

# Stadium Flex Building

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DEVON  
GROUP

# PROPERTY OVERVIEW

Flex building for sale in downtown Seattle. The building is 16,200 sqft total, two floors over a basement: 5,400 sqft of basement storage, 5,400 sqft of ground level warehouse space, and 5400 sqft of second floor office space. Situated in a prime location next to I-5 North and South on-ramps and a 10-minute walk to Lumen Field and T-Mobile Park. The warehouse space has three overhead doors, 1,300 sqft of mezzanine/work space, and the office space has great views of Seattle.



**16' - 20'**

Ceiling Heights

**16,200**

Square Feet

**12**

Secured parking spots

**Three**

Large Door Openings



# OFFERING SUMMARY

Parcel Number 766620-2700

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Total Available  
Sqft 16,200 sf +/-

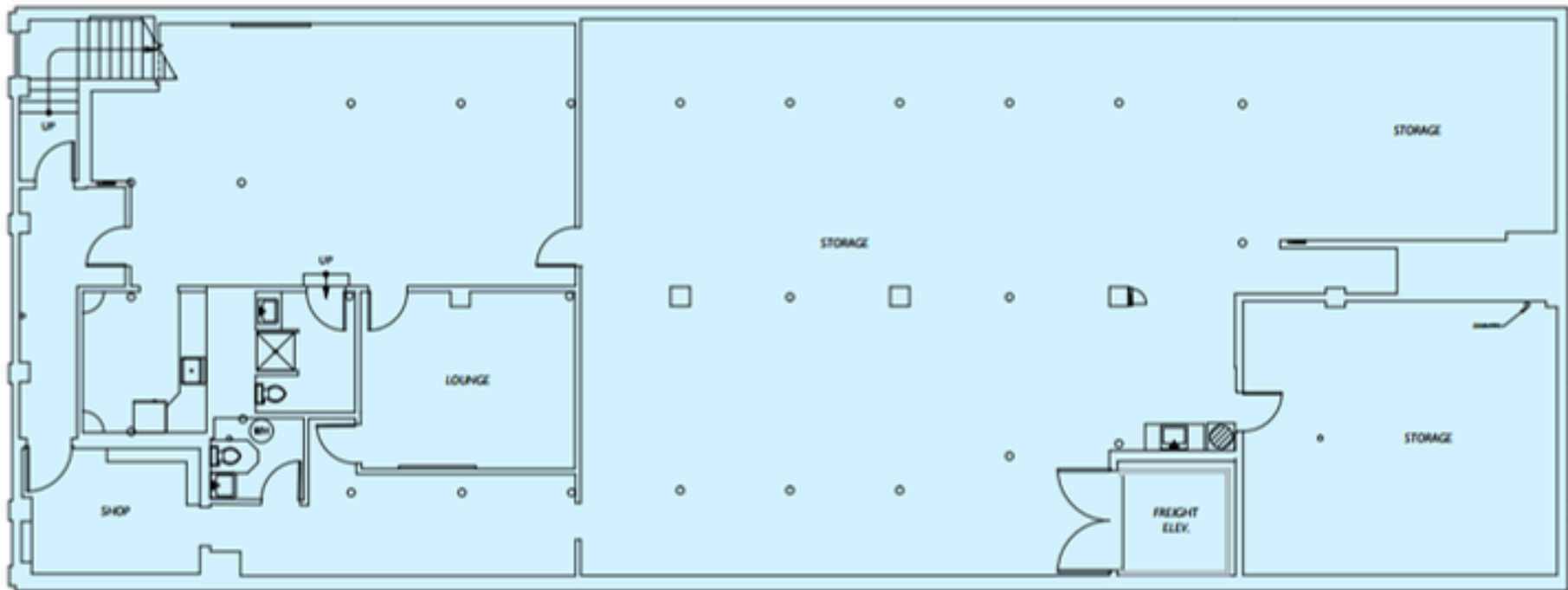
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Zoning IDM 165/85-170

