

MEDICAL OFFICE FOR LEASE



# BAY VISTA

ELEVATING THE HEALTHCARE  
EXPERIENCE

2815 2<sup>nd</sup> Ave. | Seattle, WA

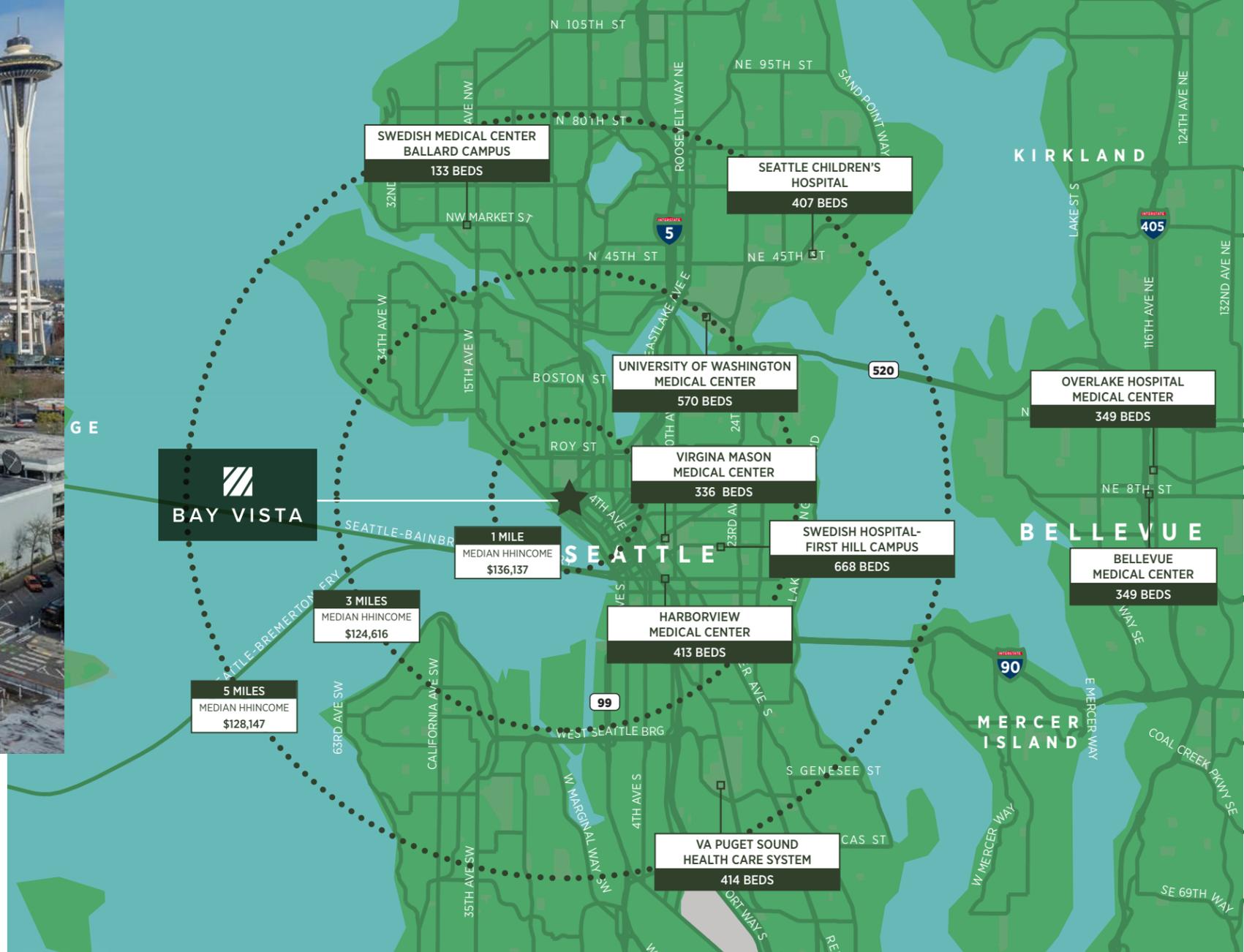
# EXPERIENCE MORE

Located in the heart of Belltown, Bay Vista offers modern, move-in-ready medical office space in one of Seattle's most walkable neighborhoods. Recently renovated suites, upgraded common areas, and on-site amenities create a polished and connected environment for healthcare professionals.



