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NEIGHBORHOOD DEVELOPMENT:

McClellan Building is located across the street from **Stazione25**, a new apartment complex by Rêve Development at 2715 25th Ave S. Stazione25 has a total of **301 residential units**.



2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	23,308	162,108	415,779
Daytime Population	21,058	256,309	524,939
Avg. Household Income	\$114,494	\$118,685	\$132,426

McClellan Building Site Plan

AVAILABLE

2,200 SF \$20/PSF/PY + NNN* 2020 NNN = \$12.50 psf/yr SALON 206

1.200 SF

THE LUNCH LADIES

1,668 SF

CUSTOMER PARKING

THAI RECIPE

965 SF

* 2020 NNN budget is ~\$12.50 psf/

yr. including normal pro-rata share of power, water & sewer; each tenant pays for natural gas and garbage directly to their provider.

site plan - not to scale

EMPLOYEE PARKING

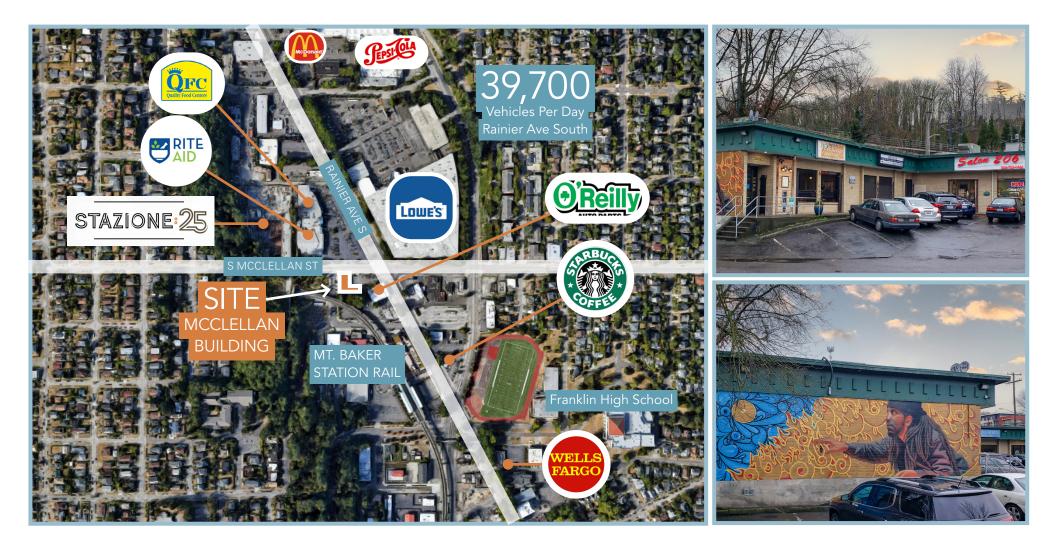
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SITE PLAN NOT TO SCALE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

McClellan Building

2607 S McClellan St | Seattle, WA 98144





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