

PRIME DOWNTOWN LOCATION  
TURNKEY RESTAURANT PLUS CAFE

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

For more information please contact:

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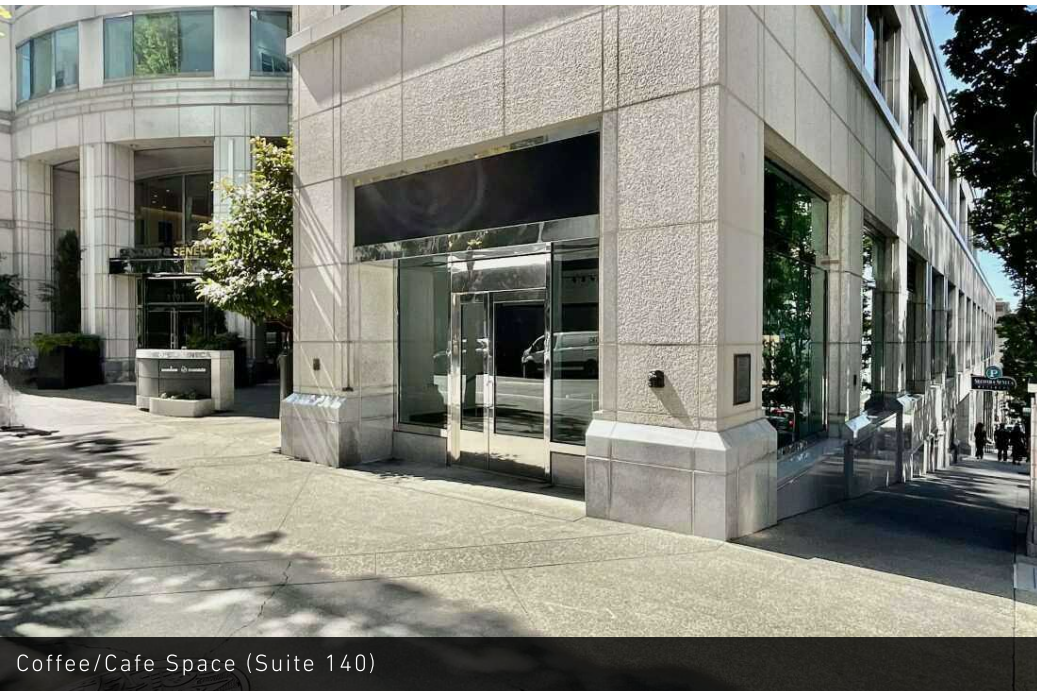


GIBALTAR  
INVESTMENT PROPERTY SOLUTIONS



1191 2ND AVE, SEATTLE, WA 98101

## 2ND & SENECA



### HIGHLIGHTS

[WWW.SECONDANDSENECA.COM](http://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

