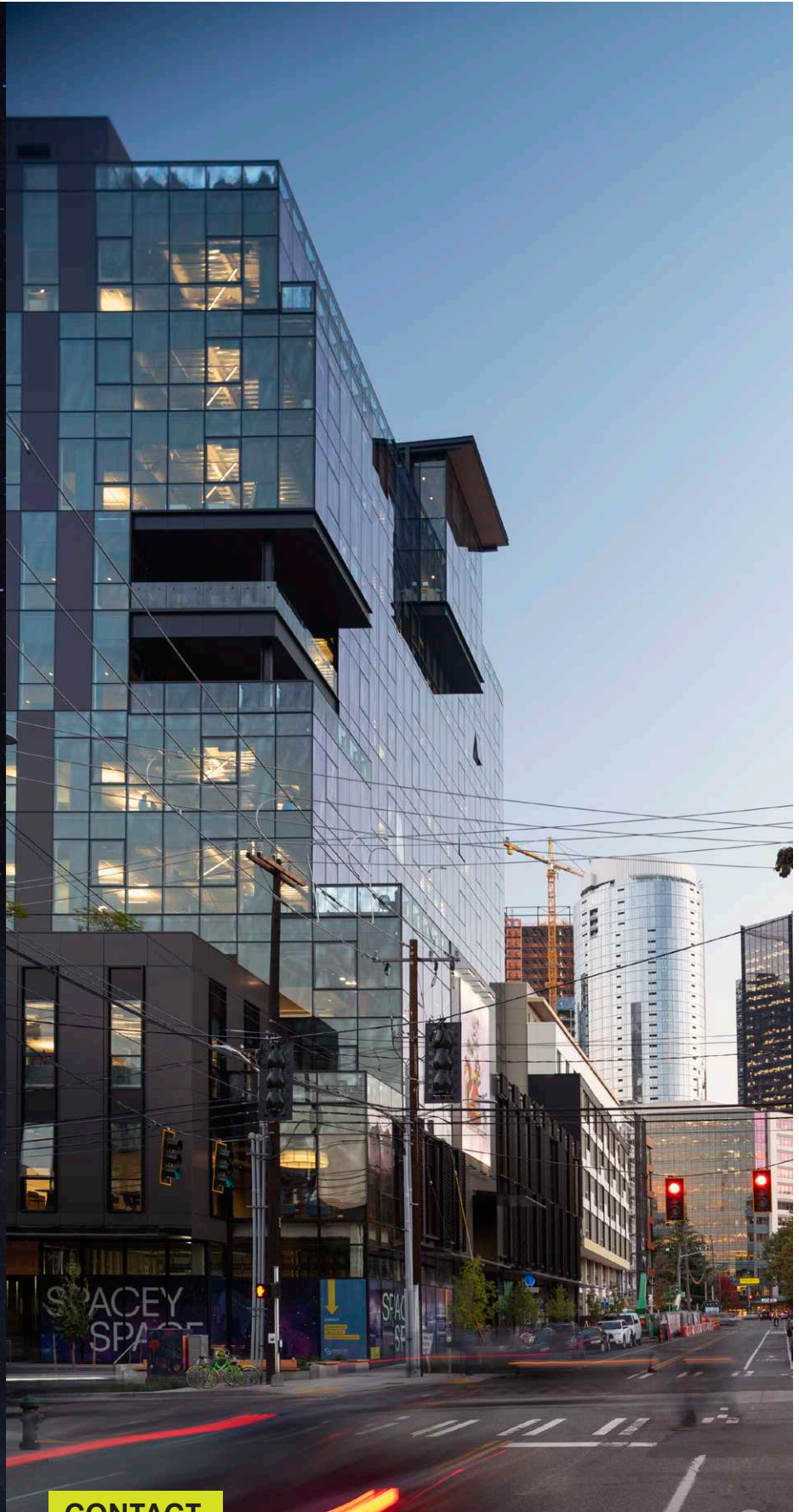


9TH  
THOMAS

2009 SQ FT  
RETAIL

SPACEY  
SPACE  
FOR  
LEASE



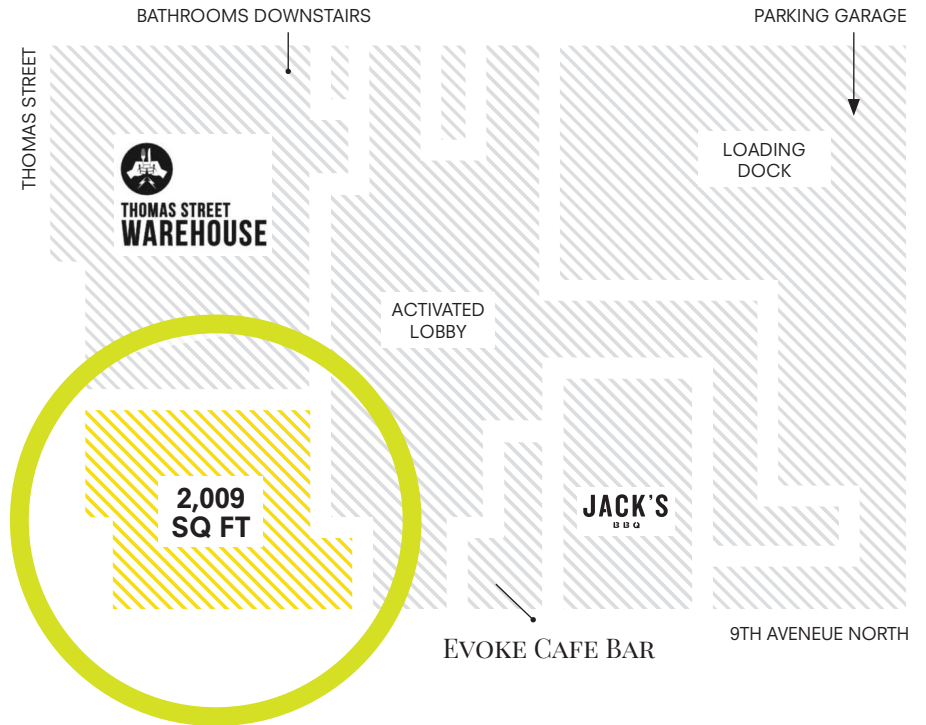
**CONTACT**

LAURA MILLER / 206.351.3573  
laura@gibraltarusa.com

9thandthomas.com



# 234 9TH AVE N // SUITE 103



Prime corner spacey space with direct connection to lobby and entry on either 9th Avenue North or Thomas Street.

