way, Seattle 98101
Total SF: 300,709 **Available SF:** 77,287 **Year Built:** 1981 (ren. 2004) **Buildings:** 1 **Floors:** 20

Space	Avail SF	Asking Rate	Comment
1	7,688	\$25.00 Gross	Sublease, term through 12/31/16. Divisible to 805. 3 spaces total. 4,793 sf of build out for medical or dental use currently. Unique first floor opportunity in downtown CBD. Across from new olive & condo project. Lobby exposure.



E Blanchard Plaza, 2201 Sixth Avenue, Seattle 98121
Total SF: 255,818 **Available SF:** 17,218 **Year Built:** 1983 **Buildings:** 1 **Floors:** 15
Parking Ratio: 1/1,000 **Parking Rate:** \$200.00

Space	Avail SF	Asking Rate	Comment
1	3,328	\$24.00 - \$25.00G	In the heart of high-density Belltown with Plaza Level frontage. Medical/Dental or general office use.



F Columbia Center, 701 Fifth Avenue, Seattle 98104
Total SF: 1,527,107 **Available SF:** 508,749 **Year Built:** 1985 (ren. 2005) **Buildings:** 1 **Floors:** 76

Space	Avail SF	Asking Rate	Comment
2	3,489	N/A	Located directly off of the Seattle Municipal Tower tunnel on the second floor level of the Columbia Center Retail Atrium, this high visibility Suite has daily access to thousands of downtown workers .



G The Cosmopolitan, 819 Virginia Street, Seattle 98101
Total SF: 2,301 **Available SF:** 2,301 **Year Built:** 2007 **Buildings:** 1 **Floors:** 34

Space	Avail SF	Asking Rate	Comment
1	2,301	\$26.00 Net	This available commercial office/retail unit is located on the first floor of The Cosmopolitan luxury condominium tower in the heart of Downtown Seattle. The available unit has great visibility and fronts Virginia Street. Also for asle at \$879,875.



H Denny Triangle Center, 1200 Stewart Street, Seattle 98101
Total SF: 14,457 **Available SF:** 8,700 **Year Built:** 1906 (ren. 2000) **Buildings:** 1 **Floors:** 2

Space	Avail SF	Asking Rate	Comment
1	2,800	\$15.00 Gross	Great Denny Triangle location across from 24 hour fitness, provides immediate access to I-5, Denny Way, downtown Seattle and Capitol Hill. 4 Privates, Conference room and large open area. Excellent signage potential and street exposure with lots of glass.



I The Fairmont Olympic Hotel, 411 University Street, Seattle 98101
Total SF: 72,000 **Available SF:** 14,394 **Year Built:** 1985 **Buildings:** 1 **Floors:** 12

Space	Avail SF	Asking Rate	Comment
1/18	3,012	\$25.00 Net	Salon space designed for hair, spa and wellness services. Grand interior entry with staircase. Entry located on circular drive.



J Grandview Condominium Bldg (office portion), 2211 Third Avenue, Seattle 98121
Total SF: 5,460 **Available SF:** 3,986 **Year Built:** 1977 **Buildings:** 1 **Floors:** 27

Space	Avail SF	Asking Rate	Comment
1	2,710	\$12.00 - \$14.00N	Excellent street frontage on 3rd Ave. Fully Air-conditioned, high ceiling areas, two bathrooms. Former Dance studio. Close to restaurants, office & residential high rise blocks.



K Jones Radio Building, 2211-2217 Fifth Avenue, Seattle 98121
Total SF: 15,888 **Available SF:** 9,017 **Year Built:** 1953 (ren. 2000) **Buildings:** 2 **Floors:** 2
Parking Ratio: N/A

Space	Avail SF	Asking Rate	Comment
S1	5,727	\$12.00 Net	Divisible to 2,863. South building first floor space. Elevator available in building. Square footage does not include 1,167 SF mezzanine space that can be used as storage.



L Joshua Green Building, 1425 Fourth Avenue, Seattle 98101
Total SF: 112,000 **Available SF:** 57,015 **Year Built:** 1909 (ren. 2009) **Buildings:** 1 **Floors:** 10

Space	Avail SF	Asking Rate	Comment
1	10,925	N/A	Divisible to 3,000.



M Mosler Lofts, 2720 Third Avenue, Seattle 98121
Total SF: 5,528 **Available SF:** 3,212 **Year Built:** 2007 **Buildings:** 1 **Floors:** 12

Space	Avail SF	Asking Rate	Comment
1	3,212	\$26.00 Net	Sublease, term through 12/9/13. Divisible to 1,000. LEED Certified retail space. Tenant improvement allowance available. Parking available. New HVAC and restrooms. 14' ceilings. Located at the corner of Third Avenue and Cedar Street. Tremendous storefront exposure.



N One Pacific Tower, 2004 1st Avenue, Seattle 98121
Total SF: 3,827 **Available SF:** 3,880 **Year Built:** N/A **Buildings:** 1

Space	Avail SF	Asking Rate	Comment
1	3,880	\$28.00 Net	Divisible to 1,461. Rare 1st Avenue Retail! Excellent location near Pike Place Market with over 10 million visitors a year! Great traffic counts and demographics.



O Pacific Place, 600 Pine Street, Seattle 98101
Total SF: 335,000 **Available SF:** 16,362 **Year Built:** 1998 **Buildings:** 1 **Floors:** 5

Space	Avail SF	Asking Rate	Comment
3	5,827	\$50.00 Net	Divisible to 2,668.



P Pike Place Retail, 1416 First Avenue, Seattle 98101
Total SF: 25,920 **Available SF:** 3,960 **Year Built:** N/A **Buildings:** 1 **Floors:** 2

Space	Avail SF	Asking Rate	Comment
1416	2,040	\$35.00 Net	



Q Rainier Tower, 1301 Fifth Avenue, Seattle 98101
Total SF: 538,529 **Available SF:** 90,909 **Year Built:** 1977 **Buildings:** 1 **Floors:** 40

Space	Avail SF	Asking Rate	Comment
4th Avenue	3,032	\$32.00 Net	Sublease, term through 10/31/17. Negotiable indefinite term available. Shell condition retail with entrance off of 4th Avenue. Bring us your retail concept.



R The Sidney - Belltown, 2514 Fourth Avenue, Seattle 98121
Total SF: 6,764 **Available SF:** 2,727 **Year Built:** 2000 **Buildings:** 1 **Floors:** 6

Space	Avail SF	Asking Rate	Comment
1	2,727	\$22.00 Net	Corner retail, 14' ceilings/ 106' window line. HVAC. Neighbors include Zeitoon, Uptown Espresso, Ideal for an upscale grocery deli & grocery, hair salon & spa. Owner prepared to finance buildout.



S Taylor 28, 100 Taylor Avenue North, Seattle 98109
Total SF: 110,000 **Available SF:** 10,933 **Year Built:** 2009 **Buildings:** 2 **Floors:** 6

Space	Avail SF	Asking Rate	Comment
1	2,060	\$24.00 - \$32.00N	Corner space on John and 6th.



T Wells Fargo Center, 999 Third Avenue, Seattle 98104
Total SF: 945,765 **Available SF:** 226,412 **Year Built:** 1983 **Buildings:** 1 **Floors:** 47

Space	Avail SF	Asking Rate	Comment
1	2,377	N/A	Great retail exposure in one of Seattle's premier office buildings. Existing hood and ample utilities available. Located on the second level of the retail plaza.
1	2,053	N/A	Fantastic corner exposure on 2nd & Marion directly in line with Washington Ferry Boat riders path of travel into the city. High ceilings, ample utilites available.