

eXit SPACE

NOD  
THEATER

Pupper's Play & Stay  
Dog Daycare & Boarding  
www.puppersplayandstay.com

eXit SPACE

1621 12th Ave #100

Seattle WA 98122

Commercial Space For Lease

cannon  
commercial

# EXECUTIVE SUMMARY

Cannon Commercial is pleased to present an exceptional opportunity to lease a former theatre/dance space located in the bustling Capitol Hill neighborhood. Located at 1621 12th Ave #100, this prime ground-floor unit offers high visibility, strong foot traffic, and is surrounded by vibrant nightlife, retail, and residential density. Features 3,867 SF main theatre/studio space, 1,351 SF studio space, 463 SF office/meeting space, 1 dedicated restroom, and shared restroom.

## Property Overview

Address:	1621 12th Ave #100 Seattle WA 98121
Lease Rate:	\$36.00/SF/YR + NNN
Expenses:	Approx. \$4.85/SF/YR
SF:	Approx. 5,682 SF
Zoning:	NC3P-75 (M)
Construction Class:	Masonry
Year Built:	1917
Eff. Year:	1970
Ceiling Height:	Approx. 14'

Walk Score  
Walker's Paradise

100

Transit Score  
Excellent Transit

84

Bike Score  
Very Bikeable

87

	1 Mile	3 Mile	5 Mile
Population	93,724	263,531	503,398
Households	56,277	143,941	249,183
Median HH Income	\$100,782	\$110,208	\$116,699
Daytime Employees	128,763	346,145	453,661



# PHOTO GALLERY



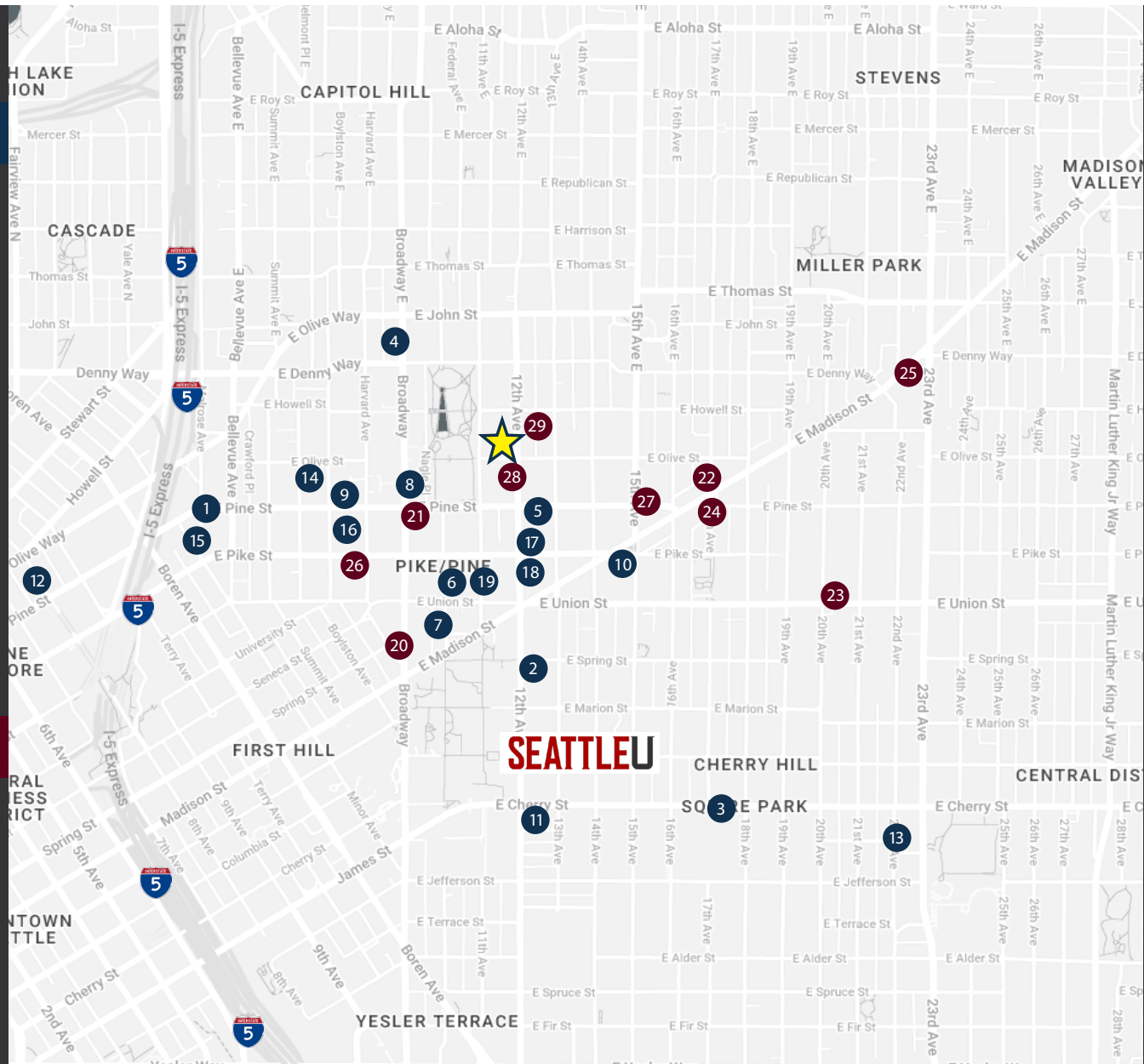
# AMENITIES MAP

## RESTAURANTS

- 1- Taylor Shellfish Oyster Bar
- 2- Rhein Haus
- 3- Starbucks
- 4- Dick's Drive-In
- 5- Momiji
- 6- Frankie & Joes
- 7- IHOP
- 8- Rock Box
- 9- Linda's Tavern
- 10- Skillet Diner
- 11- Ba Bar
- 12- Din Tai Fung
- 13- Ezell's Famous Chicken
- 14- Fogon Cocina
- 15- Starbuck's Reserve Roastery
- 16- Salt & Straw
- 17- Barrio Mexican Kitchen and Bar
- 18- Tavern Law
- 19- Bateau

## RETAIL

- 20- Whole Foods Market
- 21- The Elliot Bay Book Company
- 22- Trader Joes
- 23- Chucks Hop Shop
- 24- Central Coop
- 25- Safeway
- 26- Harward Market
- 27- 7/11
- 28- Northwest Liquor & Wine
- 29- Momiji



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**Exclusive Representation**

Cannon Commercial Real Estate is the exclusive listing Brokerage. **Gloria Touch** is exclusively representing the Landlord of **1621 12th Ave #100 Seattle WA 98122**.

**Property Tours**

All property tours will be conducted exclusively by Listing Broker and by appointment only. To learn more about this property and to schedule private tour, please contact Listing Broker directly.

**Exclusive Listing Broker**

Gloria Touch  
Direct: 206.971.0625  
Mobile: 206.931.2267  
gloria@cannoncommercial.com