



Kidder  
Mathews

RETAIL SPACE AVAILABLE

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ONNI  
SOUTH  
LAKE  
UNION

# Premier South Lake Union Retail Available.

1120 DENNY WAY | SEATTLE, WA 98109

DENNY WAY

# Property Highlights

OSLU EAST

OSLU WEST



FAIRVIEW AVENUE

RETAIL SPACE AVAILABLE



Flexible demising plans accommodating 836 SF – 6,873 SF



Draws from South Lake Union, Capitol Hill, Seattle Center, and North Belltown



Ideally located on the high-traffic intersection of Denny Way and Fairview Ave North

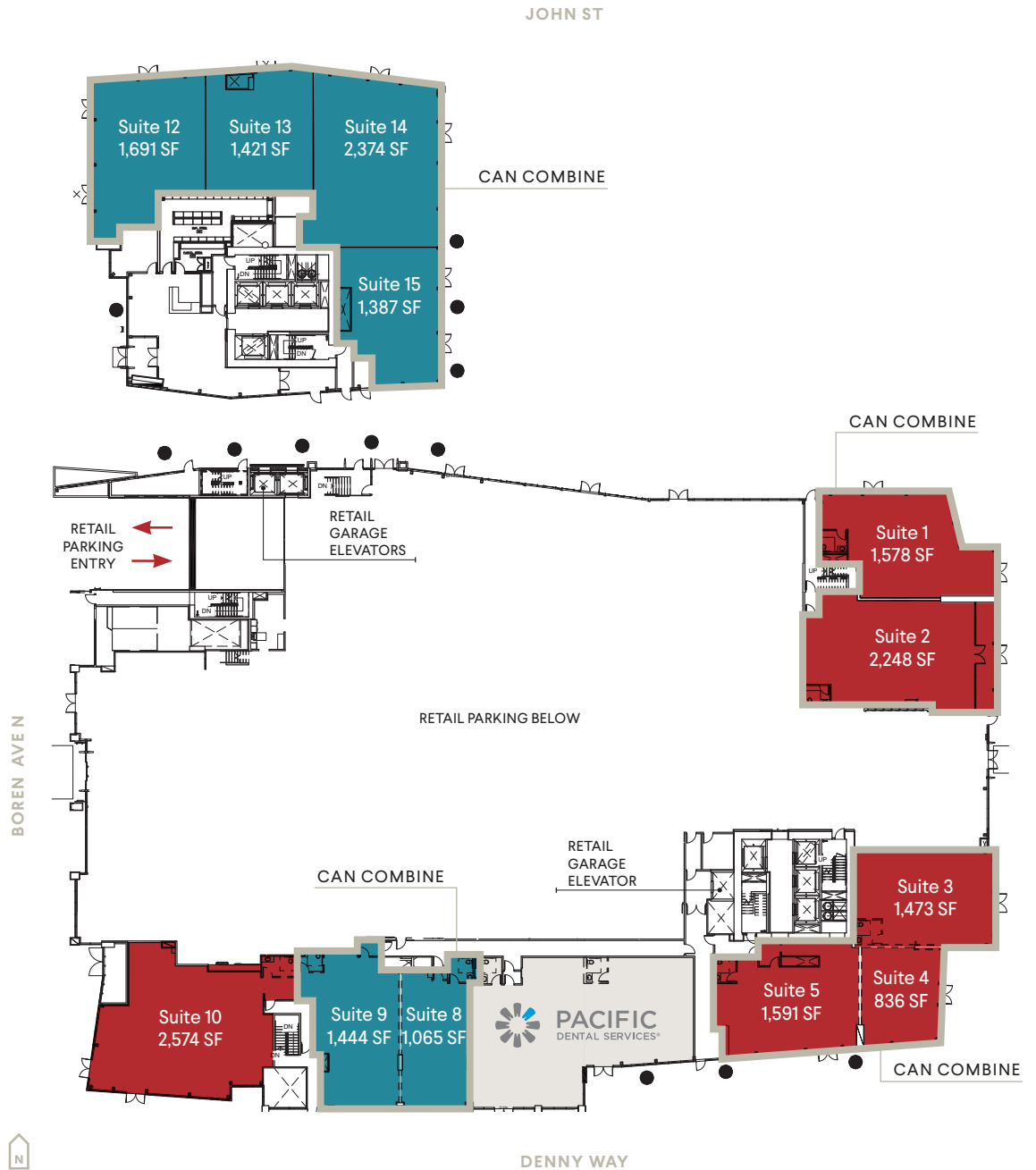


Extensive visitor parking on-site with easy access to retail



Call for rates

# Site Plan



## AVAILABILITIES

Suite 01	1,578 SF	3,826 SF TOTAL
Suite 02	2,248 SF	
Suite 03	1,473 SF	3,900 SF TOTAL
Suite 04	836 SF	
Suite 05	1,591 SF	
Suite 08	1,065 SF	2,509 SF TOTAL