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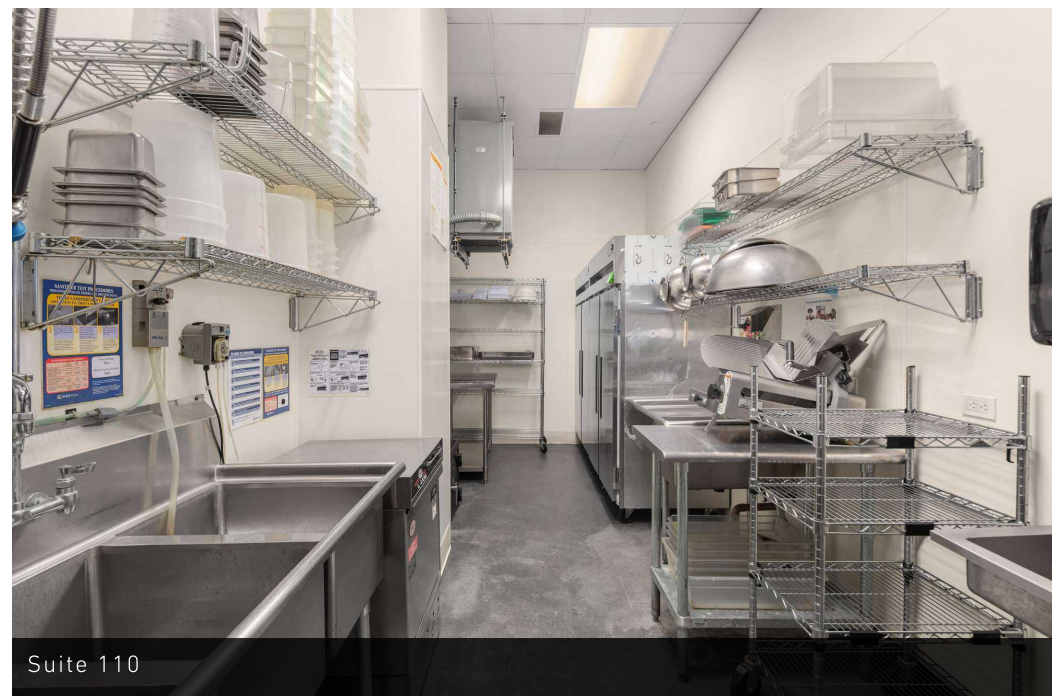
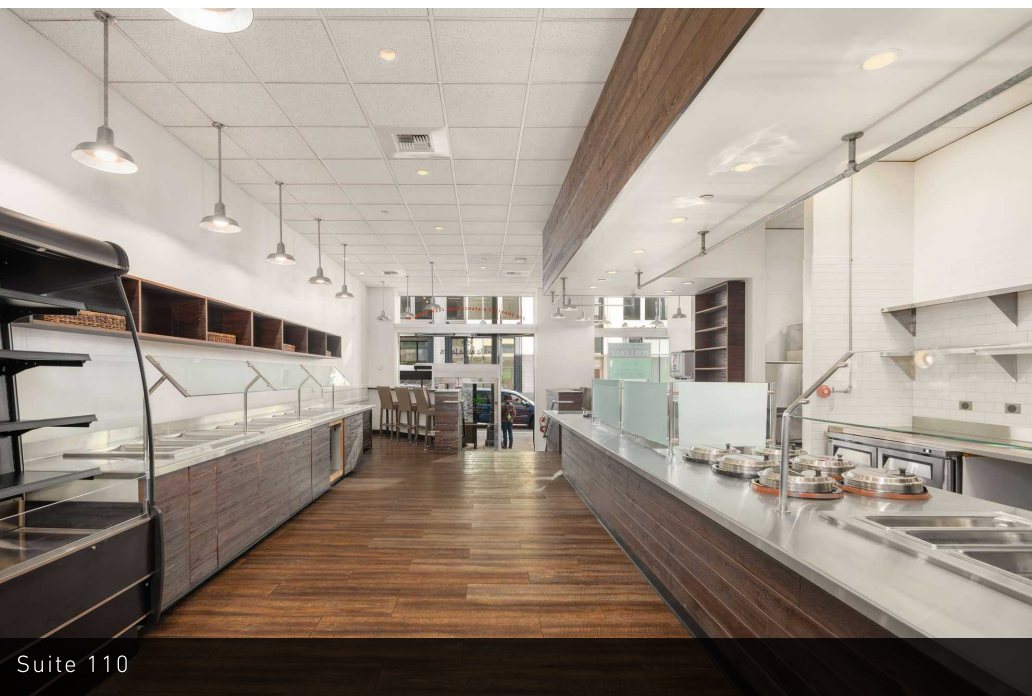
