5TH & BELL

SEATTLE / WA

HUDSON PACIFIC PROPERTIES

HUDSONPACIFICPROPERTIES.COM

2301 5TH AVENUE
SEATTLE, WASHINGTON



FEATURES AND AMENITIES

STREET FRONTAGE
PREMIUM RETAIL

99 + 100
WALK + RIDE SCORE

DYNAMIC
BELLTOWN
NEIGHBORHOOD

BUILDING INFO

+ Fully leased to Amazon
+ ±200,000 Class A Office Building
+ 2 Blocks to Amazon's Global HQ
+ Prime Location (South Lake Union and Denny Triangle confluence)
+ 7 on-site, Retail-dedicated Parking stalls
+ Premium Ground-Floor Retail Tenancy
+ Energy Star® and LEED Certified
+ 100% Carbon Neutral Operations
+ Retail Co-tenant is CorePower Yoga

Building Operations 100% CARBON NEUTRAL



MARKET + DEMOGRAPHICS





85,911
POPULATION

53,868
HOUSEHOLDS

$134,988
AVG. HOUSEHOLD INCOME

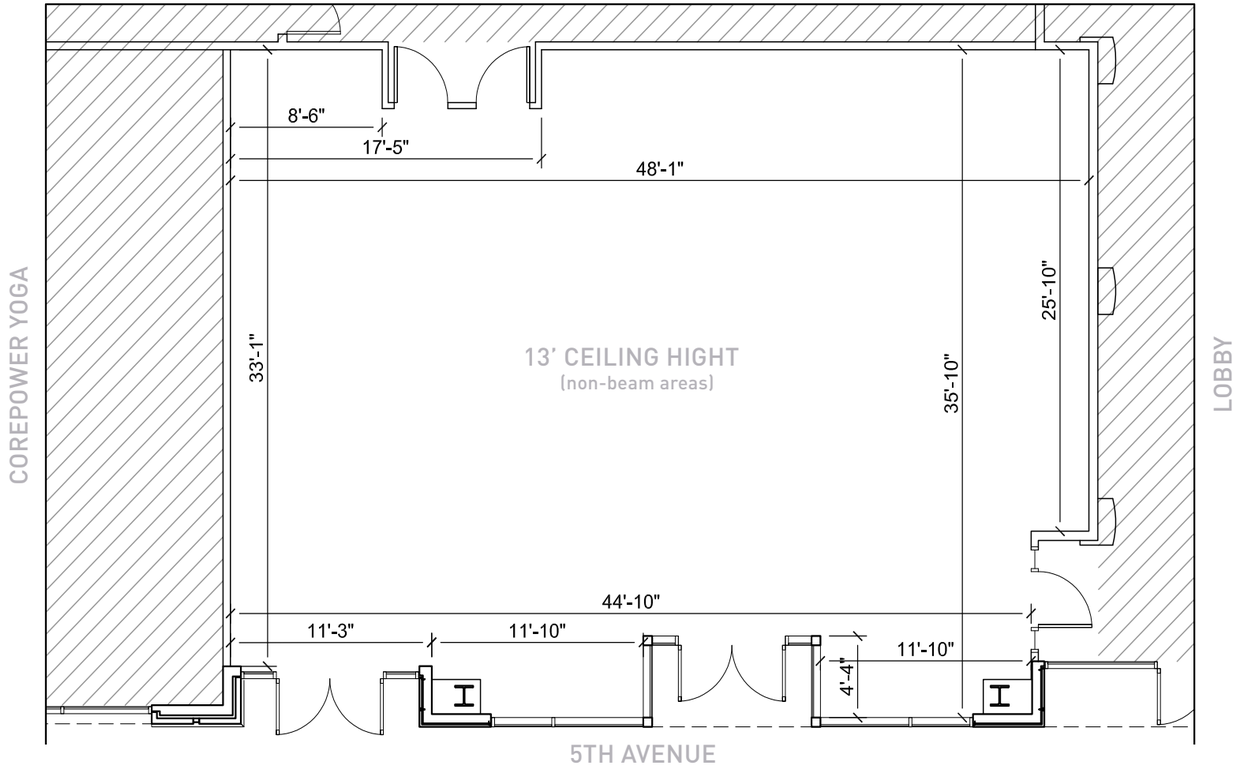
EASY
ACCESS TO 99 FWY
+ PUBLIC TRANSPORTATION

*ESTIMATED 2022 DEMOGRAPHICS
BASED ON A 1-MILE RADIUS

THE SPACE

SUITE 102

1,895 SF





SPACE HIGHLIGHTS

- Located on the street-level of 5th & Bell, a 203,000 SF 6-story Class A office building
- Hoodshaft available (for tenant to connect to a type 1 hood)
- Large storefront windows and expansive window line, adjacent to Building office lobby
- Surrounding businesses include Orangetheory Fitness, Fulcrum Café, Gene Juarez Salon, G.H Pasta Co., Top Pot Doughnuts, City University



FOR MORE INFORMATION PLEASE CONTACT:

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