- /// CLOSE PROXIMITY TO PUBLIC TRANSPORTATION
- /// ABUNDANT VISITOR PARKING (1.4/1,000 RATIO)
- /// AMPLE ON-SITE AMENITIES
- /// CLOSE PROXIMITY TO TOP MEDICAL CAMPUSES
- /// STEPS FROM AN ABUNDANCE OF FOOD AND BEVERAGE OPTIONS
- /// HIGH TRAFFIC GROUND FLOOR SUITES AVAILABLE
- /// ON-SITE SECURITY
- /// +\$1M INVESTMENT INTO THE BUILDING IN 2025 (LOBBY, AMENITY, 4TH AND 5TH FLOOR RESTROOMS)

# BAY VISTA



## YOUR PRACTICE, STRATEGICALLY PLACED

Bay Vista offers an exceptional opportunity to establish your practice in close proximity to numerous regional medical centers and a large, affluent population.

### By the Numbers

**510,144**

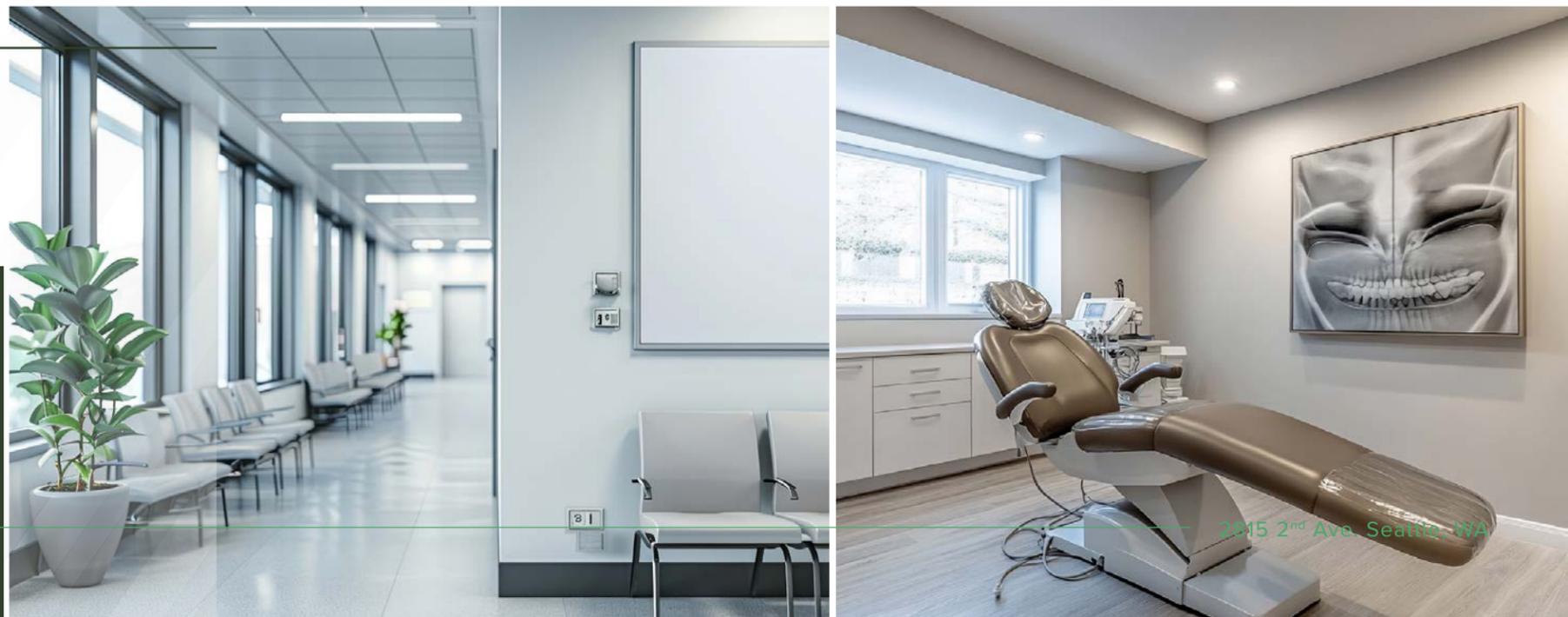
POPULATION WITHIN 5 MILES

**\$10,898**

ANNUAL HEALTHCARE SPENDING PER PERSON WITHIN 5 MILES

**78.1%**

COLLEGE EDUCATION OR HIGHER WITHIN 5 MILES



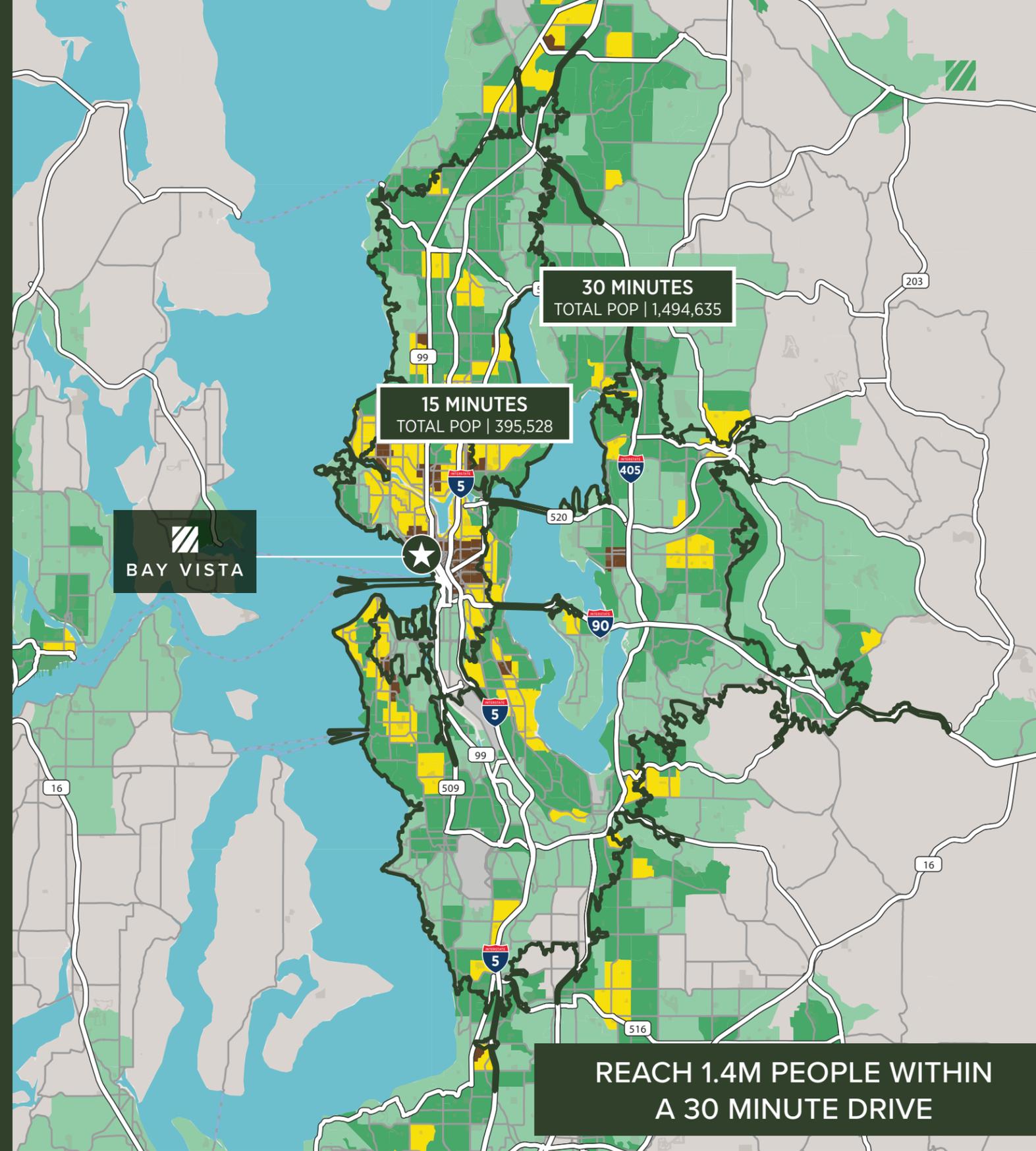
2015 2<sup>nd</sup> Ave. Seattle, WA

# ACCESS A THRIVING COMMUNITY

Join a dynamic, growing neighborhood with a strong mix of residential and professional tenants, ensuring a steady stream of potential patients.

