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INVESTMENT PROPERTY SOLUTIONS

Street Level Office or Retail Space for Lease  
Squire Park Plaza  
1706 South Jackson Street | Seattle

FOR LEASE



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## Squire Park Plaza

### 1706 South Jackson Street | Seattle

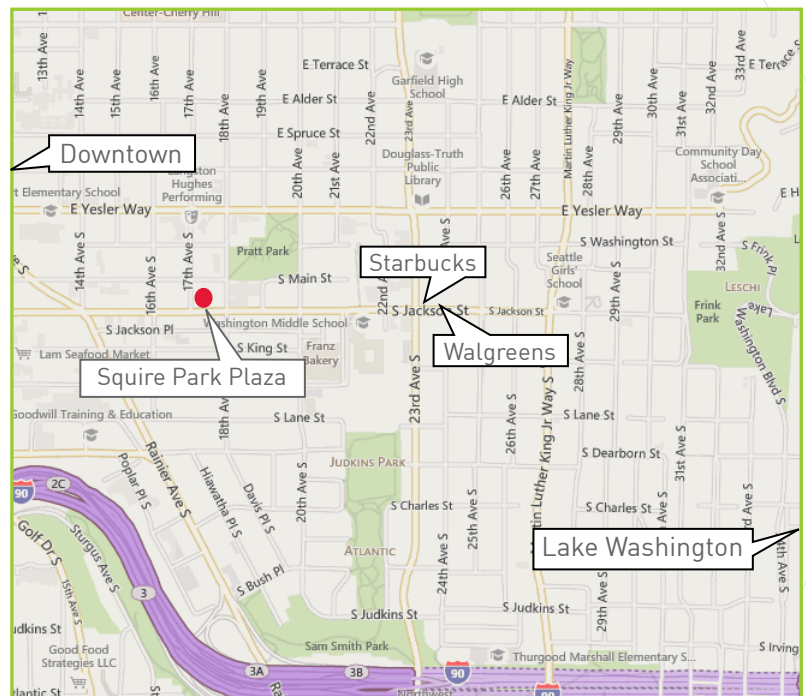


### Overview

Located at the corner of 17th Avenue and South Jackson Street, Squire Park Plaza is a mixed-use project located in Seattle's Central District. Comprised of retail, office, commercial lofts, and apartments, this opportunity is situated at a gateway location - near to many of Seattle's most vibrant neighborhoods. The Plaza is within a 2 ½ mile radius of Downtown Seattle and the International District, Capitol Hill, First Hill and Beacon Hill neighborhoods. This convenient location provides street level tenants easy access to public transportation and strong exposure from its setting on a major urban neighborhood arterial.

### Highlights

- Shell space located at the base of a 60 unit apartment building with 10,000 SF of retail and office space constructed in 2007
- Excellent visibility from S Jackson Street, with easy access to Interstate 5, I-90 and Downtown Seattle
- Features include HVAC, concrete floors, high ceilings and great natural light from an expansive window line
- Co-tenants include two neighborhood cafes and a yoga center
- Ideal for office, retail, art gallery or fitness use
- Excellent signage opportunity
- Parking: Access to street parking and one (1) secure stall available to lease at \$75 per month
- RSF: 1,170 SF
- Rental rate: \$17.50/SF/YR + NNN (\$7) = \$2,389 per month
- Available Immediately



Demographics (2014)	1 mile	3 mile	5 mile
Daytime Population	38,049	369,431	618,120
Total Households	13,167	80,753	170,401
Average Household Income	\$65,772	\$74,346	\$81,375

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