

# RESTAURANT + RETAIL AVAILABLE Q2 2024

12TH & BROOKLYN AVES. NE | SEATTLE



CHAPTER  
BLDGS.

I. II.

FOR MORE INFORMATION PLEASE CONTACT:

**TRACY CORNELL**

tracyc@gibraltarusa.com  
206.948.0630

**BRETT FRANK-LOONEY**

brettfranklooney@gmail.com  
206.913.7417

**LAURA MILLER**

laura@gibraltarusa.com  
206.351.3573





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# LEASING DETAILS

AVAILABLE SPACE	Approx 13,000 SF
RATE	Call for Rates
DELIVERY	Q2 2024
BUILDING DETAILS	390,000 SF Office & Life Sciences





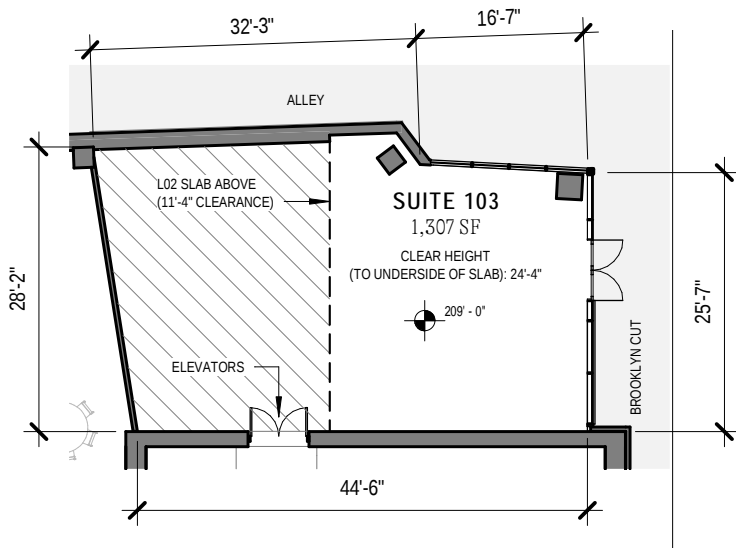
# SITE PLAN

**BUILDING II**

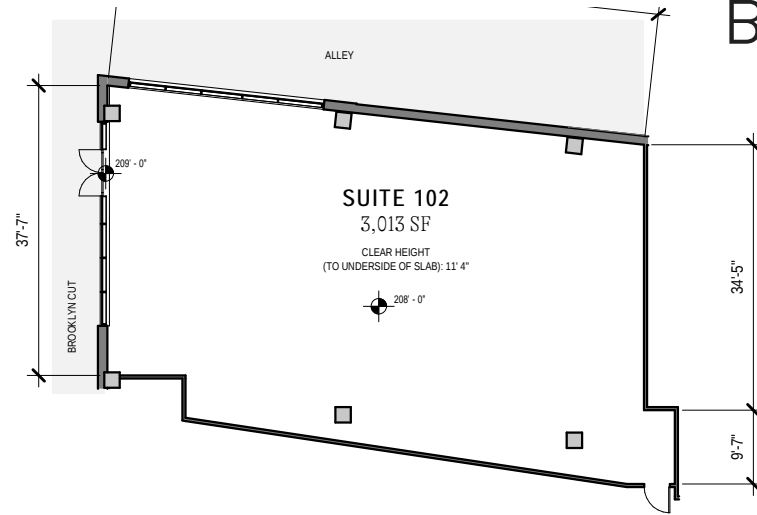


**BUILDING I**





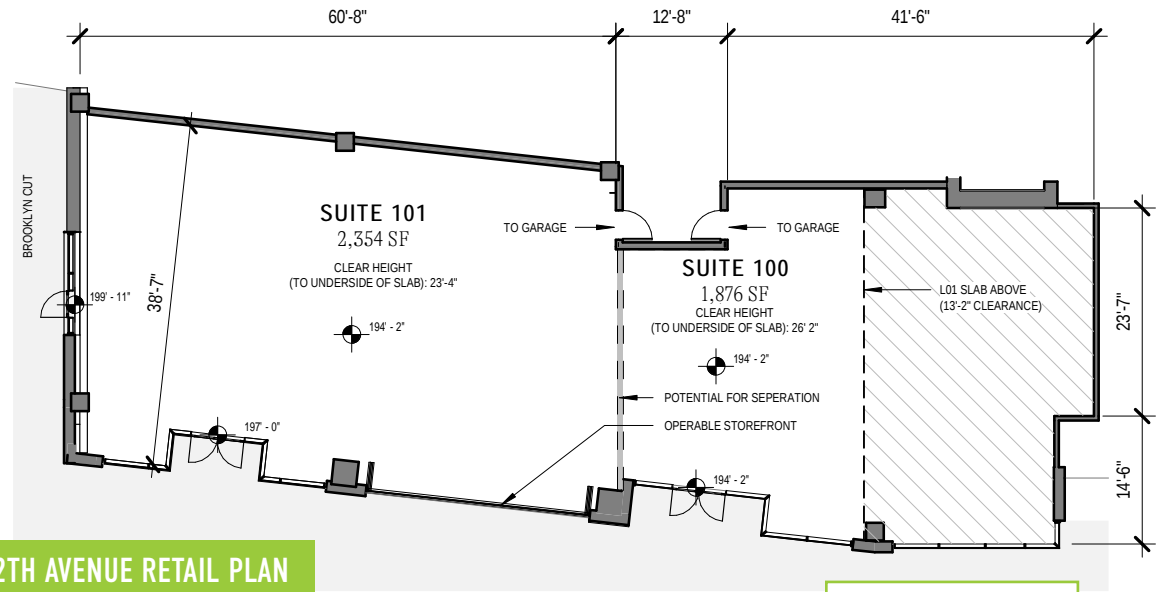
ALLEY RETAIL PLAN - NORTH



ALLEY RETAIL PLAN - SOUTH

# BUILDING I

- 240,000 SF Office Space
- 9,000 SF Retail Space
- Suite 100 + 101 can be restaurant



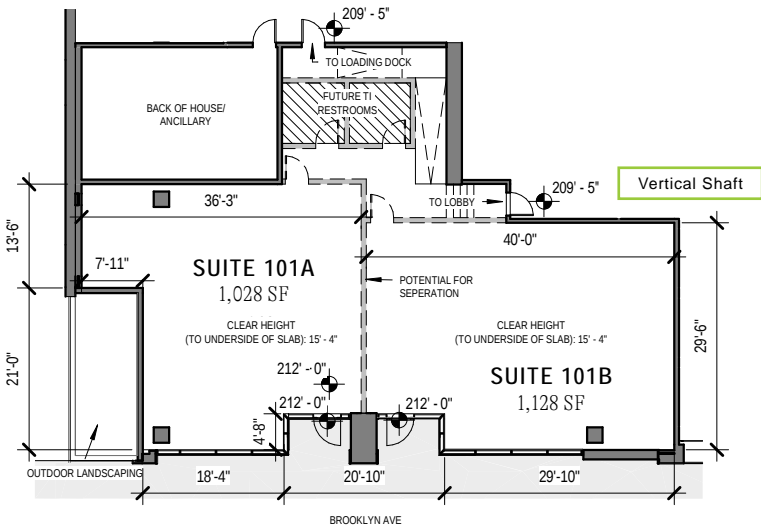
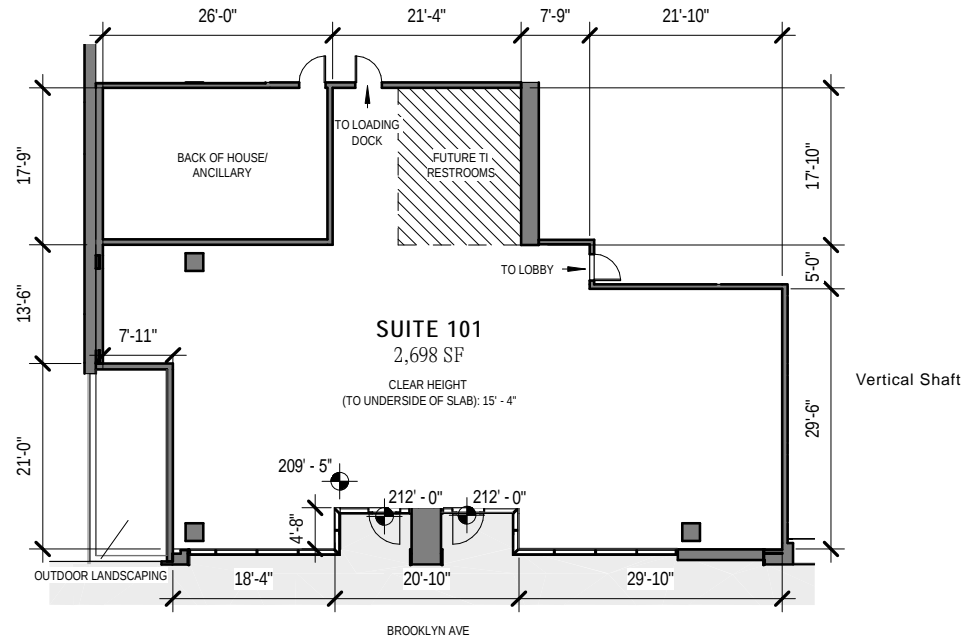
12TH AVENUE RETAIL PLAN

