

**FOR LEASE  
BUILT-OUT COMMERCIAL KITCHENS**

PRODUCTION, COMMISSARY, GHOST  
1601 Dexter Ave N | Seattle, WA 98109



For more information please contact:

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### THE OPPORTUNITY

1601 Dexter Ave N is a brand new built-out, 12-individual ghost kitchen property centrally located on the east side of Queen Anne Hill, with a high density of both residential and office population, and high-volume food delivery.

Now leasing private, individual food production kitchen space equipped with everything you need for a successful operation.

Avoid the expensive brick and mortar buildout, by taking advantage of this turn key, low cost solution.

This unique project is perfect for production, catering or commissary needs. Hood cleaning and grease trap service, nightly janitorial service (common areas), water, garbage and gas service with one flat monthly fee. Tenant pays its separately metered electrical service.

You never have to schedule a crew, worry about being in compliance with the city or get hit with surprise costs. This is all handled for you.

OTTER software platform: If you run a delivery model, you can choose to use your own tablets or opt into using a site supplied aggregator to funnel all of your tablets into just one, with cross app 86ing capabilities and easy to update menu and hours edits.

On site service personal collect prepared orders from your kitchen and delivery them with accuracy and speed to the drivers waiting outside, so you can get your product to your customer with the greatest efficiency.

Bring your own cooking equipment and start cooking in days not months!



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### THE DETAILS

- Flexible sizes ranging from 192 sqft
- 9ft type 1 hood
- Shared grease trap
- 3 compartment sink
- Gas and electrical hook-ups
- On-site dry storage and refrigeration (additional fees apply)
- Shared bathrooms
- Shared utility/mat wash station
- Contact Broker to discuss rental rates



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