

PRIME DOWNTOWN LOCATION
TURNKEY RESTAURANT PLUS CAFE

2ND & SENECA
1191 2nd Ave, Seattle, WA 98101

For more information please contact:

LAURA MILLER
laura@gibraltarusa.com
206.351.3573

LEX PETRAS
lexp@gibraltarusa.com
206.618.8462



1191 2ND AVE, SEATTLE, WA 98101

2ND & SENECA



Coffee/Cafe Space



Potential Storefront Renovation

HIGHLIGHTS

WWW.SECONDANDSENECA.COM

- Exciting opportunity to lease 2nd generation Coffee and Restaurant space at the street-level of 2nd & Seneca, a 22-story, Class A, 500,000 SF office high rise in the heart of Seattle's CBD
- Iconic design, impressive amenities, and prime location steps from the redeveloping waterfront, local restaurants, bars, businesses, arts and entertainment that make Seattle unique
- Office space currently anchored by Lululemon and UBER
- New Ownership will be making substantial renovations to the Building's amenity spaces, further cementing its status as the premier downtown address
- Building parking available
- Easily accessible via car, bus, train, bike, or ferry



100

TRANSIT SCORE



99

WALK SCORE



81

BIKE SCORE



73,679

TOTAL POPULATION



44,261

TOTAL HOUSEHOLDS



\$91,238

MEDIAN INCOME

* Estimated 2023 Demographics based on a 1-mile radius

1191 2ND AVE, SEATTLE, WA 98101

2ND & SENECA

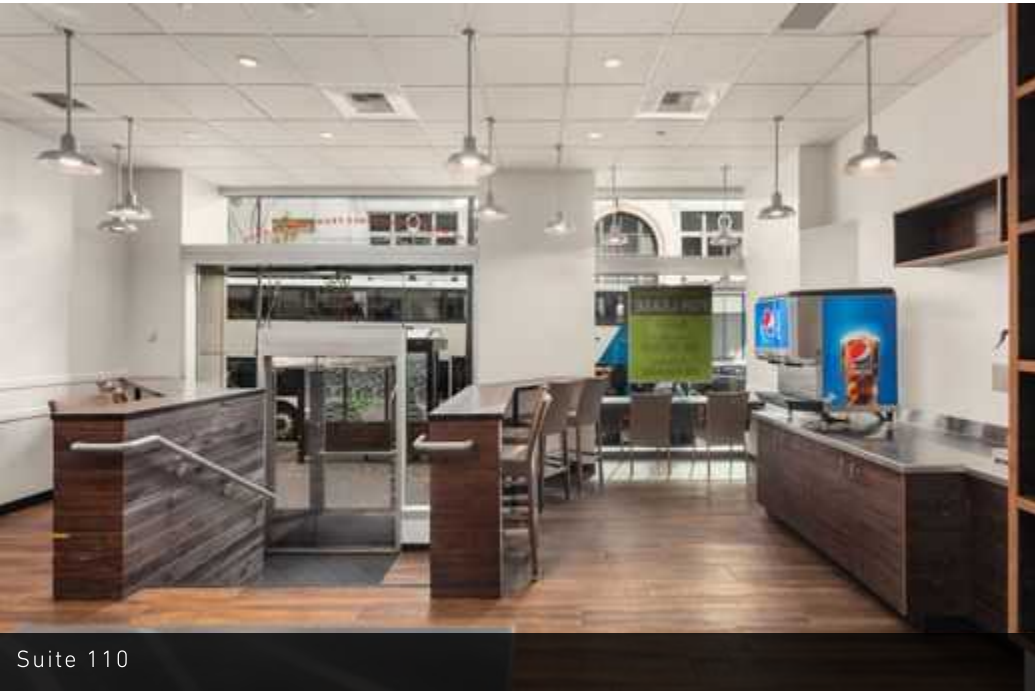


AVAILABLE SPACES

SUITE	SIZE (SF)	NNN	LEASE RATE	DESCRIPTION
Suite 110	1,471 SF	\$11.79	\$30.00 SF/yr	Turn-key, built-out restaurant space ideal for quick-serve concepts, this rare opportunity features built-in salad bar/cold hold station, built in soup hold and hot hold at the service counter, and non-vented 6' type 1 hood. Fully outfitted with top-end equipment, bring your concept, plug it in, and go. Features dual entry (direct lobby and 2nd Ave entries). Equipment list is available.
Suite 140	1,823 SF	\$11.79	\$30.00 SF/yr	Light-filled coffee/retail space with great street frontage at the corner of 2nd Avenue and Seneca Street. Formerly built out as a Starbucks, all the MEP is in place to drop in a coffee shop or a light food concept. Large, dedicated patio seating area.

