



For Lease and Sale

2131 2nd Ave, Seattle 98121

ALEX ARDIENTE

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2131-2137 2nd Ave, Seattle 98121

Executive Summary

This offering presents a unique opportunity to acquire a versatile mixed-use commercial property featuring a fully built-out restaurant/bar space under lease until 2028 and a separately connected professional office suite. The building's dual-use configuration, strong visibility, and strategic location in the heart of the historic Belltown neighborhood, create an attractive platform for operators, investors, and businesses seeking a high-value, multi-revenue asset.

The property consists of two distinct yet complementary commercial spaces:

- **Restaurant/Bar Space:** Leased by Provisions Bar through 2028. A highly visible, street-level retail unit designed for food-and-beverage operations. The space offers a functional layout, existing infrastructure for kitchen and bar service, and strong frontage ideal for capturing customer traffic.
- **Premium Modern Office For Lease:** A separately connected office suite with its own dedicated entrance, offering privacy and operational independence. The layout supports a range of professional uses, including administrative offices, creative studios, medical/wellness services, or boutique firms.

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Sale Information:

- Mixed Use building featuring separate office suite and retail-food/beverage service space.
- 8,640SF total
- Completely renovated office including full seismic retrof it
- New roof as of 2022
- Dual-Revenue Potential
- Flexible Acquisition Options
- Strong physical condition with up to date inf rastructure
- Contact Broker for price



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Office Lease Information:

- 4,200 square feet consisting of a second floor modern, open-concept office space with luxury finishes and fixtures.
- Second floor office contains private office rooms, conference rooms, and full kitchen.
- Secure, dedicated entrance from 2nd ave with lobby, entryway, and bathrooms.
- Basement floor adds an additional bathroom with shower, and private storage/office room.
- Full Seismic retrofit
- Elevator
- \$28/psf Full Service Lease



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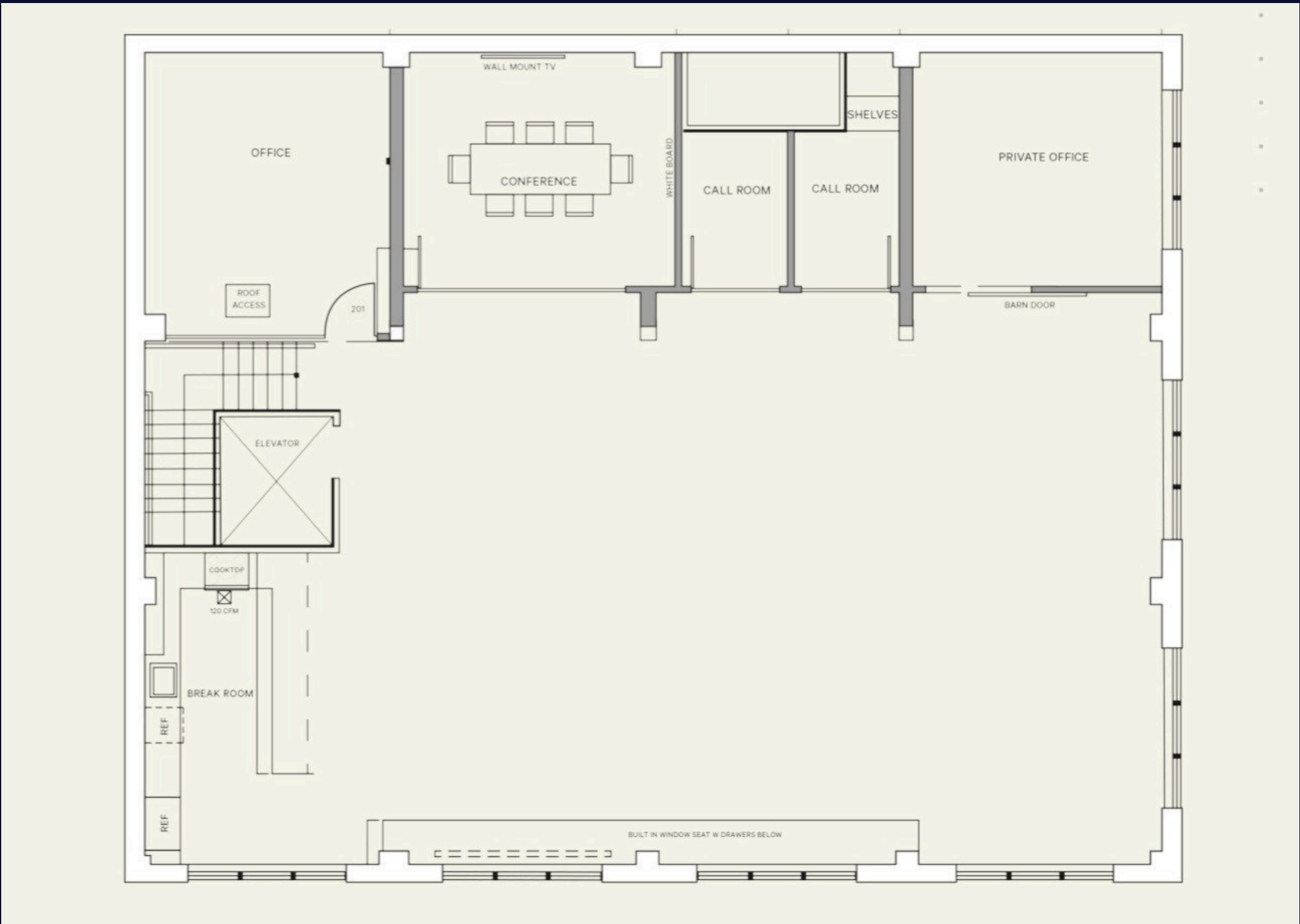
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Main Office Floorplan



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