

CREATIVE

TECH/OFFICE SPACE IN SOUTH LAKE UNION



511 Boren Avenue N | Seattle, Washington



Commercial Real Estate Services



CREATIVE OFFICE FEATURES

- Central South Lake Union location and close to Seattle CBD
- 10-Foot ceilings with exposed brick and beam
- Close proximity to Amazon campus, WeWork, Fred Hutch, Facebook, and Google
- Walking distance to many South Lake Union amenities
- Food truck rotation everyday right outside the front door



Available Spaces

Floor 2	6,530 RSF	Lower Level	6,474 RSF
<p>Available now</p> <ul style="list-style-type: none"> • NW corner • 2 exterior private offices • 1 conference room • Kitchen • Server room • Open work area 		<p>Available now</p> <ul style="list-style-type: none"> • Wide open office area • Storage available • Divisible to approx. 3,000 RSF 	



LEASING CONTACTS

Damon McCartney (206) 838-7633 mccartney@broderickgroup.com
 Oscar Oliveira (206) 838-7637 oscar@broderickgroup.com

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**waterfront
relaxation.**

Lake Union Park is a unique urban gem, providing access to green space and the water and celebrates the cultural, maritime, and industrial heritage of the city and region.

**south lake union,
the neighborhood
to be in.**

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511 BOREN

511 Boren Avenue N | Seattle, Washington



**the hard part:
deciding what
to do.**

Live music. Farmers Market. Rock climbing. Boat rental. Bike ride. Bubble tea. Dining. Shopping. Art galleries. Paddle boarding. Jogging.

Highly Coveted South Lake Union Location

eats & happy hour

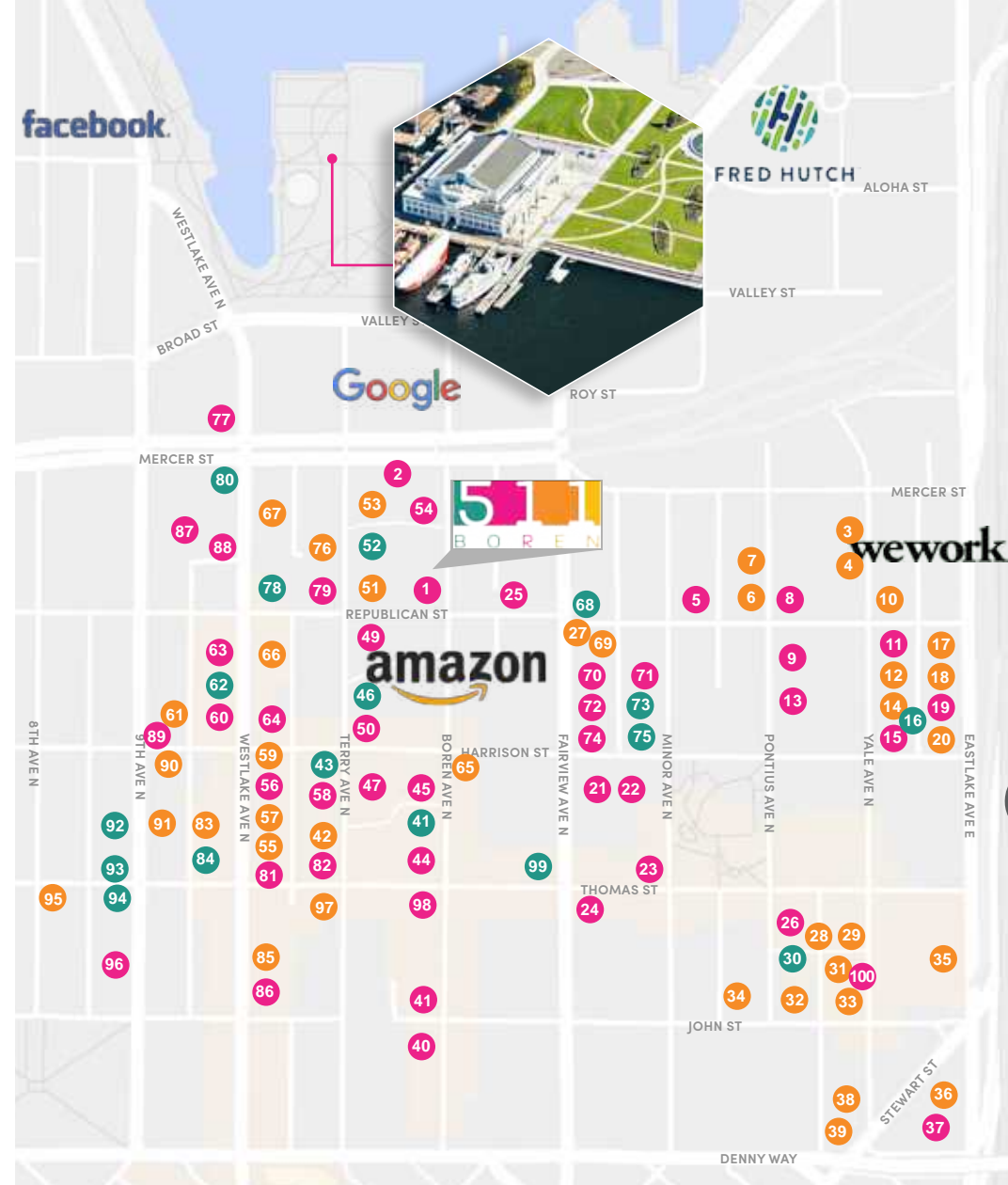
- | | | |
|----------------------------------|--------------------------|------------------------------|
| 1 Street Food Ba Bar | 37 El Corazon | 71 mbar |
| 2 Maslow's | 40 13 Coins | 72 Trophy Cupcakes |
| 5 Home Deli | 41 Thai Thani Kitchen | 74 Meat & Bread |
| 8 Teinei | 44 Cuoco | 77 Flatstick Pub |
| 9 Metropolitan Deli & Café | 45 Brave House Tavern | 79 Blue Moon Burger |
| 11 The Grilled Cheese Experience | 47 Cactus | 81 Flying Fish |
| 13 Osteria Rigoletto | 49 Veggiegrill | 82 On the Fly |
| 15 feierabend | 50 LOCAL Public Eatery | 86 Chipotle; Homegrown |
| 19 Victory Lounge | 54 Top Pot Doughnuts | 87 Ballard Pizza Company |
| 21 Taco Del Mar | 56 The Great NW Soups | 88 Revel |
| 22 Nollies | 58 Jimmy John's | 89 Sam's Tavern |
| 23 Kati Vegan Thai | 60 Serious Pie & Biscuit | 96 Gold Bar |
| 24 El Grito Taqueria | 63 Re:public | 98 The Deck |
| 25 Henry's Tavern | 64 Berliner Doner Kebab | 100 Metropolitan Deli & Cafe |
| 26 Lunchbox Laboratory | 70 Bar Harbor | |