1191 2ND AVE, SEATTLE, WA 98101

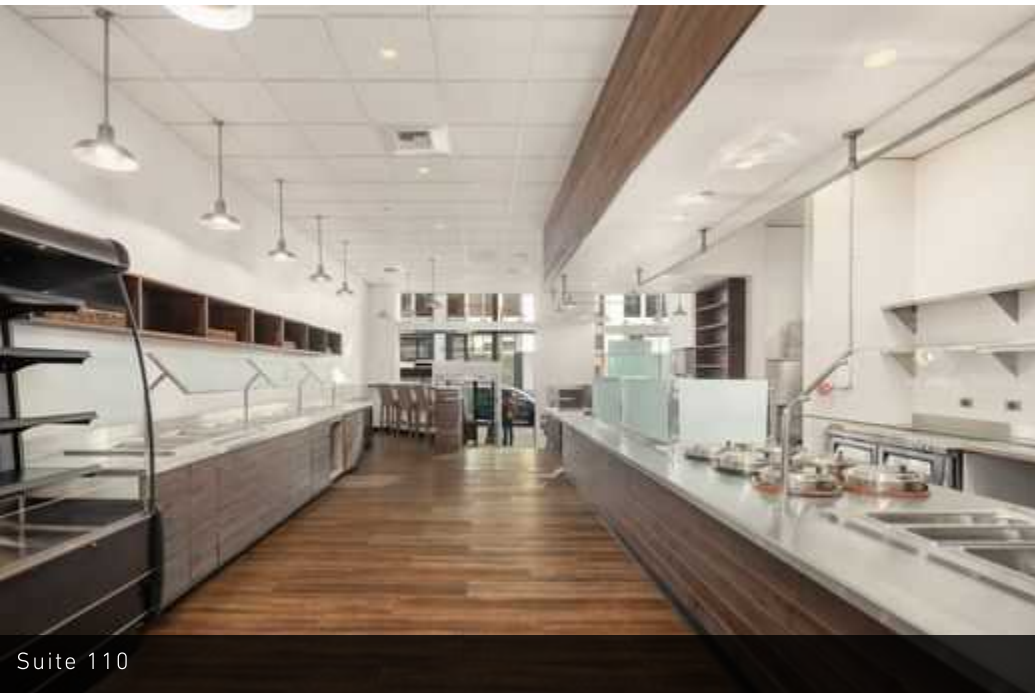
2ND & SENECA



Suite 110



