

# RETAIL FOR LEASE

Mottman Building | 309A 3rd Ave S | Pioneer Square



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# PRIME PIONEER SQUARE RETAIL SPACE

Mottman Building  
309A 3rd Ave S | PIONEER SQUARE



## LOCATION

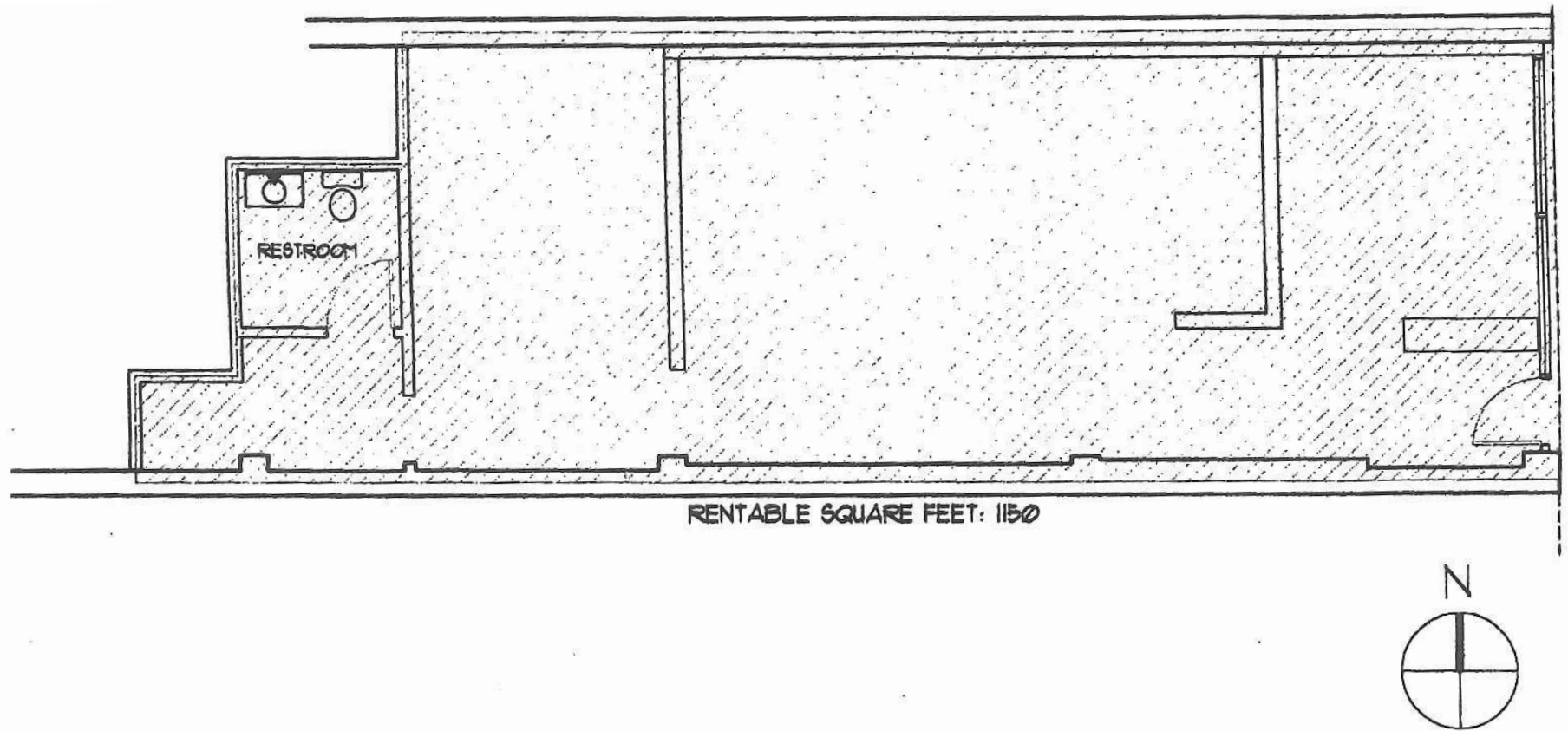
The Mottman is a historic building built in 1910 with seismic upgrades in 2001. Two blocks from the new Weyerhaeuser Headquarters. Pioneer Square is a vibrant neighborhood and highly sought-after destination for some of the city's hottest restaurants, sidewalk cafes, retail establishments, and high occupancy office buildings catering to Seattle's creative firms. It sits within 2 blocks of the new Stadium Place, which consists of 496 luxury apartment homes, 282 room Embassy Suites, and 200,000 + SQ FT (fully leased) Hawk Tower, and steps away from the Stadiums, Sounder & Amtrak trains, First Hill street car, the light rail, Washington State ferries and all of the best employers and amenities Pioneer Square has to offer!

## HIGHLIGHTS

- Rare Pioneer Square retail storefront
- 1,150 SQ FT
- Features high ceilings with pressed-tin, fir floors, in-suite bathroom and kitchenette.
- Neighboring Tenants include: Salumi, Treason Gallery, Gallery Frames, Elm Coffee, Seattle Lighting, The King Street Station and Seattle E-Bike
- Available immediately, lease term through August 31, 2021
- Annual Rental Rate: Base \$27/SQ FT plus NNN \$7.60 = \$3,316 (NNN includes electricity, and water)

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**FOR LEASE**  
309A 3rd Ave S

Demographics (2017)	1 mile	2 mile	3 mile
Daytime Population	36,161	129,866	222,709
Total Households	19,866	73,655	109,804
Average Household Income	\$82,245	\$95,810	\$106,583