

2607 S McClellan St | Seattle, WA 98144

JSH PROPERTIES, INC.

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**.



2022 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	24,396	166,797	429,689
Daytime Population	23,631	327,586	606,009
Avg. Household Income	\$142,559	\$145,785	\$165,928

McClellan Building Site Plan

AVAILABLE

2,200 SF

\$21.00/PSF/PY + NNN*

2022: \$11.80 NNN

SALON 206

1,200 SF

THE LUNCH LADIES

1,668 SF

CUSTOMER PARKING

THAI RECIPE

965 SF

* 2022 NNN budget is ~\$11.80 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 scal

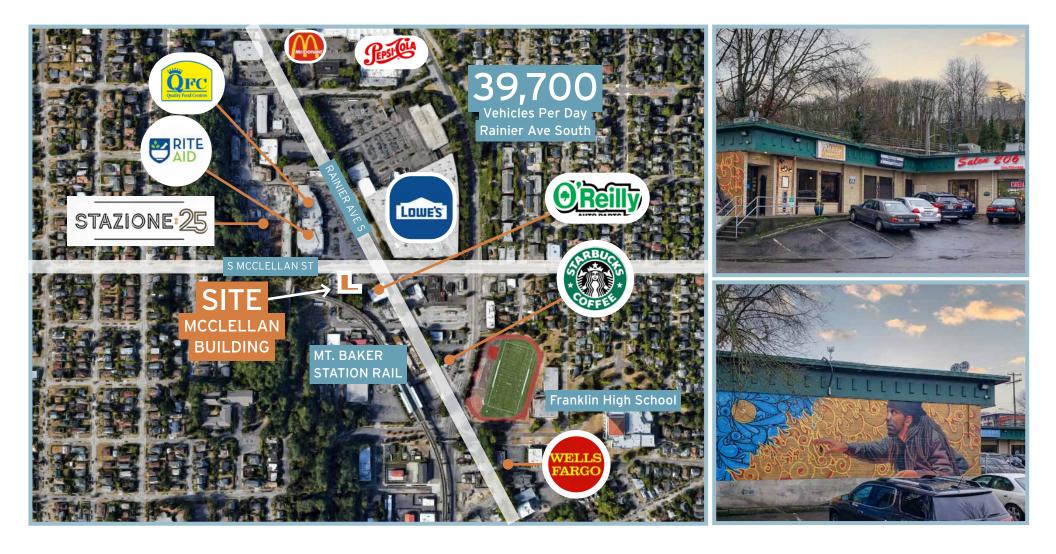
EMPLOYEE PARKING

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

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