

Office/Retail Space for Lease

2,371 - 5,058 RSF | PRIME LOWER QUEEN ANNE LOCATION
711 6TH AVE N, SEATTLE, WA 98109



**\$2/SF/YR BROKER COMMISSION
FOR 3+ YEAR LEASES SIGNED BEFORE 12/31/26**

LEASE RATE: \$22.00 NNN + OPEX \$14.54 NNN

**\$10,000
MOVE-IN
ALLOWANCE**
FOR QUALIFIED TENANTS
ENTERING INTO A 5+
YEAR LEASE BEFORE
12/31/26

Building Highlights

Blocks from South Lake Union and major employers including Amazon, Google, and Facebook.

Excellent access to I-5, I-90, SR 520, and Highway 99.

Tap into a dense workforce comprising over 1,175,000 residents that are 60% college educated within a 10-mile radius of the building.

Flexible layout with nine private offices, ample parking, and building signage.

Access to charming common areas, a private upstairs break room, and a dedicated upstairs bathroom.

On-site parking available

Office furniture can be made available

Owner-user opportunity – inquire with brokers



FOR MORE INFO
CONTACT

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1218 Third Avenue
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www.orioncp.com

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Office/Retail Space for Lease

2,687 - 5,058 RSF | SUITE 200

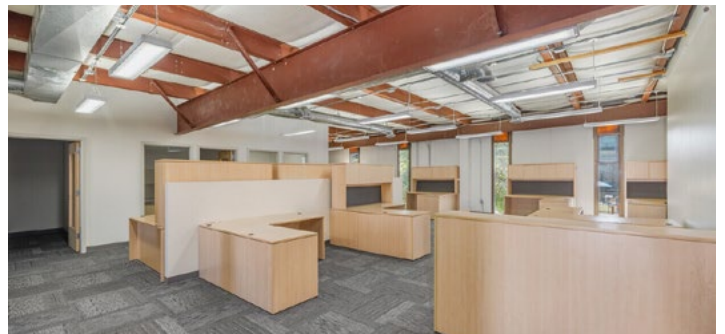
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OPEN FLOORPLAN



PRIVATE OFFICES



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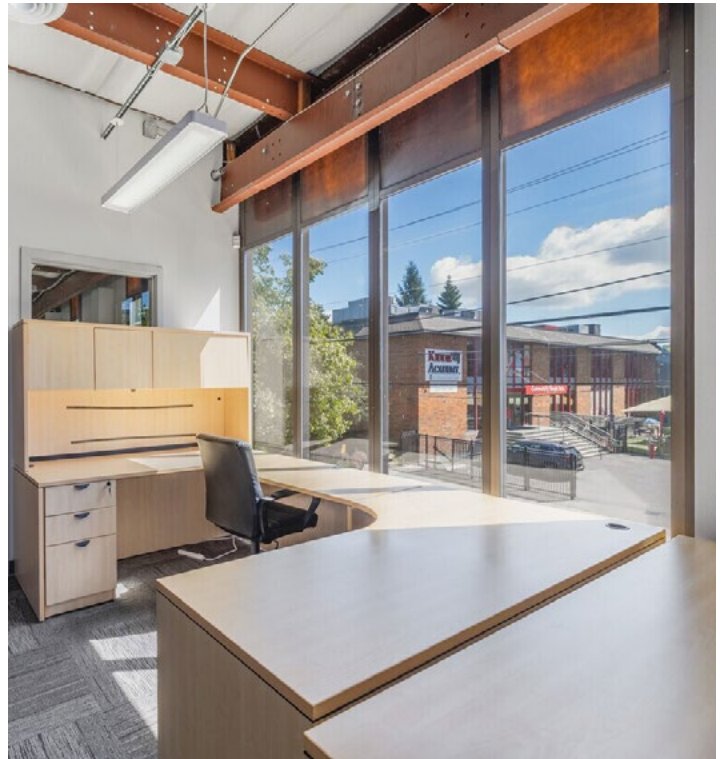
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Office/Retail Space for Lease