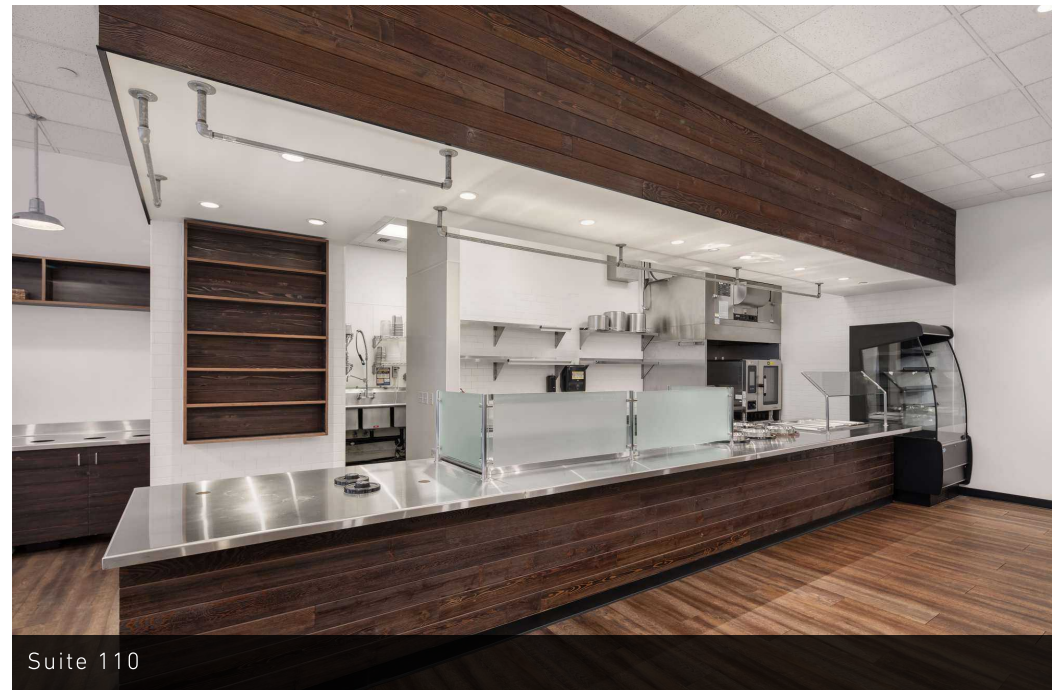
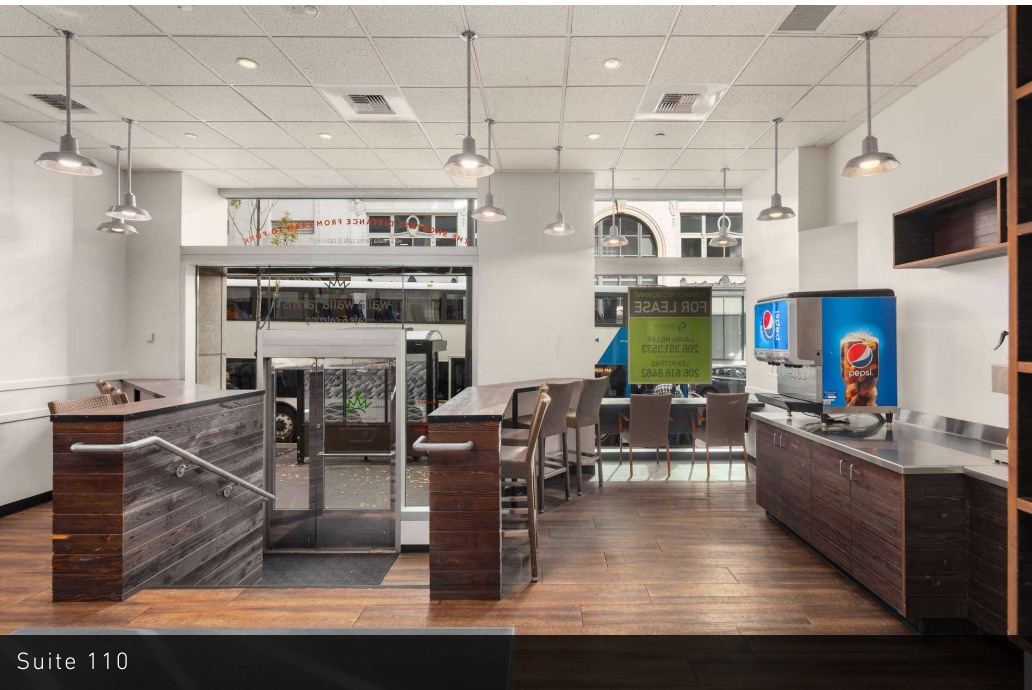
### AVAILABLE SPACES

