

ECONET BUILDING - LEASING OPPORTUNITY

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ECONET

Kaleb Real Estate Group is proud to present approximately 15,000 SF Office/ Medical/Lab space for lease in the ECONET Building in Downtown Seattle. The ECONET Building is a 109,347 SF Office/Medical/Lab building located in the heart of Belltown / Denny Triangle. Full frontage to 1st Avenue and positioned off of Denny Ave, this building offers expansive views of Puget Sound, Elliott Bay, Olympic Sculpture Park and many desirable local amenities for future tenants.





FIRST FLOOR FEATURES

- Sophisticated lobby entrance with space for additional reception (Negotiable)
- 5400 SF Atrium with 30ft Ceilings (Usage Negotiable)
- 250 Seat Auditorium (Usage Negotiable)

SECOND FLOOR FEATURES

- Wellness/Fitness Room with over \$60,000 improvements/equipment (Usage Negotiable)
- 2300 SF Flex room / Vanilla shell space
- Scenic City views
- Women's and Men's Showers and Locker Rooms
- In place - 3 executive offices, cold rooms, dark room, glass wash, labs, open offices and plenty of storage, etc.

THIRD FLOOR FEATURES

- Beautiful views of Puget Sound and Elliott Bay as well as City views
- Office Spaces on the West Side of the building and Lab Spaces on the East Side of the building
- In place - 18 offices, 2 conference rooms, 16 cubicles, labs, cold room, glass wash, break/copy room, open offices and plenty of storage, etc.

ADDITIONAL FEATURES

- Double gated dock doors with 80" clearance
- Rooftop deck on 4th floor (Negotiable Access)
- Key Fob/Badge Access System on every floor
- Security features include 20 different security camera angles interior and exterior

