

Twenty20 MAD
Restaurant/Retail
2020 E Madison Street



FOR LEASE



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Twenty20 MAD

2020 E Madison Street | Seattle



Overview

Twenty20 MAD is Capitol Hill's newest apartment community comprised of 157 modern units above 2,535 square feet of street-level retail space. Central location offers close proximity to the funky and fast-paced scene of Capitol Hill, the fresh flair of Madison Valley and the charming neighborhood of Madison Park. Located on the corner of E. Madison St. and 20th Avenue E., with the convenience of being on rapid ride routes into downtown and easy access to the 520 and the east side. Nearby businesses include Central Co-op, Trader Joe's, Queen Bee Coffee, The Bottle Neck Lounge, and 2 Doors Down Burgers + Beer. www.twenty20mad.com

Highlights

- Prime Capitol Hill Restaurant/Retail space along burgeoning E Madison corridor
- Located in the heart of dense residential with abundant growth underway. Over 600 newly constructed apartment units within a 4-block radius
- Retail space features type 1 hood shaft, outdoor seating area adjacent to public park space, glass storefront with great visibility along E Madison
- (2) retail parking stalls for business owner/employees at market rates
- High traffic arterial with an average daily volume of 17,917 vehicles
- Estimated Delivery for Tenant Improvements: June 1, 2017

