

FOR LEASE | SEATTLE, WA

2501 Elliott Ave

OFFICE/SPECIALTY



Contact

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The Opportunity



Available for the first time in nearly two decades, 2501 Elliott Avenue is a premier office-loft adaptive reuse. The available premises of ±28,000 SF (floors 2-4) features unobstructed views of Elliott Bay, open floor plans with perimeter private offices, open to structure exposed beam ceilings, and abundant natural light. The existing improvements were thoughtfully constructed in 2006 for an education user, all building systems having been updated, and the building retains significant architectural character. Limited parking is available onsite, though additional dedicated parking on the parcel across Elliott Avenue can be made available.

AVAILABLE SPACE

28,000 SF

AVAILABLE DATE

March 1, 2024

ASKING RENT

\$22.00/RSF NNN

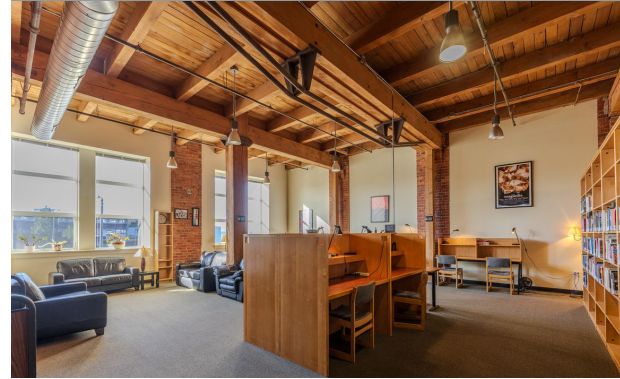
EXPENSES (NNN)

\$6.50/RSF (est.)

USE

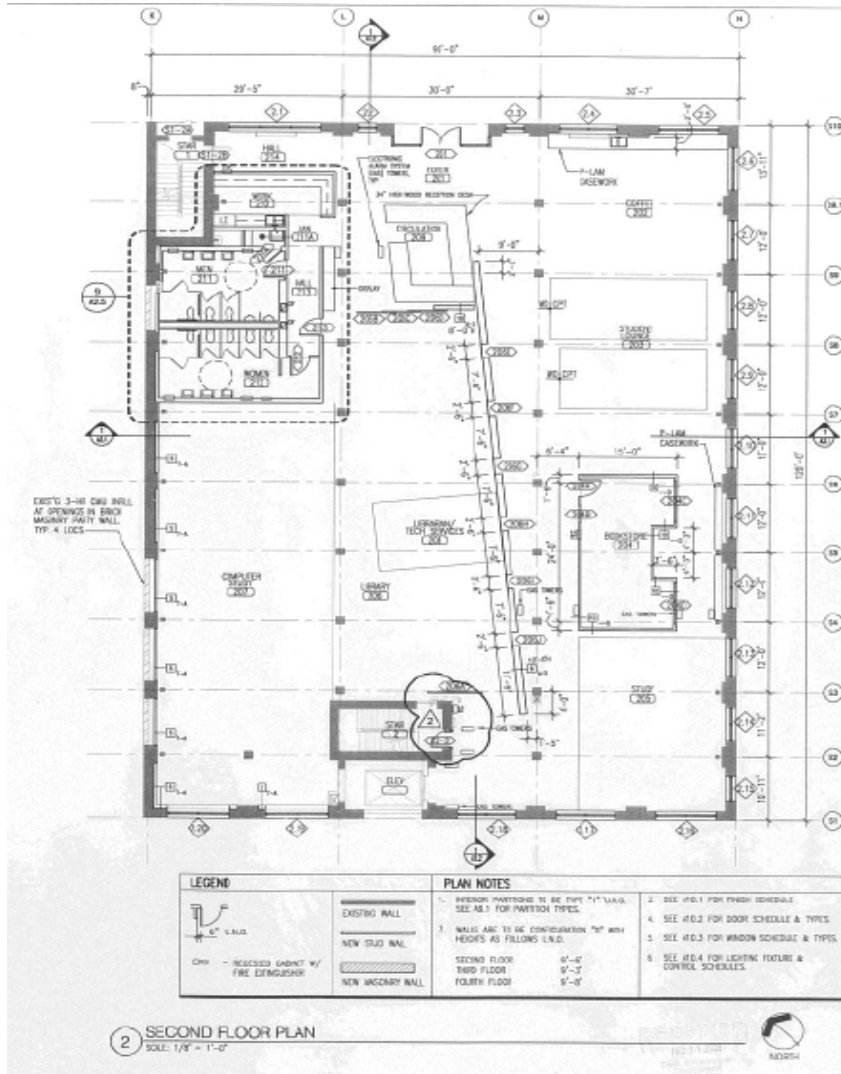
Office/Specialty
(Education Focused)

