

CREATIVE OFFICE/RETAIL

AGNES LOFTS BUILDING

1433 12th Ave, Seattle, WA 98122

AVAILABLE
NOW

For more information please contact:

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AGNES LOFTS



LOCATION

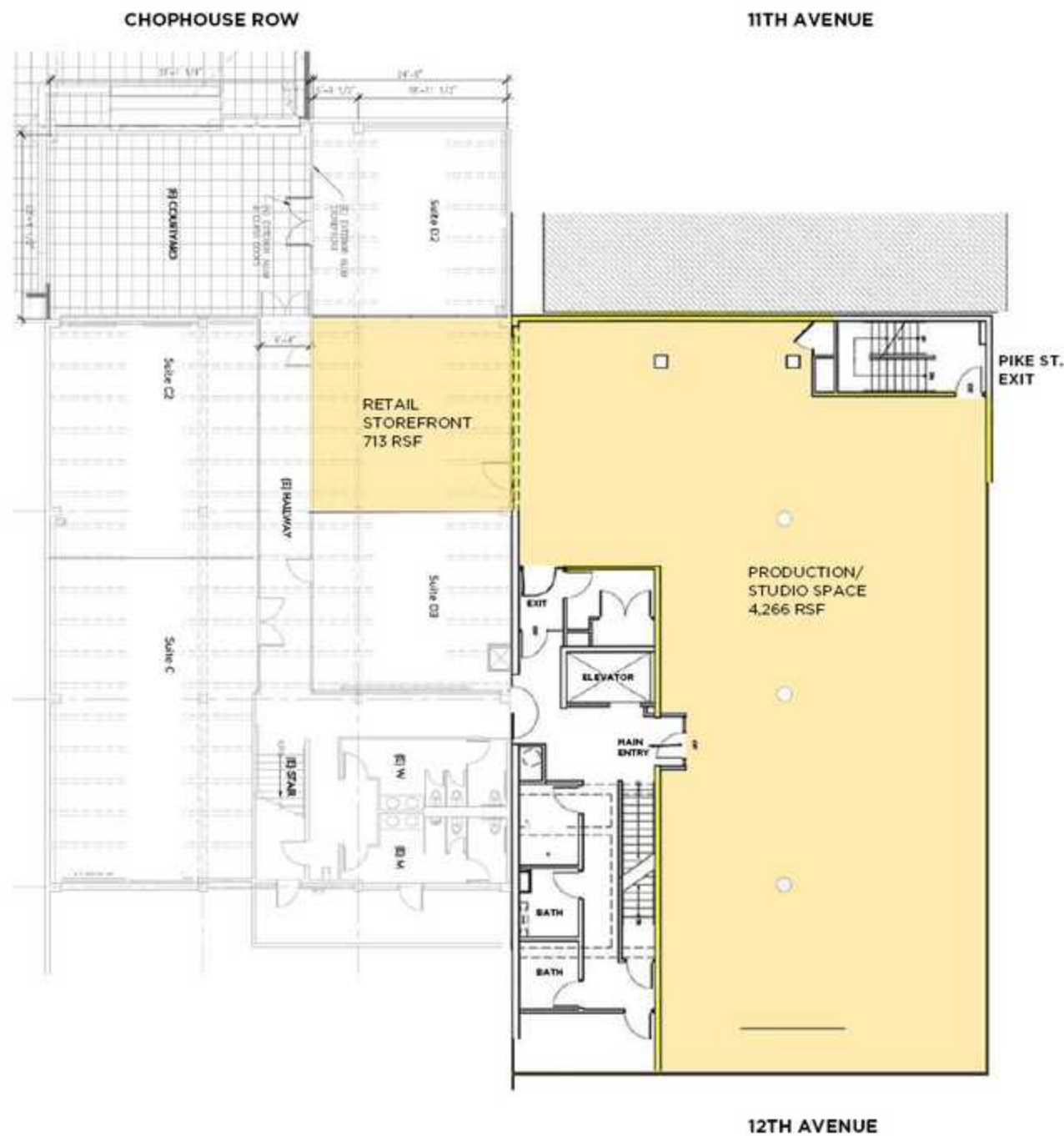
The Agnes Lofts Building is part of the Chophouse Row complex which includes a mix of historic auto row buildings and new residential and office space. Its pedestrian alley and courtyard host a collection of local tenants that focus on delivering morning-into-evening food, beverage, and retail options to both residents and visitors to the neighborhood. Exciting tenant mix includes Marmite, Good Weather, Cake Skincare, Yvey, Bootyland Kids, Sweet Alchemy, Little Dog Garden, The Cloud Room, Light Sleeper, Meetea Café, and more! www.chophouserow.com

