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# Ballou Wright Building

**Suite 301**

**1517 12th Avenue, Seattle, WA**



Creative office available in the heart of the Pike Pine Corridor. Must-see space is on west side of the top floor featuring views of downtown Seattle and the Space Needle. This neighborhood is vibrant with restaurants, theaters, parks, boutiques, colleges and galleries. Framed by pedestrian-friendly streets & multiple transit options, it is a short trip from Seattle's downtown core.

# Property Features

- \$29/SF + \$10.52/SF NNN (includes ALL utilities)
- Short Lease-Term Available
- Original Fir Floors and Industrial Carpet
- 14' Ceilings
- In-Suite Kitchen
- HVAC
- Shared Restrooms and Shower Facilities
- Passenger Elevator
- City Views
- Storage Space Above
- Conference Room
- Operable Windows
- Storage Room

1,283 SF



Walkscore: 100  
Transit Score: 84  
Bike Score: 90

## Accessibility/Parking

- Monthly parking available
- Easy access to I-5 and I-90
- 4 blocks to Light Rail Station
- 3 Blocks to Seattle Street Car
- Convenient bike storage
- At the heart of Capitol Hill's restaurants, theaters, parks, and boutiques.



Lobby Bike Storage

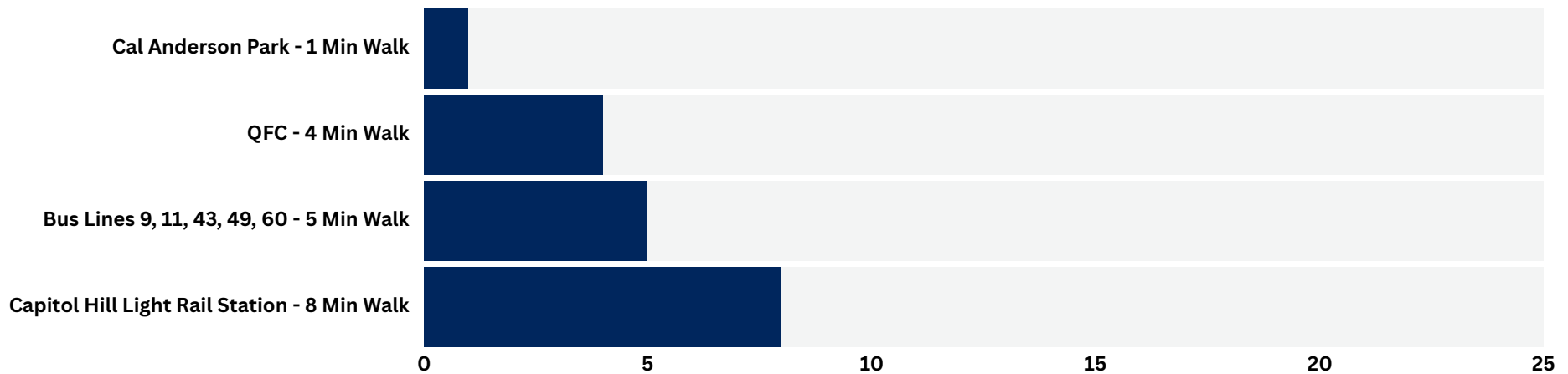


Shared Bathroom & Shower

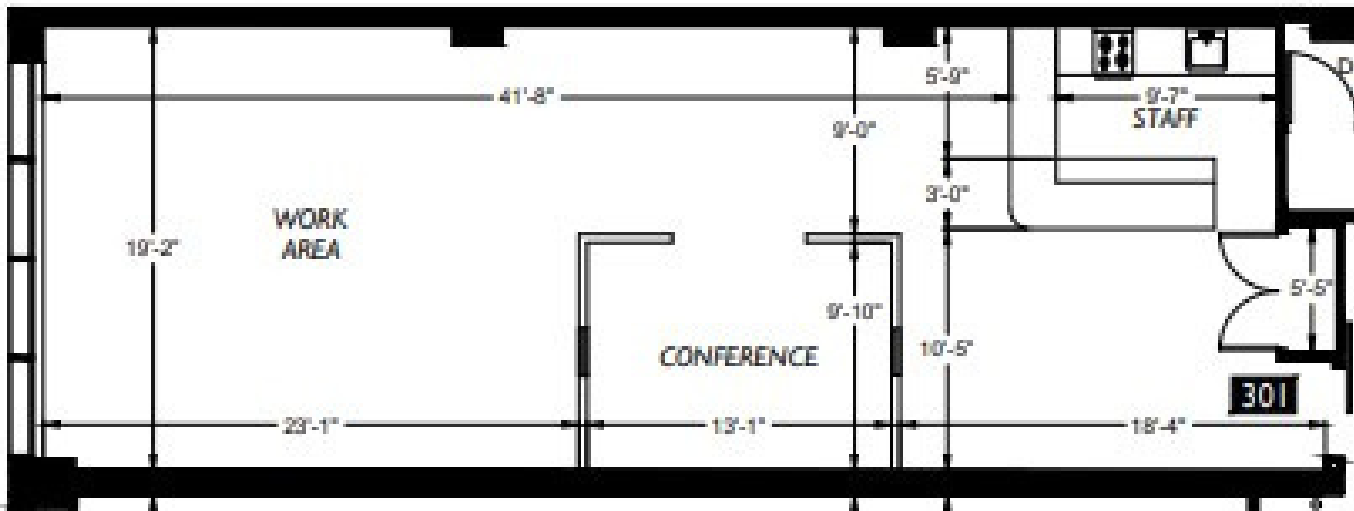
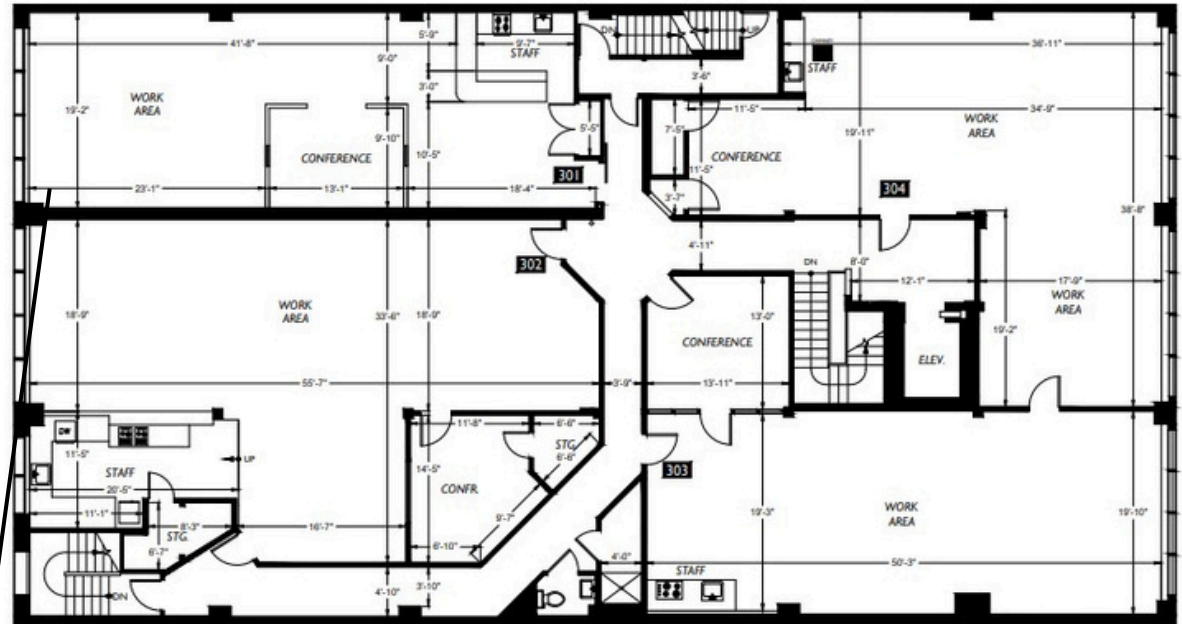
# NEIGHBORHOOD

## Neighboring Amenities:

- **Restaurants/Bars:**
  - Overcast Coffee Co.
  - Poquitos
  - U:Don
  - Molly Moon's Ice Cream
  - Gyro Saj
  - Paparepas
  - Chipotle
  - Ramen Danbo
  - Rachel's Ginger Beer
  - Shikorina Bakeshop & Cafe
  - Cafe Vita
  - Sweetgreen
  - Blick Art Materials
  - Elliot Bay Book Company
- **Services:**
  - QFC
  - Walgreens
- **Entertainment:**
  - Five Iron Golf
  - Cal Anderson Park,
  - Chophouse Row
- And Much More!



# FLOOR PLAN



[3D TOUR](#)  
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# URBAN INSPIRED 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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**(206) 328 - 3333**

**[www.hunterscapital.com](http://www.hunterscapital.com)**

**[Jill@hunterscapital.com](mailto:Jill@hunterscapital.com)**

**1620 Broadway, Suite 200**



Above: Coffee from Overcast Coffee Co., your new co-tenant!



SCAN TO VISIT OUR WEBSITE

