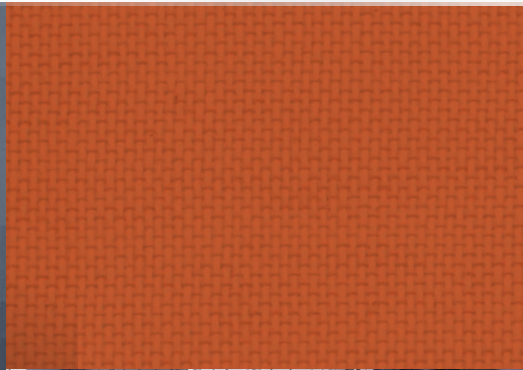




RETAIL SPACE
AVAILABLE
FOR LEASE

1916 BOREN

SEATTLE, WA 98101



CBRE

The OPPORTUNITY

WELCOME TO 1916. Now leasing 5,161 SF of premier ground floor retail space in an 11-story world class life science and research facility located in the Seattle's vibrant Denny Triangle neighborhood.

Office & Lab Tenants:

Seattle Children's Research Institute: ±124,000 SF



Retail \ **Elevated**

The SPACE

Retail at the base of a World Class Research Facility in Seattle's Premier Life Science Market



**3 Retail Suites Available
Totaling 5,161 SF**

- SUITE 106: 2,506 USF / 2,617 RSF
- SUITE 112: 1,757 USF / 1,836 RSF
- SUITE 104: 677 USF / 708 RSF



Potential Uses

- Cafe/Bakery
- Health/Fitness
- Financial Services



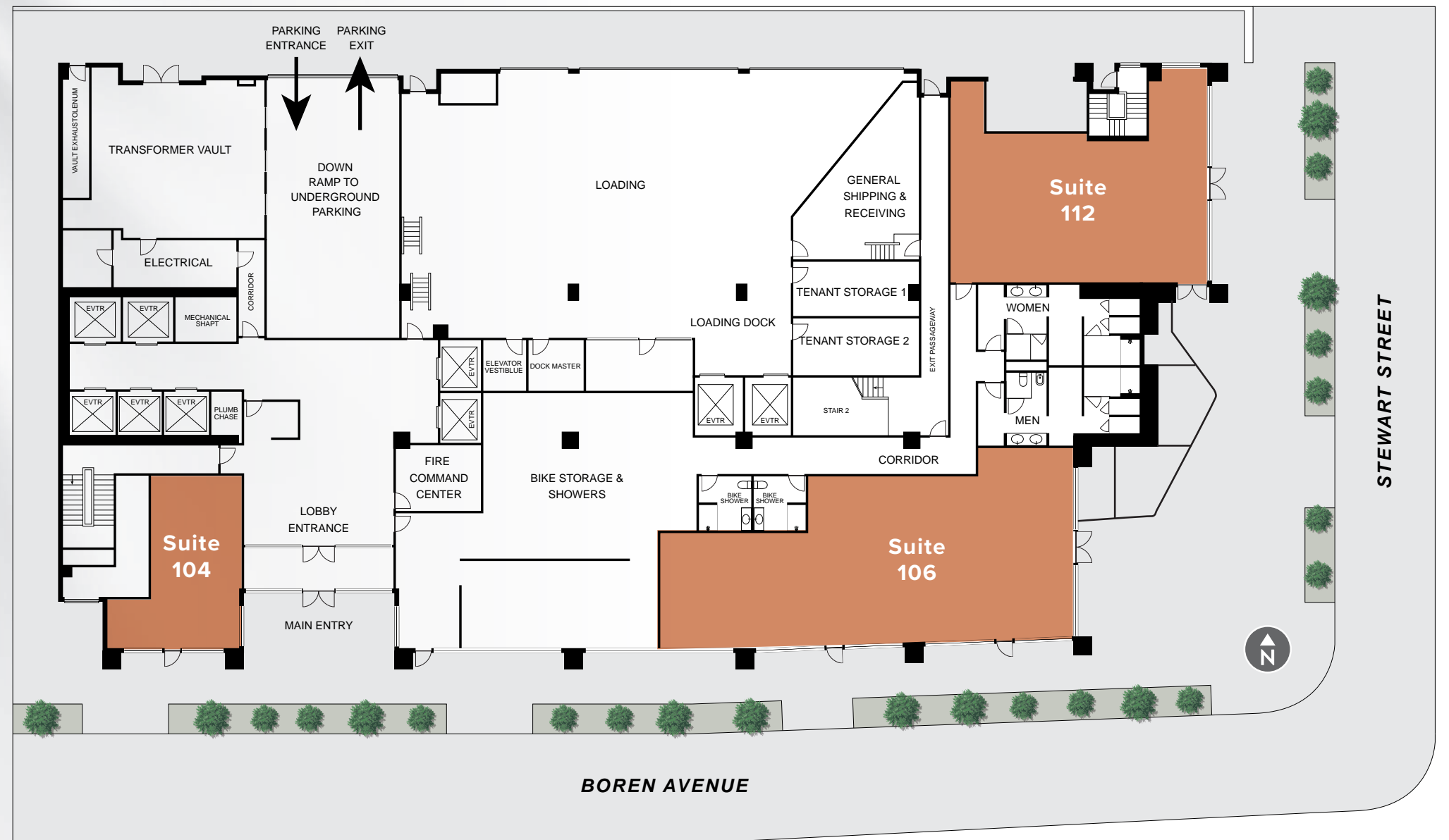
Building Size

±282,716 SF total on 11 floors



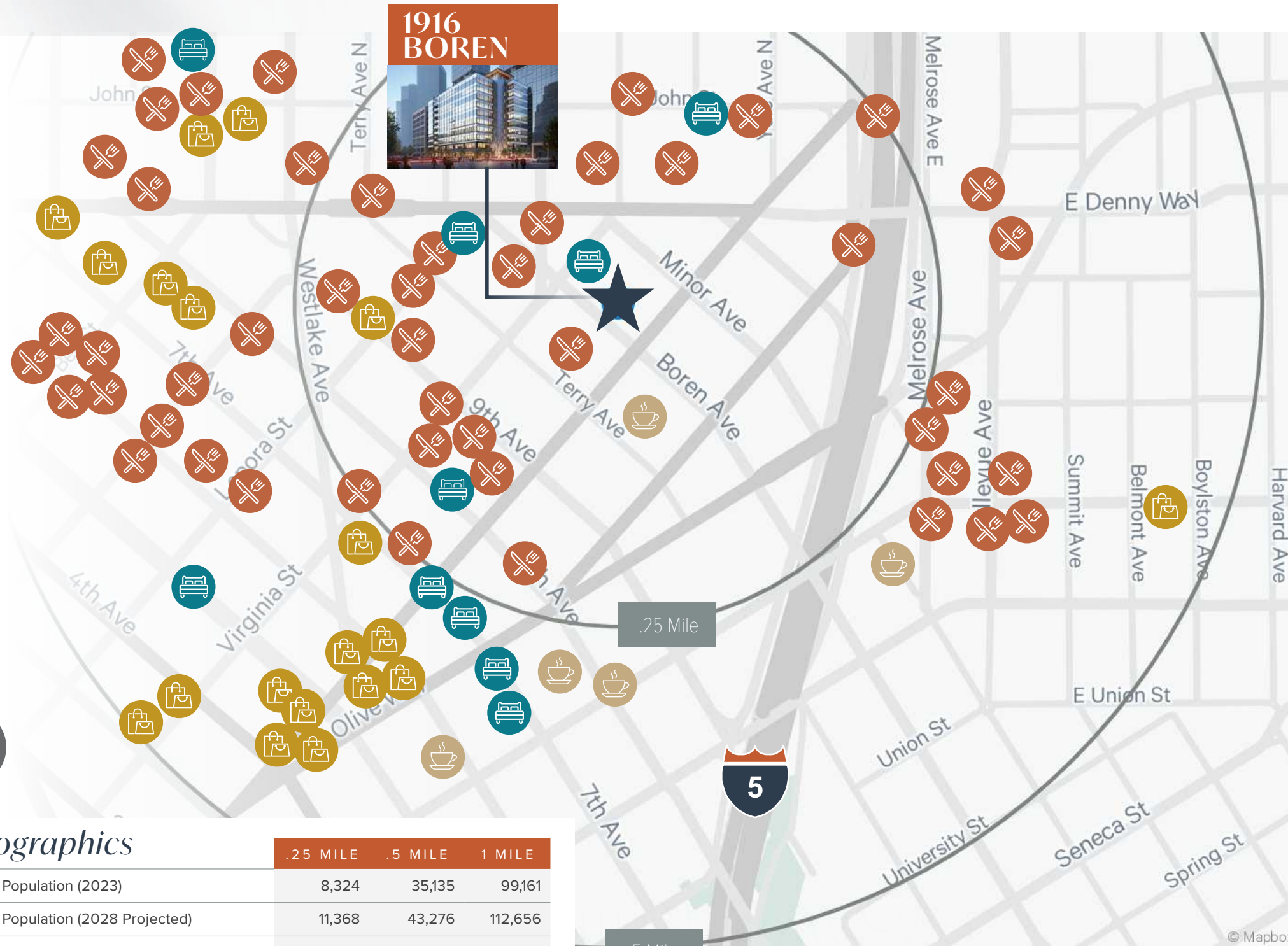
Occupancy Date

Q4 2024



Neighborhood AMENITIES

1916 Boren is surrounded by **80+ AMENITIES** and stands just blocks away from South Lake Union's Amazon campus, Seattle Children's, and Cornish College of the Arts. The project is in the center of the primary residential neighborhoods of Capitol Hill, the CBD, Belltown & South Lake Union with excellent access to I-5, Boren / Denny & Downtown Seattle.



Demographics

	.25 MILE	.5 MILE	1 MILE
Residential Population (2023)	8,324	35,135	99,161
Residential Population (2028 Projected)	11,368	43,276	112,656
Daytime population (2023)	12,267	61,687	254,692
Average Household Income (2023)	\$159,806	\$162,144	\$162,553
Average Household Income (2028 Projected)	\$173,892	\$183,561	\$188,559



Food / Dining



Retail



Hotels

±2,470 hotel rooms within 1/4 mile
±8,245 hotel rooms within 1/2 mile



Coffee / Tea

99
WALK SCORE®

100
TRANSIT SCORE®

1916 BOREN

SEATTLE, WA 98101

For additional leasing information,
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