Suite 09	1,444 SF	
Suite 10	2,574 SF	6,873 SF TOTAL
Suite 12	1,691 SF	
Suite 13	1,421 SF	
Suite 14	2,374 SF	
Suite 15	1,387 SF	

- CAN COMBINE
- LEASE PENDING

# 836 – 3,900 SF

DEMISABLE PLANS AVAILABLE



# An abundance of customer parking.

88  
COMMERCIAL STALLS

4  
ADA STALLS

4  
LOADING STALLS

96  
TOTAL STALLS

- COMMERCIAL PARKING
- ACCESSIBLE PARKING
- SHORT-TERM PARKING
- LOADING ONLY
- RETAIL ELEVATOR ACCESS



# Unbeatable storefront visibility.



BOREN AVENUE N FRONTAGE



FAIRVIEW AVENUE N FRONTAGE



FAIRVIEW AVENUE N FRONTAGE



BOREN AVENUE N FRONTAGE

SLU is at the center of tech giants and a dense residential population



LAKE UNION

FRED HUTCH

BILL & MELINDA GATES foundation

OS  
LU

12,207+  
CARS/DAY






32,654+  
CARS/DAY

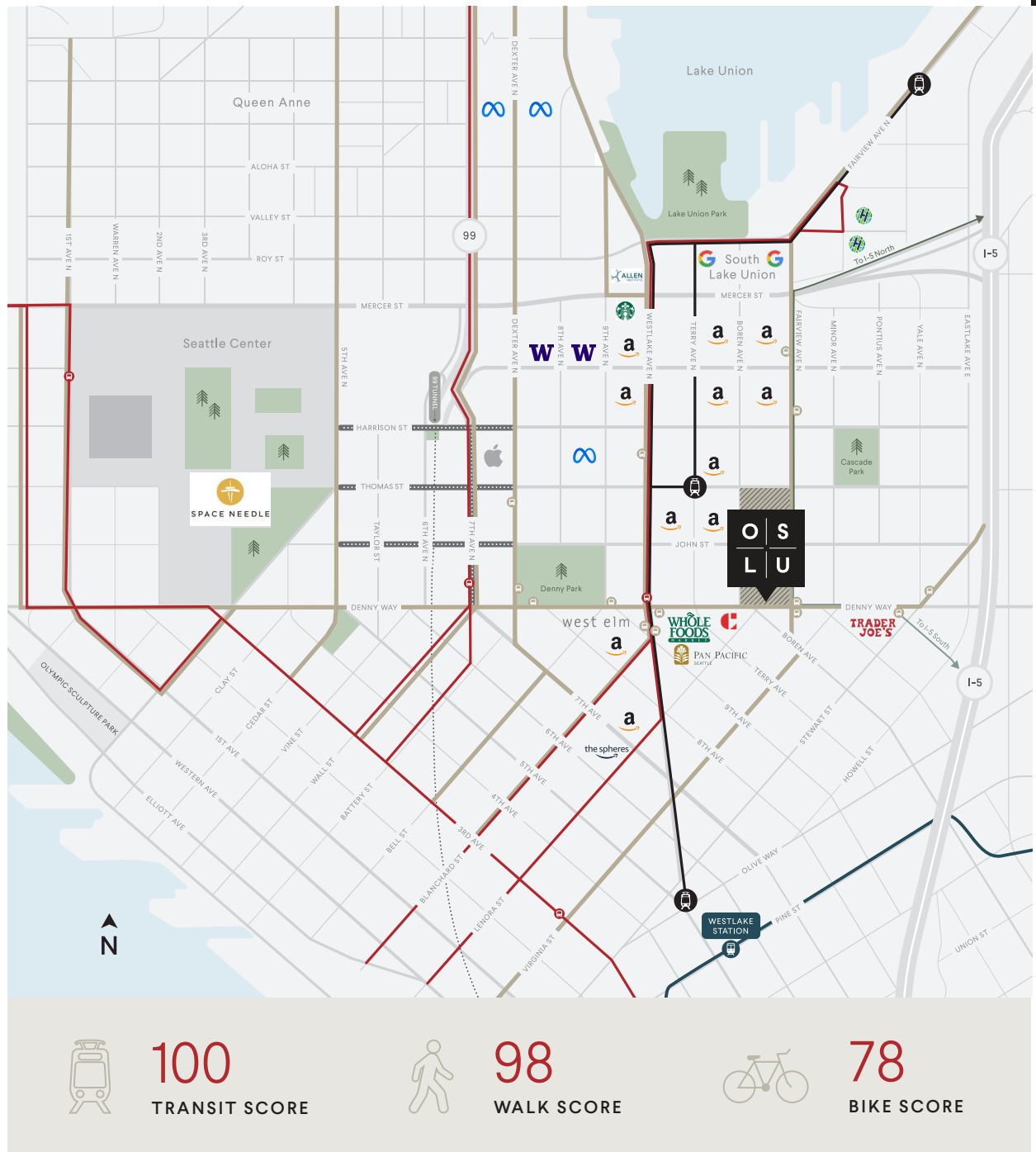
# Meet your neighbors.