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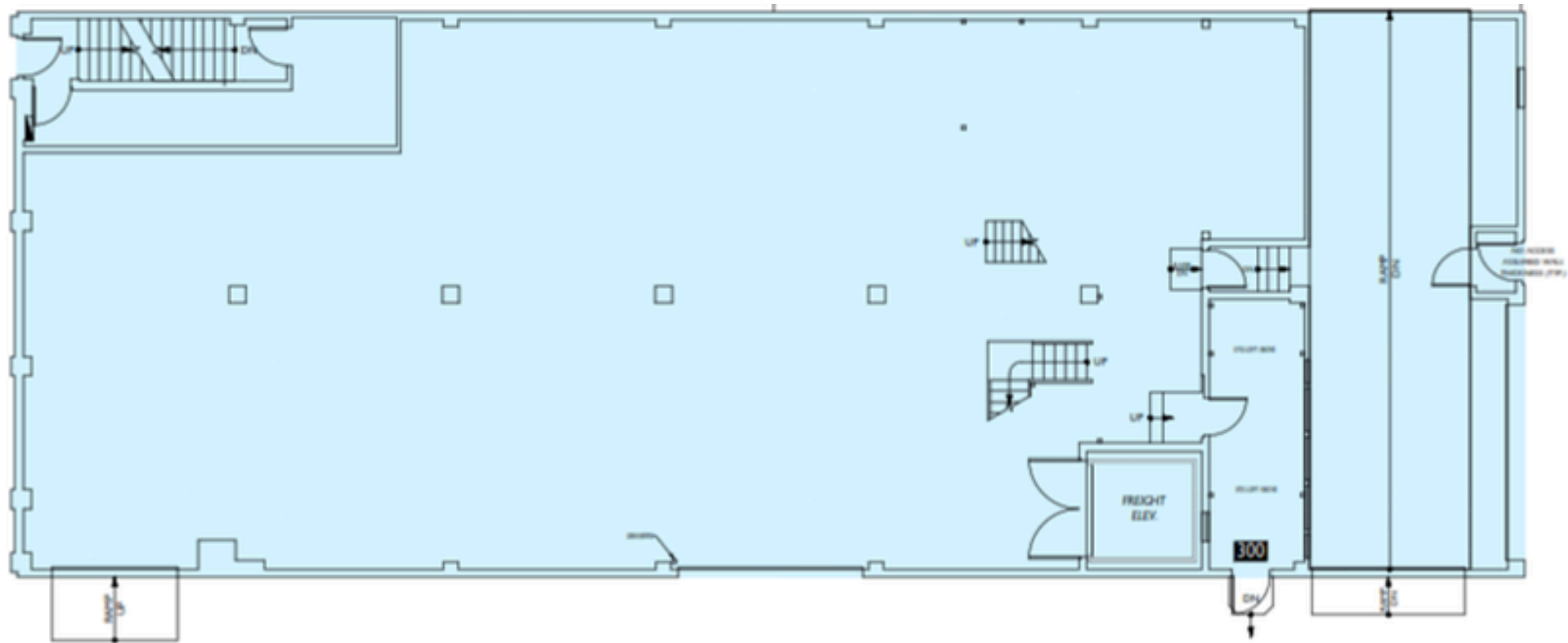
Price Negotiable