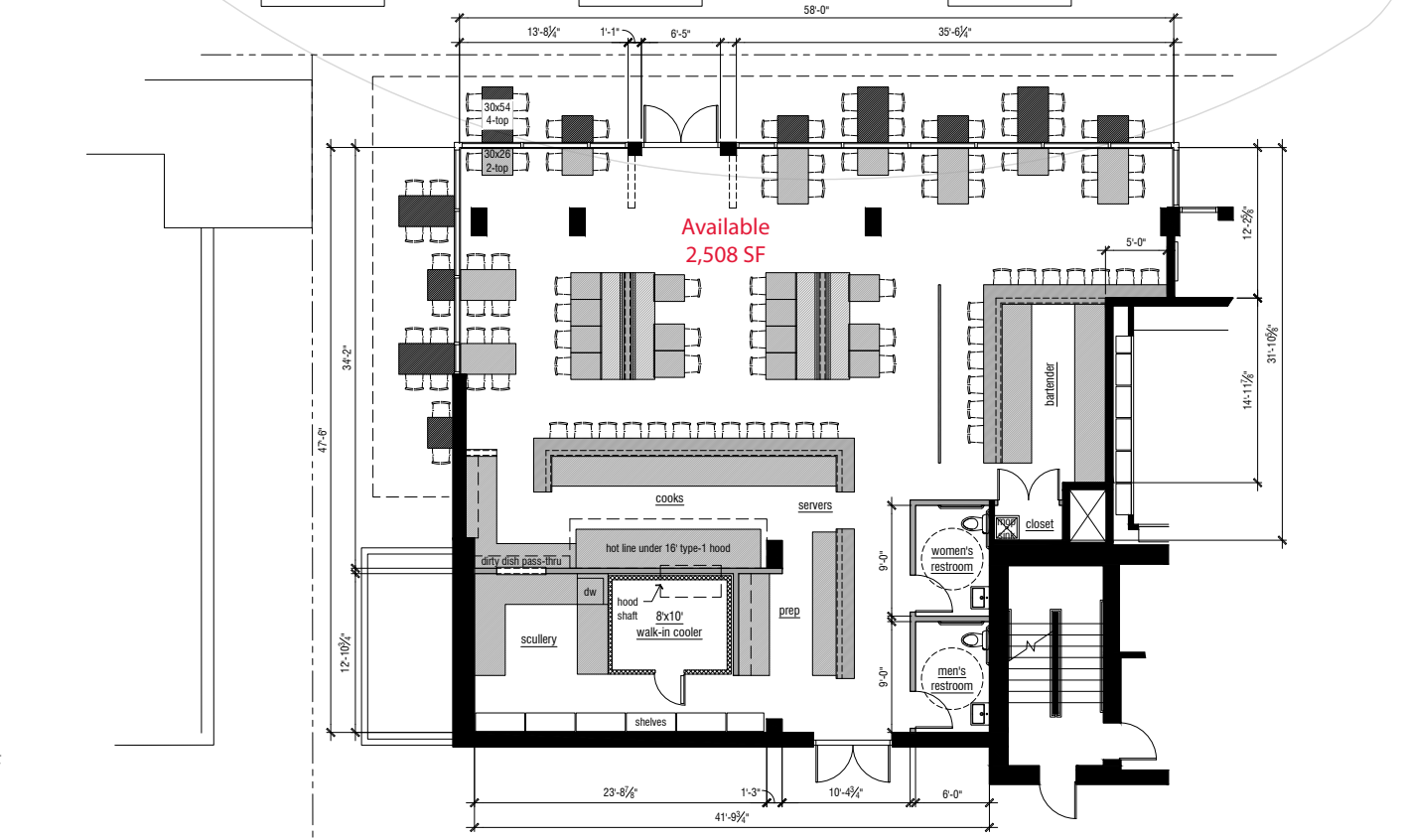
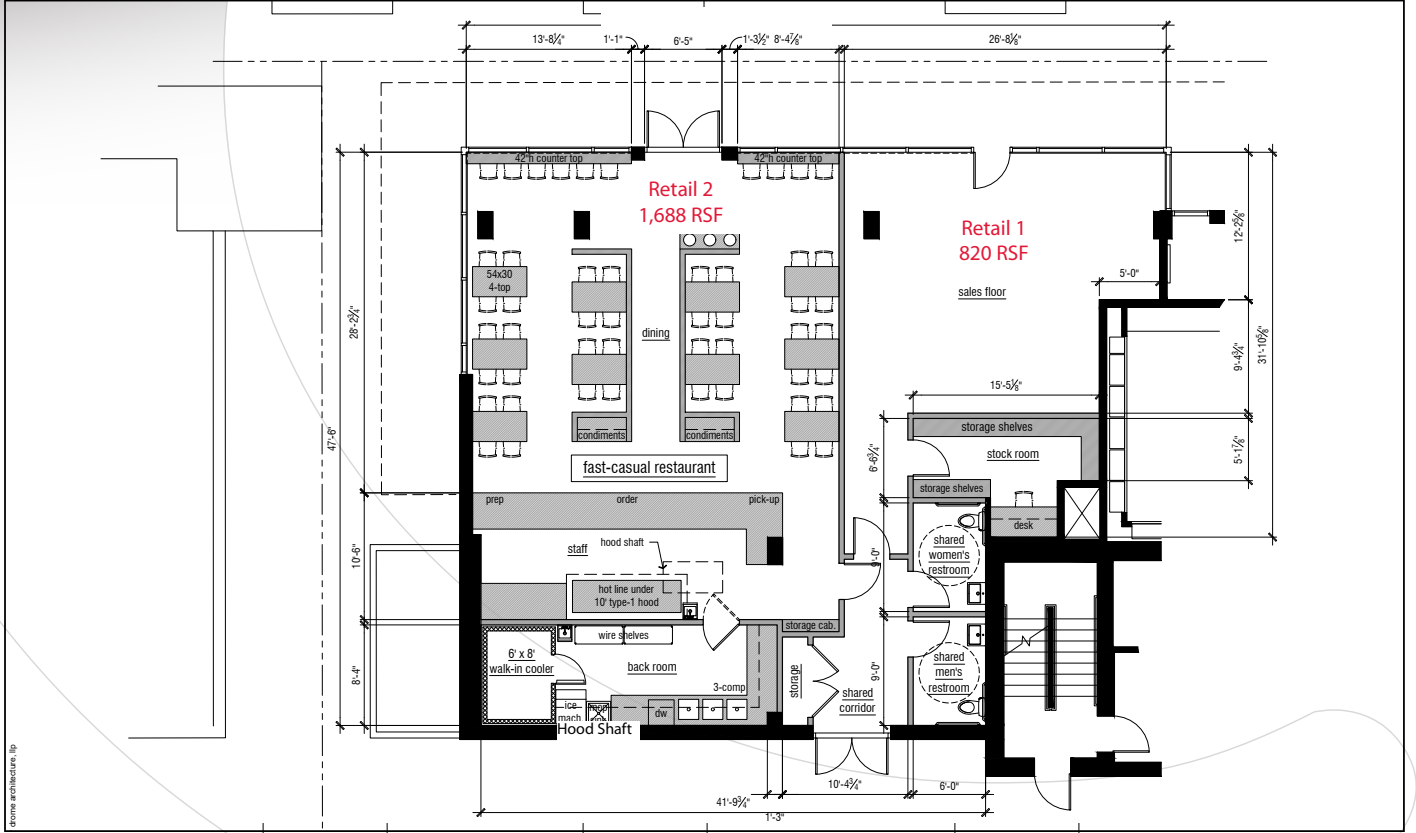
Retail Available	SQ FT	Base Rent	NNN	Monthly Rent
Retail 1	820	\$25/SF	\$7.50/SF	\$2,220.83
Retail 2	1,688	\$25/SF	\$7.50/SF	\$4,571.67
Combined	2,508	\$25/SF	\$7.50/SF	\$6,792.50