2,371 - 5,058 RSF | SUITE 201

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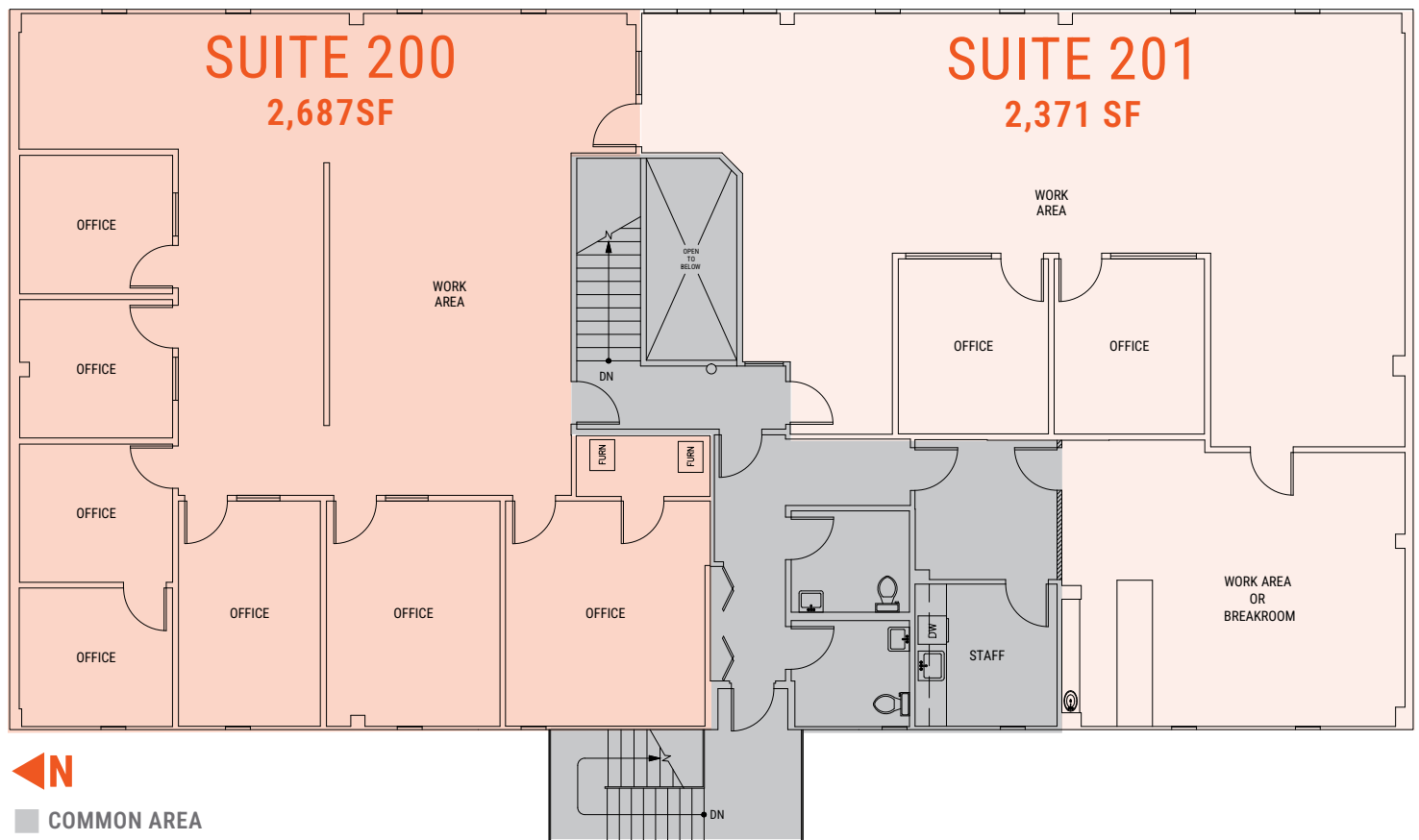
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Suite 200-201 | 2,371 - 5,058 RSF



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About Queen Anne Neighborhood

Lower Queen Anne, also known as Uptown, is a vibrant Seattle neighborhood anchored by Seattle Center and the iconic Space Needle. It is home to major cultural attractions including the Museum of Pop Culture, Chihuly Garden and Glass, and a range of theaters, performance venues, and public plazas that create a strong civic and entertainment hub.

The area is highly walkable and well connected to downtown Seattle, making it a central location for both residents and visitors. With nearby parks, frequent festivals and events, restaurants, and transit access, Lower Queen Anne blends arts, culture, tourism, and everyday urban living in a dynamic and accessible setting.

DEMOGRAPHICS RADIUS	1 MILE	5 MILES	10 MILES
POPULATION			
2025 Population	78,461	545,811	1,175,223
2030 Population Projection	82,936	574,075	1,231,416
Annual Growth 2020-2025	2.3%	1.7%	1.3%
Annual Growth 2025-2030	1.1%	1.0%	1.0%
Median Age	36.2	36.7	38.4
HOUSEHOLDS			
2025 Households	49,800	271,078	527,586
2030 Household Projection	52,681	285,963	554,189

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