## SPACE AMENITIES\*

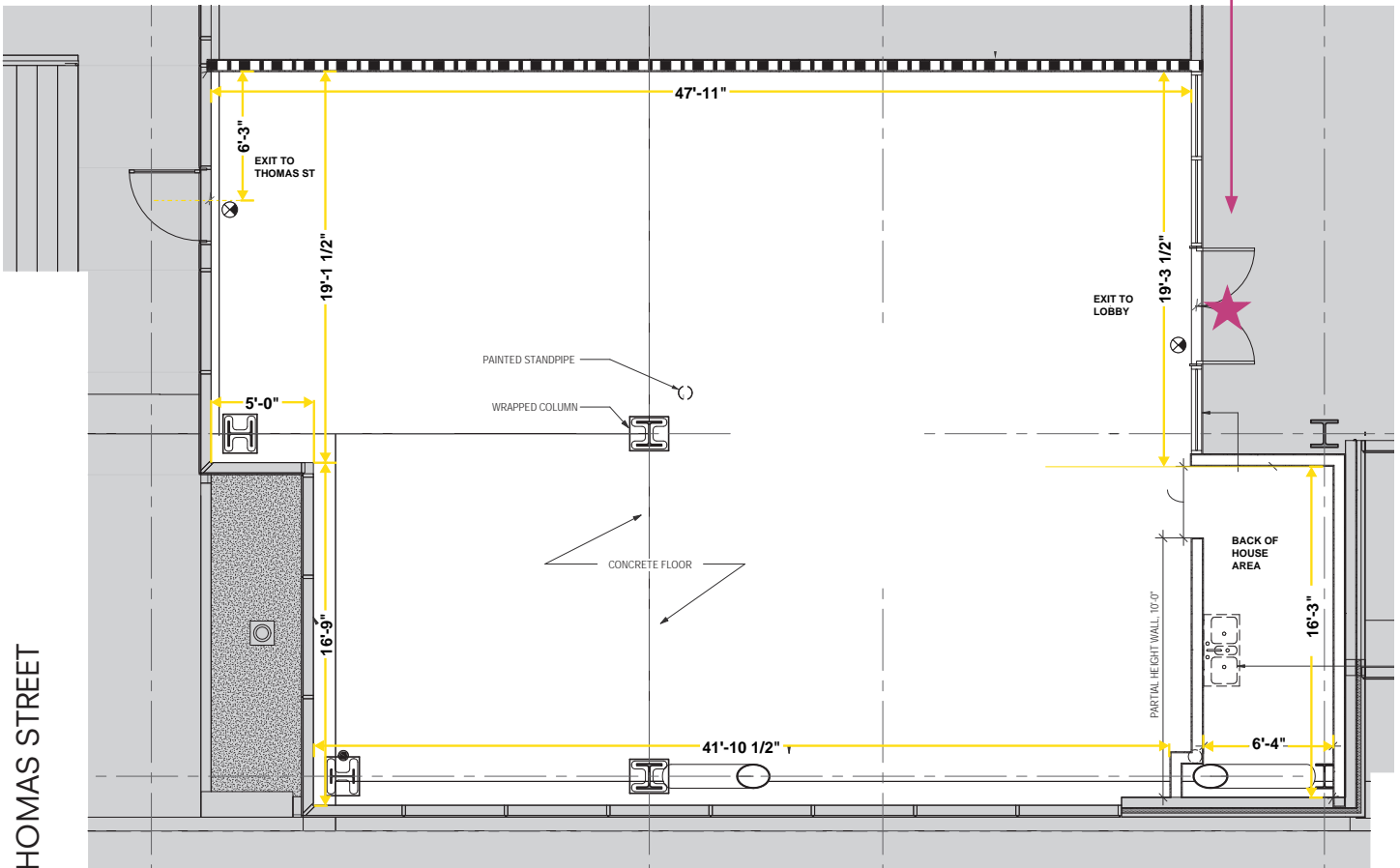
- Polished concrete floors
- 10' high storefront
- 16" high ceilings
- 80" linear feet of storefront glazing
- Building standard manual Drapper blinds
- 10 ton heat pump HVAC
- Triple compartment sink
- Dedicated 100 amp 3-phase electrical panel
- Access to speedy WiFi
- Access to common area bathrooms
- Direct connectivity to active lobby/lounge area
- Access to loading dock
- Building co-tenants include Jack's BBQ, Evoke Café Bar, Thomas Street Warehouse, and Amazon

**RENTAL RATE: \$36/SF/YR**  
Plus NNN (2022 est. \$17.46)

\*Tenant to field verify all dimensions.



# 234 9TH AVE N // SUITE 103



THOMAS STREET

✦ 9TH AVENUE NORTH

Tenant to field verify all dimensions.



# 234 9TH AVE N // SUITE 103



# SOUTH LAKE UNION BUSINESSES



SLU SCORES

**97** WALK  
**83** BIKE  
**93** TRANSIT

SLU OFFERS\*

**53k** RESIDENTS  
**140k** WORKERS  
**10k** BUSINESSES

**👁️ = LOTS OF EYES ON YOUR GOODS**

DATA PER WALKSCORE.COM

\*EST. 2021 DEMOGRAPHICS BASED ON A 1 MILE RADIUS