## Demographics

	1 mile	3 miles
Population	60,766	253,495
Households	39,225	135,751
Median Age	40	39
Median HH Income	\$116,400	\$110,785
Daytime Employee	100,019	317,025
Population Growth '23 - '28	5.73%	3.06%
Household Growth '23 - '28	5.26%	2.79%



**REACH 1.4M PEOPLE WITHIN A 30 MINUTE DRIVE**



## BAY VISTA



# AMENITIES THAT INSPIRE

Bay Vista offers thoughtfully designed amenities to support healthcare professionals and enhance daily operations. From spaces for relaxation to areas tailored for patient care, it's a medical office environment built for efficiency and well-being.



LOBBY & COMMON AREA  
UPGRADES UNDERWAY



SECURE BIKE  
STORAGE



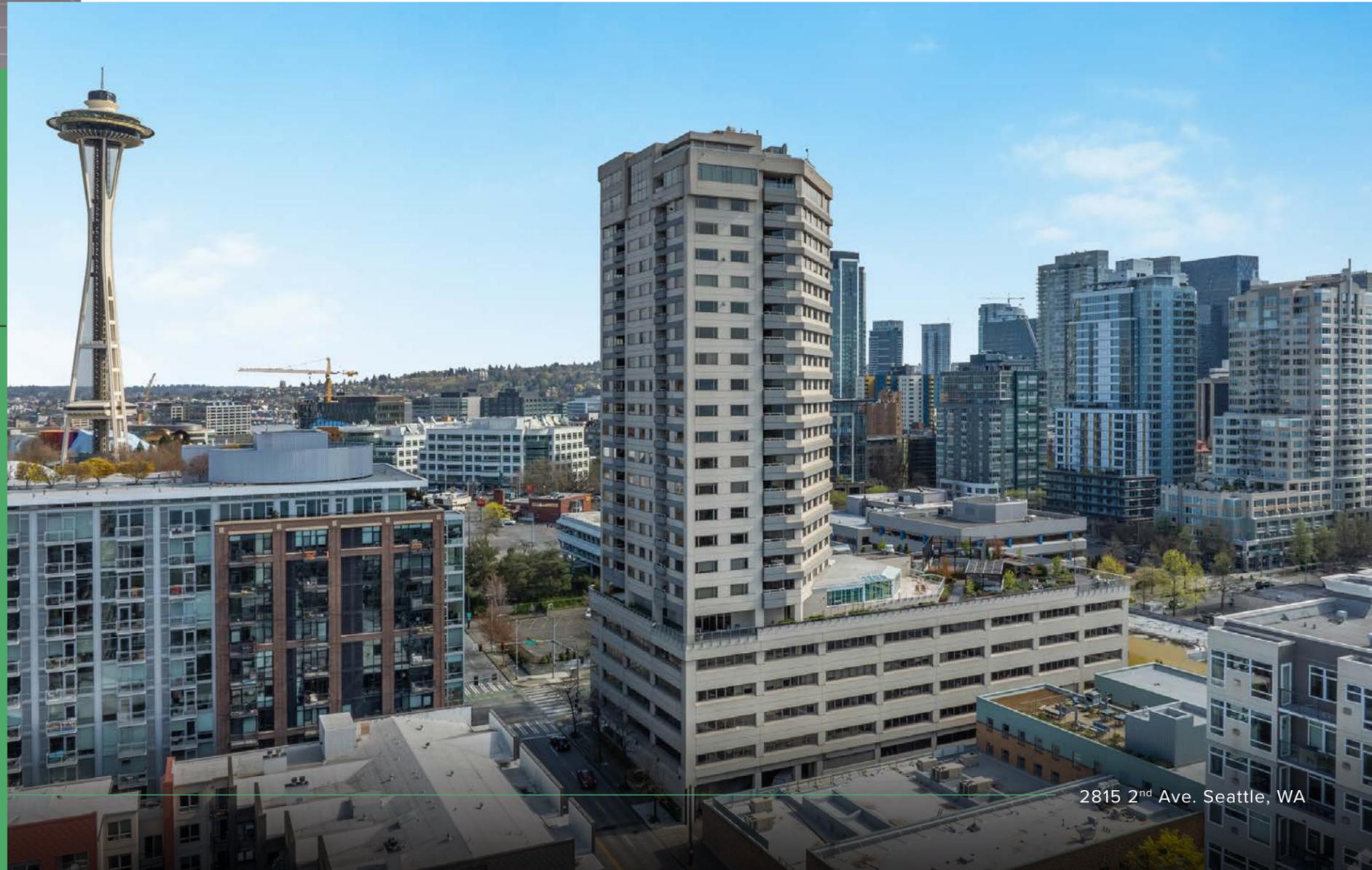
FITNESS CENTER WITH  
