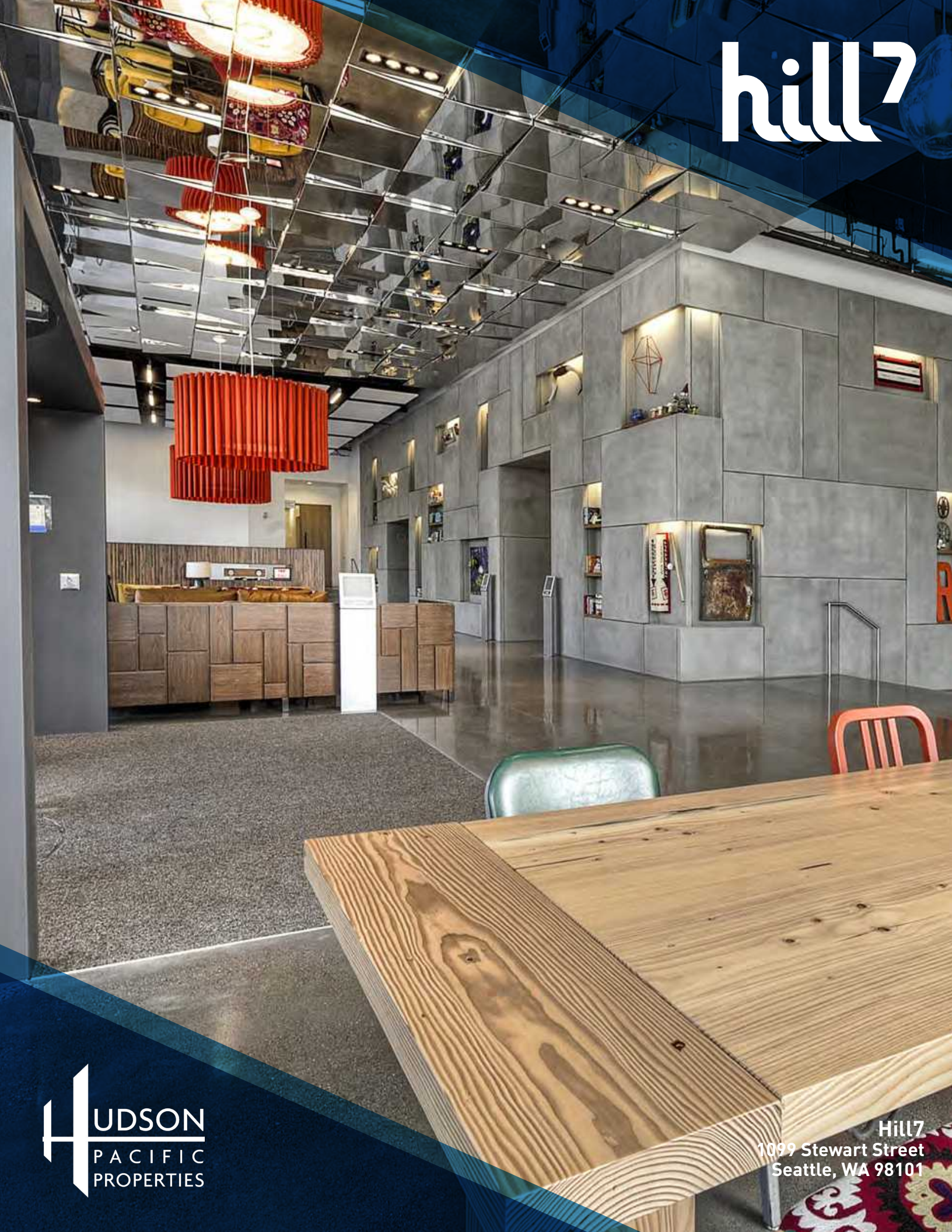


# hill7





# A PERFECT WORK-LIFE NEIGHBORHOOD



## FEATURES AND AMENITIES

### PRIME DENNY TRIANGLE LOCATION

**±4,500 SF**  
ON-SITE  
RETAIL

### LEED GOLD CERTIFICATION

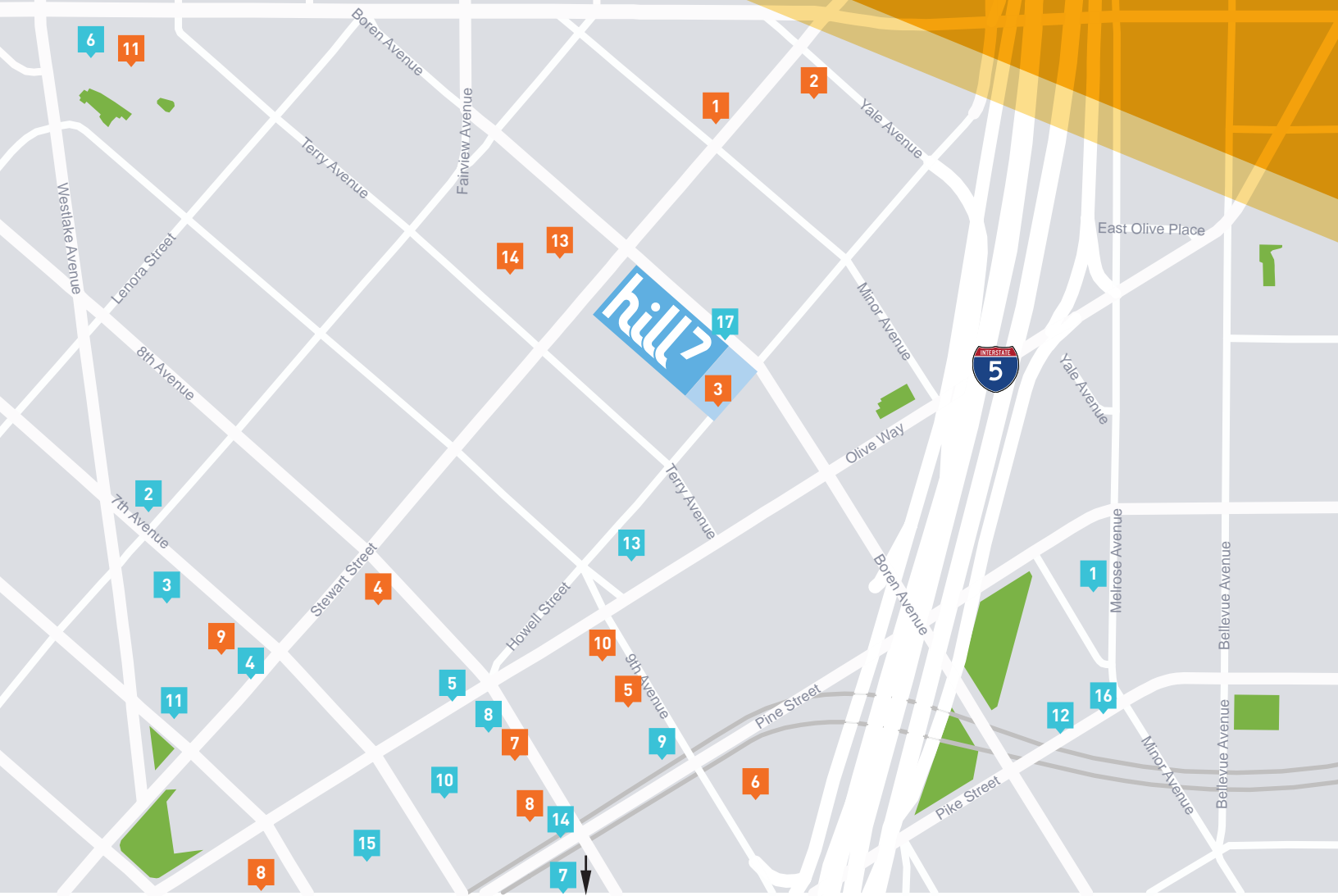
#### BUILDING INFO

- + 4,500 on-site retail
- + Located in the heart of Seattle' vibrant "Denny Triangle" neighborhood with a Perfect 100 Walk and Transit Scores
- + Lobby's expansive window lines and premier corner frontage (both Stewart St and Boren Ave) offer high visibility with strong vehicle and pedestrian traffic
- + High office occupancy provides built-in customer base
- + Retail parking available
- + Restrooms in lobby
- + Office tenants include prominent creative and technology companies
- + LEED Gold Certified
- + EV Charging stations
- + Multiple on-site amenities including end of trip facilities

#### 2020 DEMOGRAPHICS (1 MILE RADIUS)

- + Total Population: 101,456
- + Total Households: 61,218
- + Avg Household Income: \$119,484

# WELCOME TO THE NEIGHBORHOOD



## RESTAURANTS

1. Melrose Market  
Butter Home  
Glasswing  
Homegrown  
Rain Shadow Meats  
Still Liquor  
Taylor Shellfish
