FOR LEASE

RESTAURANT/RETAIL SPACE

2701 Eastlake Avenue E, Seattle, WA 98102

AVAILABLE NOW

For more information please contact:

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GIBRALTAR
INVESTMENT PROPERTY SOLUTIONS

2701 EASTLAKE AVENUE E, SEATTLE, WA 98102

RESTAURANT/RETAIL FOR LEASE

Storefront

Shared Building Lobby

NEIGHBORHOOD

Eastlake is a vibrant Seattle neighborhood located on the eastern shore of Lake Union, between South Lake Union and the University District. Small town atmosphere meets urban vibe with an eclectic mix of residents who are very supportive of local businesses. With floating homes, high residential and office density, outdoor recreation, waterfront parks and some of the city's favorite eateries, this neighborhood is fun and lively with a great sense of community. The University of Washington sits directly to the North; Amazon's headquarters and Fred Hutchinson Cancer Research Center sit along the southern border, making it a high traffic arterial for both commuters and students.

HIGHLIGHTS

- Rare opportunity to lease light-filled restaurant/retail space with a prime location in Seattle's charming Eastlake neighborhood
- Located on the street-level of a new modern mixed-use office/retail building with 51,000 sq ft of office space
- Retail storefronts are designed with stone columns, expansive storefronts for high visibility, and glass canopies to shelter pedestrians
- Central location gives it easy access to I-5, SR-520, South Lake Union, Capitol Hill, University District and downtown Seattle within minutes
- Common area bathrooms and lobby
- Reserved garage parking: 1.6 stalls per 1,000 SF available for $165/stall/month.
- Surrounding neighborhood tenants include Son of a Butcher, 14 Carrot Cafe, Pecado Bueno, Armistice Coffee, Serafina, Cichetti, Little Water Cantina, and Otter Bar and Burger, and Haymaker
- Rental rate $32/SF/YR/modified gross. Tenant pays utilities.

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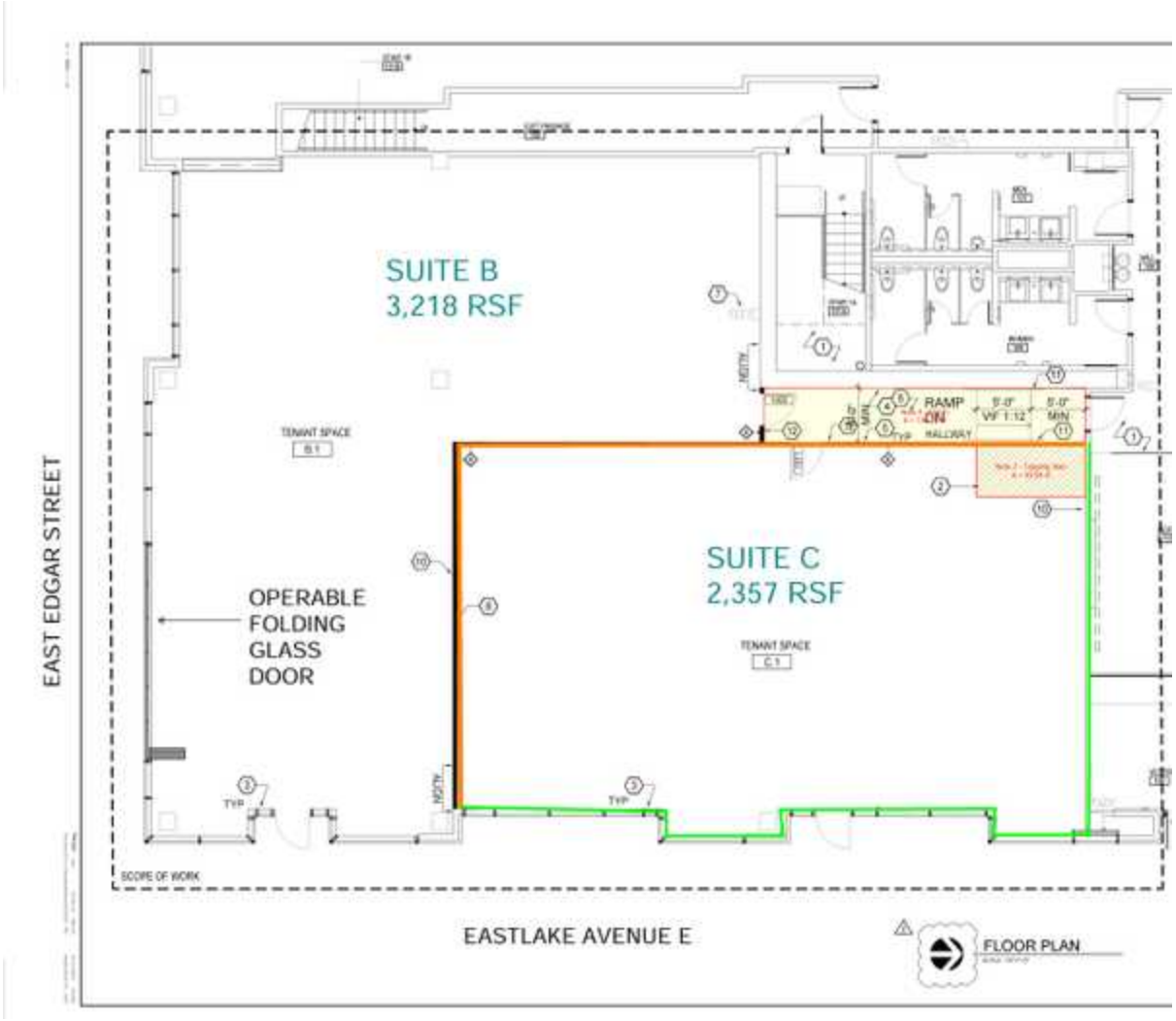

