

(206) 328 - 3333  
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HuntersCapital.com



# Ballou Wright

**Suite 203**

**1517 12th Ave, Seattle, WA 98122**



Creative office space available in the heart of Capitol Hill's retail corridor. This must-have space boasts high ceilings, operable windows, and loft space. Just outside awaits a vibrant neighborhood with restaurants, theaters, parks, boutiques, colleges, and galleries. Framed by pedestrian-friendly streets and multiple transit options, it's the perfect spot for your new office.

# Property Features

- \$28.00 PSF + \$10.39/SF NNN (includes ALL utilities)
- 1,231 SF
- Original fir floors
- 14' ceilings
- Loft space for storage
- Full sized glass incased conference room
- Shared restrooms and shower facilities
- Passenger elevator



1,231 SF



Walk Score: 100  
Transit Score: 84  
Bike Score: 90

## Accessibility/Parking

- Easy Access to I-5 & I-90
- Monthly parking available nearby
- 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 botiques.



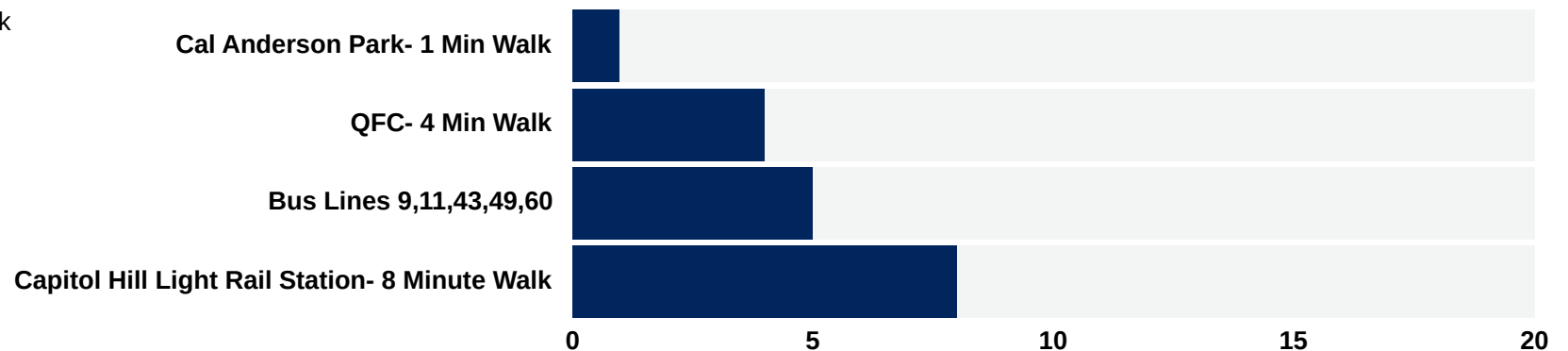
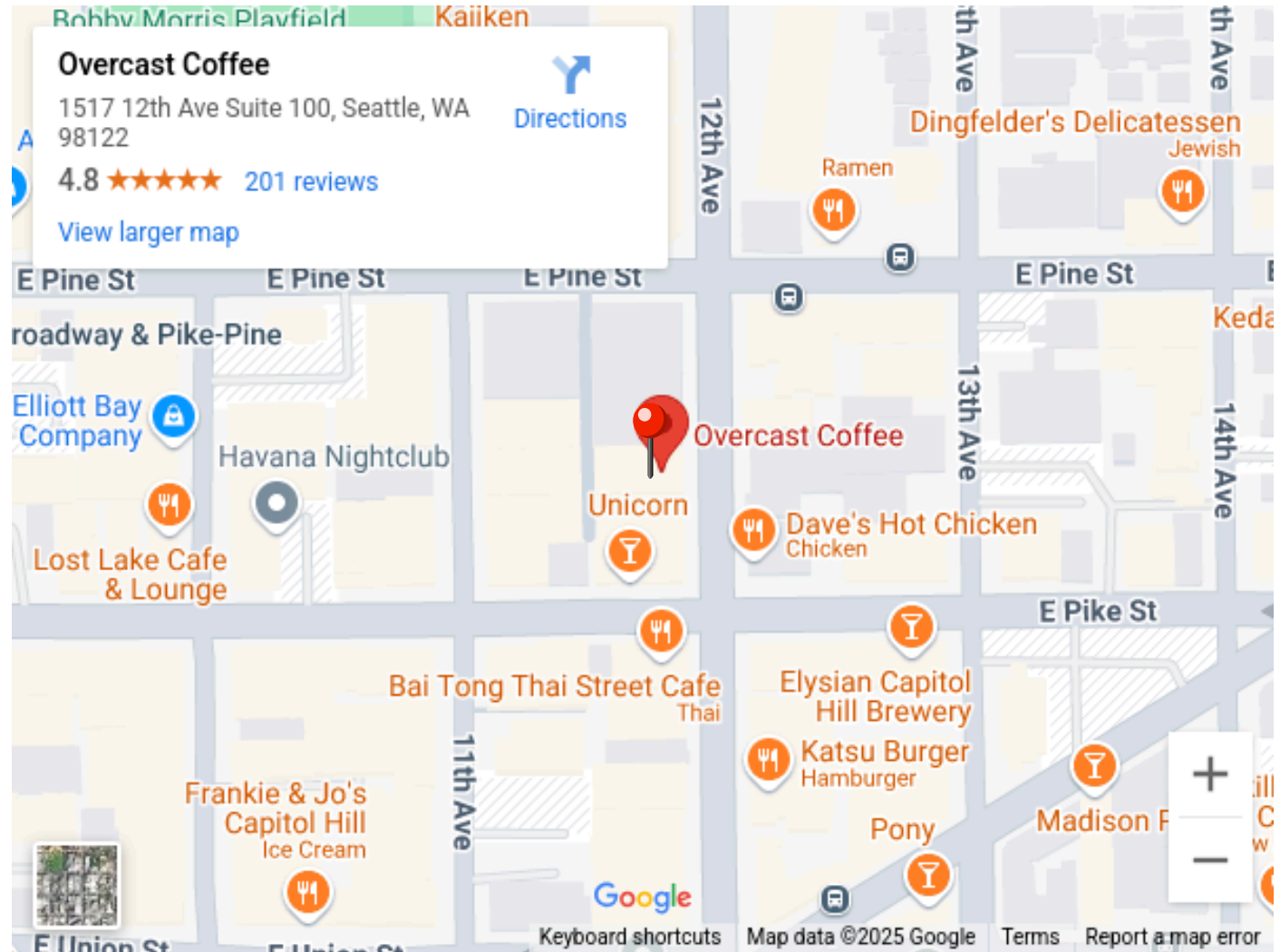
Lobby

