

FOR LEASE

## ORIGIN 206

206 5TH AVE S, SEATTLE, WA 98104



### OFFERING SUMMARY

|                |                        |
|----------------|------------------------|
| Available SF:  | 1,550 SF               |
| Lease Rate:    | \$24 SF/yr (NNN)       |
| Lot Size:      | 7,200 SF               |
| Year Built:    | 2023                   |
| Building Size: | 37,532 SF              |
| Zoning:        | IDR 45/125-270         |
| Market:        | Seattle                |
| Submarket:     | International District |

### PROPERTY OVERVIEW

Brand new retail space in the heart of the growing and vibrant International District. This newly constructed property offers a versatile layout, and abundant natural light. With its spacious floor plan and sleek interior design, it's the perfect canvas for companies seeking a sophisticated and dynamic space. The location provides ample parking options, easy access to transportation, varied dining, and entertainment options.

### PROPERTY HIGHLIGHTS

- Versatile layout for customizable retail or office space
- Abundant natural light throughout the space
- Ample parking options in the immediate vicinity.
- Convenient access to transportation options
- 2026 Estimated Operating Expenses: \$7.50 psf/yr



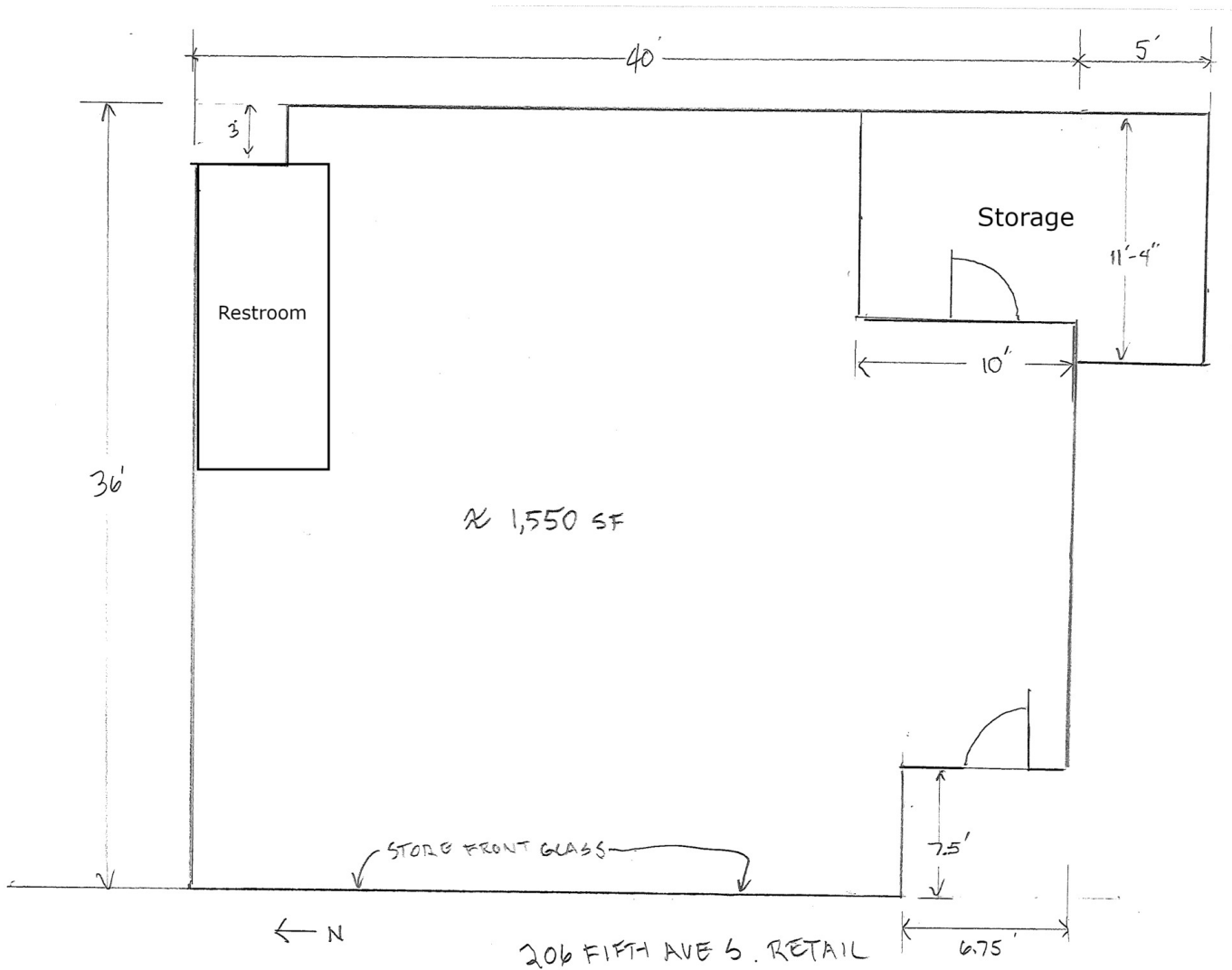
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LEASE INFORMATION

