

FOR LEASE RETAIL AND DELI/CAFE

TELLUS ON DEXTER

403 Dexter Ave N, Seattle, WA 98109



For more information please contact:

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LOCATION OVERVIEW

The Dexter District offers unbeatable access to a host of neighborhood amenities, recreation, dining and entertainment at the intersection of walkable South Lake Union and vibrant Seattle City Centre. Tellus on Dexter is located within a few blocks of the Seattle Center, a 74-acre campus that attracts over 12 million visitors each year to its festivals, concerts, theatre performances and Space Needle. Nearby employment giants include Apple, Amazon, Facebook, Google, the Bill & Melinda Gates Foundation, UW Medicine and more!

PROPERTY HIGHLIGHTS

- Available now - two thoughtfully designed retail storefronts in the rapidly growing and centrally located Dexter District of South Lake Union
- Located at the base of Tellus on Dexter, a stylish, 98-unit apartment building designed by award-winning VIA Architecture
- Oversized storefront windows, bright interiors and patio seating available
- Excellent visibility and access to I-5, Hwy 99, and downtown core
- Located across the street from Apple's new 650,000 SF office building
- Rental Rate \$38/SF/YR plus 2023 NNN (\$13.50/SF/YR). NNN includes trash.

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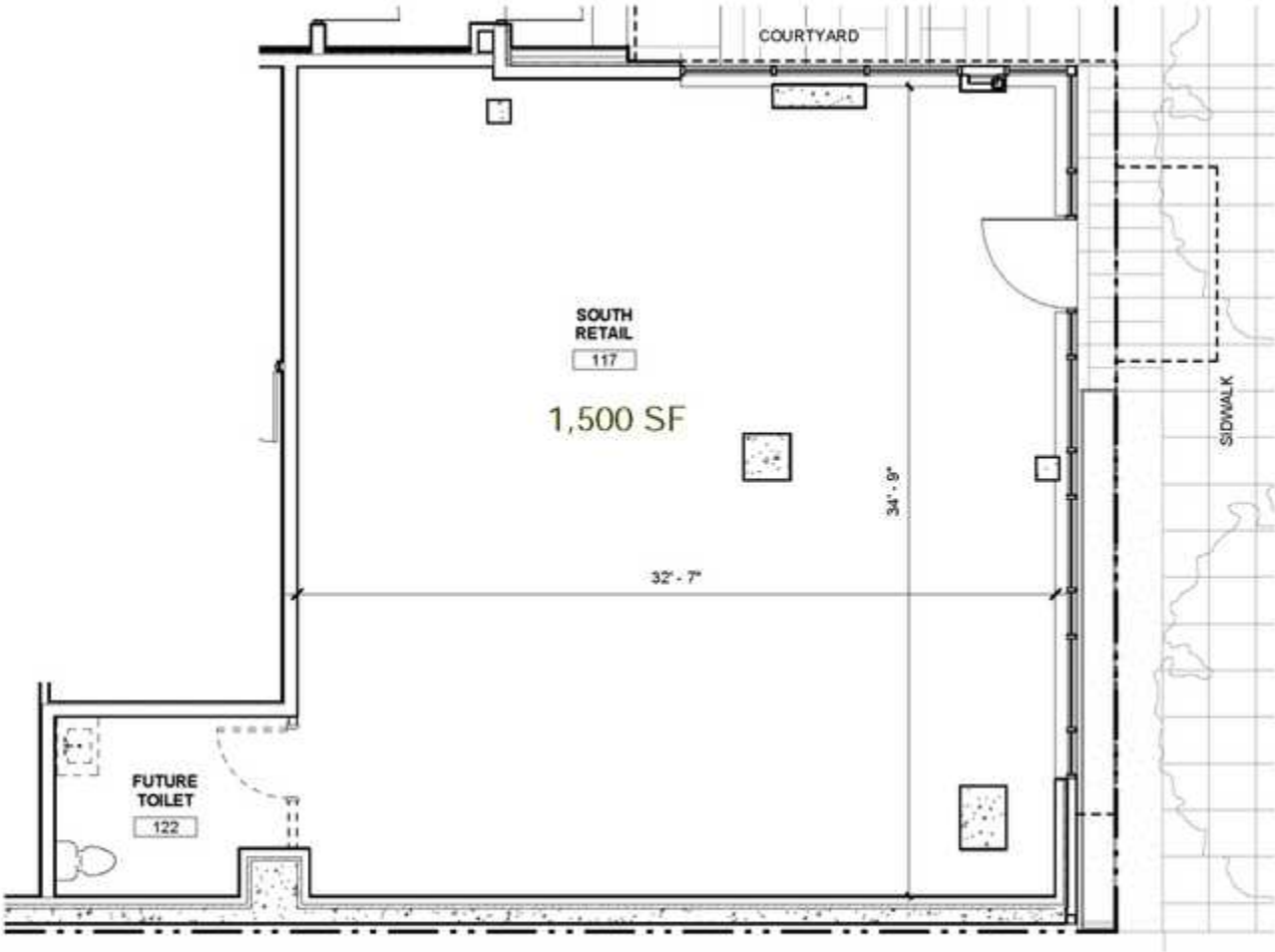
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AVAILABLE SPACES

	SUITE	SIZE (SF)	NNN	LEASE RATE	DESCRIPTION
■	South Retail	1,500 SF	\$14.50	\$38.00 SF/yr	Street-level retail with large storefront windows and patio seating available. Ideal for retail, juice bar, salon, fitness, etc.
■	North Retail	1,500 SF	\$14.50	\$38.00 SF/yr	Recently built-out deli/grocer/cafe (currently operating as Metropolitan Deli + Cafe). Large storefront windows and sidewalk seating available.