# NEIGHBORHOOD








## Neighborhood Amenities:

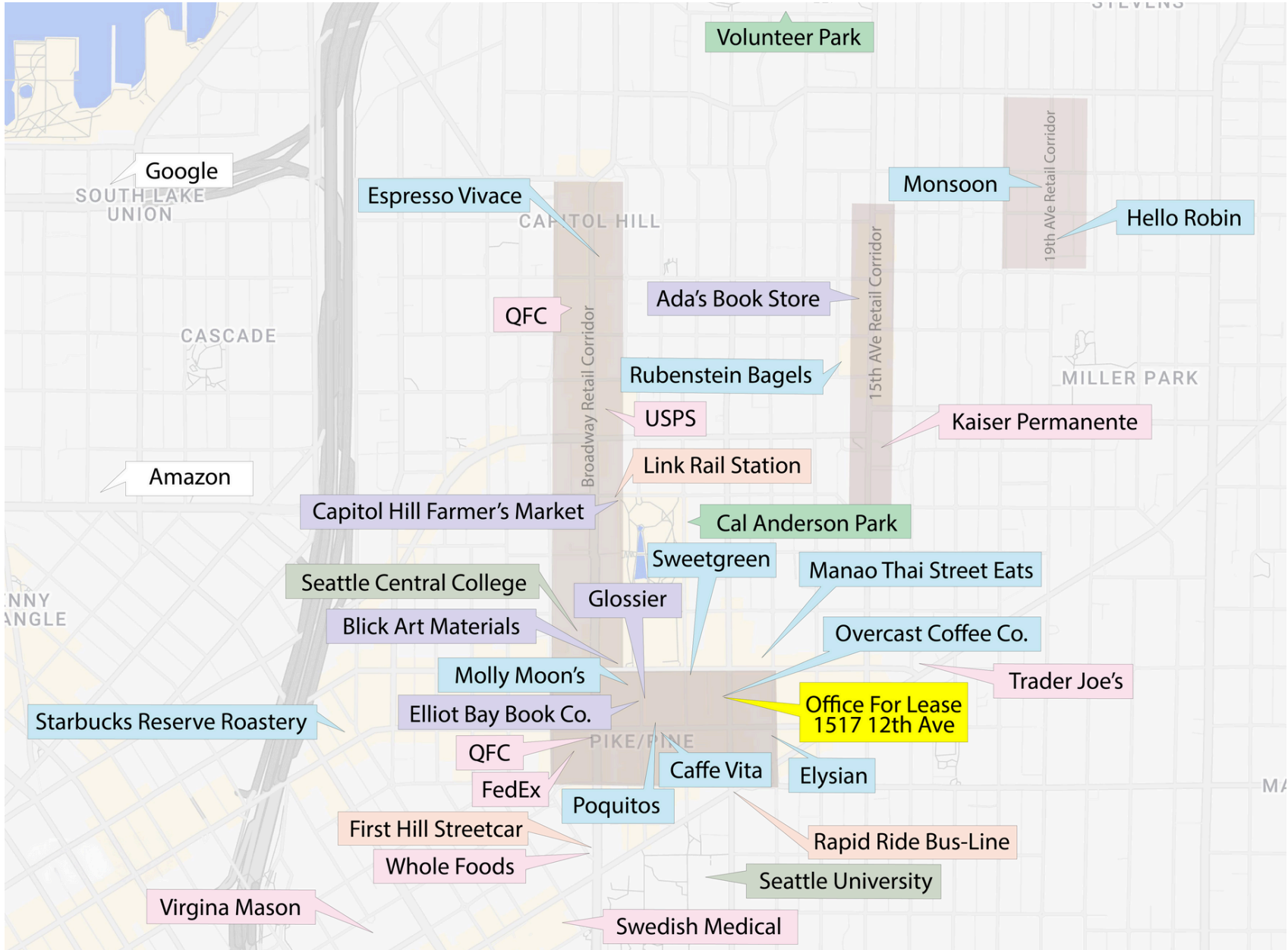
- Overcast Coffee Co.
- Poquitos
- U:Don
- Ramen Danbo
- Molly Moon's Ice Cream
- Gryo Saj
- Paparepas
- Old Street Malatang
- Sweetgreen
- Chipotle
- Rachel's Ginger Beer
- Café Vita
- Blick Art Materials
- Elliot Bay Book Co.
- **Services:**
  - QFC
  - Post Options
  - Walgreens
  - Aveda Arts Institute
- **Entertainment:**
  - Five Iron Golf
  - Cal Anderson Park
  - Chophouse Row
  - Egyptian Theater

And Much More!



