

Pine Building

FOR LEASE

1535 11th Avenue
Seattle, WA

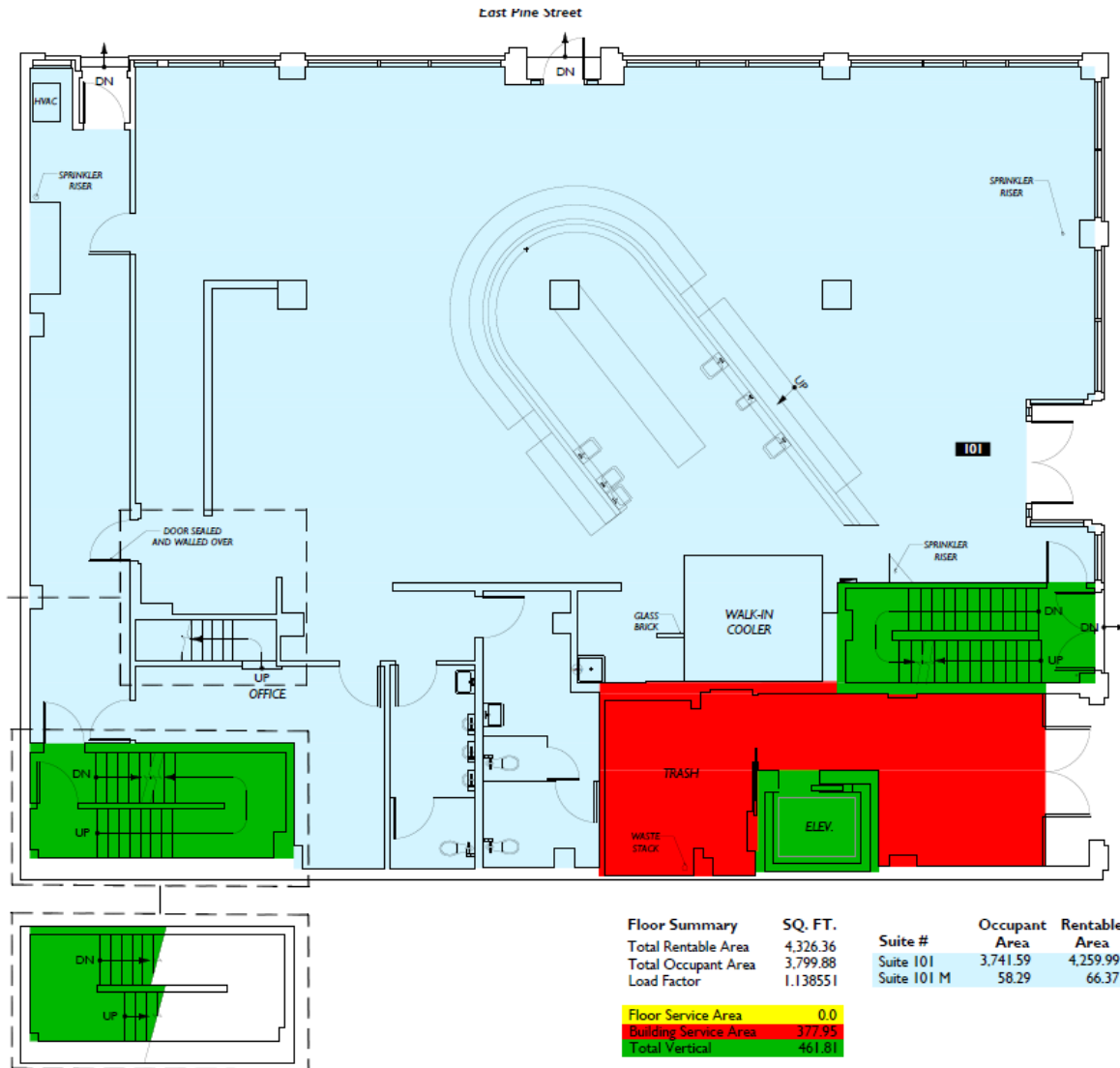
- Available Now – Entire Building 16,413 sft
- First floor: 4,326 sft; Second floor: 4,738 sft; Third floor and Mezz: 7,348 sft
- New HVAC and Roof in Summer 2021
- Conveniently located on the corner of E Pine St. and 11th Avenue
- Adjacent to Cal Anderson Park



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First Floor 2nd, 3rd, and Mezzanine

- Entire Building User Potential
- Current Office space located on the Second and Third floor, many private offices and open space
- New HVAC & Roof Summer 2021
- New windowpane replacement – retrofit to keep look of building
- Elevator access to each floor
- Separate Access to the elevator entrance for office user
- Basement & 1st floor Occupied by Rhino Room Bar Establishment
- Ceiling Heights:
 - First Floor = 15ft
 - Second Floor = 13ft
 - Third Floor = 8.9ft / 20ft open area
 - Mezzanine = 11.2ft



Adjacent Building

Area Analysis performed in accordance with ANSI/BOMA Z65.1 - 2017 Method A Standard.



