

(206) 328 - 3333
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HuntersCapital.com



Ballou Wright Building

Suite 302

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 + \$10.39/SF NNN (includes ALL utilities)
- Short Lease-Term Available
- Original Fir Floors
- 14' Ceilings
- In-Suite Kitchen
- Expanded Conference Room
- HVAC
- Shared Restrooms and Shower Facilities
- Passenger Elevator
- City Views
- Loft Space Above
- Phone Room
- Operable Windows

2,140 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.



NEIGHBORHOOD

Neighboring Amenities:

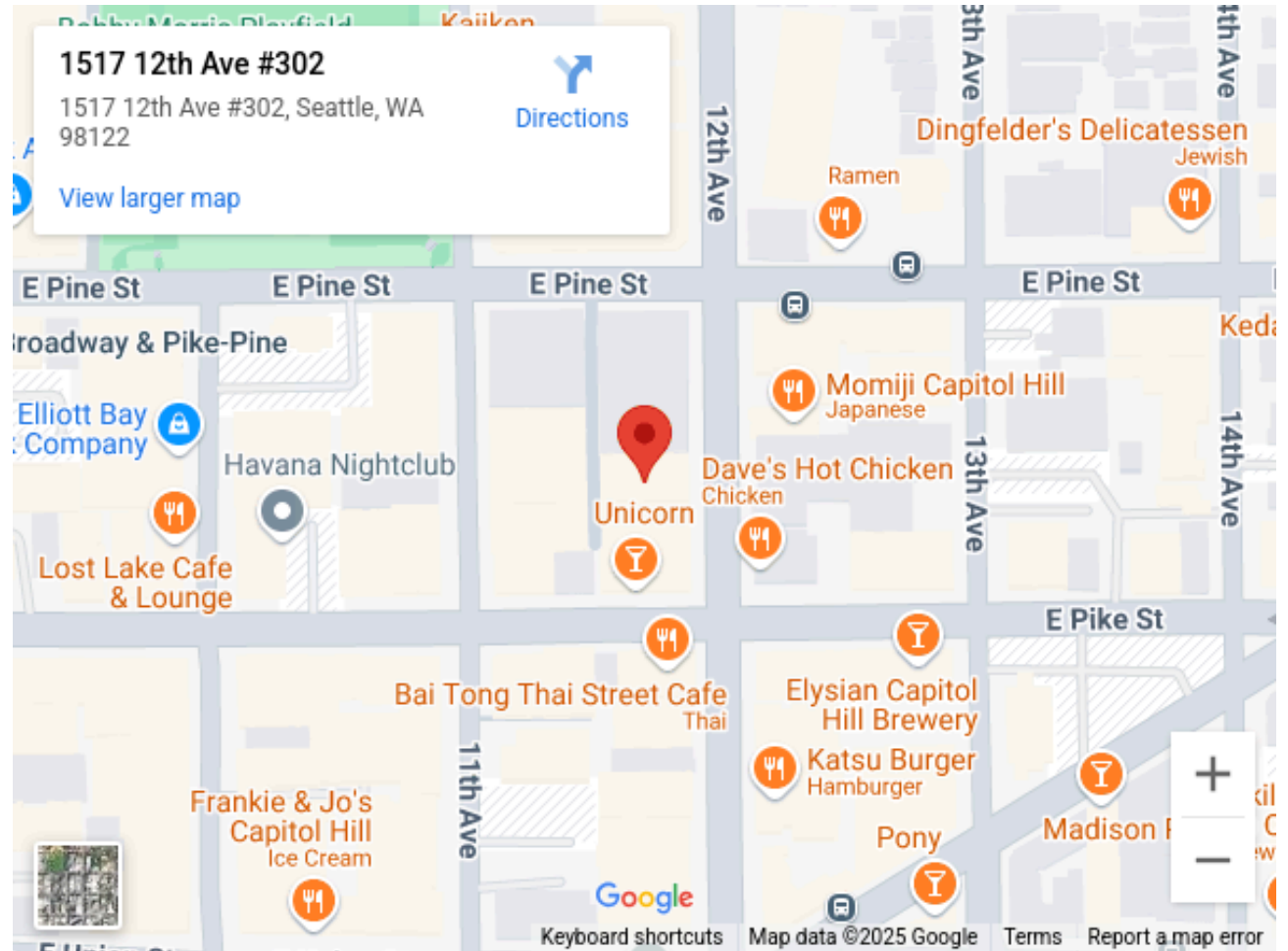
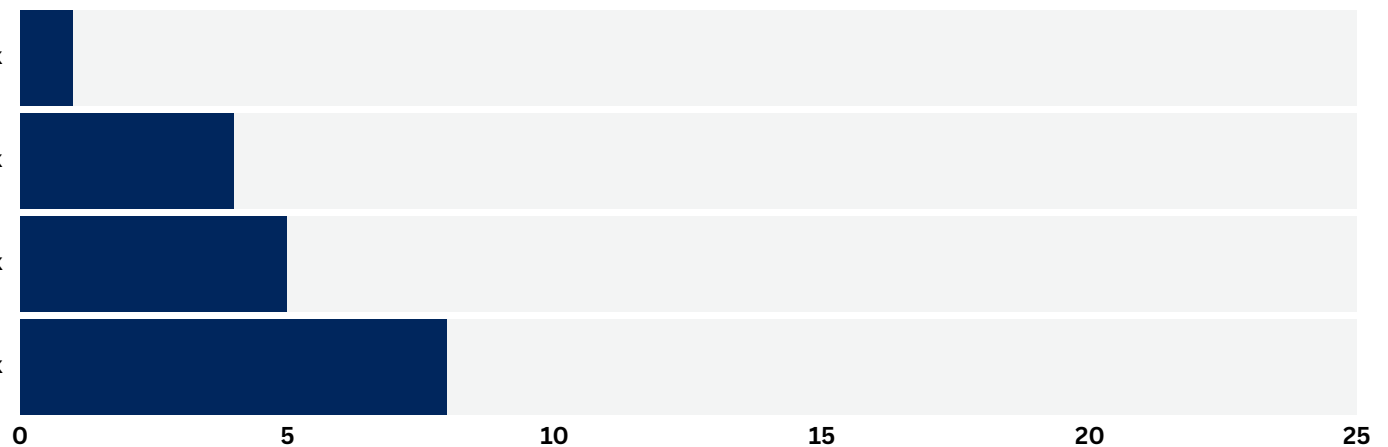
- **Restaurants/Bars:**
 - Poquitos
 - U:Don
 - Molly Moon's Ice Cream
 - Gyro Saj
 - Paparepas
 - Old Street Malatang
 - Chipotle
 - Ramen Danbo
 - Rachel's Ginger Beer
 - Shikorina Bakeshop & Cafe
 - Cafe Vita
 - Sweetgreen
 - Blick Art Materials
 - Elliot Bay Book Company
- **Services:**
 - QFC
 -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