SHOWERS & LOCKERS



CONFERENCE  
CENTER

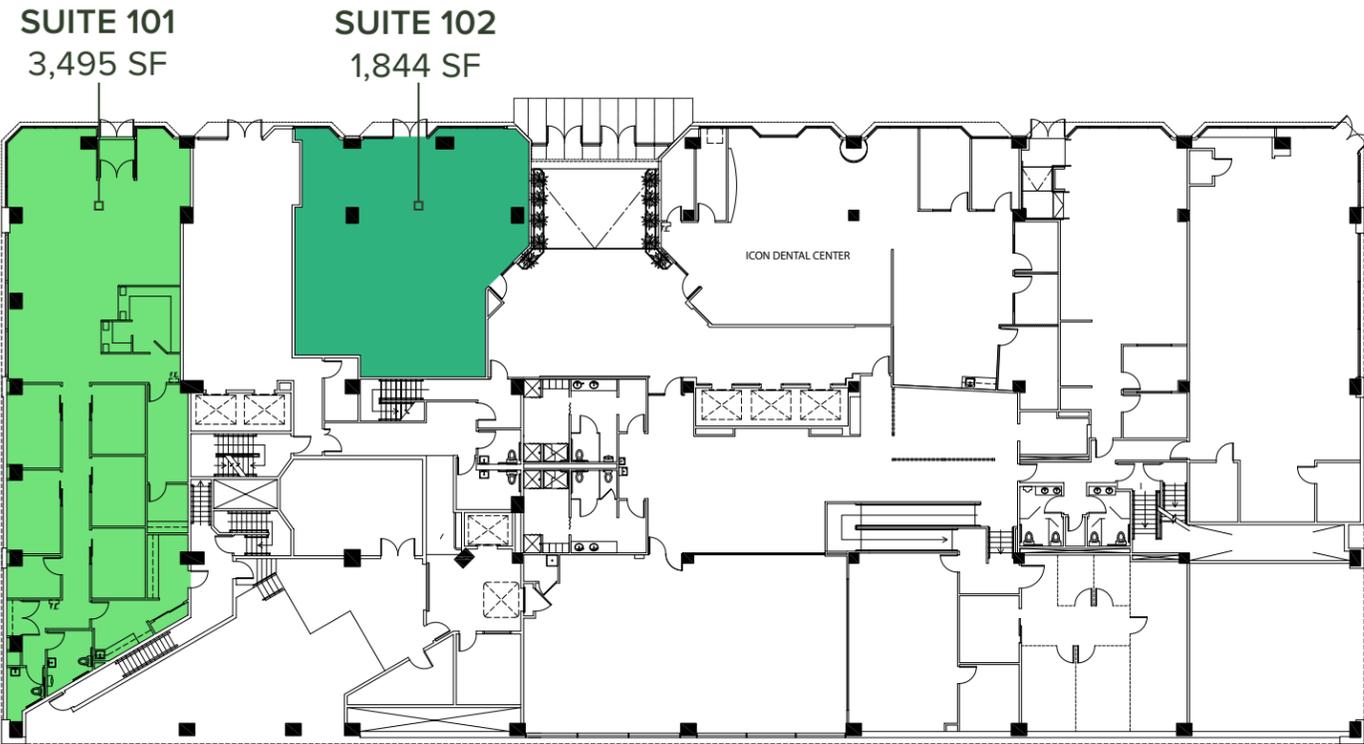


TENANT LOUNGE



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# FIRST FLOOR

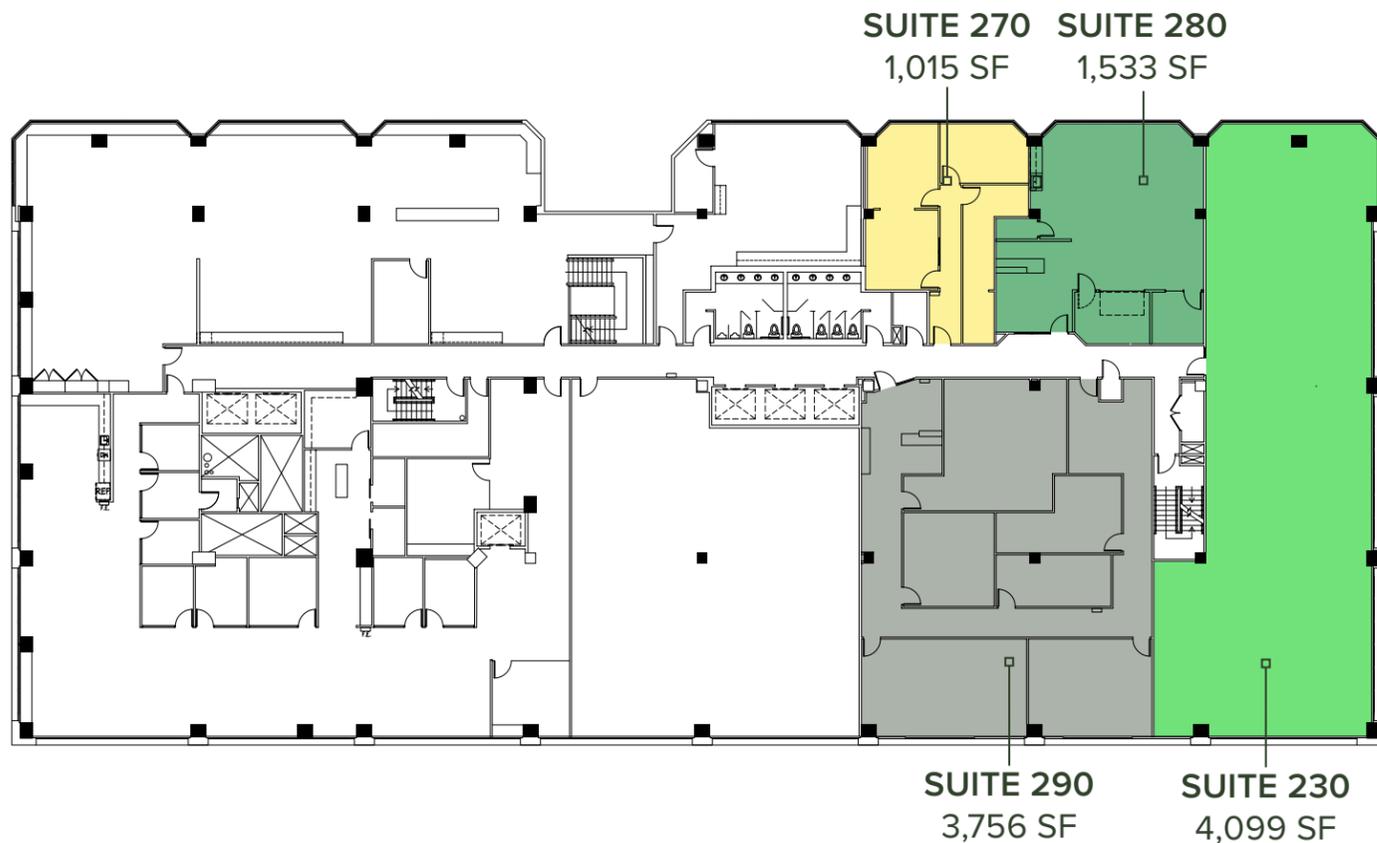


# CURRENT MEDICAL AVAILABILITIES

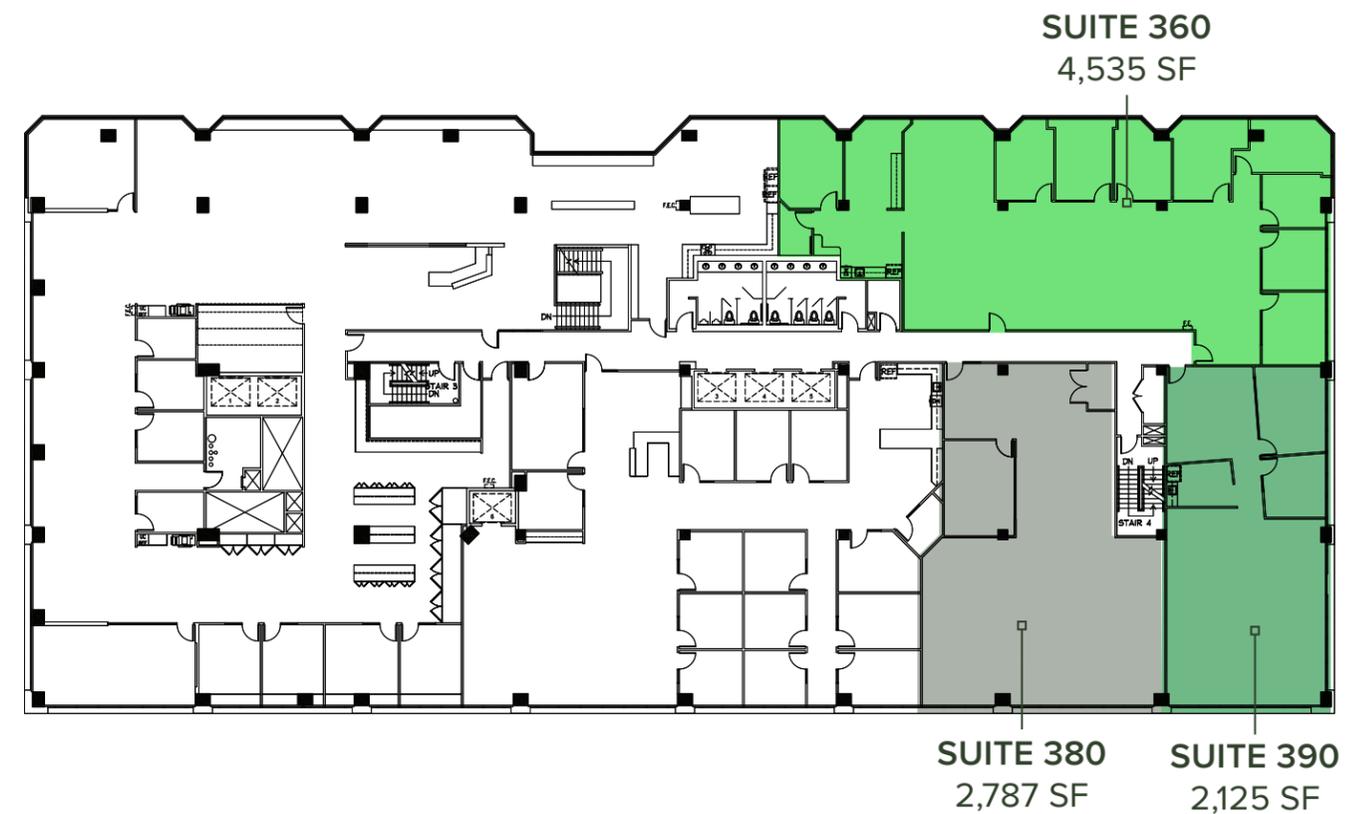
Highly visible, high-traffic retail suites perfect for medical users seeking prominent exposure. Ideal for a small medical practice or specialty clinics that thrive on walk-in patients.

Customizable layouts and direct elevator access ideal for medical users seeking patient privacy, consultation rooms & administrative areas, while benefiting from upgraded common areas.

# SECOND FLOOR



# THIRD FLOOR



## BAY VISTA

WORK, DINE, EXPLORE

