

2323  
ELLIOTT

## 2323 Elliott Avenue Seattle, WA 98121

### Data

- 74,722 rentable square feet
- Efficient, open floor plates: ±37,000 RSF
- 1,515 stall parking garage (1/1,000 parking ratio)
- Ceiling heights (floor to underside of slab): 10'10"
- HVAC: 0.75 watts of cooling, 1.75 watts of plug load; density of 1/110 SF
- Power: 480v 3-phase power, 10 watts total
- Elevator: Two passenger elevators, upgraded in 2020, serving floors 1-7 (garage to office).
- Security: Card reader access provided within elevator cabs, Common Area entries and at bike storage

### Features

- West-facing floor-to-ceiling windows provide unobstructed views of Elliott Bay and Olympic Mountains
- 1,600 SF west-facing outdoor terrace on 2nd floor
- Secure, on-site bike storage
- Lockers and showers on each office floor

### Location

- Over 15 bus routes within 4 blocks serving Shoreline, Northgate, Federal Way
- Located along the Elliott Bay Trail, which runs from the Ferry Terminal through Myrtle Edwards Park
- Direct access to the newly transformed Seattle waterfront via Bell Street Pedestrian Bridge
- Close proximity to Belltown and Pike Place Market retail and restaurants
- Less than 10 minutes to I-5 on/off ramps, entrance to SR-99 Tunnel and Ferry terminals

### Leasing Information

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