

AVAILABLE NOW | BUILT-OUT RESTAURANT SPACE

# AMAZON'S NESSIE CAMPUS

513 WESTLAKE AVE N, SEATTLE, WA



FOR MORE INFORMATION PLEASE CONTACT:

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## SOUTH LAKE UNION

Home to some of the largest companies in Washington State, this dynamic district by the lake showcases lake and skyline views as well as top-notch dining and outdoor pursuits like paddling, sailing, and shoreline strolling. Employment giants include Amazon, Apple, Facebook, Google, Fred Hutchinson Cancer Research Center, NBBJ, University of Washington Medicine, PEMCO, and Seattle Cancer Care Alliance.

## PROJECT OVERVIEW

- Rare Opportunity – Fully built out restaurant ideal for full-service restaurant and production kitchen
- Located at Amazon's Nessie campus representing 400,000 Sf of Class A office space, more than 540 below grade parking stalls, activated streetscapes, public gathering spaces, and amenities creating an engaging urban experience
- High-end build out features display kitchen, wood-fired grill, large/operable storefront windows, soaring ceilings, HVAC, 2 patios, (3) type-1 hoods plus a large type-2 hood, walk in cooler
- Retail Customer Parking Available (12 shared 2-hr stalls)
- Tenant/Employee parking passes available \$366.50/month
- Surrounding businesses include Sizzle & Crunch, La Palmera, re:public, Sam's Tavern, Flatstick Pub, Tapster, Portage Bay Café, Moxy Hotel, CitizenM Hotel, Astra Hotel and more
- 2,798 RSF
- Rental Rate \$40/SF plus \$16.15 NNN (est. 2023)
- NNN includes water, sewer, trash, recycling, compost and HVAC maintenance





**AMAZON'S NESSIE CAMPUS**

**DEMOGRAPHICS**

<b>POPULATION</b>	187,529
<b>HOUSEHOLDS</b>	106,912
<b>AVERAGE HH INCOME</b>	\$135,077

\* 2023 DEMOGRAPHICS BASED ON A 2-MILE RADIUS

**98**  
WALK SCORE

**86**  
TRANSIT SCORE

**89**  
BIKE SCORE

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