# FLOOR PLAN



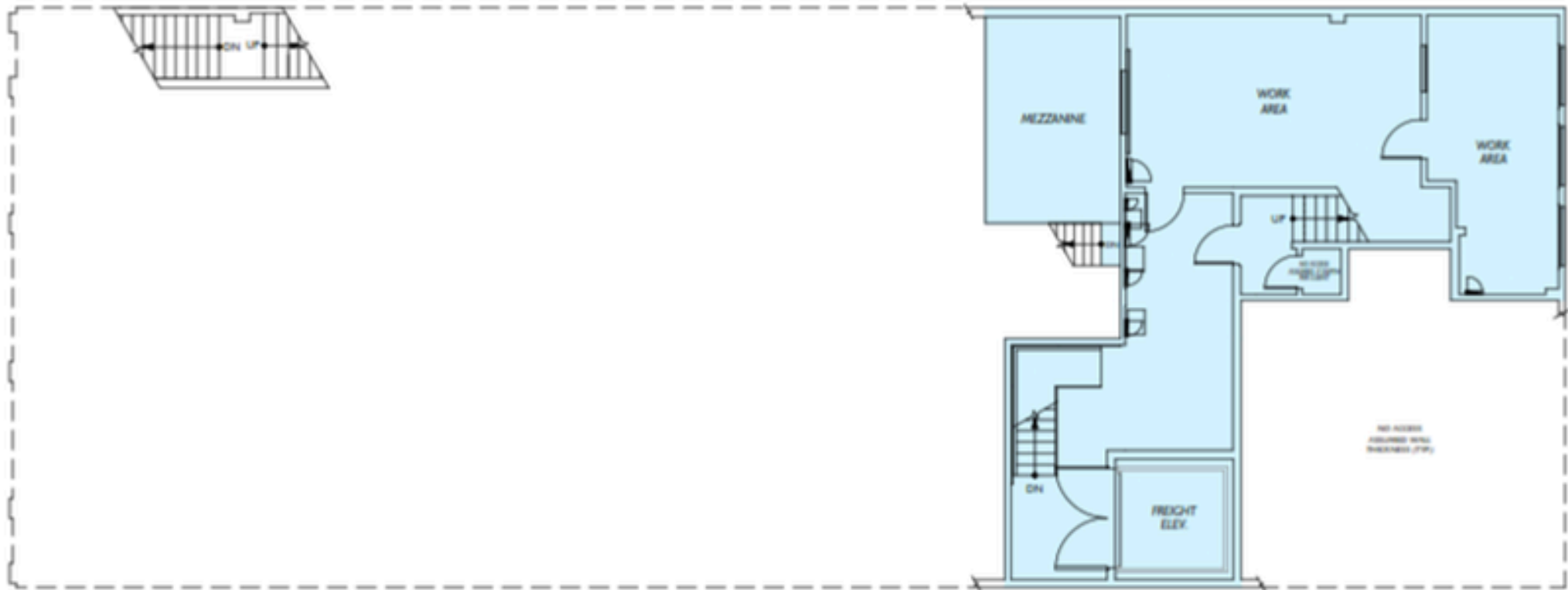
**Basement**

# FLOOR PLAN



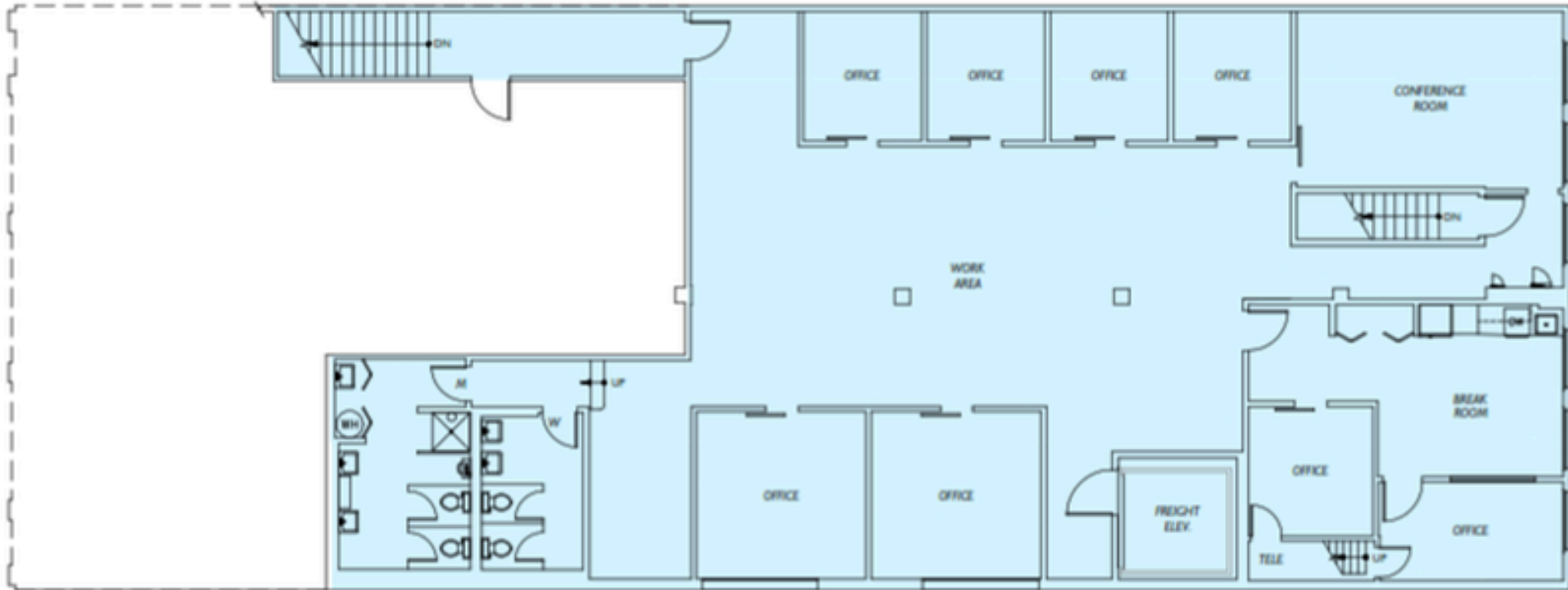
First Floor

# FLOOR PLAN



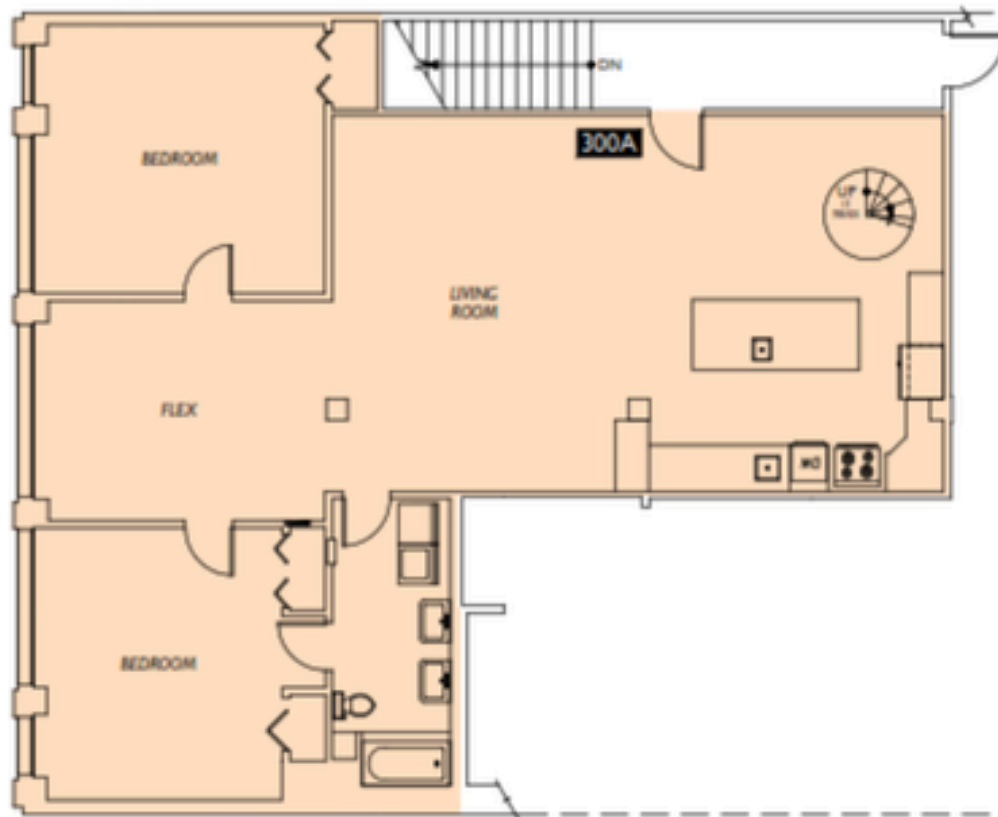
**Mezzanine/Work Area**

# FLOOR PLAN



Third Floor Office

# FLOOR PLAN



**Third Floor Apartment**

## LOCATION HIGHLIGHTS

- Close proximity to major highways I-5 and I-90
- Minutes to Lumen Field and T-Mobile Park

## DEMOGRAPHICS 3 MILES



POPULATION 316,246



AVG HOUSEHOLD INCOME  
\$147,441

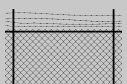


HOUSEHOLD POPULATION  
158,666

# LOCATION OVERVIEW



## PROPERTY HIGHLIGHTS



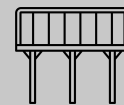
### Secured Parking

12 secured parking spots, half of which are covered.



### Prime Location

Minutes to Downtown, South Seattle and Bellevue



### Mezzanine

Includes 1300 sqft of mezzanine space on the second floor



### Views

Great views of Seattle and its respective baseball and football stadiums



### OH Doors

Three overhead doors going into the ground level warehouse space.