



OFFICE SPACE IN HISTORIC CAPITOL HILL BUILDING

9,172 SF DIVISIBLE TO 4,586 SF

Colman Automotive Building 401 E. Pine Street, Seattle 98122

Constructed in 1917, the Colman Automotive Building's original use was a garage, owned by J.M Colman. The building functioned as an auto agency until the mid-1940's when it began operating as Raff's family Shoe Company. Hunters Capital purchased the property in 2011 and undertook a complete exterior remodel, bringing back the building's original character elements and has placed a historical designation on the building. 2017 will see the completion of an interior renovation and building re-tenanting, providing the building with its next 100 years of life.



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401 E. Pine Street

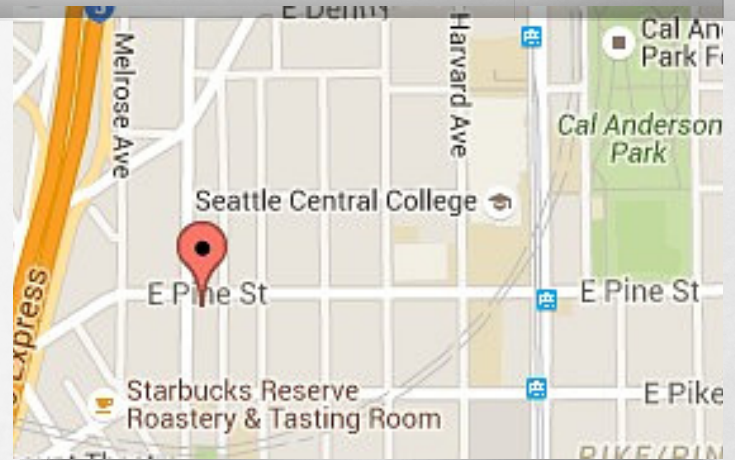
Highlights

- 9,172 SF
- Rent: \$28.00 PSF NNN
- TI: \$40.00 PSF
- May 1, 2017 Tenant Commence Improvements
- Historic Building
- 12 foot high ceilings
- Original wood operable windows
- Dedicated, secure entrance and lobby
- 400 amps



Landlord's Work

- Sandblast to reveal original fir ceilings, beams and columns
- Repair and refinish fir floors
- Expose all concrete surfaces
- Stub water & waste for future kitchen & restrooms
- Full seismic upgrade
- Install passenger elevator

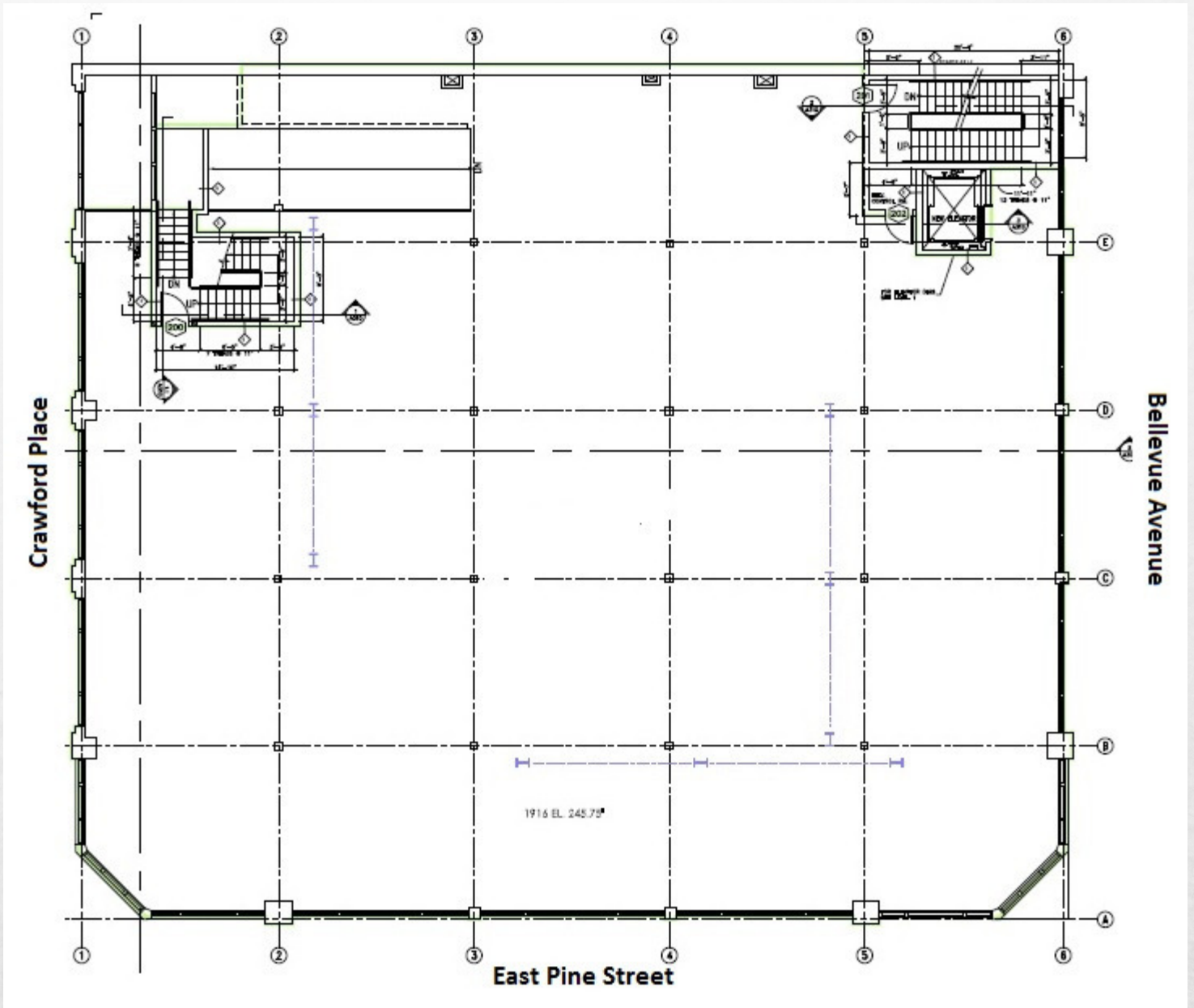


Accessibility

- Walk Score: 99
- Transit Score: 100
- Bike Score: 69
- Easy I-5 Access
- 8 min walk to Light Rail
- 5 blocks to street car stop

401 E. Pine Street

Floor Plan



The Neighborhood

Located among a lively new retail core with neighboring tenants that include: Warby Parker, Starbucks Roastery, Stock & Pantry, Oaxaca, Rudy's Barber Shop, Sitka & Spruce, Homegrown, Stumptown Coffee, Rapha Cycling, Homestead Seattle and Rival Fitness

Contact

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