

# FOR LEASE



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# Smith & Burns

## 1321 N 45th Street | Wallingford



### Overview

Smith & Burns is a well-crafted community in the heart of Wallingford, one of Seattle's most popular neighborhoods. Bauhaus inspired interiors paired with local and found objects, salvaged materials and custom art create a warm environment in this high-quality mixed-use building comprised of 5,796 SF of retail and 150 luxury residential units.

[www.smithandburnsseattle.com](http://www.smithandburnsseattle.com)

### Highlights

- Highly visible and well-designed retail fronting N 45th Street, one block from the flourishing Stone Way corridor, with a traffic count of 25,000 vehicles per day
- Neighborhood boasts a Walk Score® of 91, making this a Walker's Paradise!
- Light-filled retail spaces feature double-high glass storefronts with 18' + ceilings
- Corner restaurant space features an entire wall of sliding glass doors
- Neighborhood businesses include Little Big Burger, Bizzarro Italian Cafe, Musashi's, Molly Moon's Ice Cream, Tilth, and Tutta Bella Pizzeria
- Ideal for spa, fitness, bakery/cafe, retail
- Spaces can be combined for a total of 3,469 SF (with 20" step in slab height)

Suite	SF	Base Rent	NNN	Overview
Retail 107	1,927	\$30/SF	\$6.50/SF	Large storefront windows, 20'6" ceilings
Retail 108	1,542	\$30/SF	\$6.50/SF	Large storefront windows, 18'10" ceilings
Retail 109	2,327			LEASED - Little Big Burger

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1321 N 45th Street | Wallingford



