



SEN+RAL

FIRST HILL
SEATTLE, WA

2,639 - 5,544 SF of
Retail Space Available



SEN+RAL

1001 Minor

First Hill, Seattle

The Sentral Building is located in the dynamic and exceptionally dense First Hill neighborhood of Seattle. The site is in the heart of some of the most respected medical and research institutions, most notably Swedish Hospital and Virginia Mason Medical Center less than a block away. This is coupled with the surrounding scholastic institutions including Seattle University, Northwest School, and the Seattle Academy of Arts and Sciences.

The Sentral Building is ideally located on Madison Street, a major thoroughfare connecting downtown to First Hill and First Hill to Capitol Hill. The site is just two blocks from First Hill's new streetcar that provides access to Seattle's most vibrant urban neighborhoods.



SEN-RAL

DEMOGRAPHICS



UNIVERSITIES & SCHOOLS STUDENTS & STAFF

Seattle University	8,200
Northwest School	600
O'dea High School	543
Seattle Central Community College	7,000
Garfield High School	1,709
Seattle Academy of Arts and Sciences	1,313

MEDICAL EMPLOYEES & PHYSICIANS

Harborview Medical Center	3,562
Virginia Mason Medical Center	18,000
Swedish Medical Center	16,354
Polyclinic	1,553

DEMOGRAPHICS

Radius	0.5 Mile	1 Mile	2 Mile
Population	29,734	100,015	202,513
Households	17,484	62,383	118,350
Avg HH Income	\$157,443	\$159,729	\$178,847
Employee	113,850	257,867	378,582

REAL RETAIL

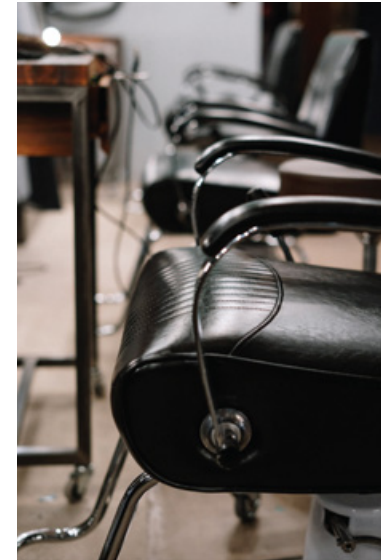
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Medical Campus



Developments Under Construction/Planned



- Retail Spaces
 - 2,639 RSF
 - 2,905 RSF

Can be combined to create 5,544 SF Space

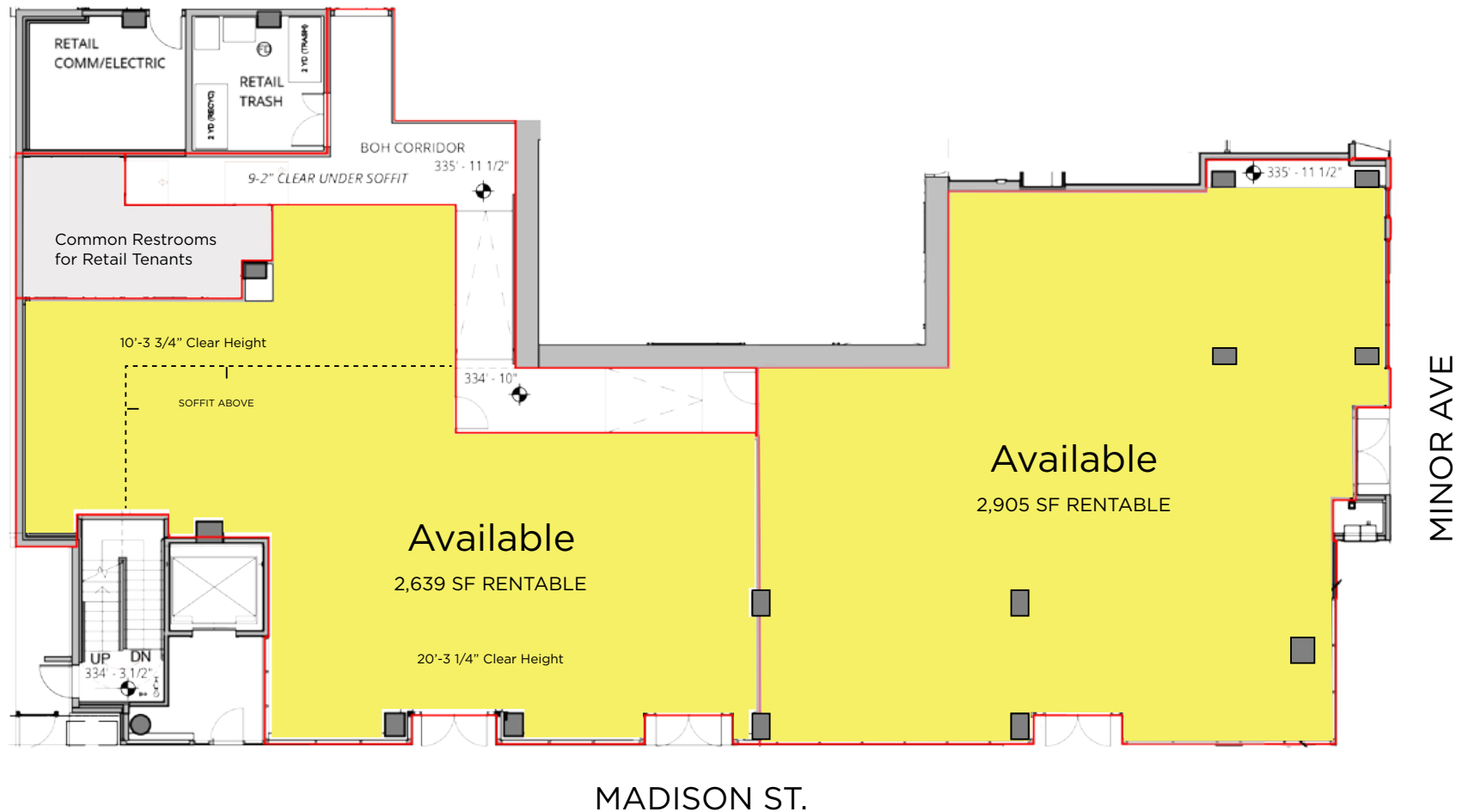
- Ideal Uses include: Health & Wellness, Medical, Boutique Fitness, Beauty & Spa, Food & Beverage
- High-end Apartment Building
209 Residential Units

- NNN's
\$6.36 PSF

- TI
Negotiable

- Timing
Immediate

- Asking Rate
Call For Rates



Total SF of 5,544



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