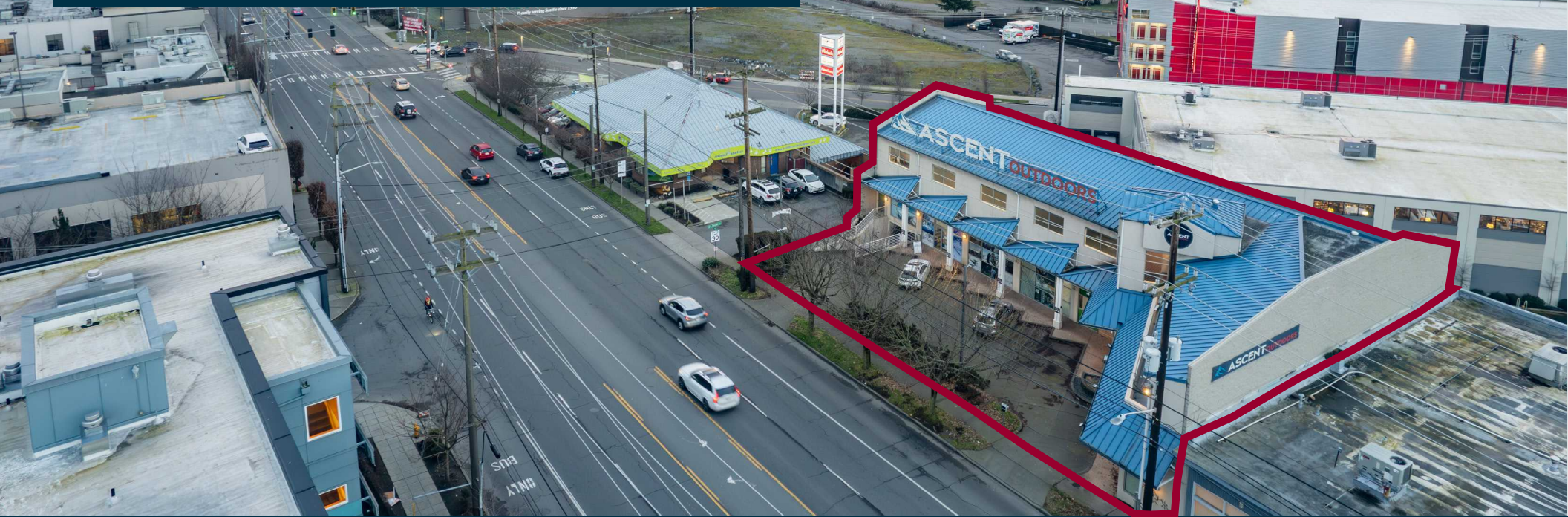


FORMER **SUPERGRAPHICS** BUILDING

2201 15th Ave W, Seattle, WA



INTERBAY OFFICE / RETAIL / INDUSTRIAL SPACE

FOR SALE: \$5,750,000

PREPARED BY:

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DISCLAIMER

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Broker Marketing\2201 15th Ave W, Seattle (SuperGraphics)\Sale 2024\OMs