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/cafe space with great street frontage at the corner of 2nd Avenue and Seneca Street. Formerly built out as a Starbucks. Landlord is offering a "turn-key" cafe build out for qualified operators (tenant just brings FF&E). Features dedicated outdoor patio area and refreshed lobby and building exterior.

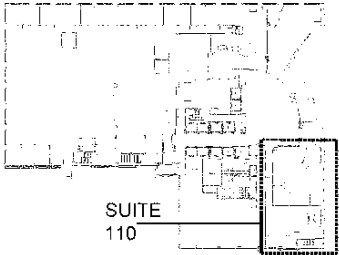
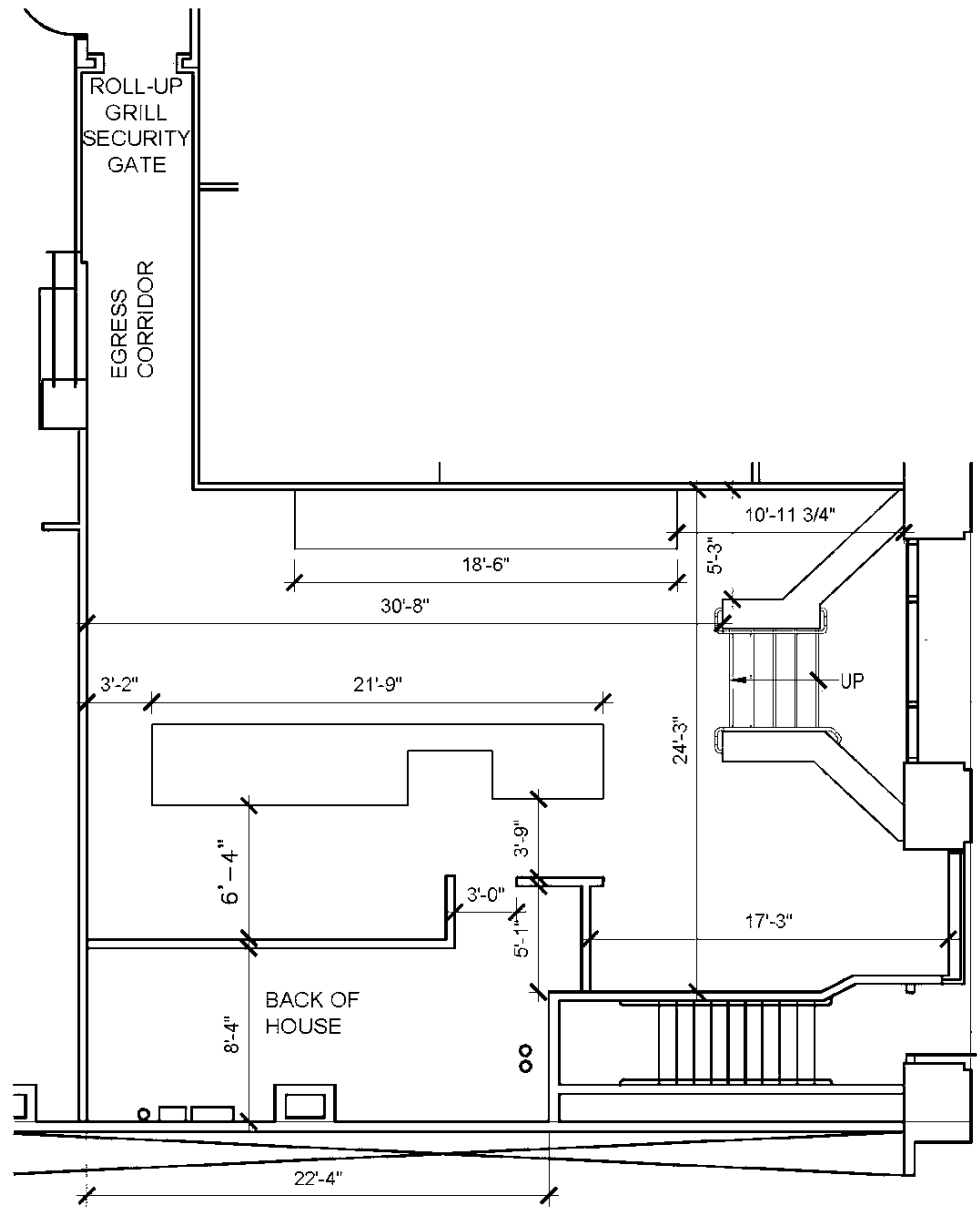