Property Characteristics



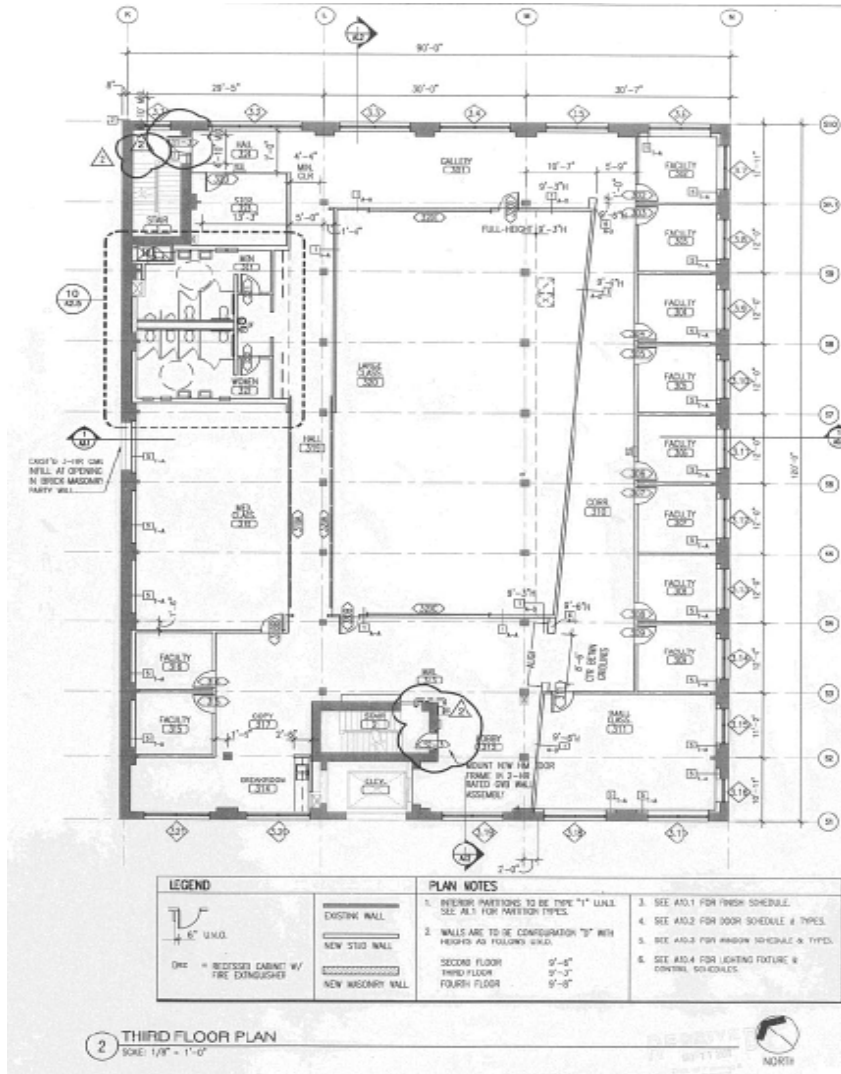
Address	2501 Elliott Avenue, Seattle
Built	1910; Fully-renovated to modern standards
Construction	Masonry
Rentable Area	±28,000 SF
Parking	Four (4) dedicated spaces on-site. An additional +/- 20 spaces can be made available at 2500 Elliot Ave.