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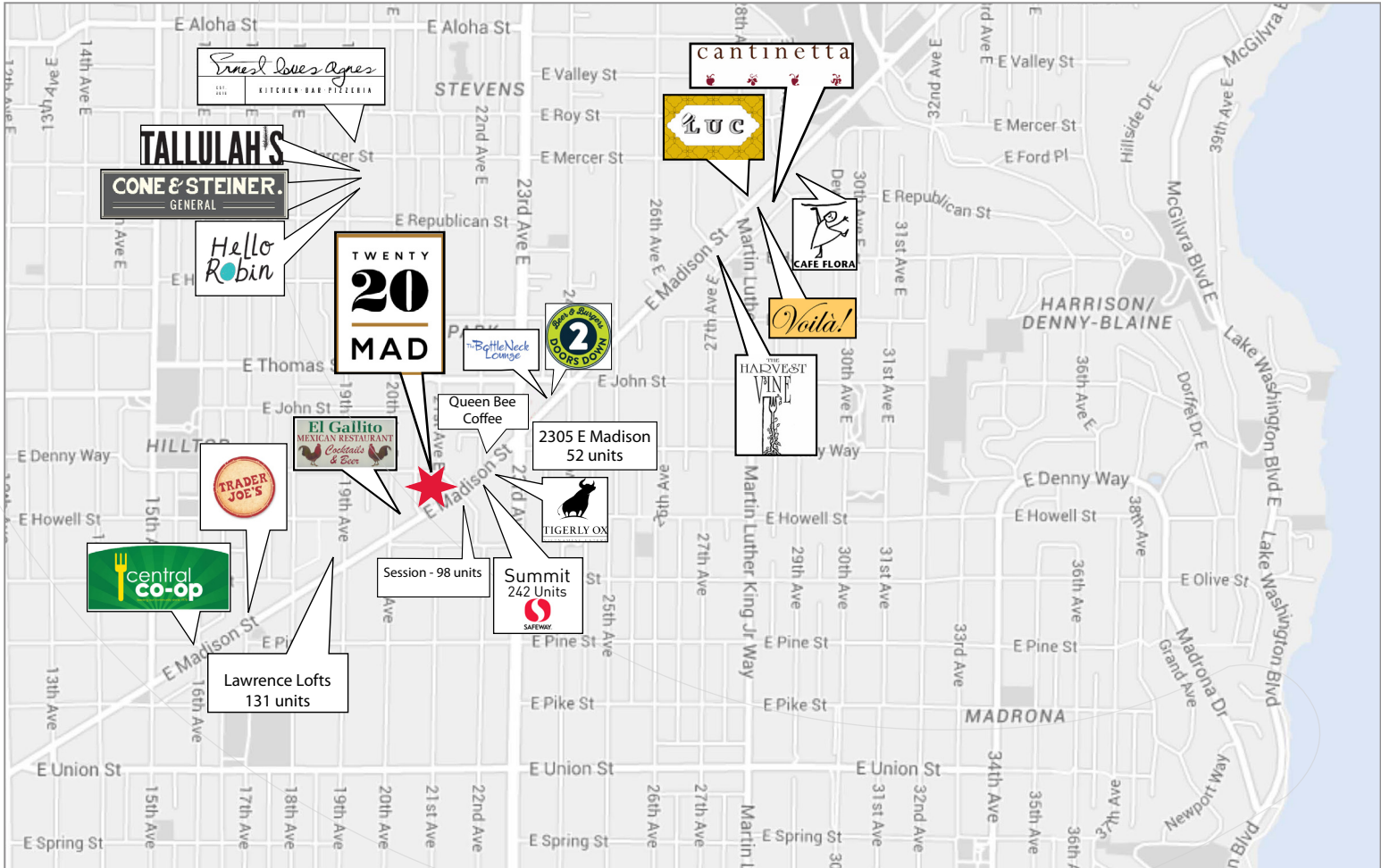
EAST MADISON STREET



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Demographics (2016)	.5 mile	1 mile	2 miles
Daytime Population	13,940	47,737	126,094
Total Households	7,802	25,266	70,118
Average Household Income	\$73,165	\$78,467	\$78,279