Interior of the 2 floor

*Note: Exposed historical tresses
2nd floor total sft: 4,738

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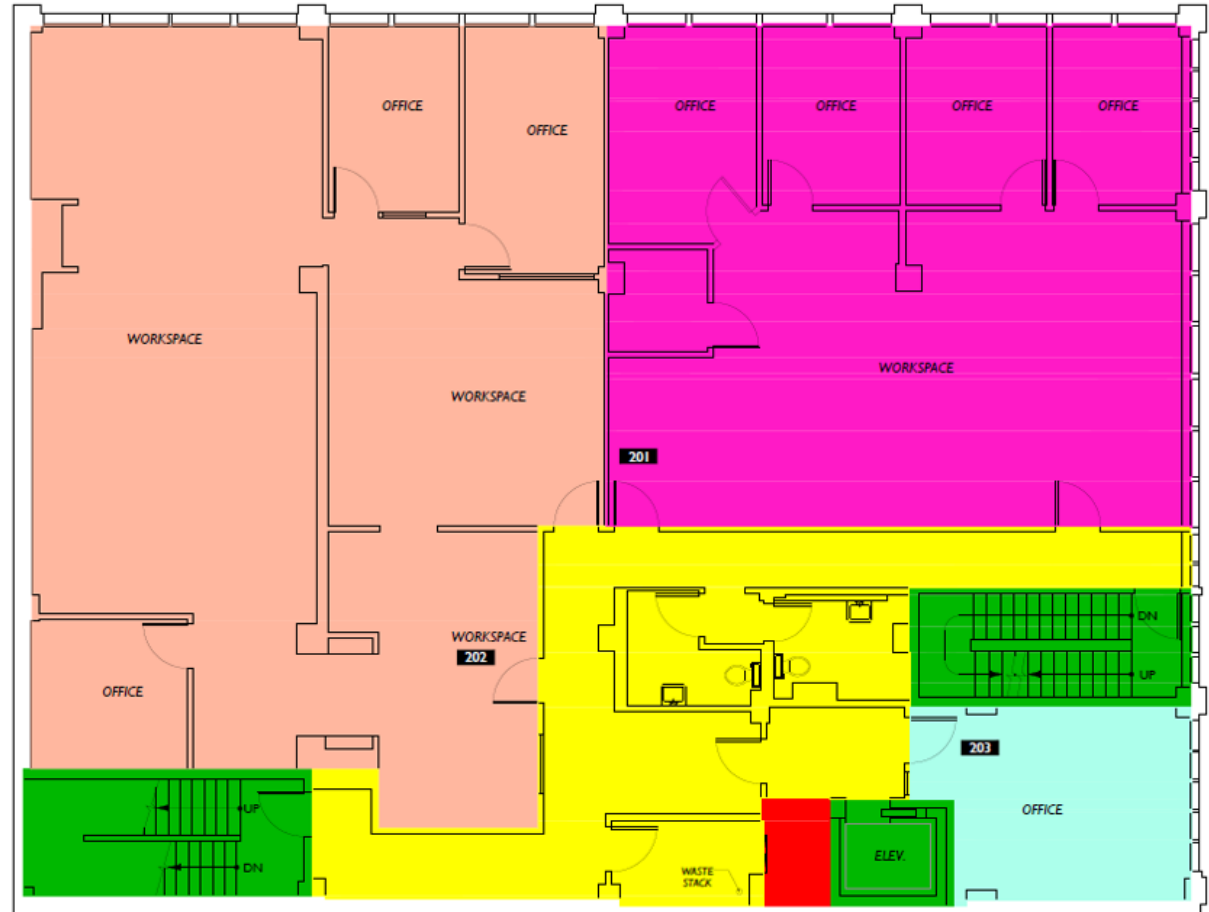
Elevator access directly to suite

Shown as separate color offices, but can be one user

Former use utilized the entire floor as one office suite

Very flexible working space to be creative in

2nd Floor



Floor Summary	SQ. FT.
Total Rentable Area	4,737.89
Total Occupant Area	3,434.99
Load Factor	1.379302

Floor Service Area	726.34
Building Service Area	32.40
Total Vertical	374.60

Area Analysis performed in accordance with ANSI/BOMA Z65.1 - 2017 Method A Standard.