Suites 100 and 101 have 20'+ ceiling heights and can accommodate a scrubber and/or mezzanine level

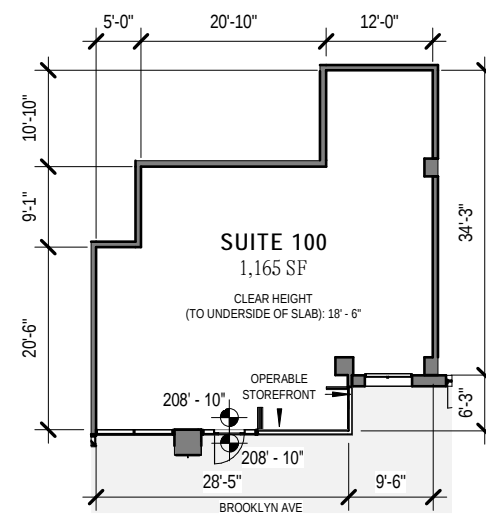
# BUILDING II

- 148,000 SF Life Sciences Space
- 4,000 SF Retail Space
- Suite 101B + 101A can be restaurant

NORTH RETAIL PLAN



NORTH RETAIL PLAN 2



SOUTH RETAIL PLAN



# CHAPTER BLDGS.

**5639 UNIVERSITY WAY**  
5-story, 39 unit apartment building with 1,630 ft<sup>2</sup> of ground-floor retail.

**5229 UNIVERSITY WAY**  
6-story, 64 unit apartment building with 1,167 ft<sup>2</sup> of ground floor retail.

**5504 UNIVERSITY WAY\***  
5-story, 77 unit apartment building with retail.

**5339 ROOSEVELT WAY**  
4-story, 27 unit apartment building with office space and 2,260 ft<sup>2</sup> of ground-floor retail.

**5251 UNIVERSITY WAY\***  
6-story, 88 unit apartment building with retail.

**4732 BROOKLYN AVE**  
7-story, 180 unit apartment building with 34,507 ft<sup>2</sup> of ground-floor retail occupied by Safeway.

**CHAPTER I. BLDGS.**  
10-story, office building with 148,000 ft<sup>2</sup> of Life Sciences Space and 4,000 ft<sup>2</sup> of ground-floor retail.

**4512 11TH AVE**  
30-story, hotel with 168 rooms, 101 apartments, two ground-floor retail spaces (1,540 ft<sup>2</sup> & 2,409 ft<sup>2</sup>) and one mezzanine level space (1,887 ft<sup>2</sup>) totaling 6,056 ft<sup>2</sup>.

