

FOR LEASE

BELLTOWN MOSLER LOFTS

2720 THIRD AVE, SEATTLE, WA 98121



PROPERTY INFO

- + 3,212 SF divisible to 997 SF
- + ~~\$26.00~~ \$22.00-\$24.00 PSF/NNN
- + Five years remaining (until 11/30/2025), opportunity for direct lease with Landlord
- + Floor to ceiling windows with 18' high ceilings
- + 35,187 daytime population within 6 blocks*
- + 60,113 residents within 1 mile*
- + TI available to complete improvements
- + Warm grey shell – 2 ADA restrooms installed, 200 amp panel, HVAC in units, not vented.
- + Ideal for medical, dental, yoga, deli/bakery, wine/dessert bar, pet supplies or home design.
- + Accessible location with a walk score of 99 transit score of 96 and bike score of 83**

*Source: ESRI 2020

**Source: Walkscore.com

www.cbre.us/seattle

CBRE

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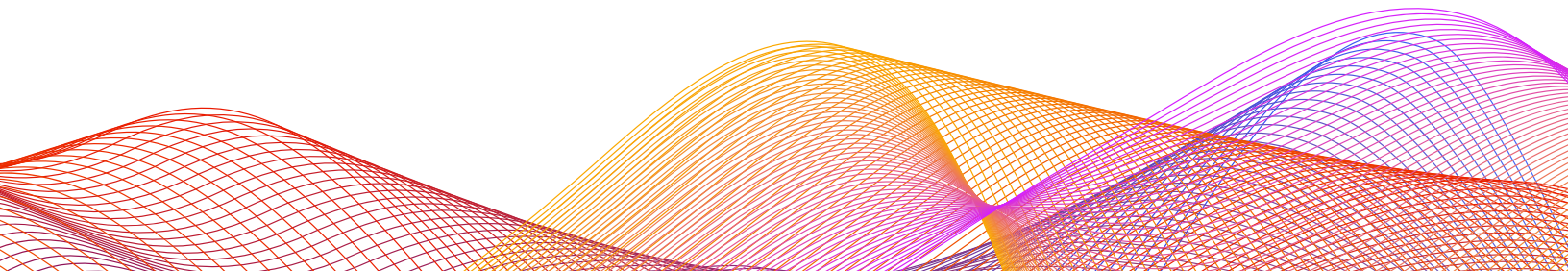
2720 THIRD AVE, SEATTLE, WA 98121