HIGHLIGHTS

- Rare 4,979 RSF retail w/ office space in the heart of Capitol Hill's Pike-Pine Corridor, located in the Agnes Lofts Building in the award-winning Chophouse Row complex.
- Multi-use space ideal for tech tenant, yoga/fitness, light manufacturing, craft goods production, furniture gallery, art gallery, commercial photography. Not suitable for catering or food production that requires extensive ventilation.
- Creative and cool space features a blend of character rich details and modern aesthetics: retail portion features expansive glass walls, exposed beam ceilings, and wood floors. Office/production space features bright white walls, concrete floors, and large open work spaces conducive to many uses.
- Within blocks of abundant neighborhood amenities including dining, entertainment and nightlife, easy access to street-car and light rail, and walking distance to Seattle CBD
- Divisible to 713 RSF / 4,266 RSF
- Discounted membership to the neighboring Cloud Room for additional meeting rooms, break away spaces, bar/lounge
- ADA/Elevator accessible
- Ample monthly, daily, or hourly parking nearby. Contact broker for available parking in the neighborhood.
- Rental Rate (blended) \$22.82/RSF/YR plus NNN (\$9.50/RSF/YR) = \$13,410 per month
- Demised Rental Rate: Retail Storefront (713 RSF): \$33.26/RSF/NNN. Office (4,266 RSF): \$21.07/RSF/NNN.

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83

TRANSIT SCORE



100

WALK SCORE



90

BIKE SCORE



201,499

POPULATION



108,749

HOUSEHOLDS



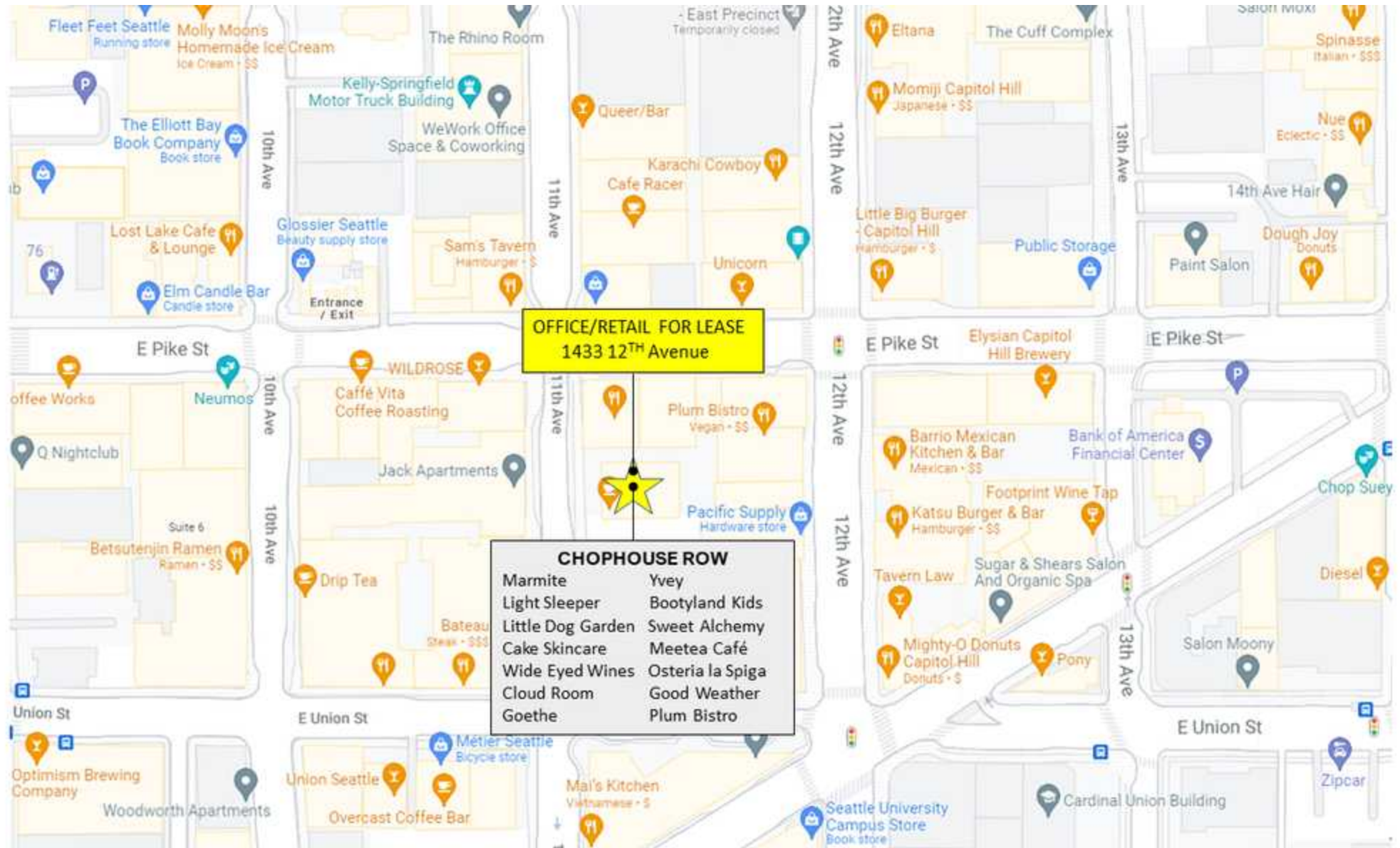
\$133,189

HOUSEHOLD INCOME

* Estimated 2022 demographics based on 2 mile radius

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PIKE / PINE CORRIDOR

- Retail
- Dining
- Services
- Nightlife
- Food & Drug
- School
- Art & Entertainment
- Public Transportation