**1200 50TH ST**  
6-story, 49 unit apartment building with 1,024 ft<sup>2</sup> of ground floor retail.

**4515/4524 BROOKLYN AVE**  
25-story, tower with 202 apartment units and 2,614 ft<sup>2</sup> ground-floor retail.

**1300 4TH ST**  
23-story, 342 unit apartment building with 3,328 ft<sup>2</sup> of ground-floor retail.

**700 45TH ST\***  
23-story, 160-unit apartment building with office space.

**CHAPTER I. BLDGS.**  
11-story, office tower providing 240,000 ft<sup>2</sup> of office space and approx 9,000 ft<sup>2</sup> of ground-floor retail.

**1200 45TH ST**  
24-story, 227 unit apartment building with a 587 ft<sup>2</sup> cafe space and a 1,811 ft<sup>2</sup> bank space totaling 3,287 ft<sup>2</sup> of ground-floor retail

**4328 BROOKLYN AVE\***  
13-story office building above U District Light Rail Station with retail above.



U DISTRICT STATION

**4212 ROOSEVELT WAY\***  
23-story, 220 unit apartment building with retail.

**4238 12TH AVE**  
Two, 25-story towers with 446 apartment units and two ground-floor retail spaces totaling 6,700 ft<sup>2</sup>.

**1415 43RD ST\***  
14-story and a 22-story, 224-unit apartment, restaurant, and institution building on a shared podium (University Temple United Methodist Church).

**W**  
UNIVERSITY of WASHINGTON

**4236 BROOKLYN AVE NE\***  
14-story, 325-room hotel

**4215 BROOKLYN AVE**  
7-story, 24 unit apartment building with 1,500 ft<sup>2</sup> of ground floor retail.

**4131/4135 BROOKLYN AVE**  
24-story, 260 unit apartment building with three ground floor retail spaces totaling 3,500 ft<sup>2</sup>

# A RE-IMAGINED U DISTRICT

IS UNDERWAY WITH OVER 4,000 NEW RESIDENTIAL UNITS AND OVER 7,000 NEW RESIDENTS COMING FROM 2022-2027.