|              |          |             |            |
|--------------|----------|-------------|------------|
| Lease Type:  | NNN      | Lease Term: | Negotiable |
| Total Space: | 1,550 SF | Lease Rate: | \$24 SF/yr |

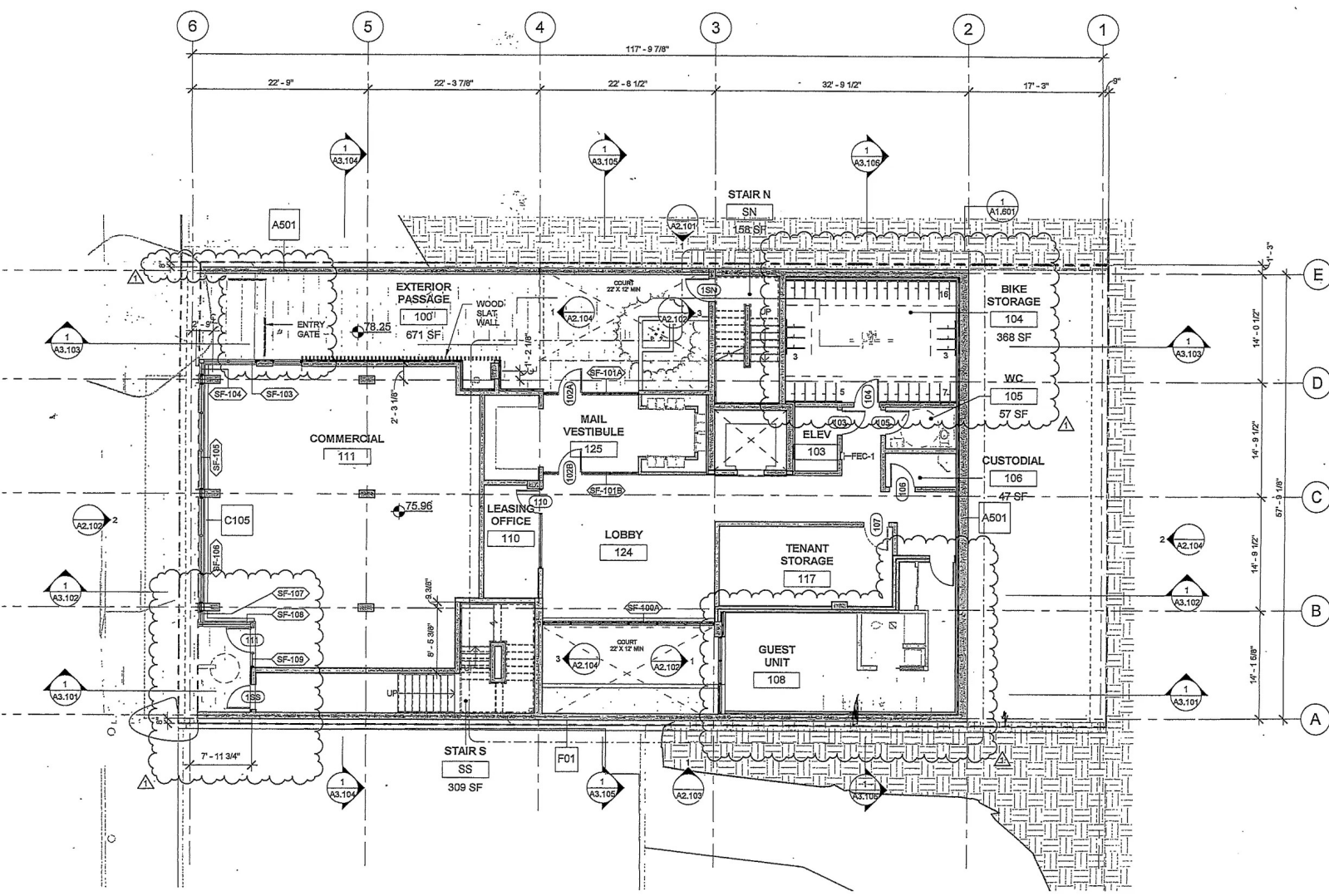
AVAILABLE SPACES

| SUITE                   | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION                                                                                               |
|-------------------------|-----------|-----------|------------|---------------|-----------------------------------------------------------------------------------------------------------|
| Origin 206 Retail Space | Available | 1,550 SF  | NNN        | \$24.00 SF/yr | Open floorplan with private restroom, storage area and large glass frontage. Ready for your design ideas. |