Suite #	Occupant Area	Rentable Area
Suite 201	1,320.13	1,820.86
Suite 202	1,891.63	2,609.13
Suite 203	223.23	307.90

Adjacent Building

2nd Floor Lease Plan



3rd Floor & Mezzanine

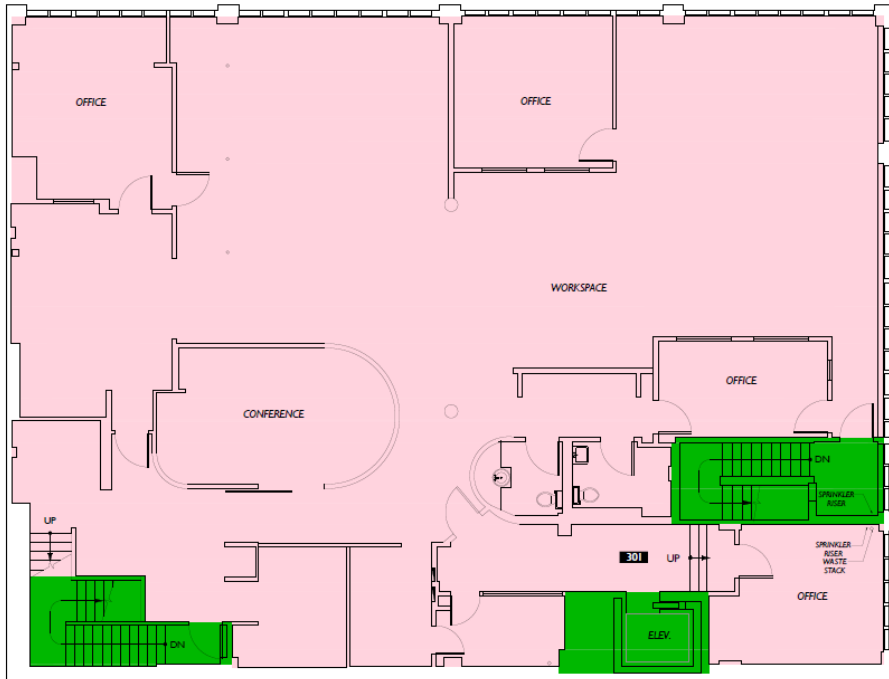
4,798 sft & 2,550 sft respectively

Total sft: 7,348 sft

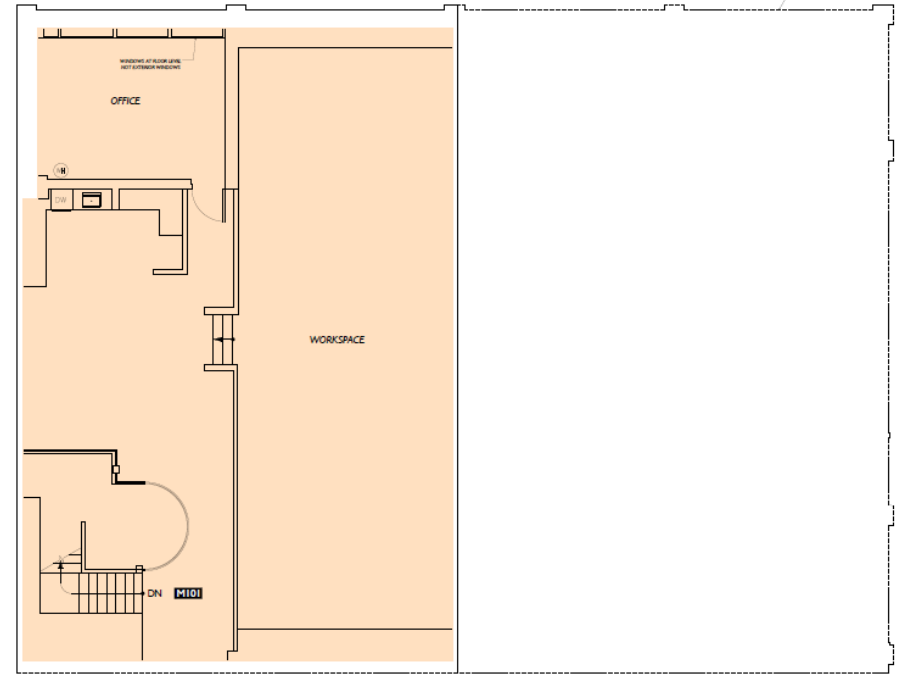
Kitchen Space in Mezzanine area

Open working space

View from the Mezz. of the 3rd floor below



Floor Summary	SQ. FT.	Suite #	Occupant Area	Rentable Area
Total Rentable Area	4,798.44	Suite 301	4,214.51	4,798.44
Total Occupant Area	4,214.51			
Load Factor	1.138551			
Floor Service Area	0.0			
Building Service Area	0.0			
Total Vertical	363.28			



