



PYLON SIGN AVAILABLE

Retail/Office Space
2,200 SF for Lease

No high intensity parking uses.

Landlord is providing time for plans, permits and construction...plus...free rent and/or tenant improvement dollars for a qualified signature!

- Located immediately north of the McClellan Street Light Rail Station and south of Stazione25, QFC and Rite Aid
- Storefront and pole signage available.

McClellan Building

2607 S McClellan St | Seattle, WA 98144

STEVEN E. OLSEN
steveo@jshproperties.com
425.455.0500

 JSH | PROPERTIES, INC.

7325 166TH AVENUE NE, SUITE F-260 | REDMOND, WA 98052
425.455.0500 | WWW.JSHPROPERTIES.COM

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**.



2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	25,196	169,793	435,800
Daytime Population	23,130	361,798	647,645
Avg. Household Income	\$178,080	\$161,832	\$179,139

McClellan Building Site Plan



EMPLOYEE PARKING

site plan - not to scale

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. SITE PLAN NOT TO SCALE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

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