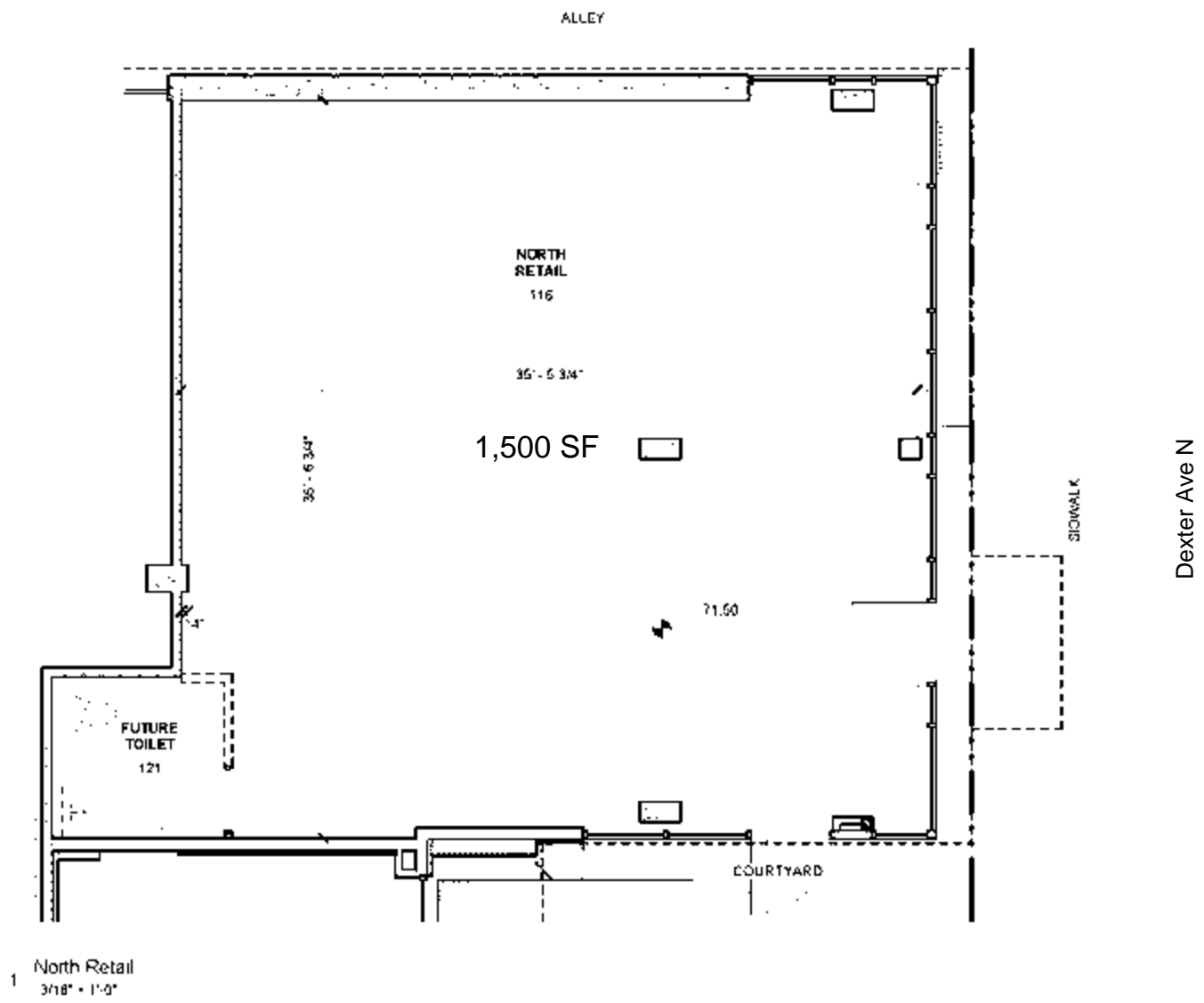
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Dexter Ave N

1 South Retail
3/16" = 1'-0"

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TELLUS ON DEXTER



89

TRANSIT SCORE



98

WALK SCORE



81

BIKE SCORE



91,645

POPULATION



56,298

HOUSEHOLDS



\$112,588

HOUSEHOLD INCOME

* 2022 Demographics based on a 1 mile radius

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