



**DOWNTOWN SEATTLE RETAIL
FOR SALE OR LEASE**

FIFTEEN TWENTY-ONE
second avenue



Located in a high pedestrian traffic area one block from Seattle's historic Pike Place Market, and within walking distance to the downtown retail core

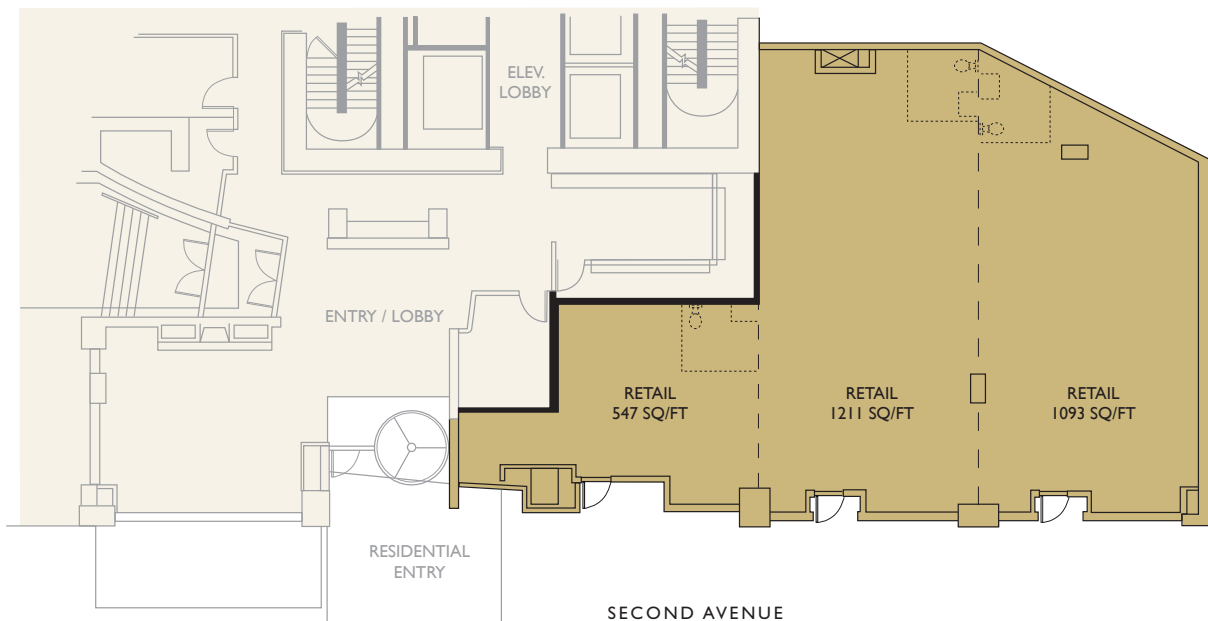
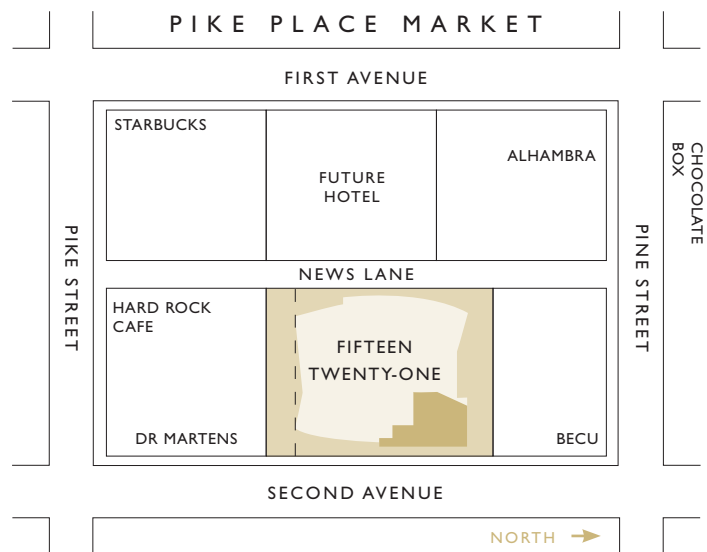


AN EXCLUSIVE LOCATION ATTRACTS AN EXCLUSIVE CLIENTELE

That is the power of Fifteen Twenty-One Second Avenue. Located between historic Pike Place Market and the downtown retail core, Fifteen Twenty-One Second Avenue has become one of the most sought-after addresses in Seattle. The retail spaces are gracious and light-filled, offering unparalleled experiences for shoppers and employees alike. With floor plans ranging from 547 to 2,851 square feet, they will easily meet the needs of any exclusive retailer.

RETAIL FEATURES

- Exclusive downtown location
- From 547 to 2,851 sq/ft
- Thirty-eight floors and 143 residential homes above
- Large storefront windows
- Hand troweled concrete floor
- Full-height curtainwall
- Open ceilings (elevations vary)
- Heavy pedestrian traffic
- Ideal for boutique retail, wine store or cafe/coffee use
- Easy access to surface and garage parking
- Attractive SBA loan options



FIFTEEN TWENTY-ONE SECOND AVENUE is dedicated to architectural excellence. All design, engineering, and technological features have been built to the most exceptional of standards. The residential homes have unobstructed views of Puget Sound over the Pike Place Market.

DEMOGRAPHICS

- In 2010 we expect 223 cruise ship visits and an estimated 858,000 passengers.
- The Pike Place Market has 10 million visitors per year, approximately 30,000 per day.
- 2009 Total Daytime Population
 - 1 mile: 125,059
 - 3 miles: 297,564
 - 5 miles: 504,606
- 2009 Average Household Income
 - 1 mile: \$94,282
 - 3 miles: \$96,112
 - 5 miles: \$96,788
- 2009 Total Households
 - 1 mile: 26,532
 - 3 miles: 92,905
 - 5 miles: 177,631



- Slender architectural glass tower
- Thirty-eight floors, 143 homes
- Three to five generously proportioned, open-floorplan homes per floor
- LEED Silver architectural status for environmental excellence

**For pricing and tours please contact Laura Miller, Catalyst Commercial Partners
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