

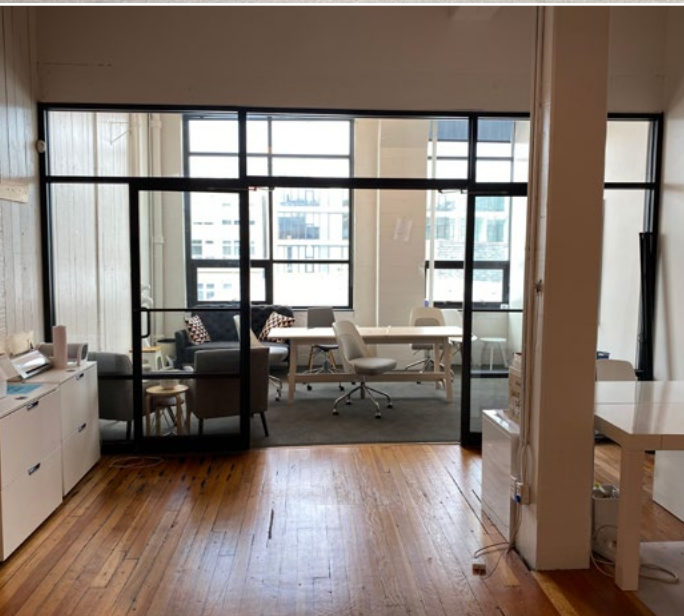


1,231 SF

Office space for sublease

Suite 203 | 1517 12th Ave | Seattle, WA 98122

# Ballou Wright Building



## CONTACT:

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## Building snapshot

- + Creative office building with original hardwood floors and exposed ceiling
- + Elevator access
- + Bike storage and shower on site
- + Local ownership and management



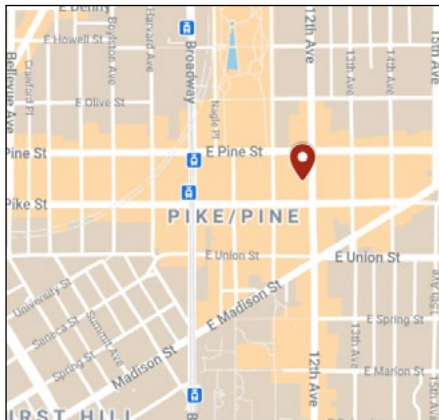
## Sublease highlights

- + \$28.00 NNN (2019 NNNs \$9.05/SF/year)
- + Flexible lease terms available. Sublandlord will consider sublease term lengths between 12 months and master lease expiration date: March 31, 2024
- + Plug and play with furniture and cabling available
- + Open work space with glass conference room, loft storage, kitchenette, private restroom and mezzanine loft
- + Well known and respected local Sublandlord

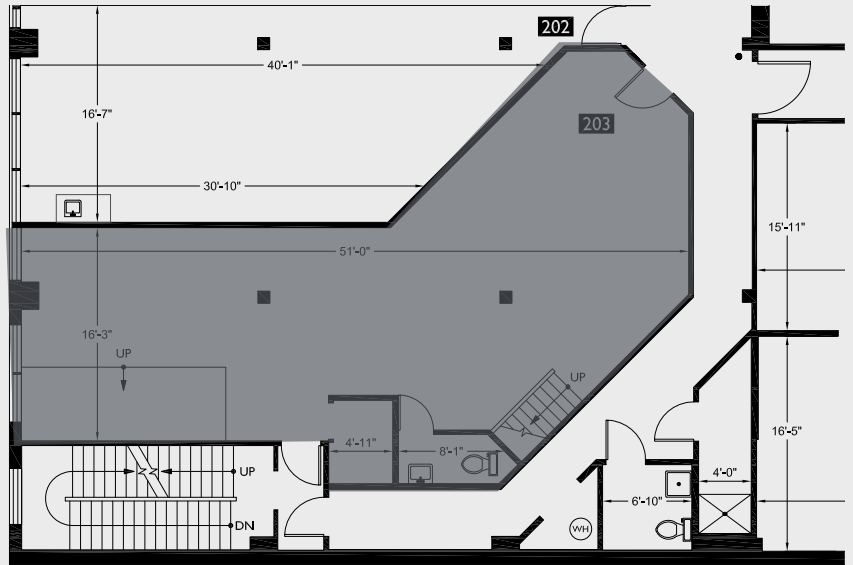


## Property location

- + Located in the heart of Seattle's vibrant Capitol Hill neighborhood which provides best in class theatres, restaurants, coffee shops and bars
- + Multiple amenities nearby, including Cal Anderson Park, QFC, Eltana Bagels, Cafe Vita, Poquitos, Elysian Brewing, Seattle University, and more
- + Walkable to the light rail station and other mass transit options



## Floor plans



Suite 203 - 1,231 SF

