

# RETAIL FOR LEASE

## CENTURY SQUARE

1501 4th Avenue, Seattle, WA 98101

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### LOCATION

Located in the heart of Seattle's retail and financial district, Century Square offers a unique retail opportunity within steps of Seattle's most highly trafficked destinations. Within steps of Pike Place Market, Pacific Place, Westlake Center, and Washington State Convention Center. Directly across from Westlake Park, a bustling urban gathering place for workers and shoppers, and home to food trucks, festivals, and year round events. With easy access to public transit and light rail, several hotels, retail shops, and thousands of square feet of office space, this location is lively with pedestrian activity year-round.

### HIGHLIGHTS

- PRIME opportunity to lease highly visible retail in the heart of downtown Seattle's Pike/Pine retail core
- Located on the ground level of Century Square, a Class A, 30-story mixed use building with 614,723 SF of office space on the bustling corner of 4th Ave and Pike Street
- Building is home to a recently renovated, street-level sophisticated food court with the feel of an urban market, attracting tourists and office tenants from surrounding retail/business district
- Building co-tenants include Yard House Restaurant, Chipotle, and Piroshky Piroshky
- Garage Parking Stalls: 260. Parking passes at \$345/mo including tax



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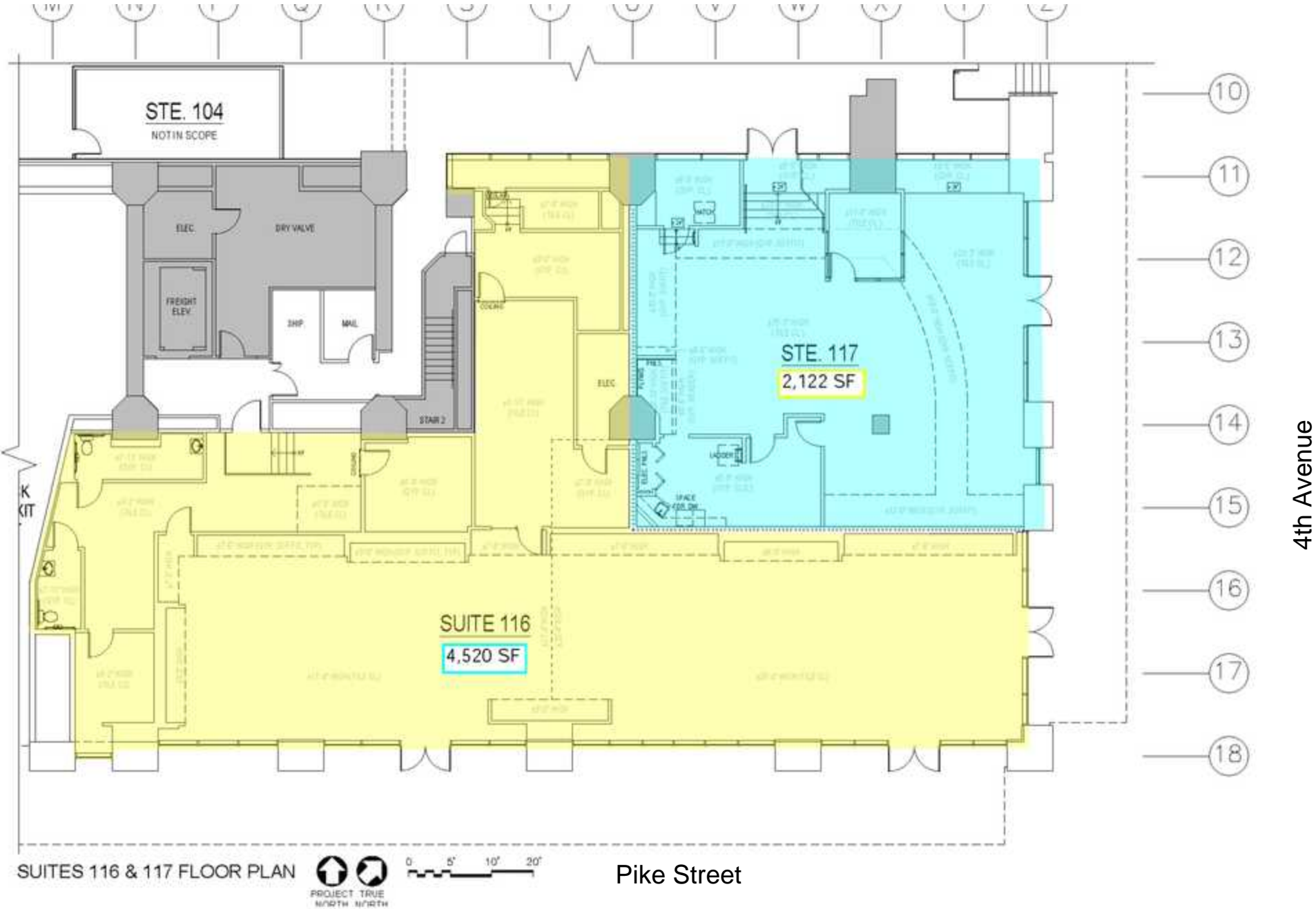


AVAILABLE SPACES

| SUITE     | TENANT    | SIZE (SF) | 2023 NNN | LEASE RATE    | DESCRIPTION  |
|-----------|-----------|-----------|----------|---------------|--|
| Suite 116 | Available | 4,520 SF  | \$15.61  | \$62.00 SF/yr | Highly visible, prime corner retail space features wood framed storefront windows, high ceilings (18' in front half, 12' in back half), expansive window line, and two (2) in-suite ADA bathrooms. |
| Suite 117 | Available | 2,122 SF  | \$15.61  | \$62.00 SF/yr | Prime retail space fronting 4th Avenue with direct connection to Building lobby. Former bank space, ideal for a variety of retail uses. Common area restrooms.                                     |

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## CENTURY SQUARE RETAIL



Westlake Park



100

TRANSIT SCORE



99

WALK SCORE



83

BIKE SCORE



91,619

POPULATION



54,205

HOUSEHOLDS



\$101,130

HOUSEHOLD INCOME

\* Estimated 2022 demographics based on 1 mile radius



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