



5TH AVENUE

ALLEY



# BELLTOWN COMMUNITY CENTER - FLOOR PLAN



BELL STREET

3-3-2011  
 REV 5-18-2011  
 REV 11-10-2011

**Belltown Community Center location background**

| #                              | Address           | Building Name                 | Square Footage           | # stories   | ADA accessibility  | Within City's price range | Is the owner willing to negotiate with the City for a long term lease?  | Is location on the "flat" plane of Belltown Neighborhood (vs. the hill slope)? | Proximity to Bell St. Park Development         | Unique constraints or opportunities   |
|--------------------------------|-------------------|-------------------------------|--------------------------|---|--|---------------------------|---|--|--|---|
| 1                              | 2235 5th Ave      | American Games (ZUM)          | 6,480                    | 1 story   | Directly off of the street. No ADA modifications necessary.                    | yes                       | 10 year lease   | Yes  | Building face is along Bell St.                | improvement costs lowest of all alternatives  |
| 2                              | 2231 1st Avenue   | Egberts Building              | 6000SF (1st floor only). | 3 stories,  | First floor only. Bottom two levels would require installation of an elevator. | yes                       | 5-10 years (term depends on how long it takes to amortize improvements) | Grade change starts to be dramatic in this area                                | 75-100 yrds to the SW depending on entry route | rent is low, but tenant improvements are potentially high.                              |
| 3                              | 2226 3rd Ave      | Seville Bldg                  | 12,000 SF                | 2 stories   | First floor only. Second floor would require installation of an elevator.      | yes                       | sub-lease through May 31, 2011  | Yes  | Approximately 25 yrds S                        | unreinforced and no sprinklers currently. Central core and access to 2nd flr are issues |
| 4                              | 2311 2nd Ave      | Wasabi Bistro Basement        | 4,080 SF                 | 2 stories, level below street-grade is available. | Modifications would have to be made.   | yes                       | 3-5 year lease  | Yes  | Approximately 30 yrds N                        | Not accessible for disabled. Poor light   |
| <b>Other Sites Considered:</b> |                   |                               |                          |   |  |                           |   |  |  |   |
| 5                              | 1924 1st Ave      |                               | 14                       | 2505 3rd Ave                                      | Trianon Bldg   | 23                        | 500-522 Wall St   | Archstone Belltown   |  |   |
| 6                              | 2228-2234 1st Ave | White & Hitchcock Bldg        | 15                       | 2501-2515 4th Ave                                 | Centennial Tower   | 24                        | 2004 1st Ave  | One Pacific Tower  |  |   |
| 7                              | 2322-2324 1st Ave |                               | 16                       | 2025 5th Ave                                      | Nara Grill   | 25                        | 2030 1st Ave  | 1st & Lenora Building  |  |   |
| 8                              | 2131 2nd Ave      |                               | 17                       | 2115 5th Ave                                      |  | 26                        | 2101 1st Ave  | Guiry Schillistad Building   |  |   |
| 9                              | 2320-2322 2nd Ave |                               | 18                       | 2121-2125 5th Ave                                 |  | 27                        | 2019-2021 3rd Ave   | Denny Hill Building  |  |   |
| 10                             | 2600-2626 2nd Ave | Seattle Heights               | 19                       | 2211-2217 5th Ave                                 | North Bldg   |                           |   |  |  |   |
| 11                             | 2117-2125 3rd Ave | Langdon and Ann Simon Housing | 20                       | 2215 5th Ave                                      | South Bldg   |                           |   |  |  |   |
| 12                             | 2201-2211 3rd Ave | Grandview Bldg                | 21                       | 400-402 Cedar St                                  |  |                           |   |  |  |   |
| 13                             | 2312 3rd Ave      | Moda Apartments               | 22                       | 2801-2816 Elliott Ave                             | The Olympus  |                           |   |  |  |   |