PROPERTY INFORMATION

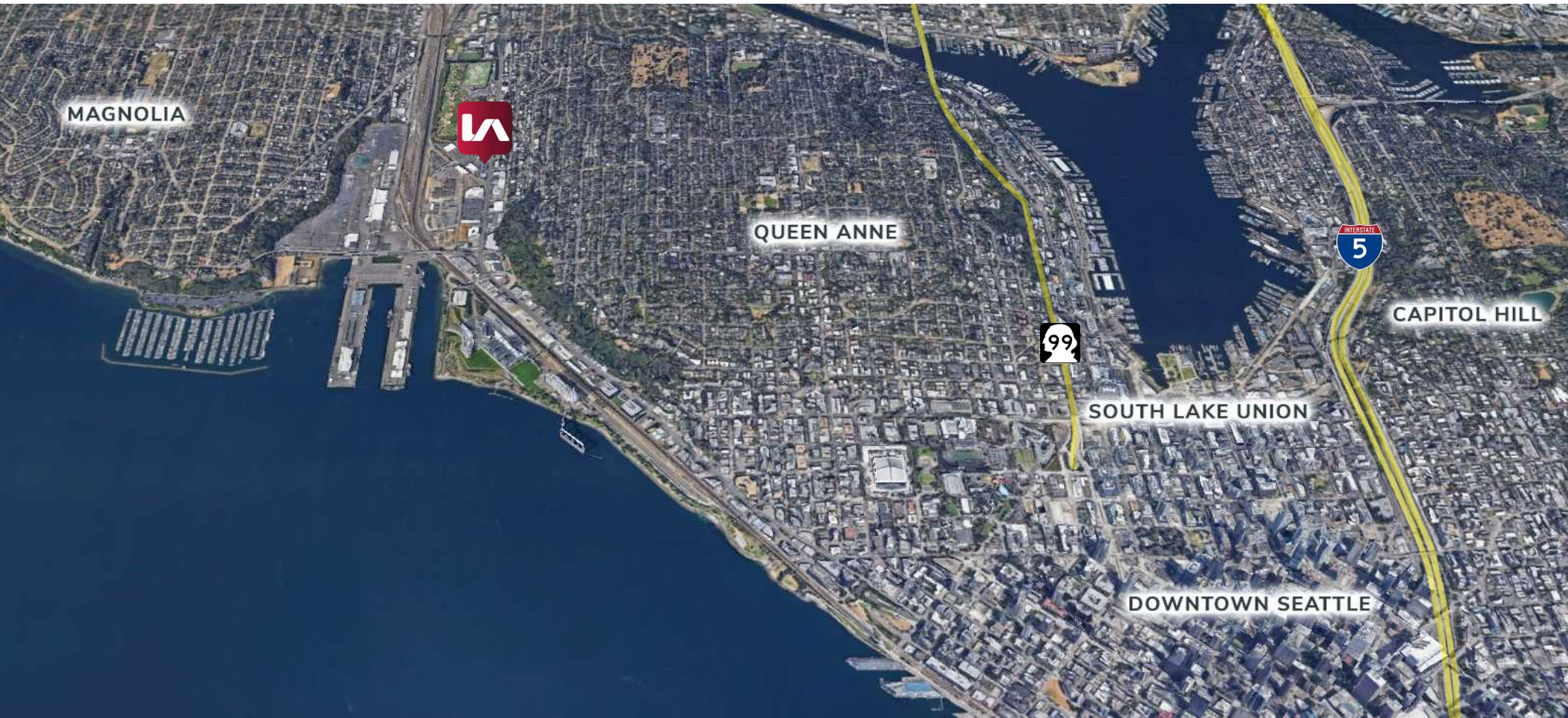
This fully leased property offers investors a rare opportunity to own a versatile, income-producing asset with strong tenant appeal. The building is thoughtfully designed with three distinct levels: professional office space on the upper floor, highly visible retail at street level, and efficient warehouse space on the lower level—all seamlessly connected by elevator service. This well-planned mix of uses ensures stability today while providing long-term adaptability for the future. The property also benefits from C1-55 (M) zoning, one of the most flexible designations in the market. Permitted uses include supermarkets, building supply, household goods, and specialty retail, offering nearly limitless possibilities for future tenants or redevelopment. The absence of parking requirements for non-residential uses further enhances efficiency and maximizes space utilization, making the property as practical as it is versatile.



PROPERTY ADDRESS:	2201 15th Avenue West Seattle, WA 98119
LOT SIZE:	12,103 SF
UPPER LEVEL OFFICE:	6,552 SF
STREET LEVEL RETAIL:	6,552 SF
LOWER LEVEL WAREHOUSE:	10,403 SF
YEAR BUILT:	1998
ZONING:	C1-55 (M)
PARCEL NUMBER:	277160 - 0925
PRICE:	\$5,750,000

PROPERTY AERIAL

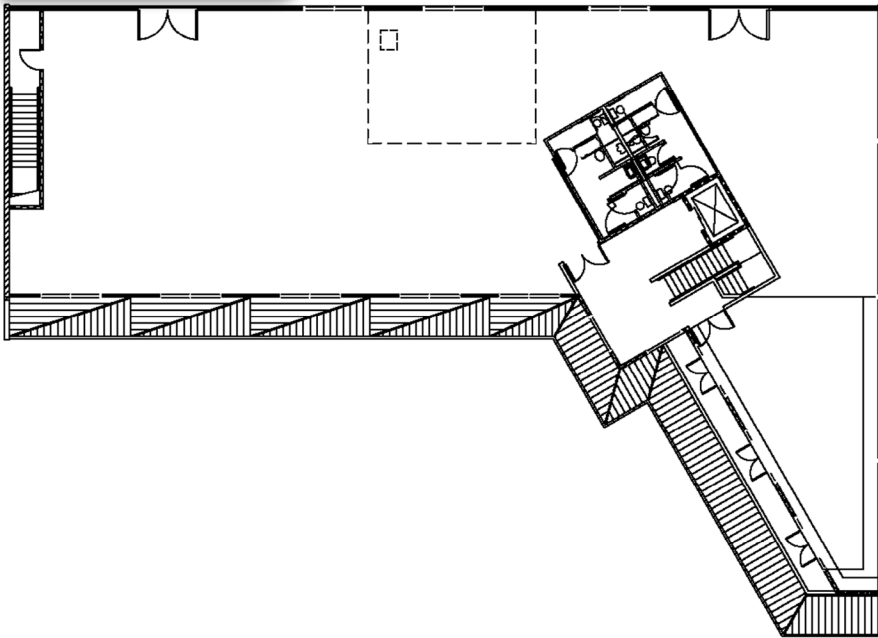
Located just 2.5 miles north of downtown Seattle in the expanding Interbay area. The former Supergraphics building is situated between Whole Foods, Petco, HomeGoods, Total Wine & More and the former National Guard Armory.



