

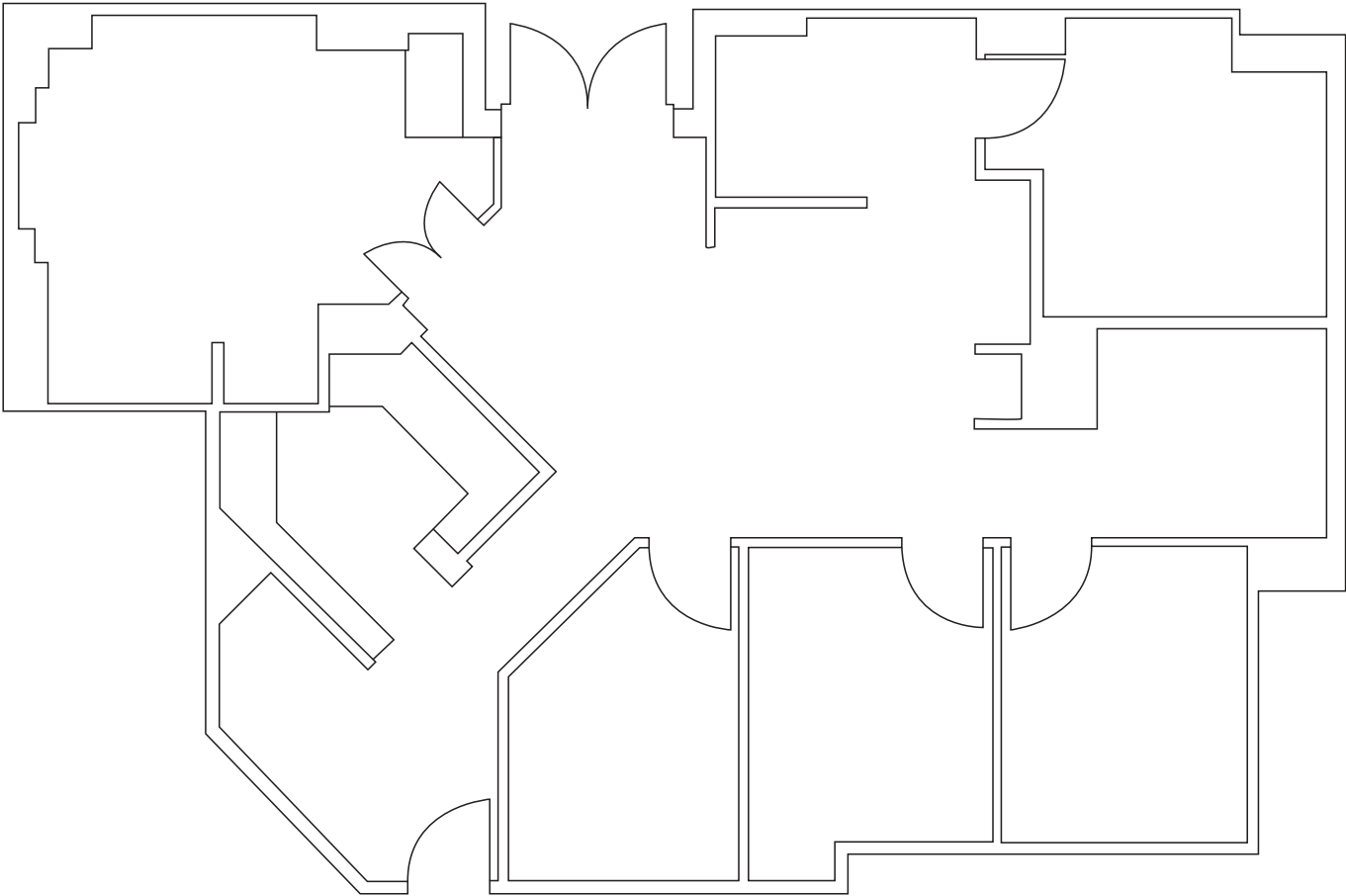


BELLTOWN OFFICE & RETAIL SPACE

*Five office/retail spaces for lease
in vibrant Belltown, located at
the Olympus Apartments*