Suite 110



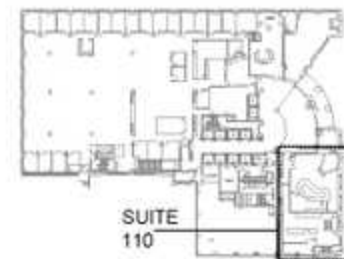
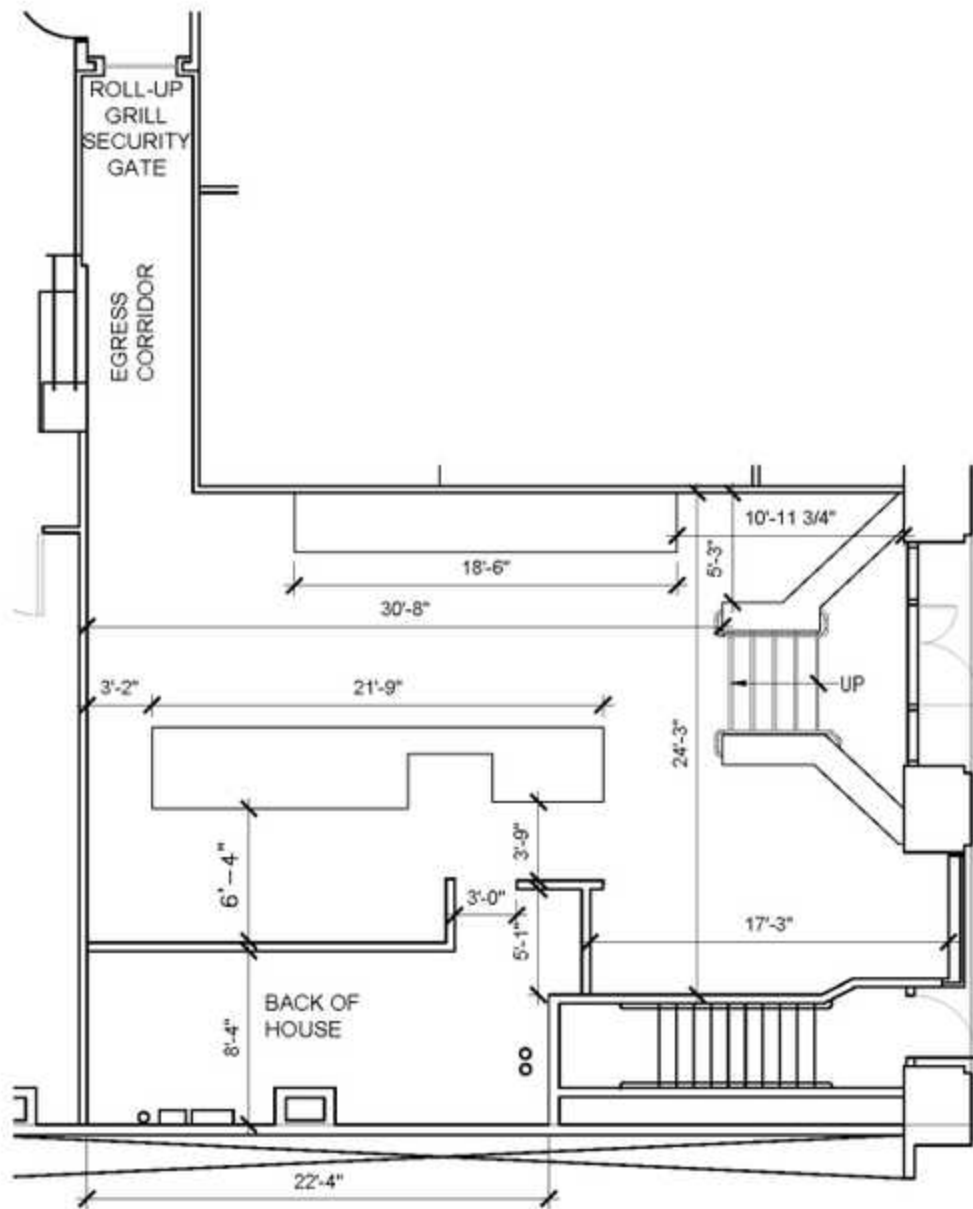
Suite 110