2ND FLOOR LEASING

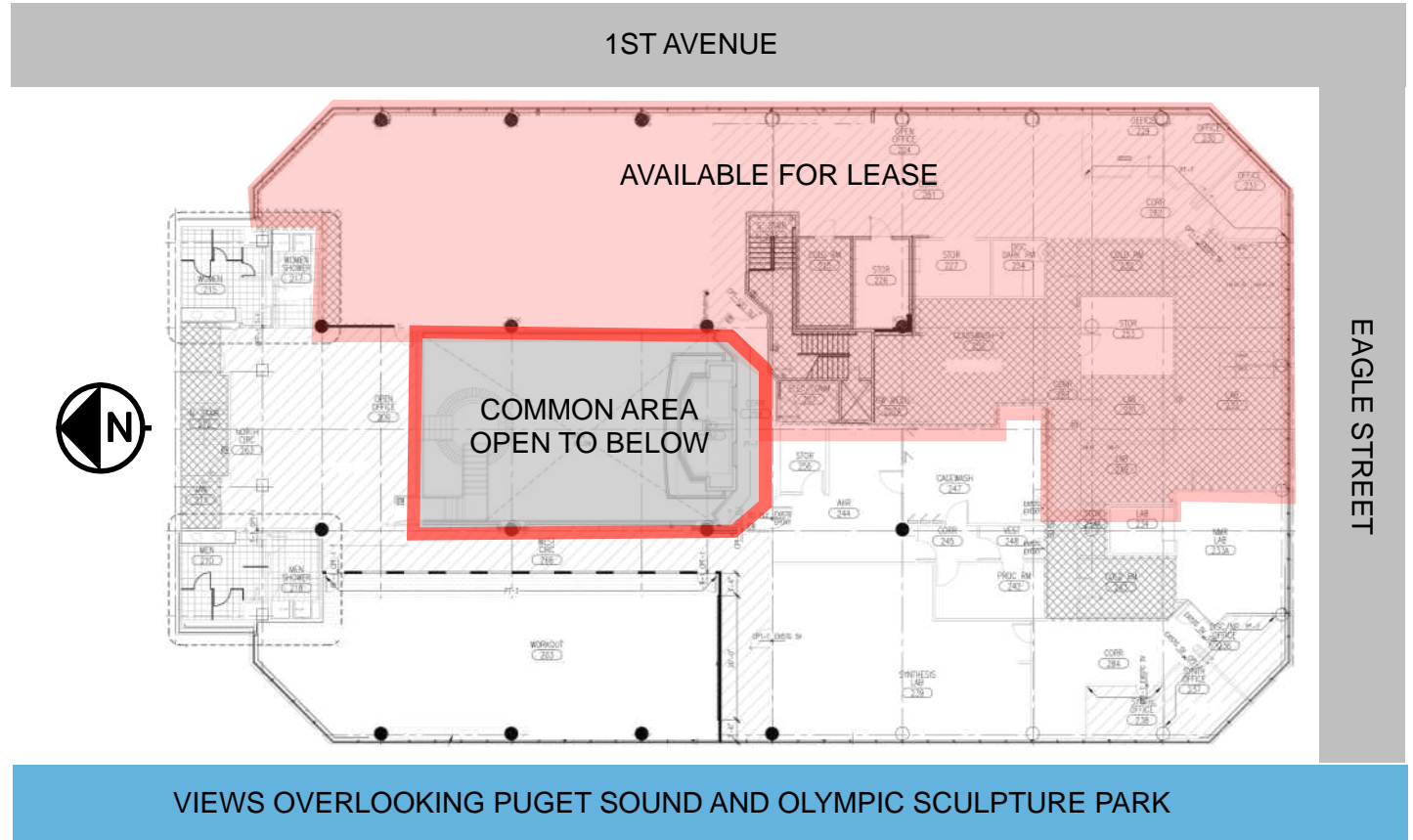
Offered \$27.50 PSF Gross Lease

Includes CAM, Property tax,
Building Insurance, utilities and
janitorial

Total ~ 6700 SF (TBD)
Divisible to ~ 2300 SF (TBD)

Scenic city views

In place - 3 executive offices,
cold rooms, dark room, glass
wash, labs, open offices and
plenty of storage, etc.