2801 WESTERN AVENUE, SEATTLE, WA

2800 WESTERN



1,325 SF

AVAILABLE

7

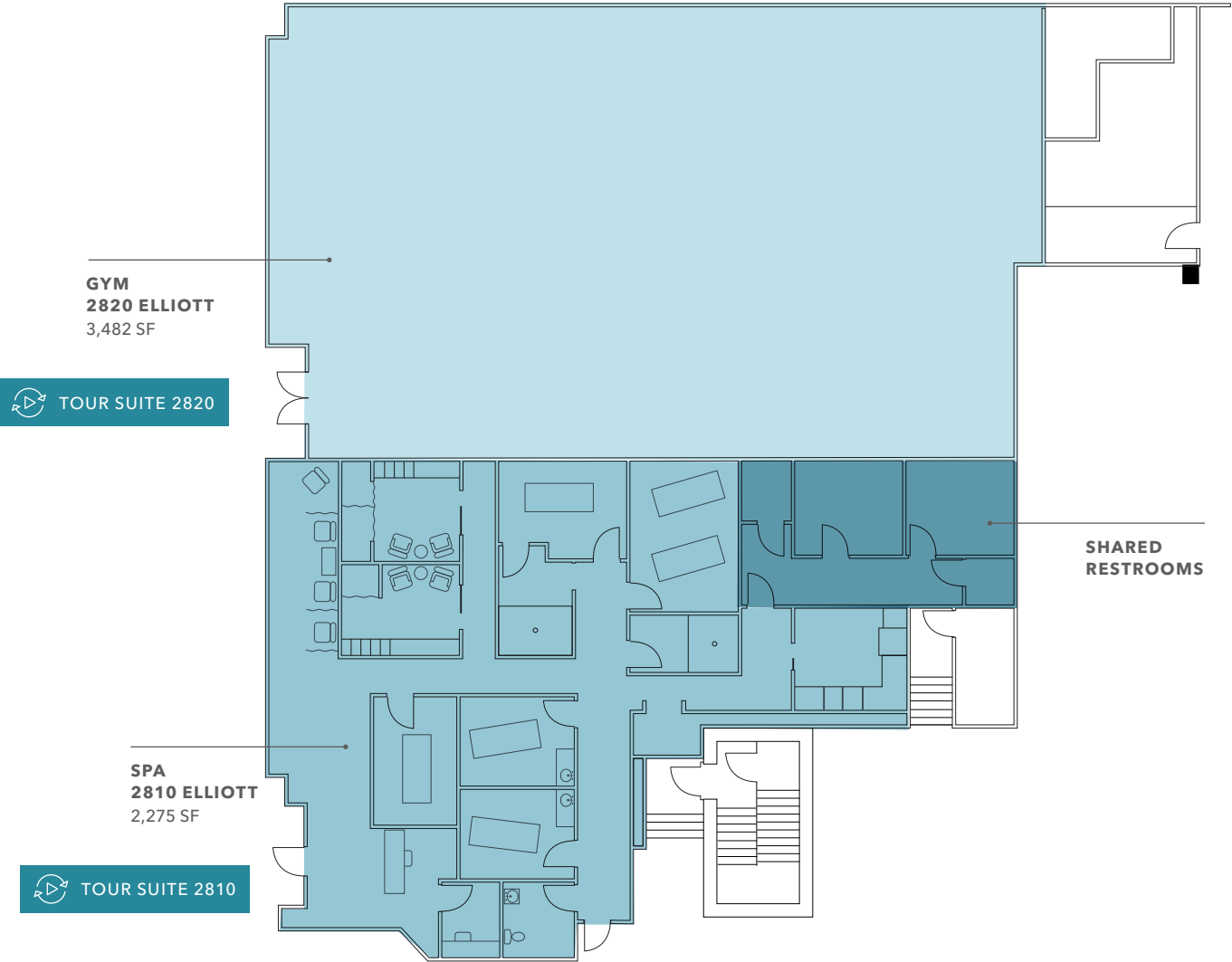
PRIVATE OFFICES

NOW

AVAILABLE

Faces Western Avenue. Built out ground floor office space, with reception desk and kitchenette/sink included.

