



FOR LEASE

215 Queen Anne Avenue N
Seattle, Washington

LISTING SUMMARY

Verra Apartments | Retail
215 Queen Anne Avenue N, Seattle, WA 98109

VERRA APARTMENTS | RETAIL

The site is located at the intersections of two of the trendiest and most vibrant neighborhoods in Seattle. With Bell Town to its immediate south the Uptown Urban Center site boasts a central location directly benefiting from the strength of its surrounding neighbors. Proximity to both Uptown and Belltown give endless lunch, grocer, gym, and happy hour options. The site is located just one short block from Climate Pledge Arena and Seattle Center.

- 927 SF Ground Floor Retail Space
- \$36.00 PSF, NNN
- Floor to Ceiling Windows on Two Sides with Tons of Natural Light and Two Separate Entrances
- Newly Constructed Commercial Space Under Residential Apartments
- Very Desirable Wide Frontage Opening to Queen Anne Avenue



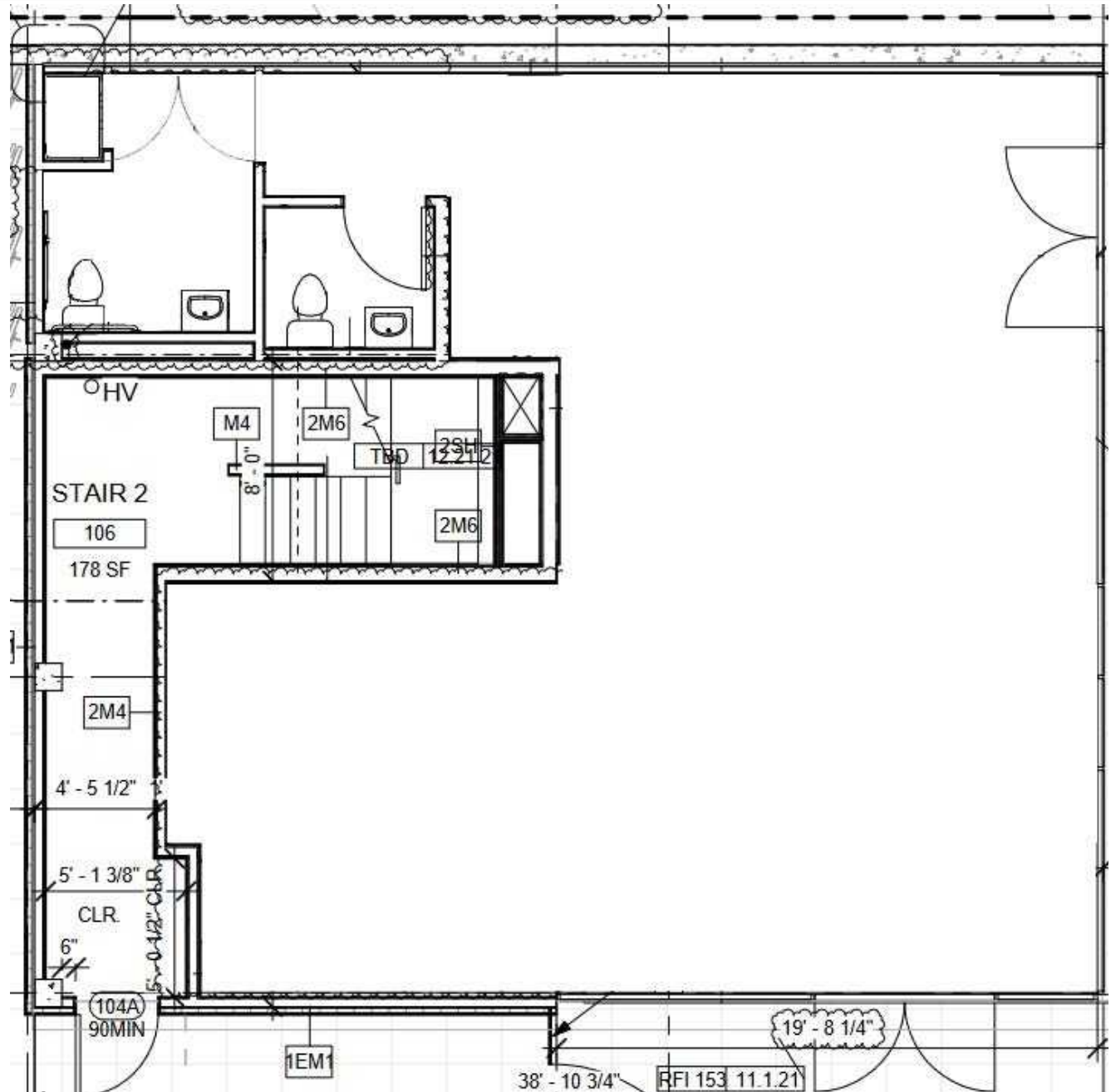
WALKER'S PARADISE

97



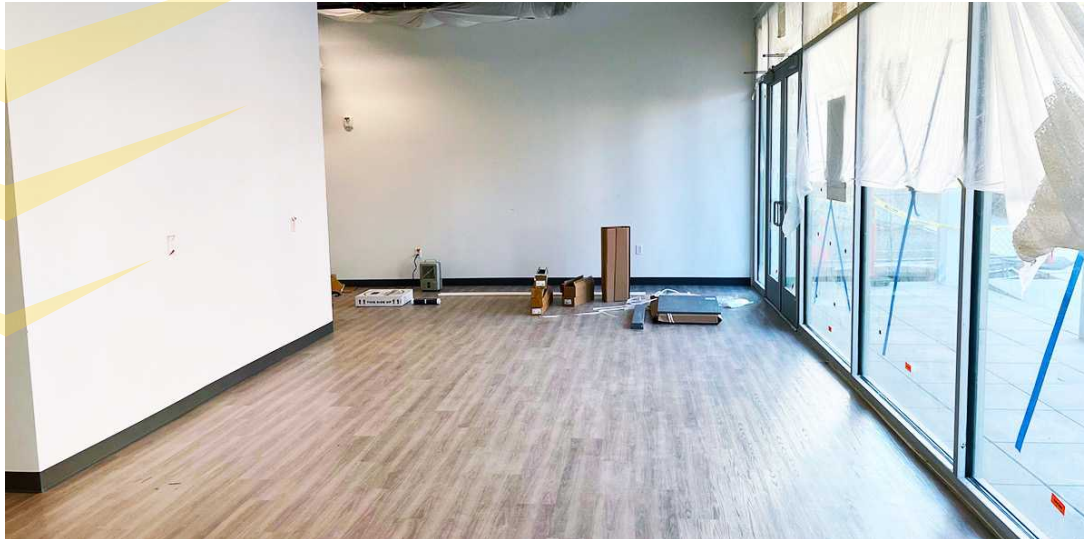
VERY BIKEABLE

73



LISTING SUMMARY

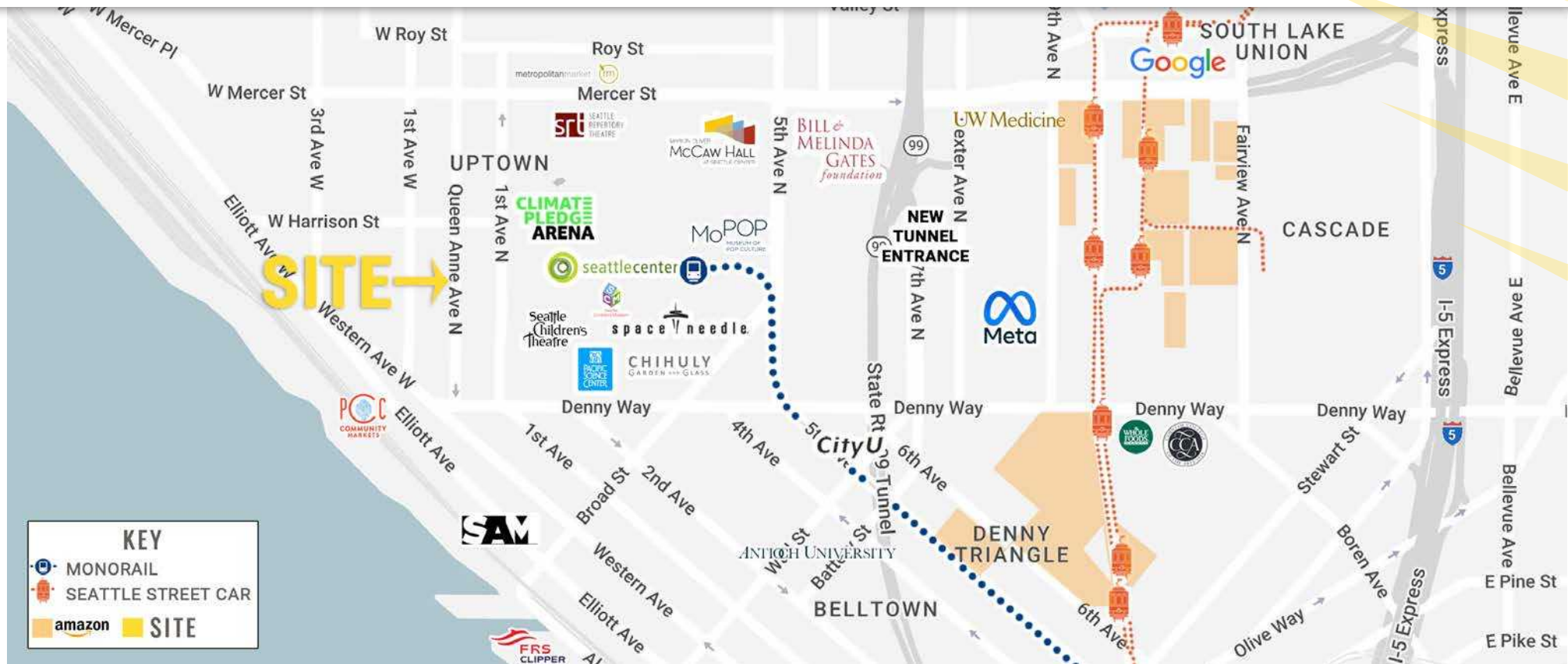
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SITE AREA SUMMARY