UPPER LEVEL

OFFICE

Floor Plan



- Full Floor - 6,552 SF
- Pitched / cathedral ceiling
- Peek-a-boo view of Elliot Bay

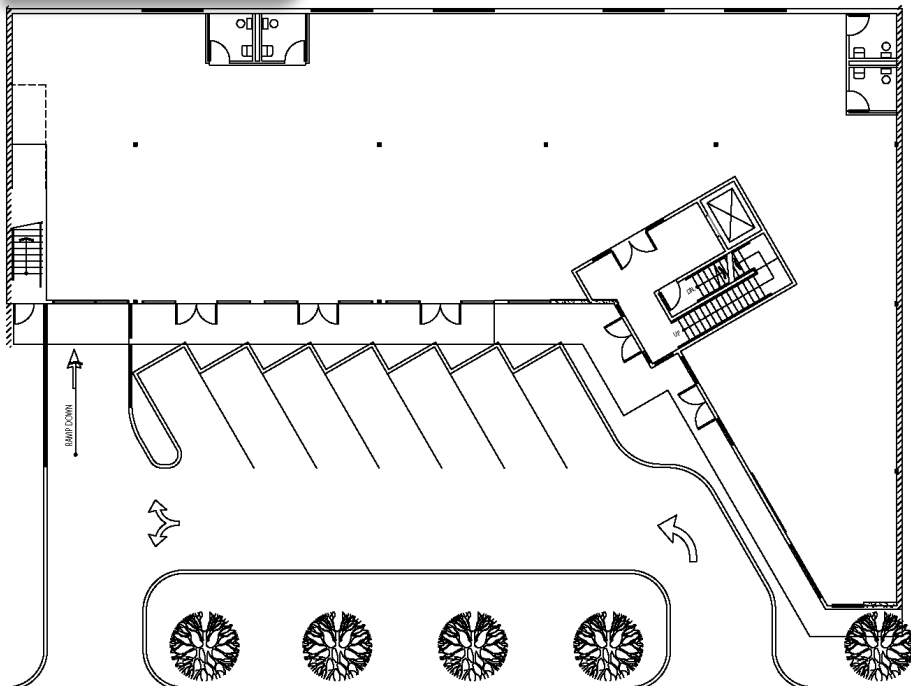
Space Photos



STREET LEVEL

RETAIL

Floor Plan



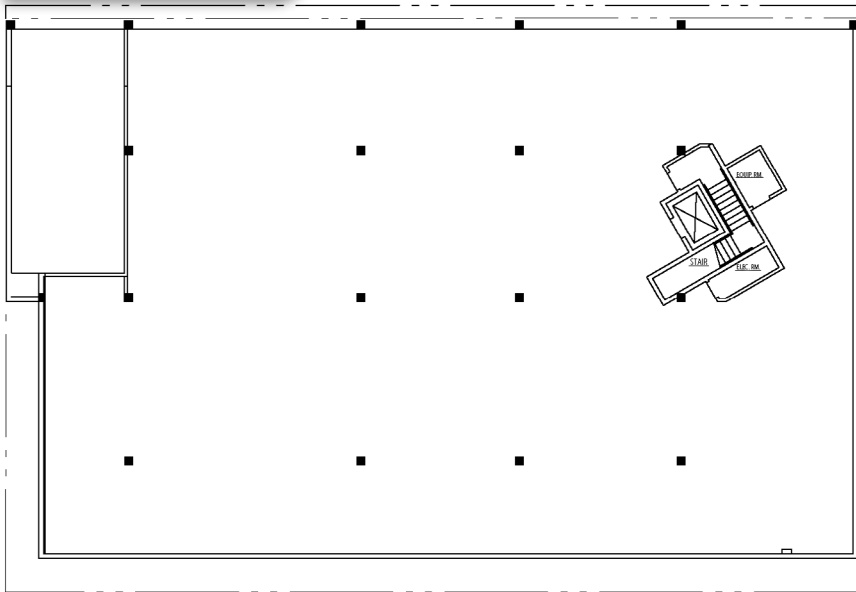
- Full Floor - 6,552 SF
- High ceilings, power drops and private restrooms
- Parking onsite