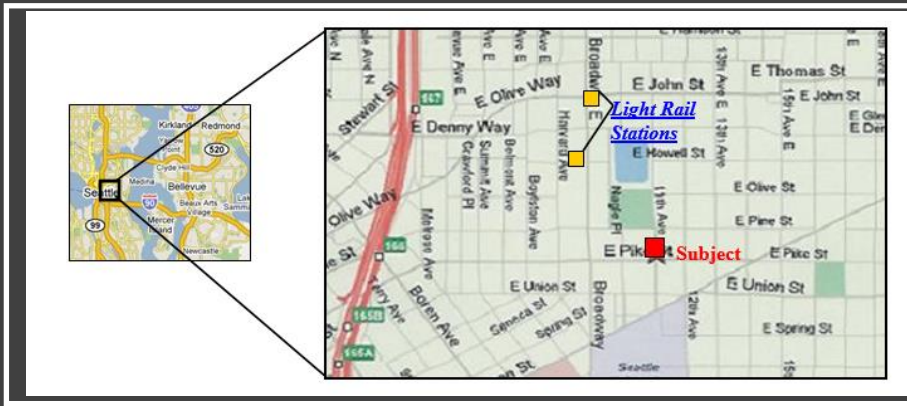
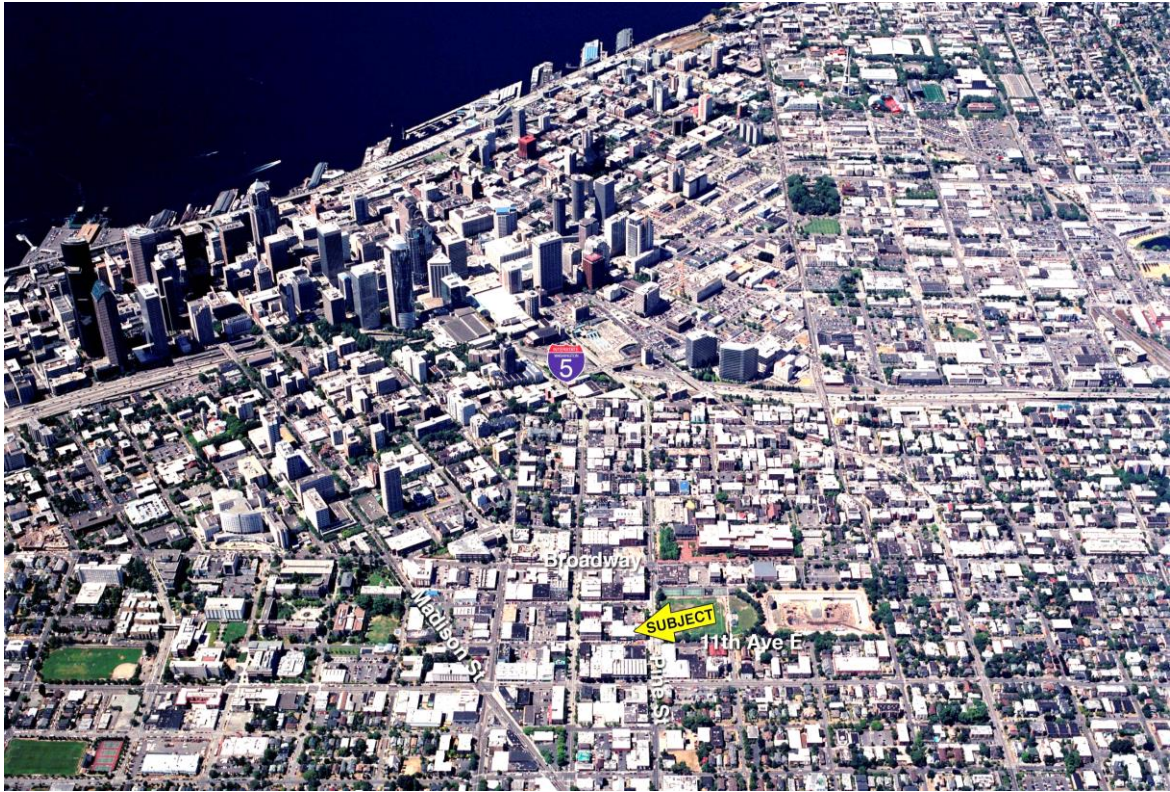
Floor Summary	SQ. FT.	Suite #	Occupant Area	Rentable Area
Total Rentable Area	2,550.02	Suite M101	2,239.71	2,550.02
Total Occupant Area	2,239.71			
Load Factor	1.138551			
Floor Service Area	0.0			
Building Service Area	0.0			
Total Vertical	9.9			



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3rd Floor & Mezzanine
7,348 sft

Unique floor plan layout
Direct access from elevator to 3rd floor only
Mezzanine area only accessible by stairs
Kitchen located on Mezzanine level



Legacy Commercial

(425) 460-4373 Misha Averill

maverill@legacy-commercial.com

(425) 450-2336 Walter Scott

wscott@legacy-commercial.com