VIEWS OVERLOOKING PUGET SOUND AND OLYMPIC SCULPTURE PARK



3RD FLOOR LEASING

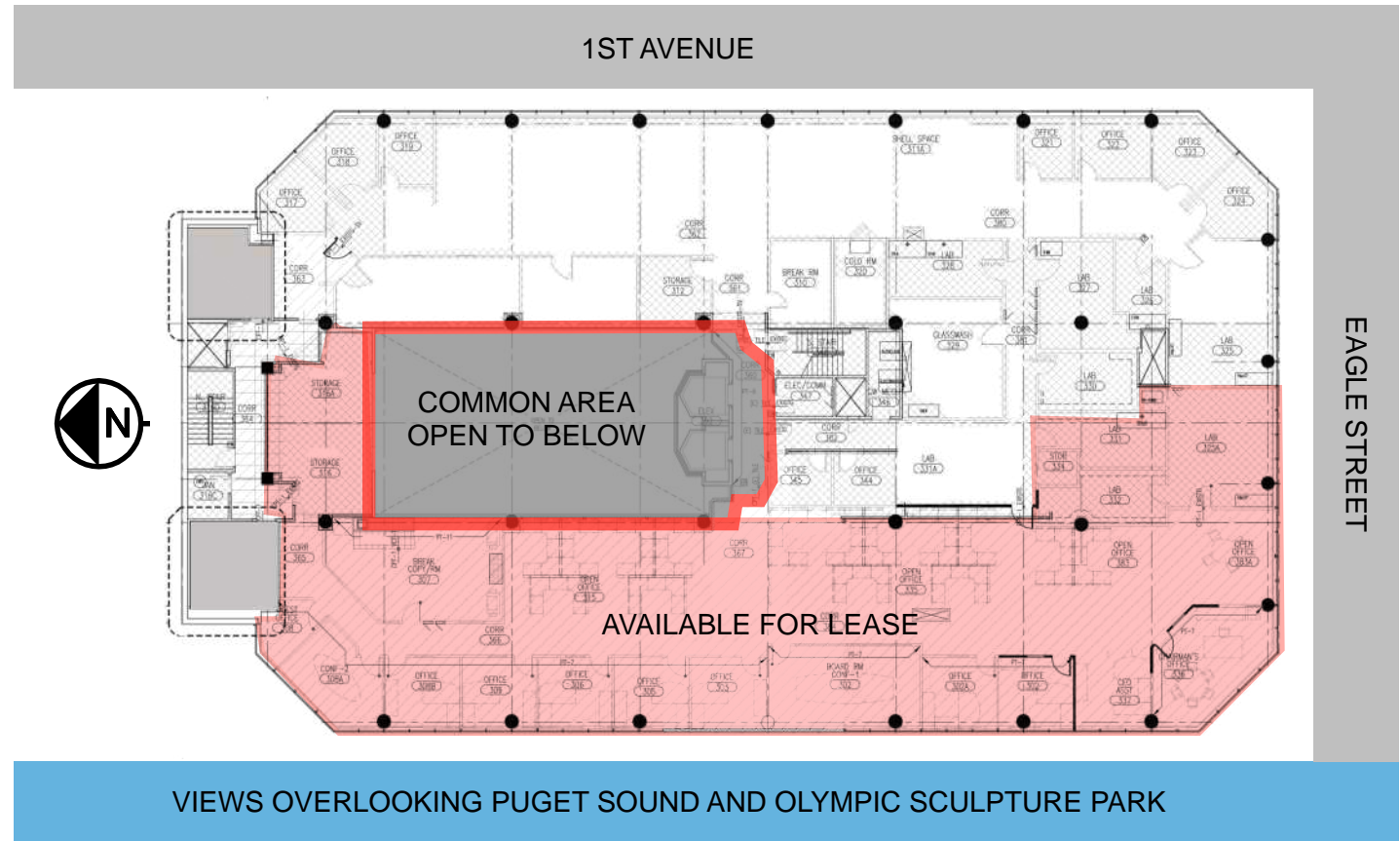
Offered \$30 PSF Gross Lease

Includes CAM, Property tax,
Insurance, Utilities + janitorial

Total ~ 7000 SF (TBD)

Scenic sound and city views

In place - 8 offices, 2 conference
rooms, open office/cubicles,
labs, break/copy room, and
plenty of storage, etc.