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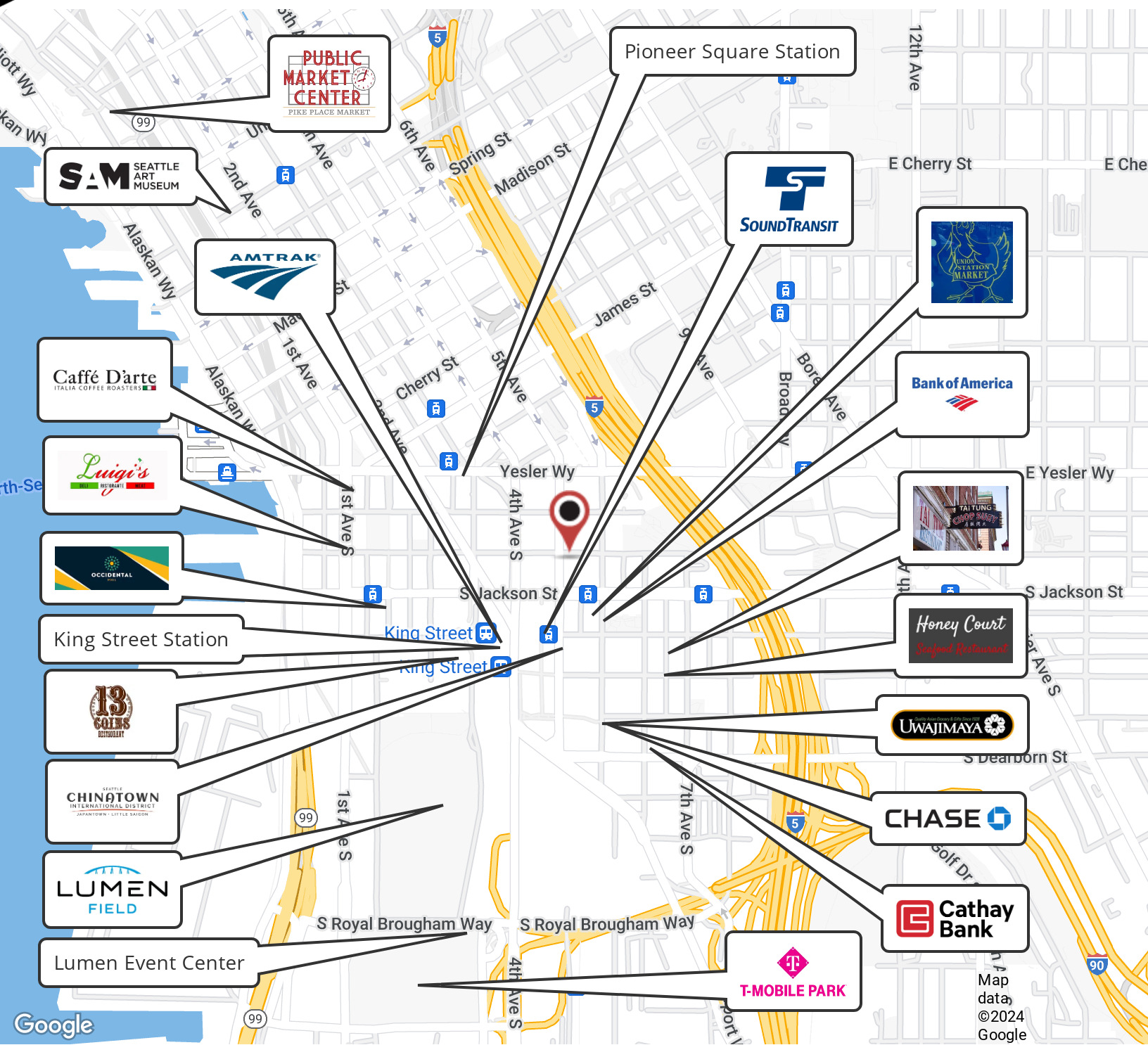
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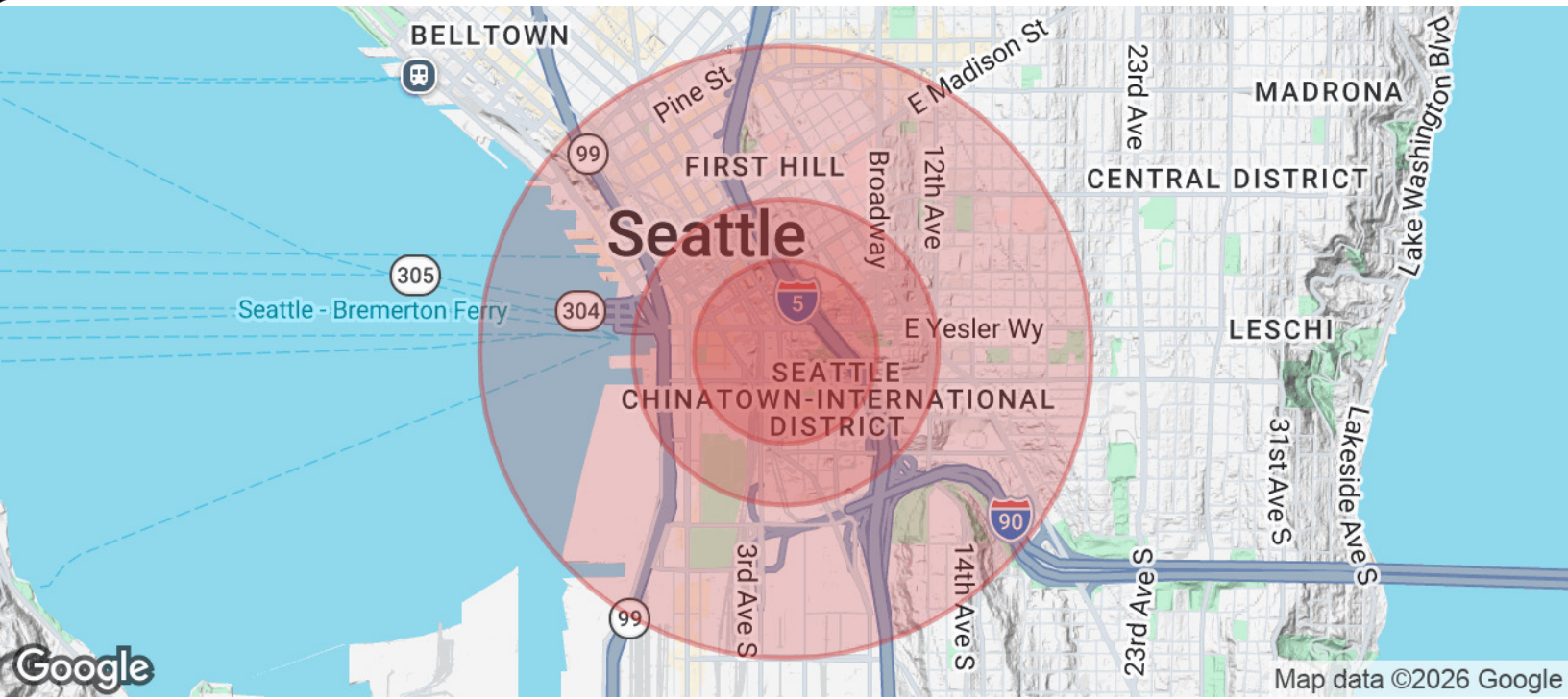
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 7,627     | 19,123    | 51,855 |
| Average Age          | 46        | 43        | 40     |
| Average Age (Male)   | 44        | 42        | 40     |
| Average Age (Female) | 49        | 44        | 41     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE      |
|---------------------|-----------|-----------|-------------|
| Total Households    | 4,140     | 10,880    | 28,948      |
| # of Persons per HH | 1.8       | 1.8       | 1.8         |
| Average HH Income   | \$83,808  | \$103,056 | \$124,432   |
| Average House Value | \$920,459 | \$937,127 | \$1,025,839 |

2020 American Community Survey (ACS)



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