



Retail for Lease
INSIGNIA | 2301 6th Avenue | Seattle, WA

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511 Battery Street



Fulcrum Coffee (co-tenant)

OVERVIEW

A signature development by renowned developer, Nat Bosa, *Insignia* represents modern architecture, sophisticated style and unprecedented amenities, all coming together in the city's most central location. *Insignia* is Seattle's premier condo project and encompasses an entire city block and includes 26,000 square feet of street level retail space as well as two 41-story residential towers with 707 luxury condo units. Located on the site bounded by 5th Avenue, Battery Street, 6th Avenue and Bell Street in Seattle's Belltown neighborhood. *Insignia* is located 1 1/2 blocks north of the Amazon "Spheres" campus, which includes over 4 city blocks comprising 3.3 million square feet of office space.

Insignia is located in the heart of Seattle where Downtown, Belltown and South Lake Union intersect - merging a sense of chic cosmopolitan city with the fabric and personality of character-filled neighborhoods. It's incredibly unique, walkable, connected and adventurous. This is all complemented by the onsite retail that anchors the ground floor of *Insignia*, adding downstairs convenience and furthering the neighborhood's vibrant streetscape appeal. Belltown is one of Downtown's fastest growing neighborhoods with beautiful new developments pushing it forward. This vibrant area seamlessly integrates professional and residential communities with restaurants, bars, unique shops and public parks, all connected via the Seattle Streetcar line. *Insignia* is located just two blocks north of "The Spheres" Amazon campus, comprising 3.3 million square feet of office space, and one block from City University, with ease of access to Highway 99, public transportation and the downtown core.

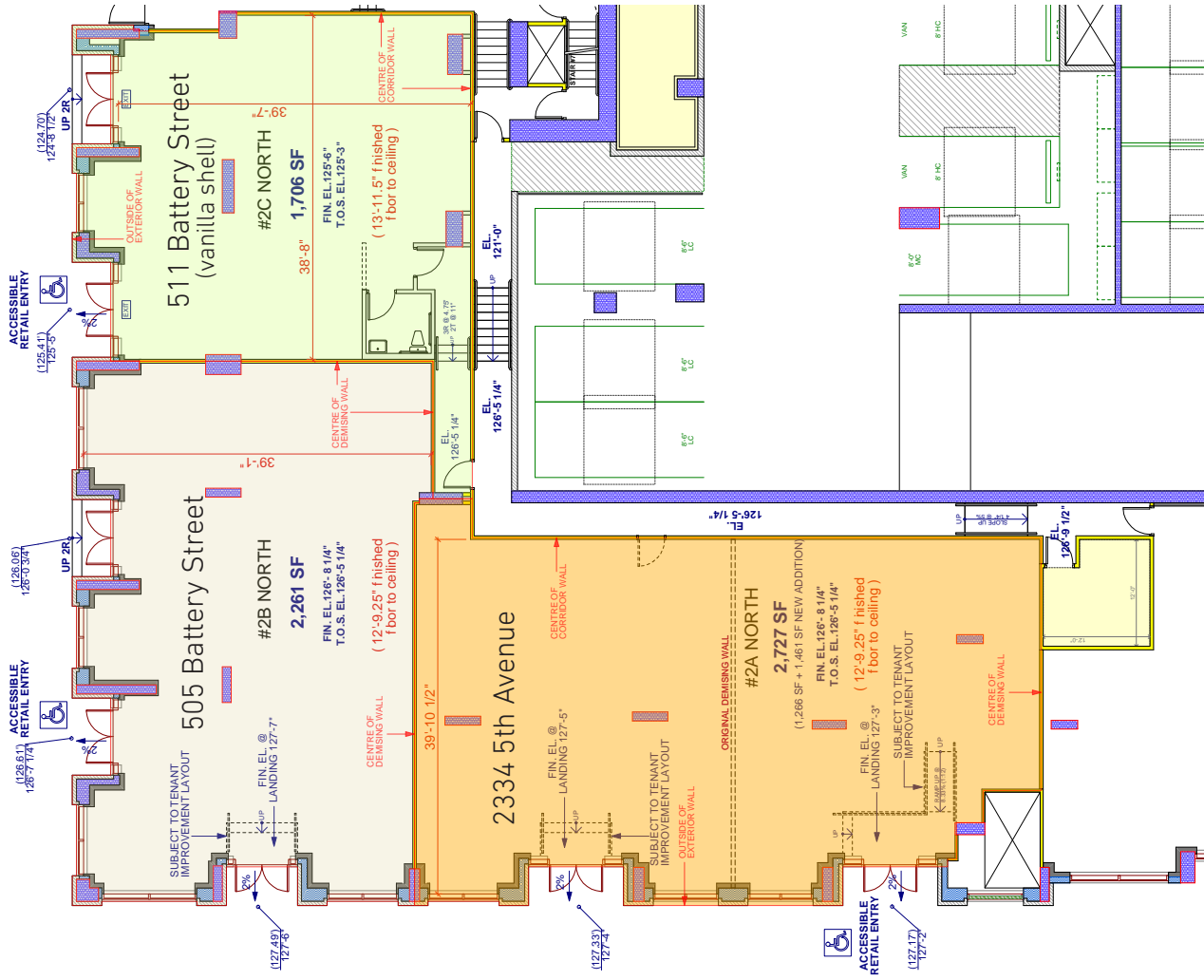
JOIN EXCITING RETAIL TENANT MIX:

Fulcrum Coffee, Orange Theory Fitness, US Bank, Belltown Modern Dentistry, Metropolitan Deli, and GH Pasta Co.!

PARKING: Secure garage parking available for \$225/month per stall

SUITE	SIZE	BASE RENT	EST NNN	DETAILS
2334 5th Ave	2,727 SF	\$32 PSF	\$14.86/SF	In-line space fronting 5th Avenue
505 Battery St.	2,261 SF	\$32 PSF	\$14.86/SF	Corner retail space fronting 5th and Battery
511 Battery St.	1,706 SF	\$32 PSF	\$14.86/SF	Vanilla shell with ADA restroom. Adjacent to residential lobby fronting Battery St.
2317 6th Ave	2,223 SF	\$34 PSF	\$14.86/SF	Turn-key salon space fronting 6th Avenue. All new build-out in 2017 features reception area, 6 stations, 3 treatment rooms, 3 shampoo bowls, color dispensary, washer/dryer, employee break room, and 2 restrooms. Comprised of 2,223 main + 438 mezz *no rent is charged on mezzanine
Total Contiguous	6,694 SF	\$32 PSF	\$14.86/SF	Corner space fronting 5th and Battery

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97
WALK SCORE

100
TRANSIT SCORE



DEMOGRAPHICS (2020)	1 MILE	2 MILES	3 MILES
Total Population	85,669	178,148	188,609
Households	53,728	101,116	265,398
Average Household Income	\$125,980	\$123,011	\$128,614