Floor Plan - 2nd Floor



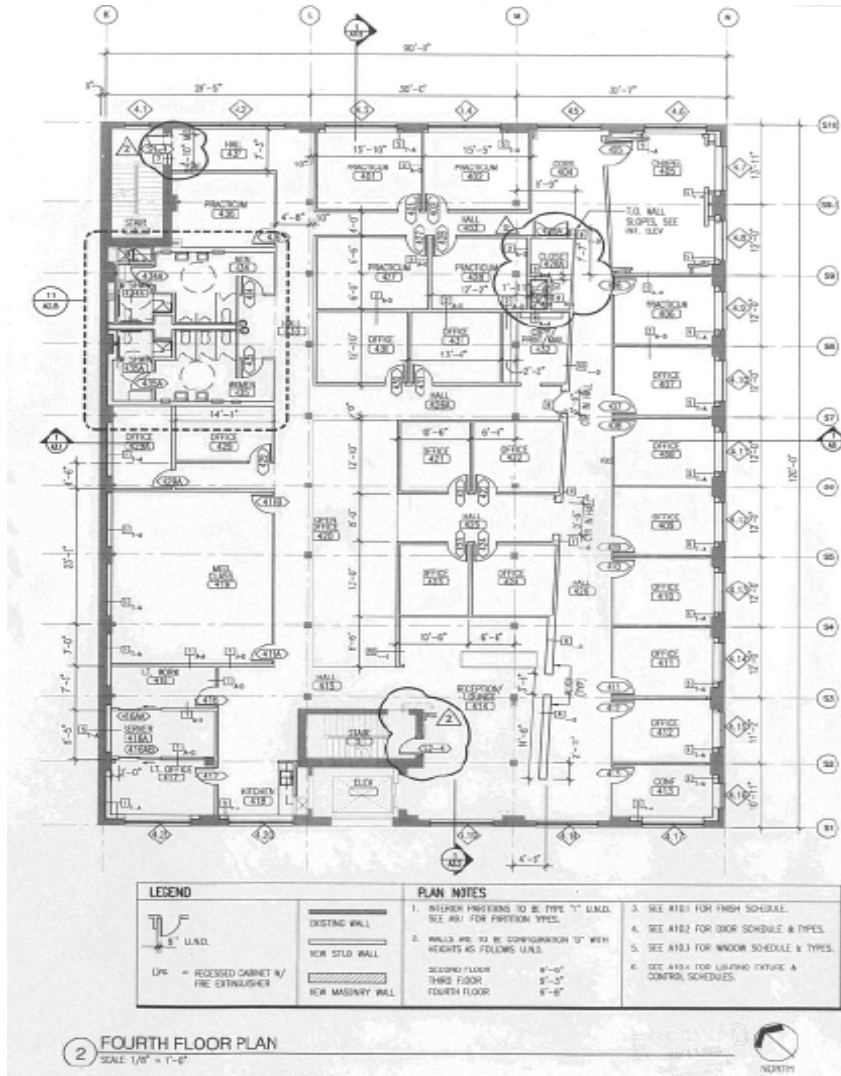
Space Available	Date Available	Programming
9,400 RSF	March 1, 2024	Large, open workspaces with a grand reception that includes a self-serve coffee bar. Limited density with ability to easily open the floor further.

Floor Plan - 3rd Floor



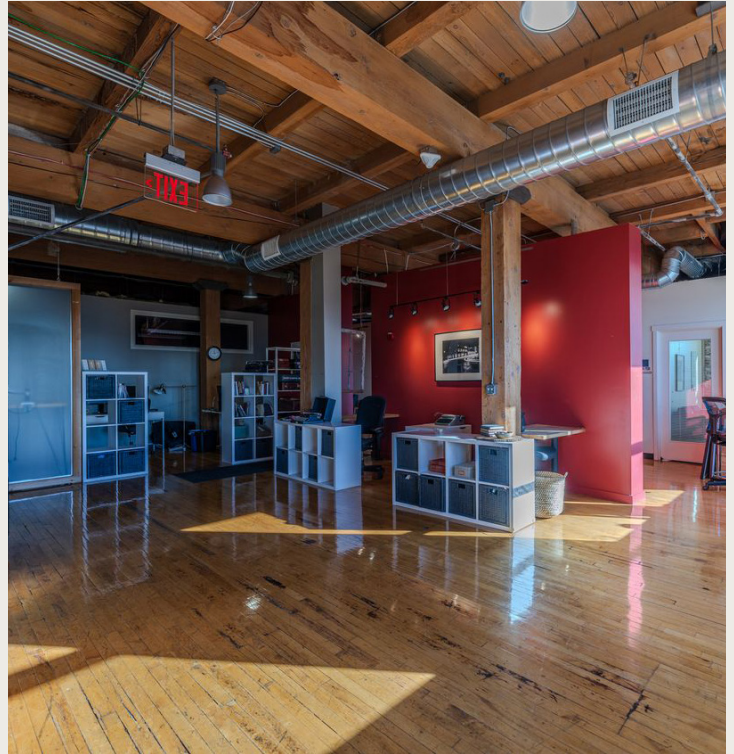
Space Available	Date Available	Programming
9,400 RSF	March 1, 2024	Moderate density that includes 10 private offices, 1 small conference room, 1 large conference room and 1 large lecture hall. This floor also offers a breakroom with kitchenette, print/mail area, and storage closet.