AREA DEMOGRAPHICS

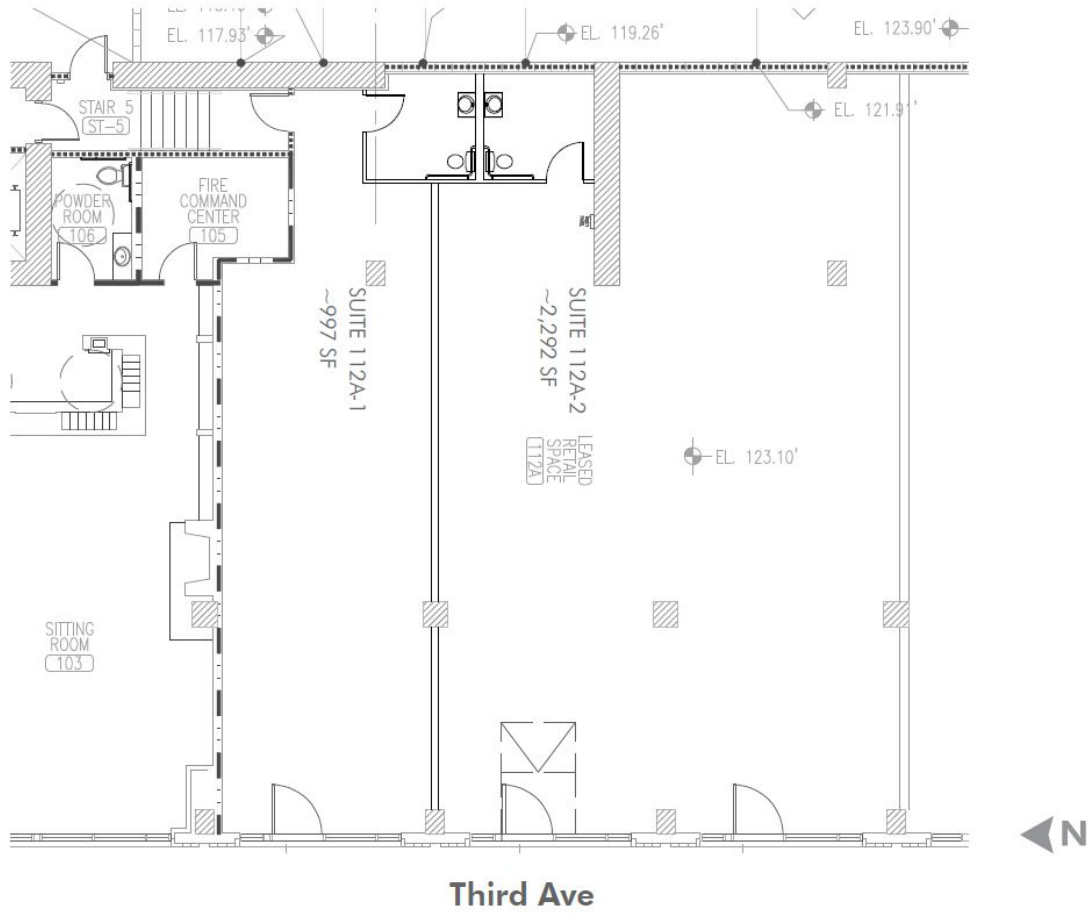
2020 Demographics

	0.5 Mile	1 Mile	3 Mile
Employees	28,806	111,538	322,377
2020 Population	22,400	60,113	247,868
2025 Population	25,381	69,874	279,233
Generations			
Millenials	51%	47.5%	40.5%
Gen X	20.8%	20.4%	20.8%
2020 HH Current year estimate	15,693	41,474	138,720
2020 Avg HH Income	\$123,978	\$127,197	\$132,544
Daytime Population	35,167	112,383	380,651

*Source: ESRI 2020



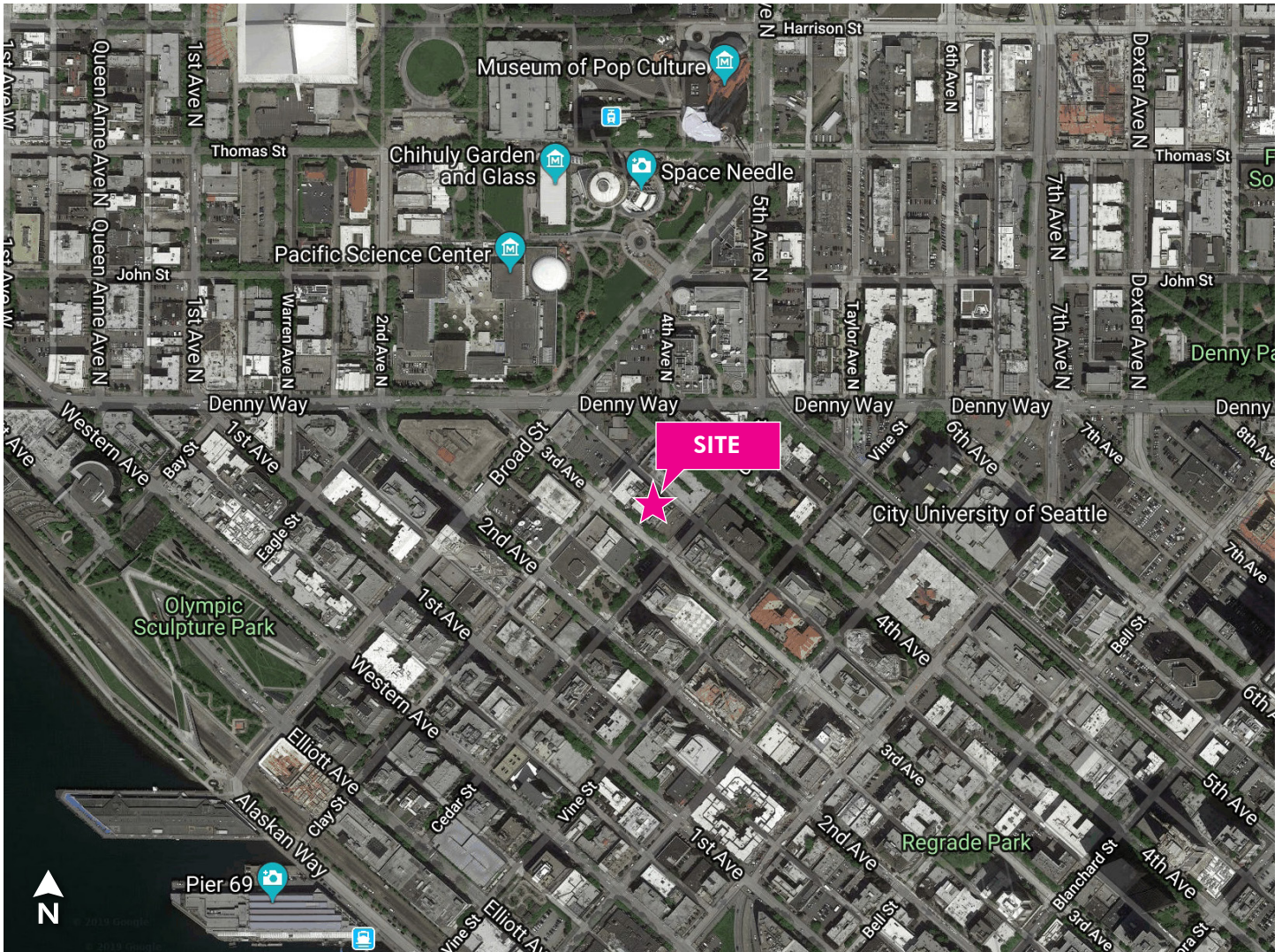
SITE PLAN



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