Cal Anderson Park - 1 Min Walk








QFC - 4 Min Walk

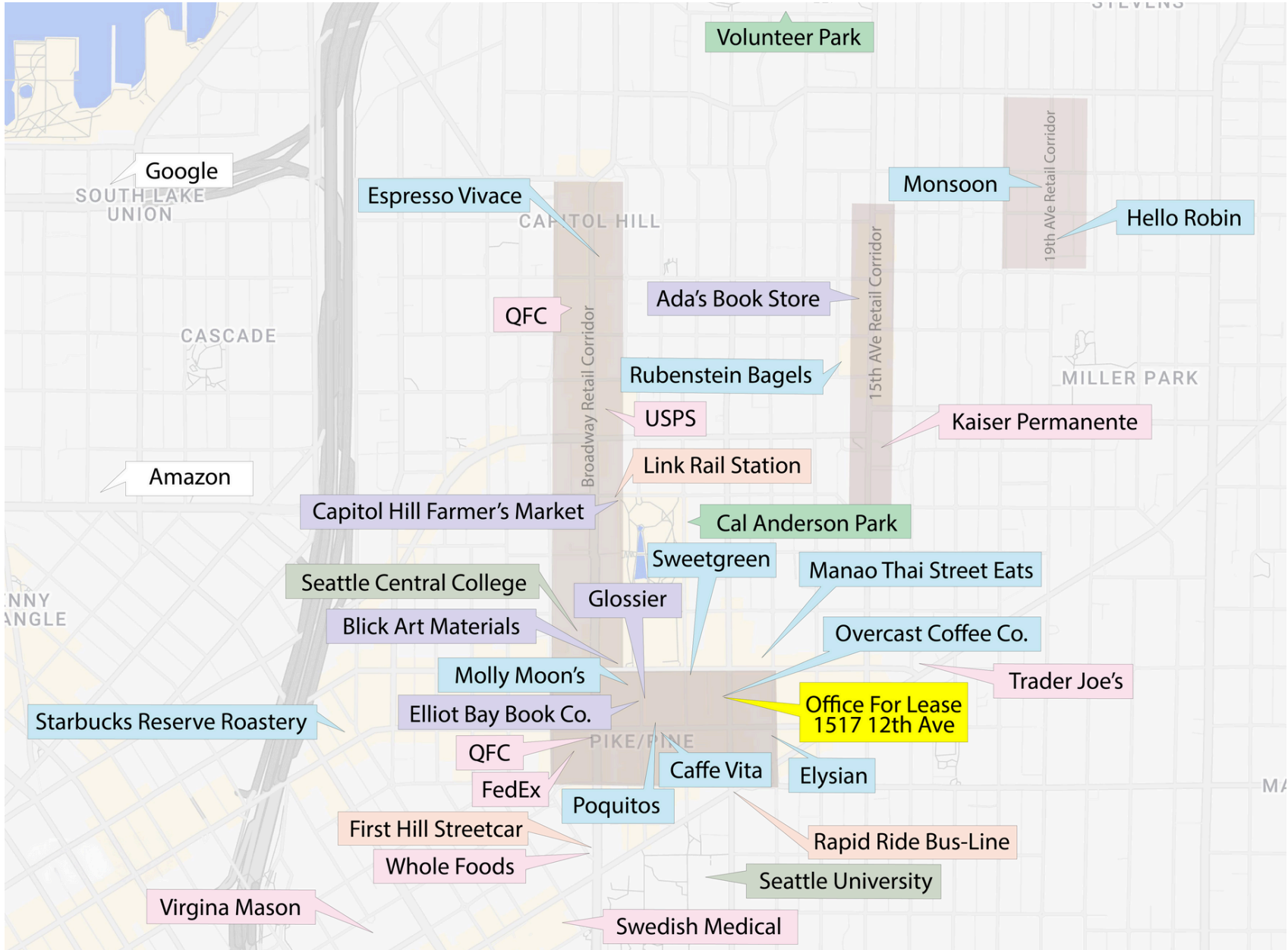
Bus Lines 9, 11, 43, 49, 60 - 5 Min Walk

Capitol Hill Light Rail Station - 8 Min Walk



NEIGHBORHOOD

KEY			
	Restaurants, Bars, Cafes		Transportation
	Shopping		Schools
	Parks		Grocery Stores & Services
	Retail Corridor		



URBAN INSPIRED
PRESERVATION MINDED
COMMUNITY DRIVEN

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.

WE HAVE SPACE FOR YOU

Give us a call, or visit our website to learn more about our unique properties.

(206) 328 - 3333

www.hunterscapital.com

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1620 Broadway, Suite 200



Above: Ballou Wright Lobby



SCAN TO VISIT OUR WEBSITE