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KEY PLAN

SUITE 110 PLAN - 1,470.55 RSF





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Suite 140



Suite 140

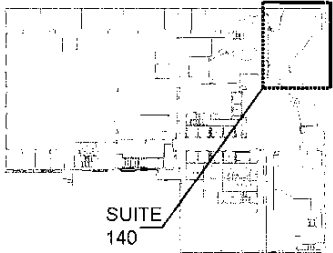
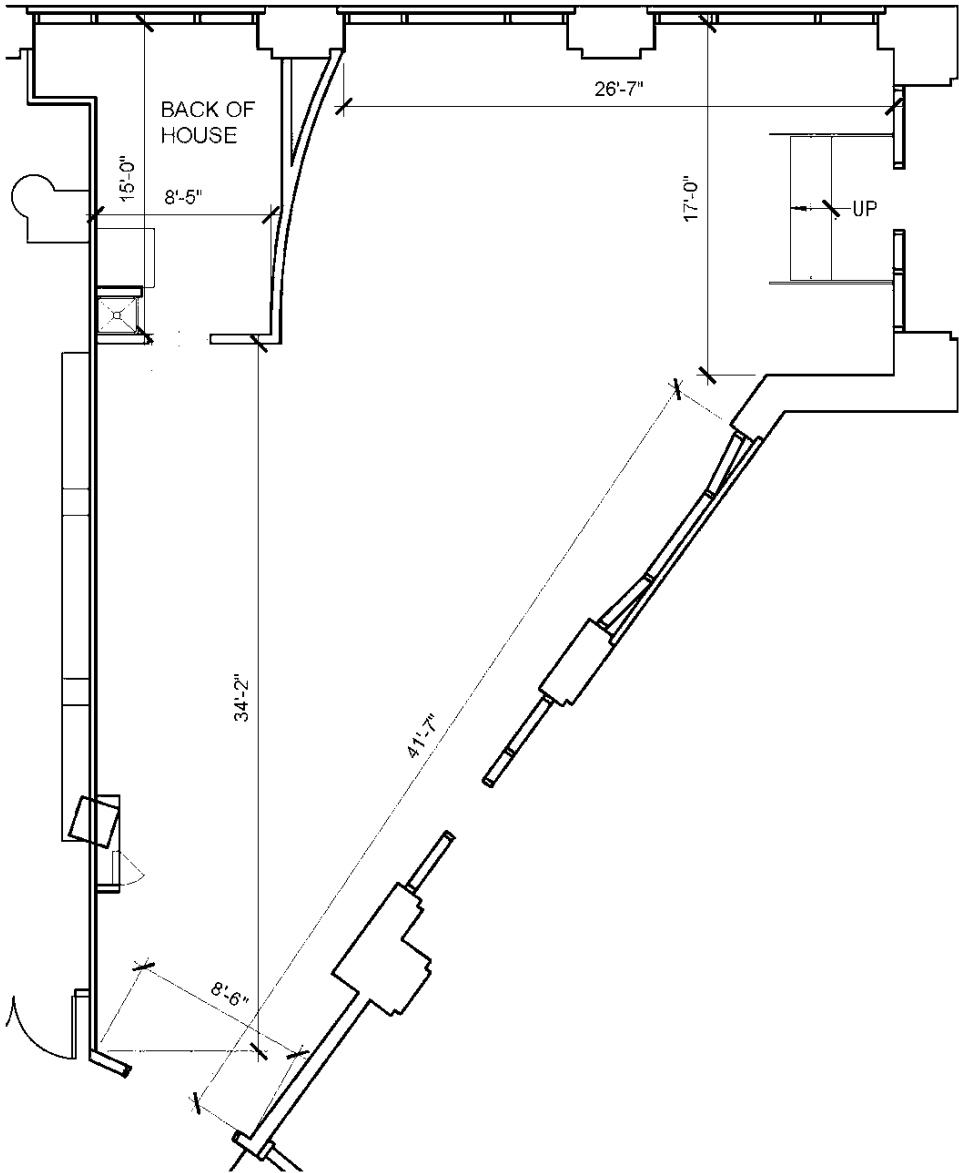


Suite 140



Suite 140

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KEY PLAN

SUITE 140 PLAN - 1,823.02 RSF





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