VIEWS OVERLOOKING PUGET SOUND AND OLYMPIC SCULPTURE PARK



LOCATION / AMENITIES / COMMENTS



EMP Museum

Space Needle



Olympic Sculpture Park

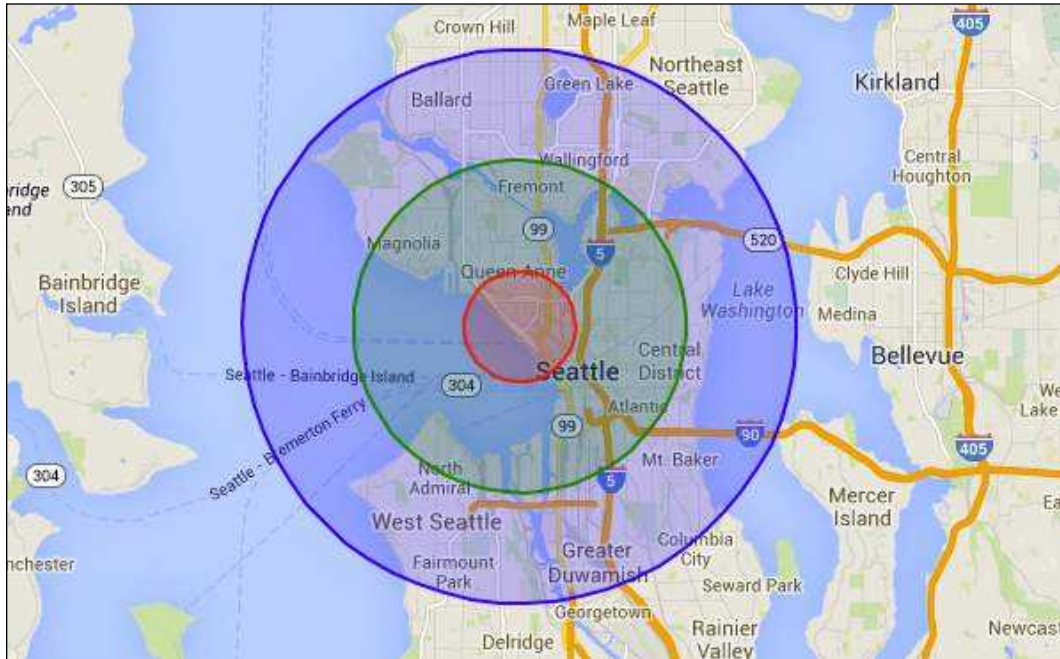
ECONET



Local attractions include Pike Place market, 5th Avenue Theater, Benaroya Hall, Pacific Place, Westlake Center, Space Needle, EMP Museum, Pacific Science Center, Key Arena, Olympic Sculpture Park, Puget Sound, restaurants, shopping and more. Short distance to South Lake Union.

Nearby parking services ranging from \$127-\$250 per month.
 "Seattle voted one of the Top 10 Cities people are moving to by CNN Money"
 Perfect for Life Sciences companies, office and medical/lab tenants





Income

Data Label	2014 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	2,050	11,252	17,720
\$10,000 - \$14,999	1,115	6,095	10,596
\$15,000 - \$19,999	1,067	5,325	9,434
\$20,000 - \$24,999	1,163	6,607	11,104
\$25,000 - \$29,999	1,155	6,018	10,823
\$30,000 - \$34,999	1,170	5,989	11,012
\$35,000 - \$39,999	1,014	5,540	10,108
\$40,000 - \$44,999	782	4,788	9,039
\$45,000 - \$49,999	788	3,949	7,631
\$50,000 - \$59,999	1,222	7,133	14,260
\$60,000 - \$74,999	1,203	7,721	16,772
\$75,000 - \$99,999	1,360	8,171	18,793
\$100,000 - \$124,999	735	4,648	10,309
\$125,000 - \$149,999	396	2,567	5,648
\$150,000 - \$199,999	425	2,297	4,875
Over \$200,000	786	3,591	6,739
Median Household Income	\$39,296	\$49,906	\$54,430
Aggregate Household Income	\$1,082,513,834	\$5,648,421,703	\$11,413,664,459
Average Household Income	\$64,889	\$67,742	\$71,865
Per Capita Household Income	\$43,510	\$34,702	\$33,776

Population

Data Label	2014 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	24,838	175,214	370,949
Total Census 2000 Population	23,999	160,820	348,941
Population Change %	10.4%	8.4%	5.8%
Population Density (People/SQ Mile)	19,888.9	15,590.9	12,557.1
Median Age	47.1	46.5	46.4
Total Males	13,128	91,129	187,932
Total Females	11,710	84,085	183,017

Housing

Data Label	2014 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	16,578	92,815	177,303
Total Census 2000 Households	16,207	86,328	169,211
Average Household Size	.1	.2	.1
Total Housing Units	19,510	100,977	192,078
Owner	3,937	30,009	75,896
Renter	13,560	64,945	106,539
Vacant Housing Units	2,012	6,023	9,637



LEASING OPPORTUNITY

For more detailed information, please contact one of our helpful Listing Brokers:

KALEB Real Estate Group
WWW.KALEBGROUP.COM

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