● APARTMENTS ● OFFICE ● HOTEL \* PROPOSED



**45,000**  
UW STUDENTS

**25,000**  
UW EMPLOYEES

**>20,000**  
DAILY RIDERS AT  
U DISTRICT LINK STATION

**98**  
WALK SCORE  
(WALKER'S PARADISE)



**3 BLOCKS**  
TO THE UW CAMPUS

**39+ ACRES**  
OF UW EXPANSION

**700+**  
HOTEL ROOMS  
IN THE AREA

**1 BLOCK**  
FROM LIGHT  
RAIL STATION

# 98

WALK  
SCORE

# 100

TRANSIT  
SCORE

# 93

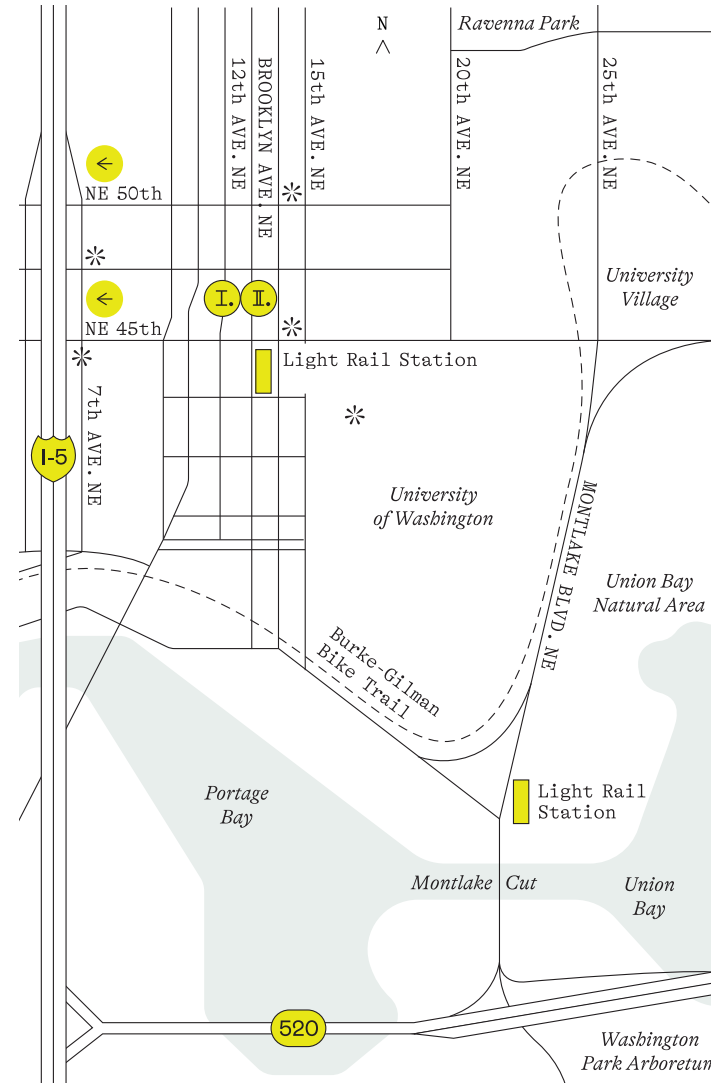
BIKE  
SCORE

## AN EASIER COMMUTE AND ACCESS TO IT ALL.

Getting here is easy. The Chapter Buildings are blocks from Light Rail, the Burke Gilman Trail and the I-5 corridor. University Way, dubbed the Ave by locals, is one block over. Once you're here, your favorite lunch spots and day-to-day conveniences are a short walk away.