SUBMARKET OVERVIEW | PROFILE

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1 Mile Radius



POPULATION

52,013



AVERAGE
HOUSEHOLD INCOME

\$166,772



HOUSEHOLDS

34,529



TOTAL NON-RETAIL ANNUAL
CONSUMER EXPENDITURE

\$1.92B



DAYTIME POPULATION

62,872

SITE AREA SUMMARY

SUBMARKET OVERVIEW | NEIGHBORHOODS

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UPTOWN URBAN CENTER

once referred to as Lower Queen Anne, is a neighborhood that has been shaped by several significant development periods, including the World's Fair of 1962 which established Seattle Center. Uptown today is a destination for visitors from throughout the region, a home to Seattleites seeking to live close to downtown, a center for the performing arts, a place for families and the location of a growing workforce. As the city grows, Uptown will play a central role in Seattle's future as a regional center for housing and job growth, as one of Seattle's six regional Urban Centers within the city, meaning it will experience significant growth of both jobs, housing and transit service. Uptown is a transition area from the much more intensely developed Belltown, Downtown, and South Lake Union neighborhoods to the single-family neighborhood of Queen Anne. The design character of Uptown is dynamic and evolving. Open space in this dense pedestrian-oriented, mixed-use urban center is more than parks and the Seattle Center. Side-walks, ground level open space of buildings, mid-block crossings and alleys provide open space connections and places throughout the neighborhood. Today Uptown is connected to downtown and other neighborhoods by bus transit, including Rapid Ride, as well as the Monorail. Future light rail station, located near Queen Anne



BELLTOWN

Belltown, the most densely populated neighborhood in Seattle is located on the waterfront adjacent to downtown Seattle, is a hip, youthful neighborhood, surrounded by a great restaurant scene, near public transportation, Pike Place Market, the Space Needle and Seattle Center grounds, Symphony Hall, Convention Center, two major malls, cruise ship terminals, and the central waterfront. It's ranked as one of the most walkable neighborhoods in Seattle, which makes getting to all of its boutiques, art galleries, restaurants, nightclubs, and bars an easy exercise. Belltown is also home to Antioch University, Argosy University, City University of Seattle, and Cornish College of the Art, and the Seattle School of Theology & Psychology.

Belltown is bordered on the north by Uptown, on the east and south by Downtown Seattle, and on the west by Elliot Bay. Directly west of the Denny Triangle neighborhood, where online retailer Amazon, Facebook, and Google all house their downtown headquarters.

In 2007, CNNMoney named Belltown the best place to retire in the Seattle metro area, calling it "a walkable neighborhood with everything you need."



and Republican Streets, will add high capacity transit to the mix. Uptown's proximity to downtown make walking and biking significant transportation modes.

SITE AREA SUMMARY

MARKET OVERVIEW | SEATTLE

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SEATTLE, WA is a multi-faceted city located in the Pacific Northwest. An extremely multicultural influenced by the Pacific Rim in art and architecture, the city offers residents a pace of life that can be either relaxed or fast paced & entrepreneurial. Seattle is home to many successful startup businesses such as Microsoft, Starbucks, Eddie Bauer, Nintendo, Amazon.com, and REI. Water is everywhere and the city's maritime heritage is very noticeable.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KYLE NORDBY

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