	<b>TRADER JOE'S</b> COMING SOON
west elm	
	<b>amazon</b> HEADQUARTERS

**260+**  
RESTAURANTS, CAFES & BARS  
WITHIN WALKING DISTANCE

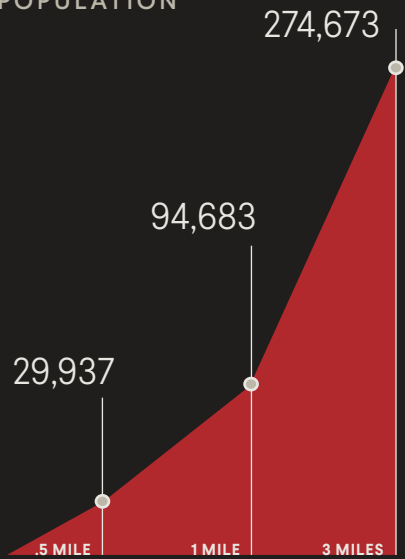
## TRANSIT

-  Bus Routes
-  Rapid Ride Bus Routes
-  South Lake Union Street Car
-  Link Light Rail
-  SR-99 Tunnel Connections

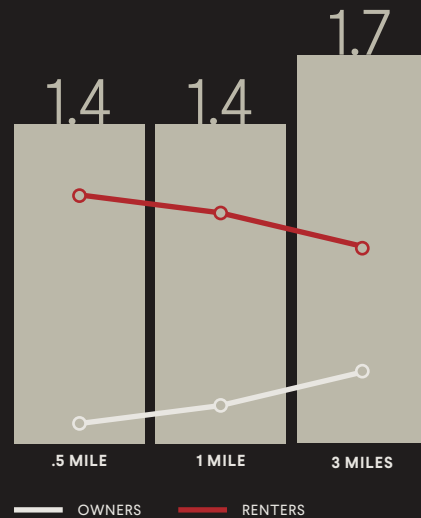


# Demographics

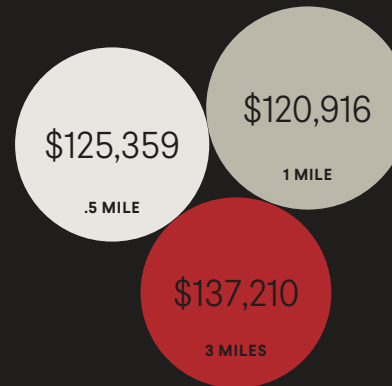
## POPULATION



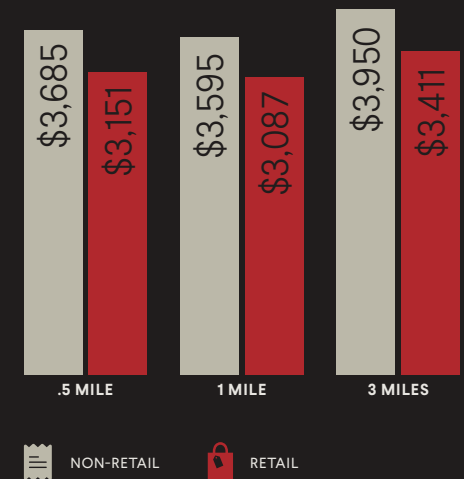
## AVERAGE HOUSEHOLD SIZE



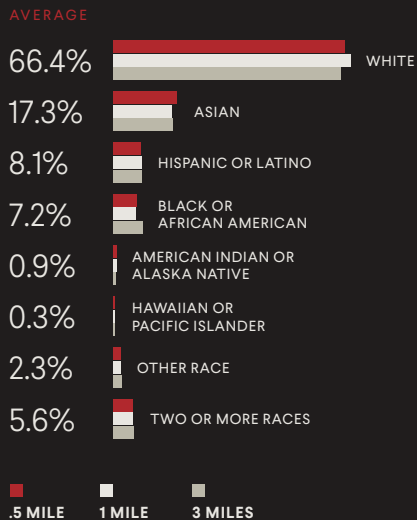
## AVERAGE ANNUAL HOUSEHOLD INCOME



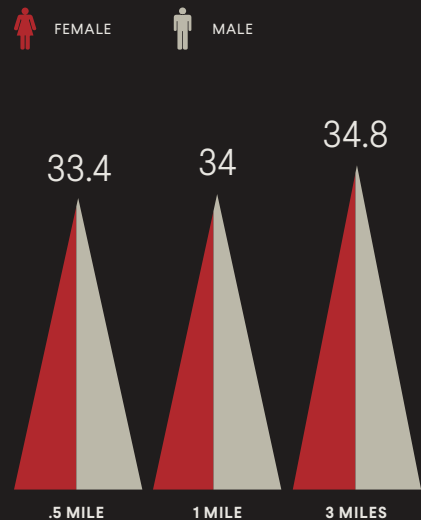
## MONTHLY HOUSEHOLD CONSUMER EXPENDITURE



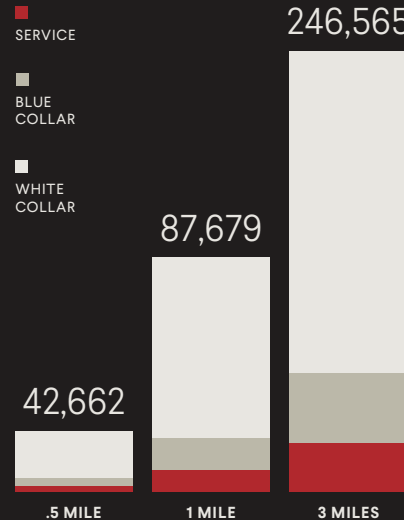
## RACE & ETHNICITY



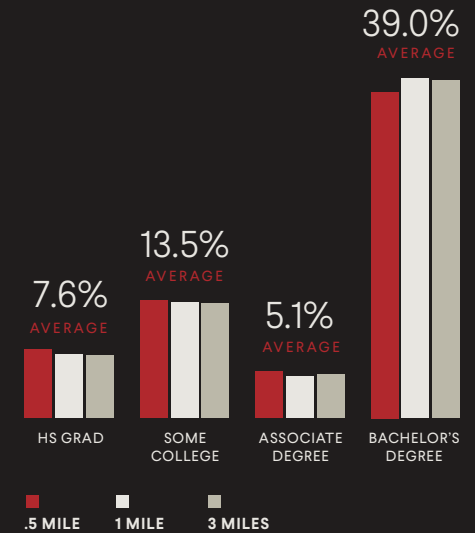
## MEDIAN AGE & GENDER



## EMPLOYMENT OVERVIEW



## EDUCATION OVERVIEW





# A complete community.

## TWO RESIDENTIAL BUILDINGS

- 41 floors - OSU West
- 41 floors - OSU East
- 798 apartment units

## RETAILERS

- 29,831 RSF of premium retail opportunities

## ONE MID-RISE HOTEL

- LEVEL Furnished Living
- 299 hotel units

## CLASS A OFFICE

- Coming soon
- ±935,951 RSF

## SEATTLE TIMES PARK

- Beautifully landscaped 25,000 square foot park
- Bike parking, water features and dog run
- Thoroughfare between Fairview Ave and Boren Ave



TOWER ONE  
OSLU WEST

TOWER TWO  
OSLU EAST

TOWER  
THREE  
HOTEL

# ONNI SOUTH LAKE UNION

RETAIL LEASING BY

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