# NEIGHBORHOOD

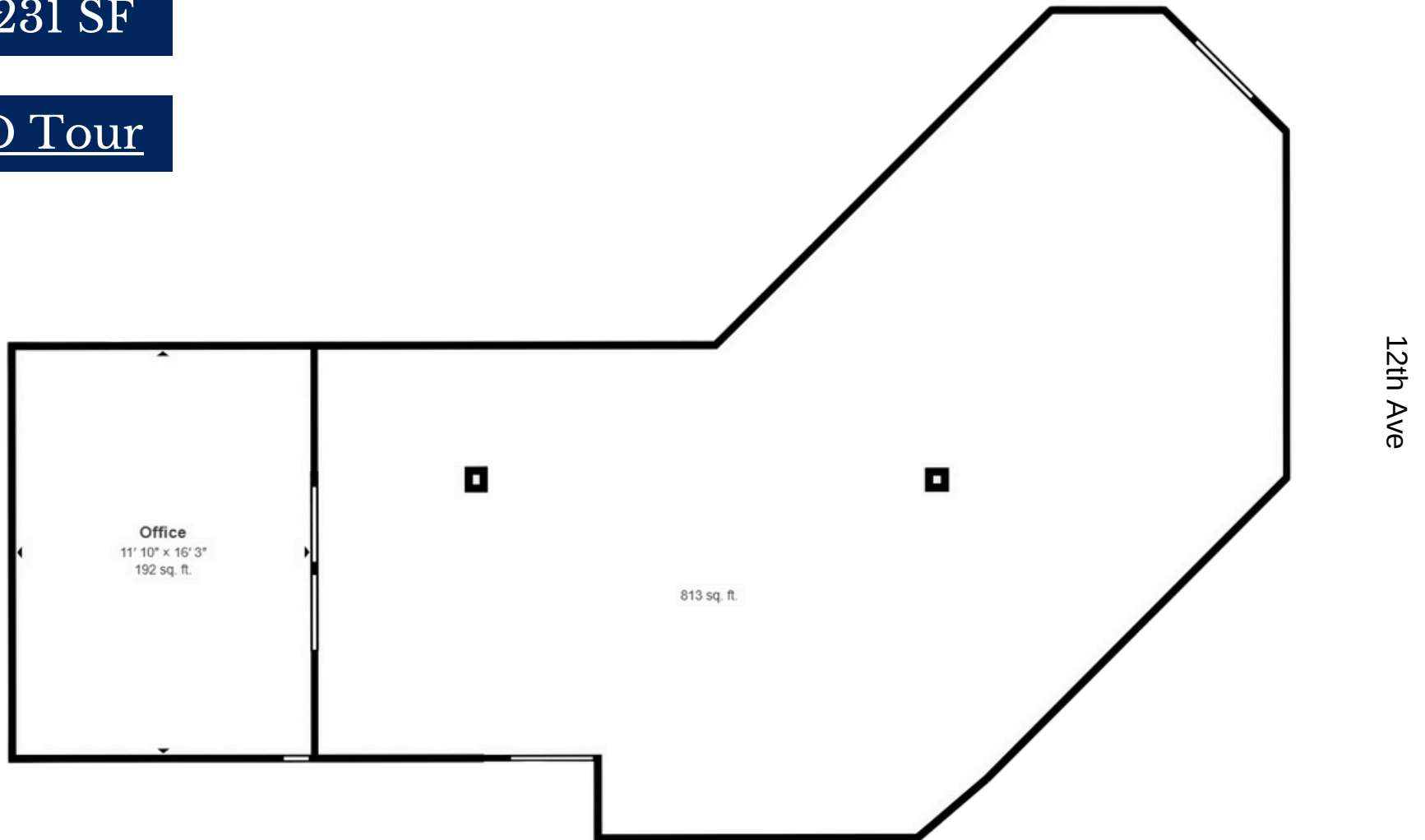
KEY			
	Restaurants, Bars, Cafes		Transportation
	Shopping		Schools
	Parks		Grocery Stores & Services
	Retail Corridor		



# FLOOR PLAN

1,231 SF

[3D Tour](#)



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

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**1620 Broadway, Suite 200**



Entrance to Ballou Wright Building



SCAN TO VISIT OUR WEBSITE