# ALL IN BELLTOWN

Belltown is one of Seattle's most densely populated and walkable neighborhoods, ideal for healthcare professionals seeking modern office spaces with a dynamic blend of culture, dining, nightlife, and outdoor spaces. Steps from Bay Vista, the area is home to trendy restaurants, boutique shopping, and world-class entertainment, providing endless opportunities to connect, unwind, and be inspired.



### OLYMPIC SCULPTURE PARK

A scenic waterfront park featuring contemporary sculptures and a lush tree walk

### PIKE PLACE MARKET

A historic marketplace with fresh seafood, local artisans, and the famous fish-throwing vendors

### SEATTLE SPACE NEEDLE

Seattle's iconic observation tower with breathtaking panoramic views

### CLIMATE PLEDGE ARENA

A state-of-the-art venue hosting concerts, sporting events, and entertainment

### CHIHULY GARDEN AND GLASS

A stunning exhibition of glass art by renowned artist Dale Chihuly

### SIFF CINEMA DOWNTOWN

Seattle's most iconic movie experience showcasing independent and international films

# BAY VISTA



## A COMMUTE WORTHY OFFICE

Experience all Belltown has to offer just steps from the office. With easy access to public transit, cultural landmarks, and a vibrant mix of restaurants and retail, Bay Vista puts you at the center of it all.

97  
WALK SCORE

93  
TRANSIT SCORE

72  
BIKE SCORE



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# BAY VISTA



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