FOR LEASE OR FOR SALE

MADISON RIDGE OFFICE BUILDING

Up to 8,530 SF of office space available on floors 2 & 3 on the east side of Capitol Hill

2014 E MADISON ST, SEATTLE, WA 98122

ALL OFFERS CONSIDERED

*MINIMUM 1 YEAR TERM

KIDDER.COM

Kidder Mathews

Two 4,265 SF Office Spaces Available for Lease in Capitol Hill

PROPERTY OVERVIEW

- Situated on the east side of Capitol Hill directly on Madison St
- Enhanced HVAC technology - GPS ionization system
- Great access to mass transit - located on a bus line
- Secure parking available in building and additional street parking in immediate vicinity
- Excellent natural light
- Building offers a mix of open work areas and offices
- Highly efficient layout
- Walk score of 90/100
- Owner motivated to lease!

SALE INTEREST - Please call for further details

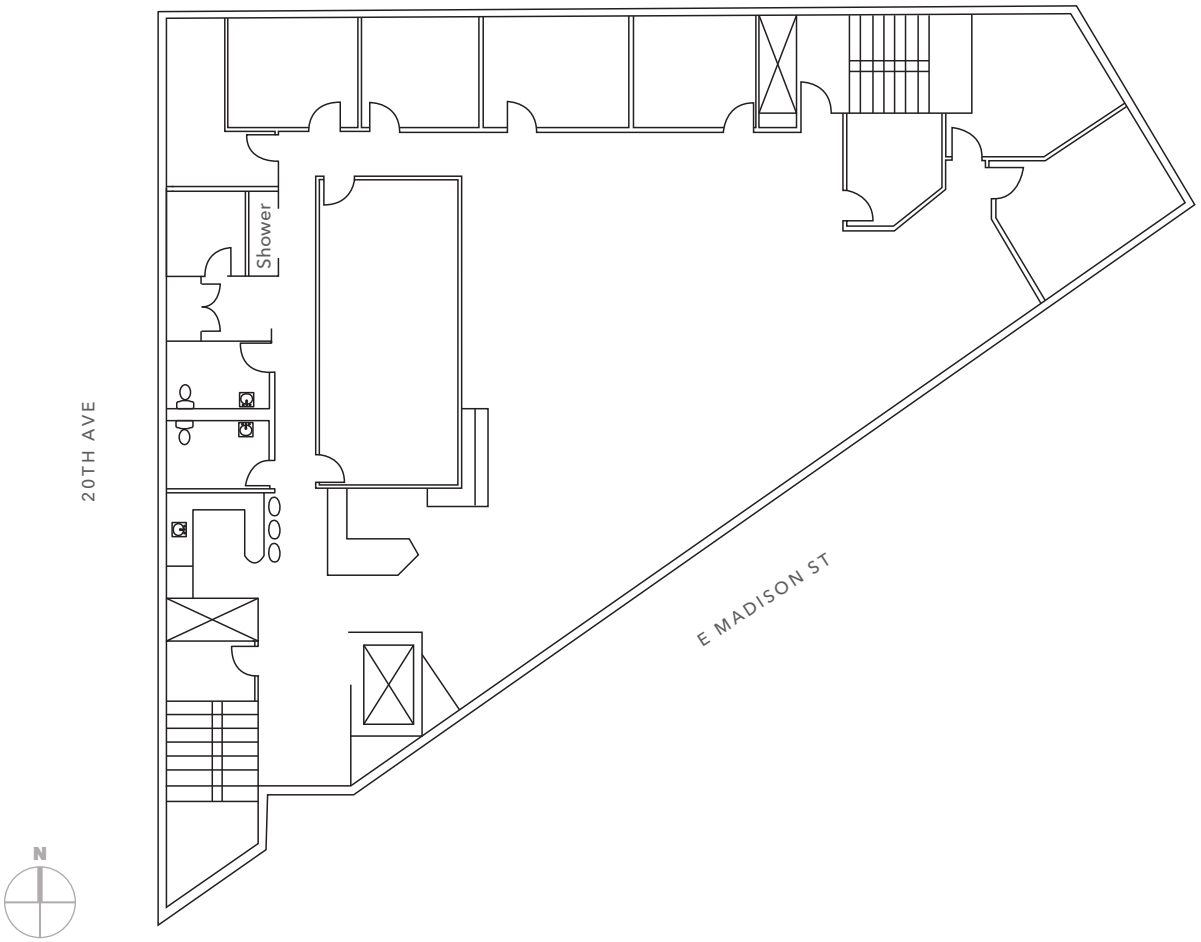
Revised Base Rent	NNN's
$15.00	*$16.00*

SECOND FLOOR PLAN

4,265 SF
AVAILABLE

NOW
AVAILABLE

TAKE VIRTUAL TOUR

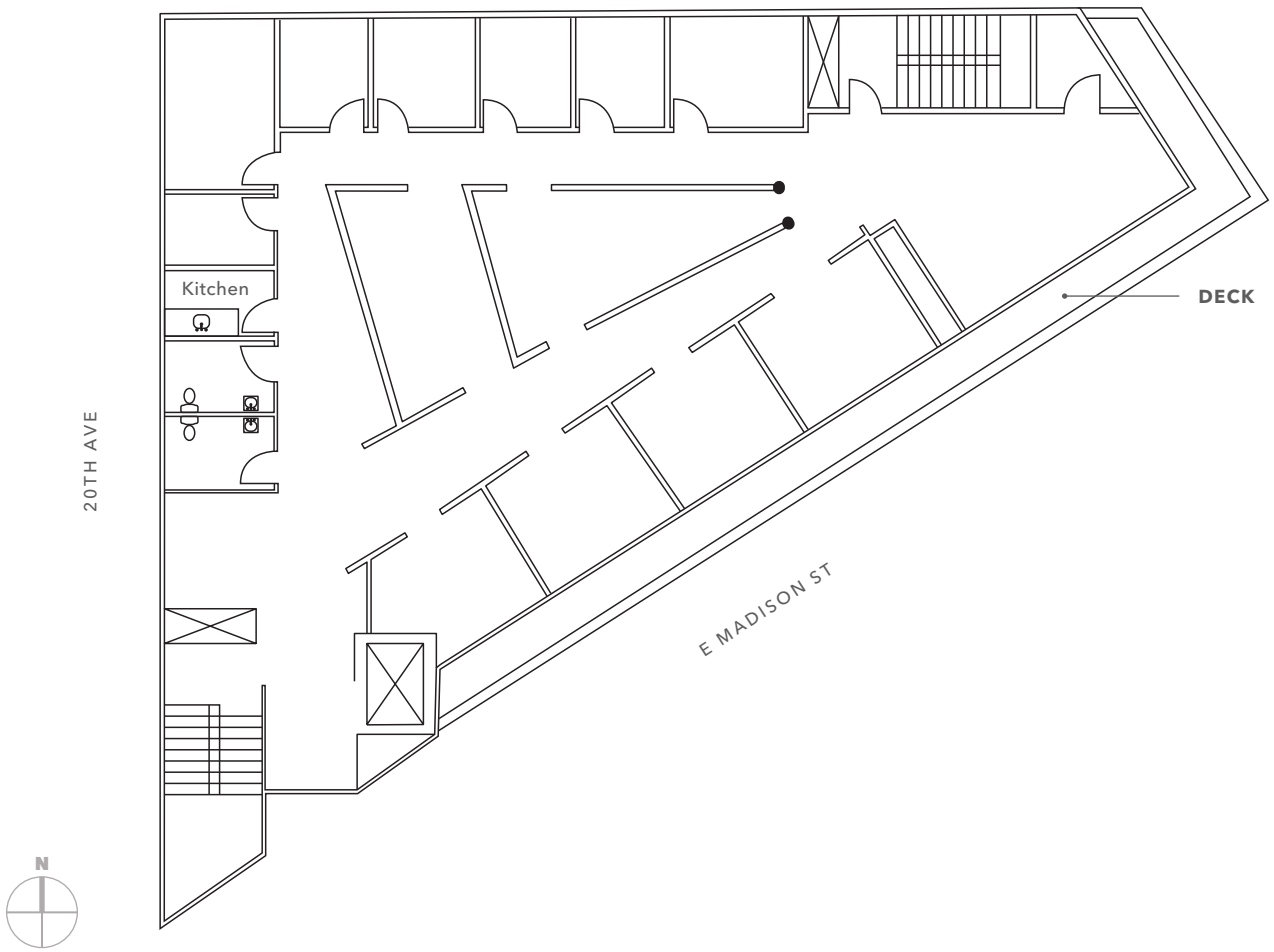


THIRD FLOOR PLAN

4,265 SF
AVAILABLE

NOW
AVAILABLE

TAKE VIRTUAL TOUR



HIGHLY-ACCESSIBLE LOCATION

East Madison Street is served by multiple bus routes and is close to the Capitol Hill Light Rail Station

Convenient access to I-5 and major thoroughfares for smooth commuting

Located in a highly walkable neighborhood with bike lanes and pedestrian-friendly routes

Various dining and entertainment options just minutes away

93
WALK SCORE

93
BIKE SCORE

MADISON RIDGE OFFICE BUILDING

Exclusively leased by

DAN STUTZ
Executive Vice President
206.398.2266
dan.stutz@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

Kidder Mathews