2. FareStart
3. Barolo Ristorante
4. Cinque Terre
5. Mr. West Cafe Bar

6. Tutta Bella Neapolitan Pizzeria
7. Dough Zone Dumpling House
8. Urbane
9. The Carlile Room
10. Anchorhead Coffee
11. Urban Sushi Kitchen
12. Rumba
13. Mighty-O Donuts
14. Ruth's Chris Steakhouse
15. Pacific Place
16. Starbucks Roastery
17. Metropolitan Café

## OTHER AMENITIES

1. Salsa n' Seattle
2. 24 Hour Fitness
3. Hilton Garden Inn
4. UPS Store
5. Worldmark Seattle Hotel
6. The Paramount Theatre
7. The Hyatt at Olive 8
8. The Paramount Hotel
9. Hotel Max
10. Citydog! Club
11. Whole Foods

12. Nordstrom
13. Cornish College of the Arts
14. Seattle Children's Research Institute





# REIMAGINING NOW. TO CREATE WHAT'S NEXT.



FOR MORE INFORMATION CONTACT: 411 FIRST AVENUE SOUTH, SUITE 210, SEATTLE / WA 98104 | 206 467 5002

WHERE WE WORK IS NOT JUST WHERE WE WORK. IT'S PART OF WHO WE ARE AND HOW WE THRIVE. AT HUDSON PACIFIC PROPERTIES, THAT'S WHAT DRIVES US TO STAY ONE STEP AHEAD, LOOKING FOR OPPORTUNITIES IN JUST THE RIGHT PLACES TO BRING INNOVATION TO LIFE.

When you partner with us you get a lasting relationship focused on addressing your every need. From an entrance that signals you've arrived to an environment that fosters collaboration, creativity and success, we provide the state-of-the-art infrastructure and excellent service necessary to fulfill your business strategy. And when you're ready, we're here to help you expand for the future, because the sky's the limit.

We're driven to find the next amazing space for today and tomorrow's leading companies—building it from the ground up or reimagining it from the inside out. With Hudson Pacific Properties, everything is possible.



# RETAIL FOR LEASE

## COFFEE/FOOD & BEVERAGE



## THE OPPORTUNITY

### RETAIL HIGHLIGHTS

- + Seeking experienced food/beverage operator with quality/unique concepts
- + Second generation food & beverage opportunity located in the modern, light filled lobby of Hill7
- + Rates available upon request; Landlord is willing to get creative with rent structure
- + Ability to install a type 1 hood
- + Estimated 2023 NNN: \$17.02/SF

**SUITE 101**  
1,218 RSF

**SUITE 102**  
LEASED -  
Coffee Shop

For leasing information, contact:

LAURA MILLER  
Gibraltar LLC  
206.351.3573  
Laura@gibraltarusa.com



## RETAIL AVAILABILITY

- Suite 102
- Suite 101