coffee & juice

- 16 Caffe Torino
- 30 Vivace - Espresso
- 43 Portage Bay Café
- 41 Zoka Coffee
- 46 Starbucks
- 68 Cherry Street Coffee
- 52 Specialty's Café
- 62 Kakao
- 73 Juicy Cafe
- 75 Cafe Ladro
- 78 Uptown Espresso
- 80 Starbucks
- 84 Yellowdot Cafe
- 92 Papa Poy-Yo/Herminer Coffee
- 93 Cafe an'Clair
- 94 Evoke
- 99 Cascade Coffee Works

retail & services

- 3 Bright Horizons Childcare
- 4 Playdate - Children's Play Area
- 6 Salon Centric
- 7 Lake Union Veterinary Clinic
- 10 Bang Barber
- 12 Dermatology Center for Animals
- 14 Underdog Sports League
- 17 Ripple Yoga
- 18 Evolve Fitness
- 20 Foreign Auto Rebuild Inc.
- 27 Kai Market
- 28 Golftec
- 29 The Fitness Outlet
- 31 HipCooks
- 32 Life Float - Floatation Therapy
- 33 GO Physical Therapy
- 34 Shine
- 35 REI
- 36 Greg's Japanese Auto
- 38 Feathered Friends
- 39 Play it Again Sports
- 42 Flow Fitness
- 51 Wells Fargo
- 53 Bartell Drugs
- 55 Salal Credit Union
- 57 Chase
- 59 Gary Manuel Studio
- 61 Goodwill
- 65 Downtown Dog Jounge
- 66 Key Bank
- 67 Guitar Center
- 69 Verde & Co.
- 76 First Tech Credit Union
- 83 Capelli's Barber Shop
- 85 Flywheel
- 90 Benjamin Moore City Hardware
- 91 Seattle Printworks
- 95 Ivan Salaverry Fitness
- 97 Innovative Dentistry



Tenants in South Lake Union:





BUILDING PROFILE

HVAC

10 RTU's – ranging from 3-10 ton capacity.
(2) 10-ton units serve the 2nd floor and
Basement levels, respectively.

Access

Automatic front door lock/unlock schedule
with exterior callbox and controlled access
stairwell.

Telecomm / Fiber Connections

Fiber-ready

Building Construction

511 Boren was built in 1926 and updated in
2005. Masonry construction.

Parking

One available garage parking stall.



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Floor 2

6,530 RSF

As-Built Floor Plan



- **Available Now**
- 2 exterior private offices
- 1 conference room
- Kitchen
- Server room
- Open work area



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Floor 2

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Click or visit bit.ly/2F02rQI for virtual tour



Elevator Entry



Open Work Area



Conference Room

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Lower Level Suite

6,474 RSF

As-Built Floor Plan



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