Suite 110

2ND & SENECA

RESTAURANT PLAN



KEY PLAN

Second Ave



1191 2ND AVE, SEATTLE, WA 98101

2ND & SENECA



Suite 140



Suite 140

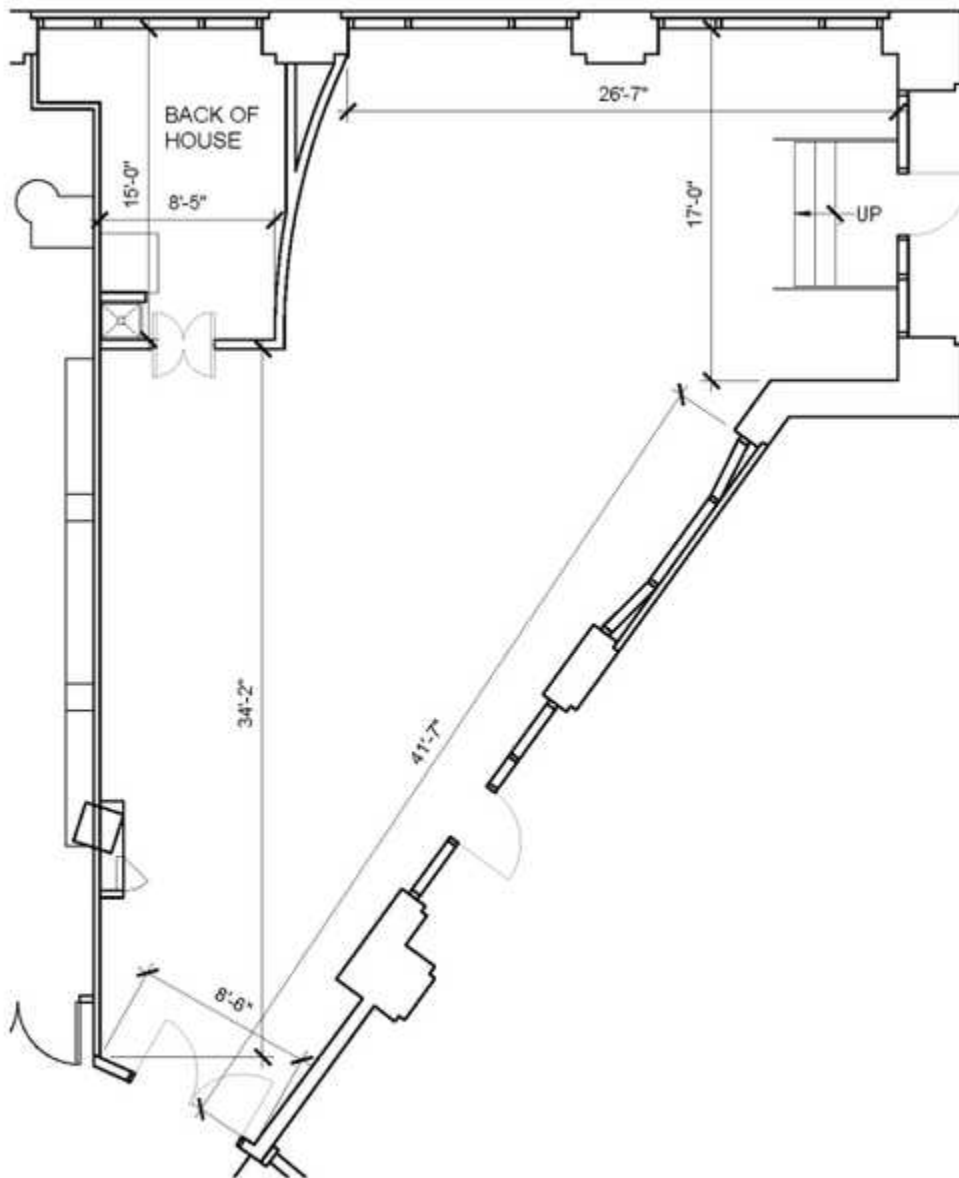


Suite 140

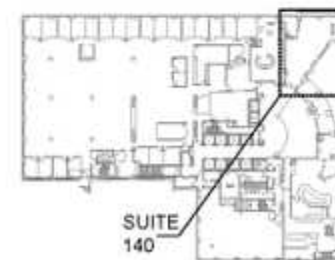


Suite 140

COFFEE/CAFE PLAN



Second Ave



KEY PLAN



1191 2ND AVE, SEATTLE, WA 98101

2ND & SENECA



STEPS FROM BENAROYA HALL AND SAM



WALKING DISTANCE FROM THE WATERFRONT



EASILY ACCESSIBLE FROM I-5 AND 99



FINE DINING AND ENTERTAINMENT



4,000 + HOTEL ROOMS WITHIN 3 BLOCKS