Space Photos



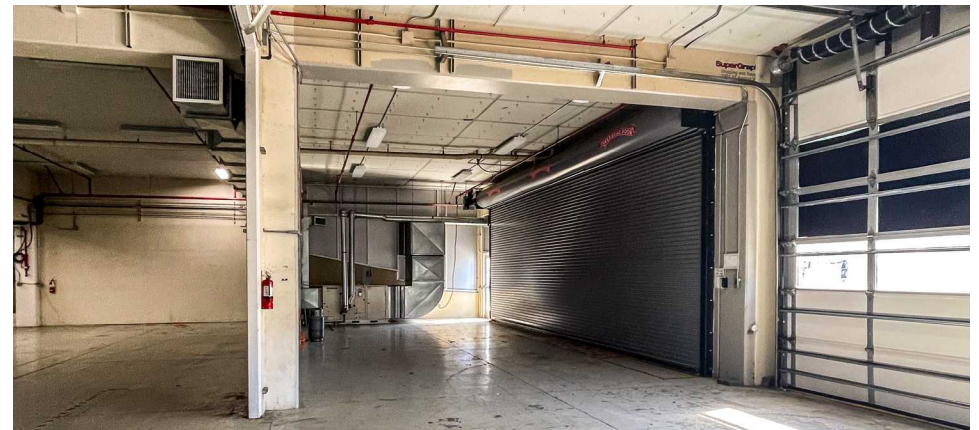
LOWER LEVEL WAREHOUSE

Floor Plan

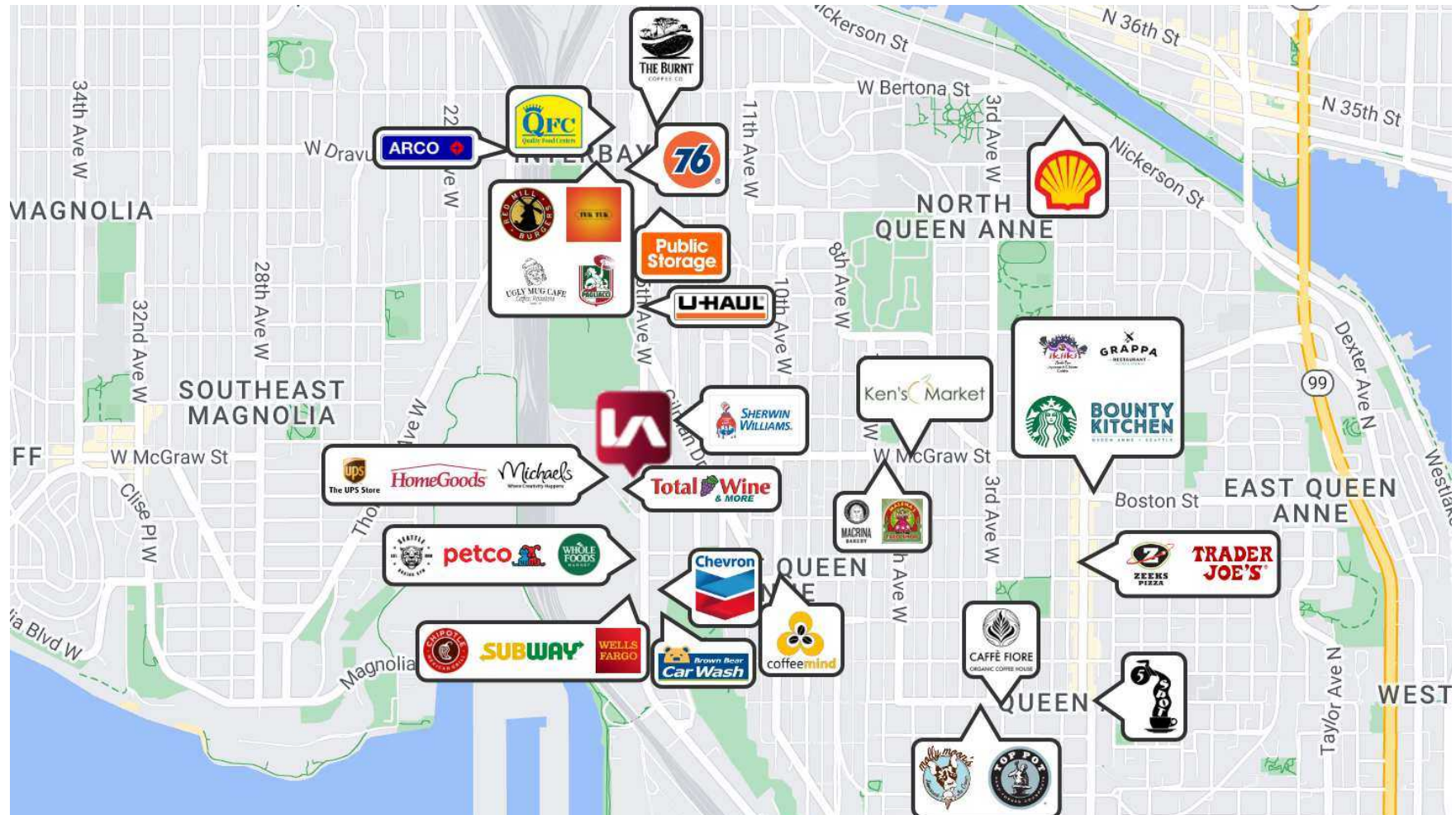


- Full Floor - 10,405 SF
- 12' Grade level roll up doors and 9.5' - 14' ceiling height
- Heavy power 3-phase, 600 amp
- Climate controlled and low visibility, excellent for discreet and secure dead storage

Space Photos

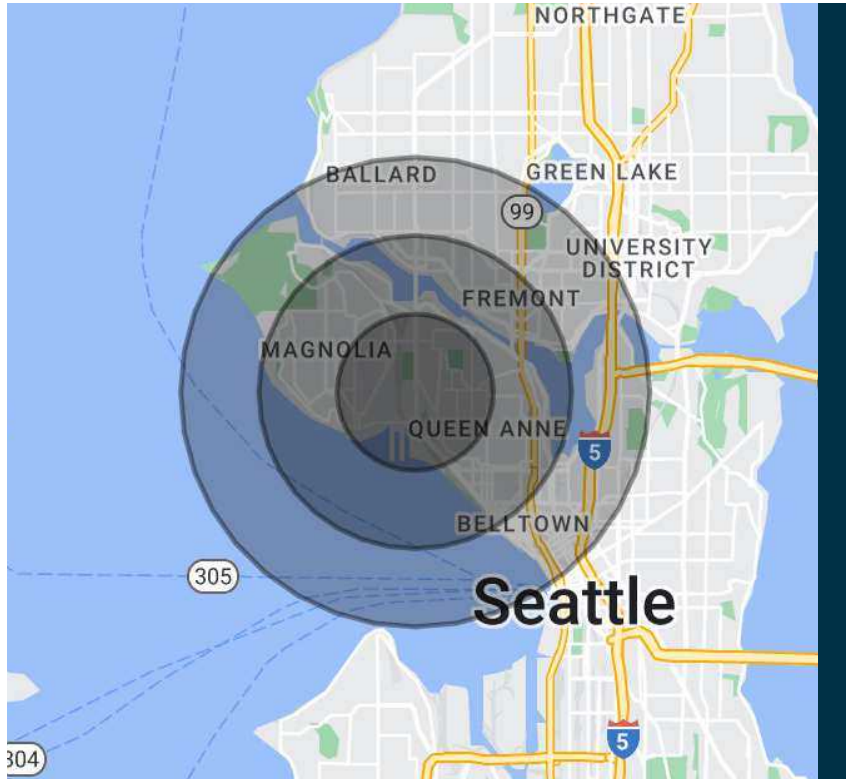


AMENITIES MAP



DEMOGRAPHICS

MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	25,287	99,104	218,540
Median age	37.2	35.2	35.2
Median age (Male)	37.1	35.5	35.4
Median age (Female)	37.1	35.5	35.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	11,902	56,025	129,972
# of persons per HH	2.1	1.8	1.7
Average HH income	\$160,848	\$139,275	\$130,323
Average house value	\$928,466	\$692,506	\$625,645

* Demographic data pulled from 2020 ACS - US Census

79



Walk Score
Very Walkable

77



Bike Score
Very Bikable

58



Transit Score
Good Transit

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