2800 ELLIOTT



5,757 SF

TOTAL SPACE AVAILABLE

3,482 SF

GYM SF

2,275 SF

SPA SF

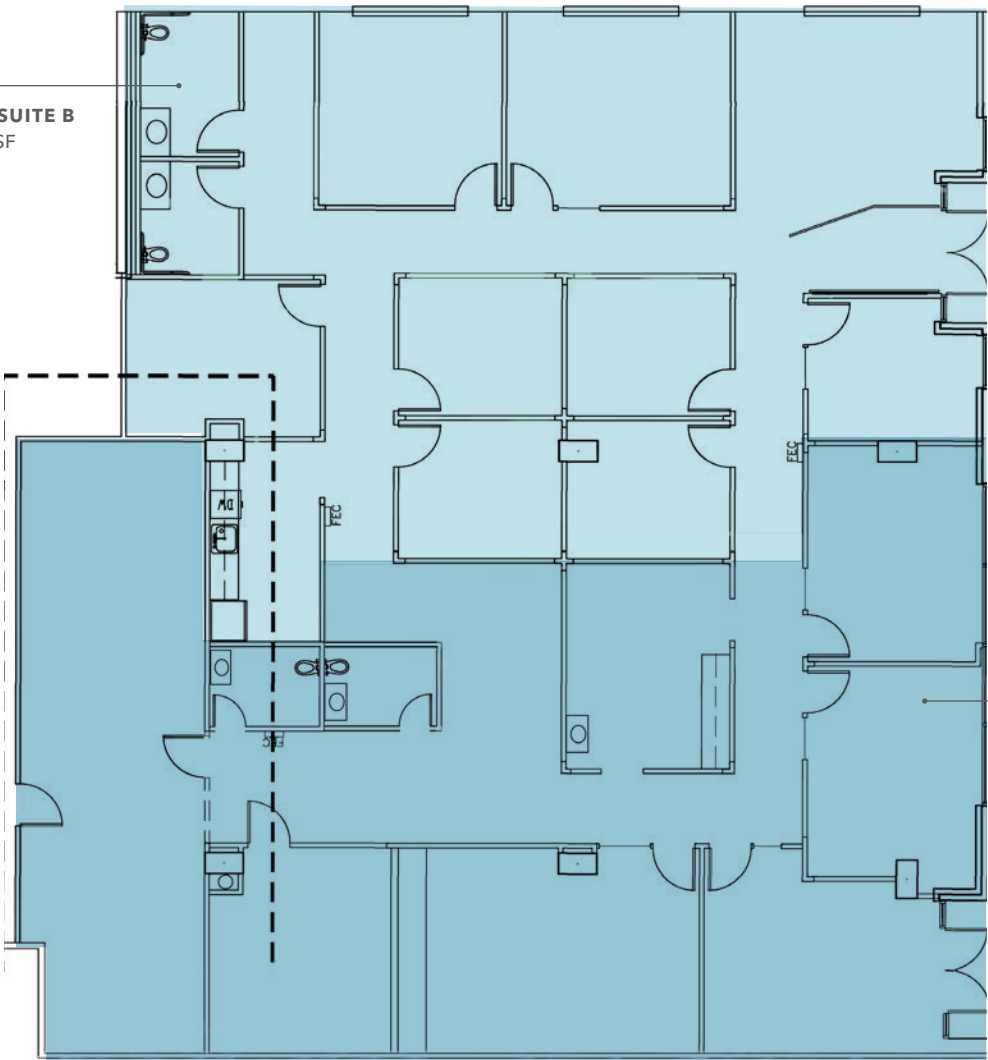
Former Ananya Spa
available

Former gym available

Spa and gym can be
combined for 5,757 SF

2800 ELLIOTT

2800 SUITE B
2,400 SF



2800 SUITE A
2,103 SF

TOUR SUITE A

4,603 SF

TOTAL SPACE AVAILABLE

2,400 SF

CORNER UNIT

2,103 SF

AVAILABLE

- Multiple private offices
- Built out restroom
- Can be combined or demised

DEMOGRAPHICS

POPULATION

	0.25 Mile	0.5 Mile	1 Mile
2026 ESTIMATED	6,310	20,050	59,622
2031 PROJECTED	6,138	21,201	65,714
PROJECTED ANNUAL GROWTH (2026-2031)	-0.5%	1.1%	2.0%

BUSINESSES

	0.25 Mile	0.5 Mile	1 Mile
TOTAL BUSINESSES	564	1,641	6,705
TOTAL EMPLOYEES	12,217	25,712	92,205

HOUSEHOLD INCOME

	0.25 Mile	0.5 Mile	1 Mile
2026 MEDIAN	\$164,578	\$145,559	\$155,126
2031 MEDIAN PROJECTED	\$164,806	\$145,098	\$157,375
2026 AVERAGE	\$213,252	\$191,273	\$204,628
2031 AVERAGE PROJECTED	\$214,261	\$192,078	\$207,247

Data Source: ©2026, Sites USA



IDEAL LOCATION

375 apartments above

Across from the Olympic Sculpture Park

Nearby to Aqua by El Gaucho, Art Institute of Seattle, Myrtle Edwards Park and the Victoria Clipper

Multiple new mixed-use construction sites in the area

Blocks from Seattle's new waterfront park

Daily traffic count of $\pm 21,101$ cars passing through intersection

94

WALK SCORE

93

TRANSIT SCORE



RECLAIMING SEATTLE'S WATERFRONT

The Seattle waterfront started undergoing a dramatic renovation project at the beginning of 2019.

The redesigned waterfront will include commissioned permanent art installations, cultural event spaces, and provide a venue for live arts and entertainment; the goal is to engage both visitors and locals alike.

The \$1.07 billion project includes a new waterfront park, pedestrian promenade, an overlook walkway, and several other recreational amenities. In all, the

ambitious project will restructure 26 city blocks along the shoreline, stretching from Pike Place Market south to Pioneer Square. It also includes removing the existing Alaskan Way Viaduct and replacing it with an underground tunnel.

The Seattle waterfront is currently one of the primary tourist attractions in the region, with over 4.5 million visitors annually including the Alaska Cruise Ship port activity, the largest cruise ship passenger volume on the West Coast, and generating nearly \$400 million in annual business revenue.

The City of Seattle and the State of Washington have begun the Alaska Way Viaduct replacement project.

When the Viaduct was removed in 2019, the Seattle waterfront took on an entirely new look and increased accessibility. Waterfront Seattle is a partnership between the City of Seattle and the entire community to create a dynamic public waterfront, which will become a new civic centerpiece for the city.

Seattle's waterfront project will create an exciting destination with vibrant public and cultural spaces, greatly improved waterfront public access, and a new urban street that will accommodate all modes of travel, providing important connection to Seattle's major transportation center cited below.

2019

START DATE

\$1.07B

REDEVELOPMENT PROJECT

4.5M

ANNUAL VISITORS

\$400M

ANNUAL BUSINESS REVENUE

BELLTOWN OFFICE & RETAIL SPACE

Exclusively leased by

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