## ACCESS



← On-ramp to I-5

\* Major bus stop designation

**IN MINUTES**  
Light Rail Travel  
Time from U-District  
Station

**NORTHBOUND**  
Roosevelt Station  
**2**

Northgate Station  
**6**

**SOUTHBOUND**  
Capitol Hill Station  
**6**

Downtown  
**8**

Downtown Bellevue  
**32**

SEATAC Int'l Airport  
**42**



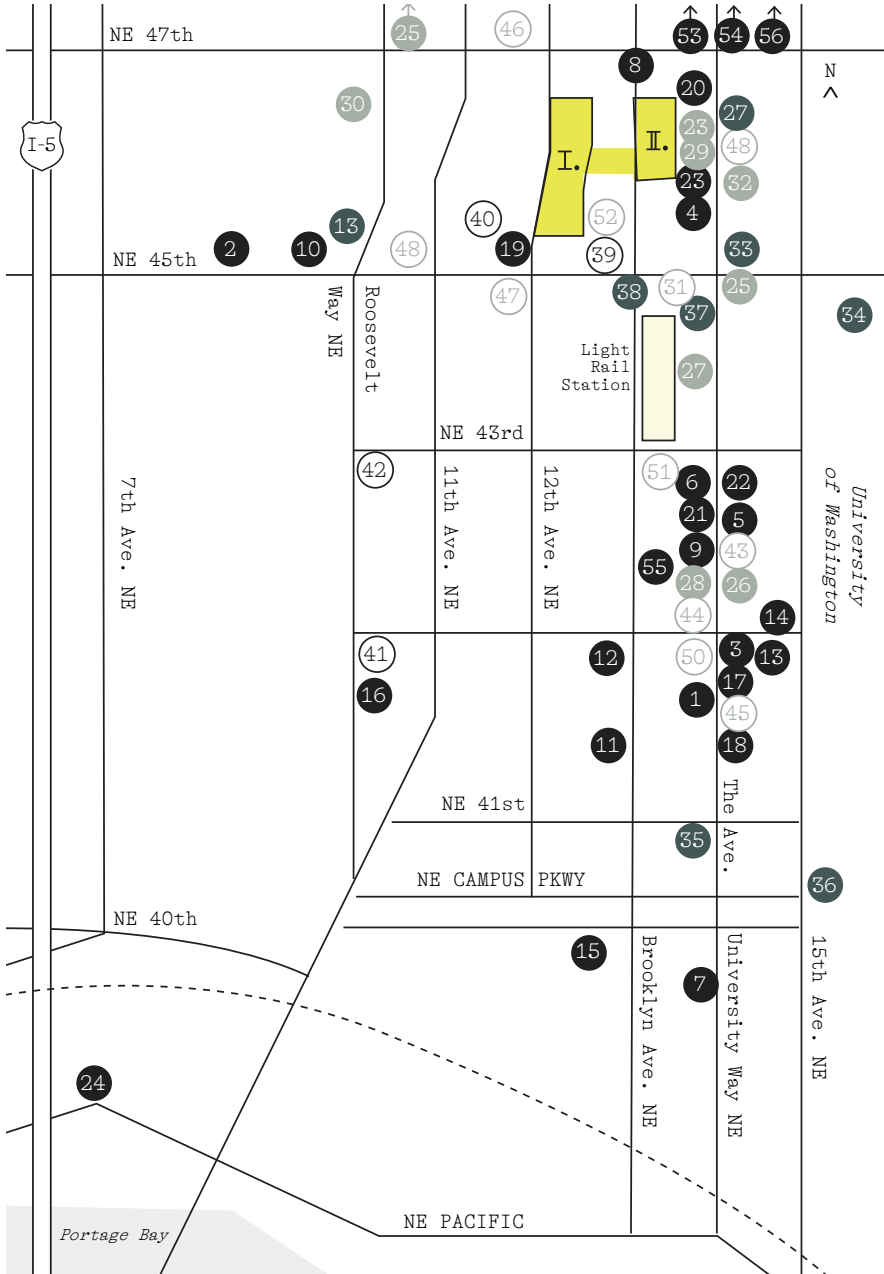
12TH & BROOKLYN AVES. NE | SEATTLE

# THE U-DISTRICT

# CHAPTER BLDGs.



# NEIGHBORHOOD



# CHAPTER BLDGs.

- RESTAURANTS
- SHOPPING
- EXPERIENCES
- HOTELS
- CAFFEINE

- |                                   |   |
|-----------------------------------|---|
| 1 Big Time Brewery                | 30 Trader Joe's                                       |
| 2 Blue Moon Tavern                | 31 Leon Coffee House                                  |
| 3 Burger and Kabob Hut            | 32 Urban Outfitters                                   |
| 4 CaliBurger                      | 33 Seattle Bouldering Project*                        |
| 5 Chili's South Indian            | 34 Burke Museum                                       |
| 6 Chipotle                        | 35 Floyd & Delores Jones Playhouse                    |
| 7 College Inn                     | 36 Henry Art Gallery                                  |
| 8 Costas                          | 37 The Varsity Theater                                |
| 9 Finn MacCool's Irish Pub        | 38 Neptune Theatre                                    |
| 10 Ladd & Lass Brewing            | 39 Graduate Seattle & Rooftop Bar Mountaineering Club |
| 11 Guanaco's Tacos Pupuseria      | 40 Residence Inn by Marriott                          |
| 12 Korean Tofu House              | 41 University Inn                                     |
| 13 AMC Theater                    | 42 Watertown Hotel                                    |
| 14 MOD Pizza                      | 43 Café Allegro                                       |
| 15 Pagliacci Pizza                | 44 Café on the Ave                                    |
| 16 Portage Bay Café               | 45 Café Solstice                                      |
| 17 Samurai Noodle                 | 46 Jake's Coffee                                      |
| 18 Shultzzy's Bar & Grill         | 47 Kitanda  |
| 19 T12 Social House Residence Inn | 48 Oasis Tea Zone                                     |
| 20 Thai Tom                       | 49 Sharetea   |
| 21 Thahn Vi                       | 50 Starbucks  |
| 22 Thaiger Room                   | 51 Ugly Mug Café                                      |
| 23 U:Don Fresh                    | 52 Poindexter Coffee                                  |
| 24 Voula's Offshore Café          | 53 Snowy Village                                      |
| 25 Lulumiere                      | 54 Xi'an Noodles                                      |
| 26 Bulldog News                   | 55 BB's Teriyaki Grill                                |
| 27 Luminati Labs                  | 56 Westman's Bagel and Coffee                         |
| 28 H-Mart                         |   |
| 29 Target                         |   |

\*Permit in



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brettfranklooney@gmail.com

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**LAURA MILLER**

laura@gibraltarusa.com

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