Floor Plan - 4th Floor

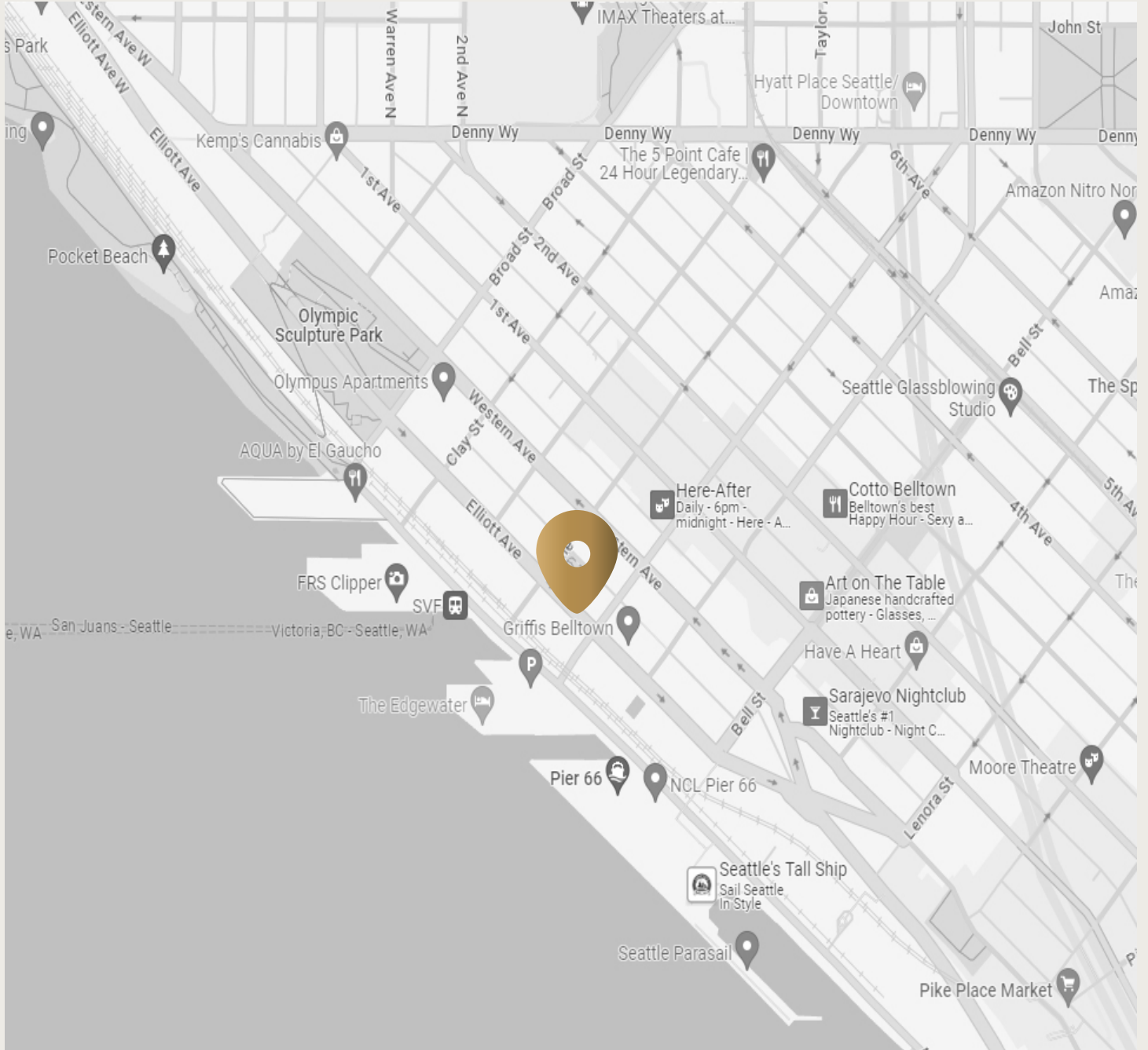


Space Available	Date Available	Programming
9,400 RSF	March 1, 2024	Heavier density consisting of 22 private offices, 1 medium-sized conference room and 1 large conference room. This floor also offers a kitchenette, 2 storage closets, a server room and print/mail room.

Maps & Photos



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CENTURY PACIFIC

Over 30 Years of Client-Focused
Commercial Real Estate Solutions

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DISCLAIMER

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