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	DESCRIPTION
Suite B	Available	3,218 SF	Prime SE corner space, expansive window line with abundant natural light, large bi-fold "Nana Wall" operable storefront system, dedicated patio for outdoor dining, type 1 hood shaft, concrete floors, HVAC, peek a boo view of Lake Union. Ideal for restaurant.
Suite C	Available	2,357 SF	Prime retail space on Eastlake Avenue. Space features large storefront windows, concrete floors, and HVAC. Ideal for retail, salon, or service office.

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SUITE B

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57	80	66	28,718	12,873	$116,431
TRANSIT SCORE	WALK SCORE	BIKE SCORE	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME

* Demographic data derived from 2022, 1 mile radius

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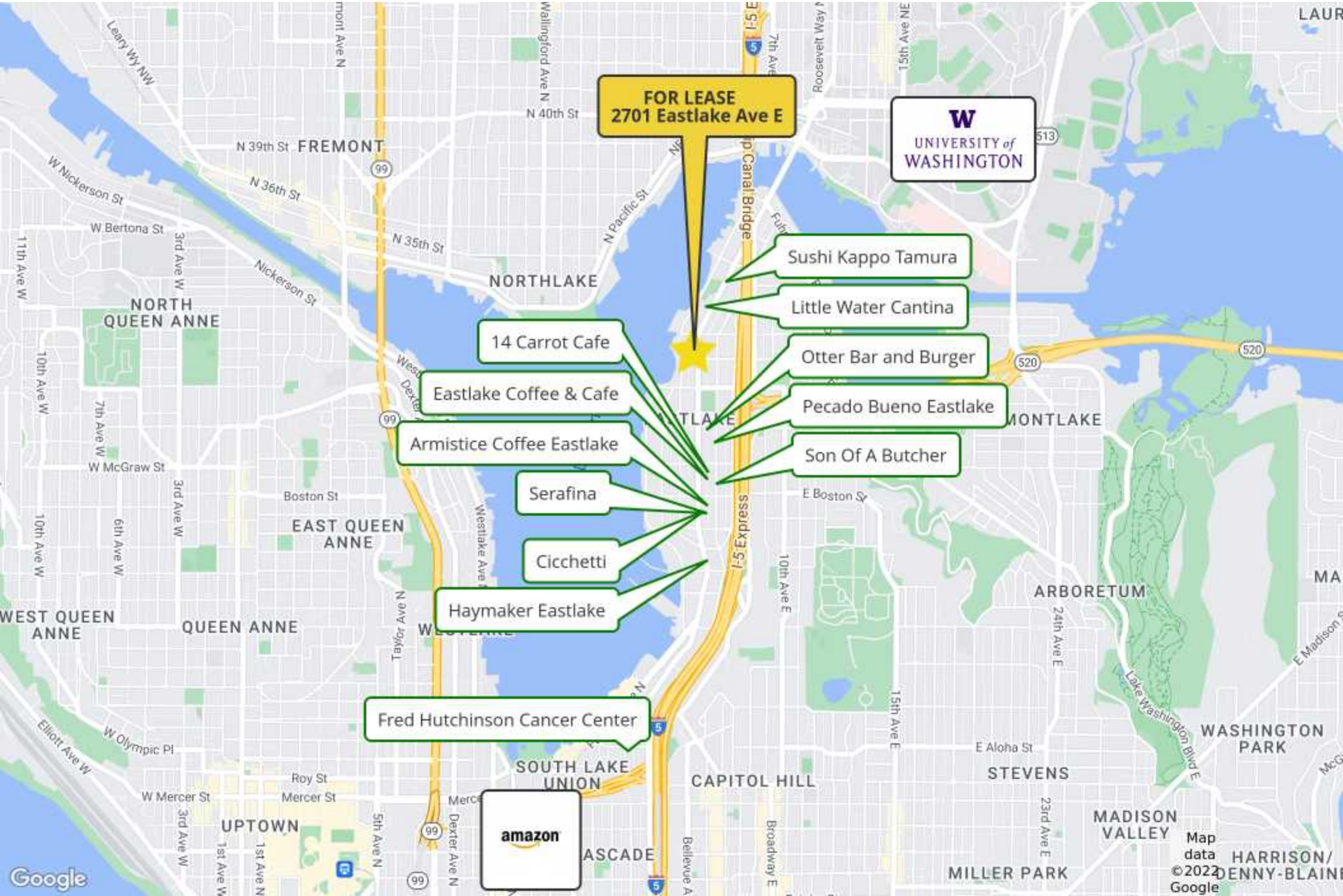
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