

FOR LEASE

RETAIL/CAFE SPACE

2607 2nd Ave, Seattle, WA 98121



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2607 2ND AVE, SEATTLE, WA 98121

## RETAIL / CAFE SPACE



### HIGHLIGHTS

- Rare opportunity to lease retail/cafeteria space in Seattle's hip north Belltown neighborhood
- No expense spared! Full Building restoration including entirely new MEP and seismic retrofit, with design by Graham Baba Architects
- Located on the street-level of an attractive brick building with modern updates including large, black framed storefront windows, exposed wood truss ceilings, polished concrete floors, and high ceilings
- Landlord to provide vanilla shell delivery: 200amp / 3 phase power, HVAC, common area restrooms, and freshly painted white walls
- Neighborhood businesses include Navy Strength, UW Primary Care Belltown, La Vita E Bella restaurant, Karaage Setsuna, Shiro's Sushi, and The Black Bottle



97

TRANSIT SCORE



99

WALK SCORE



69

BIKE SCORE



159,337

TOTAL POPULATION



94,018

TOTAL HOUSEHOLDS



\$104,458

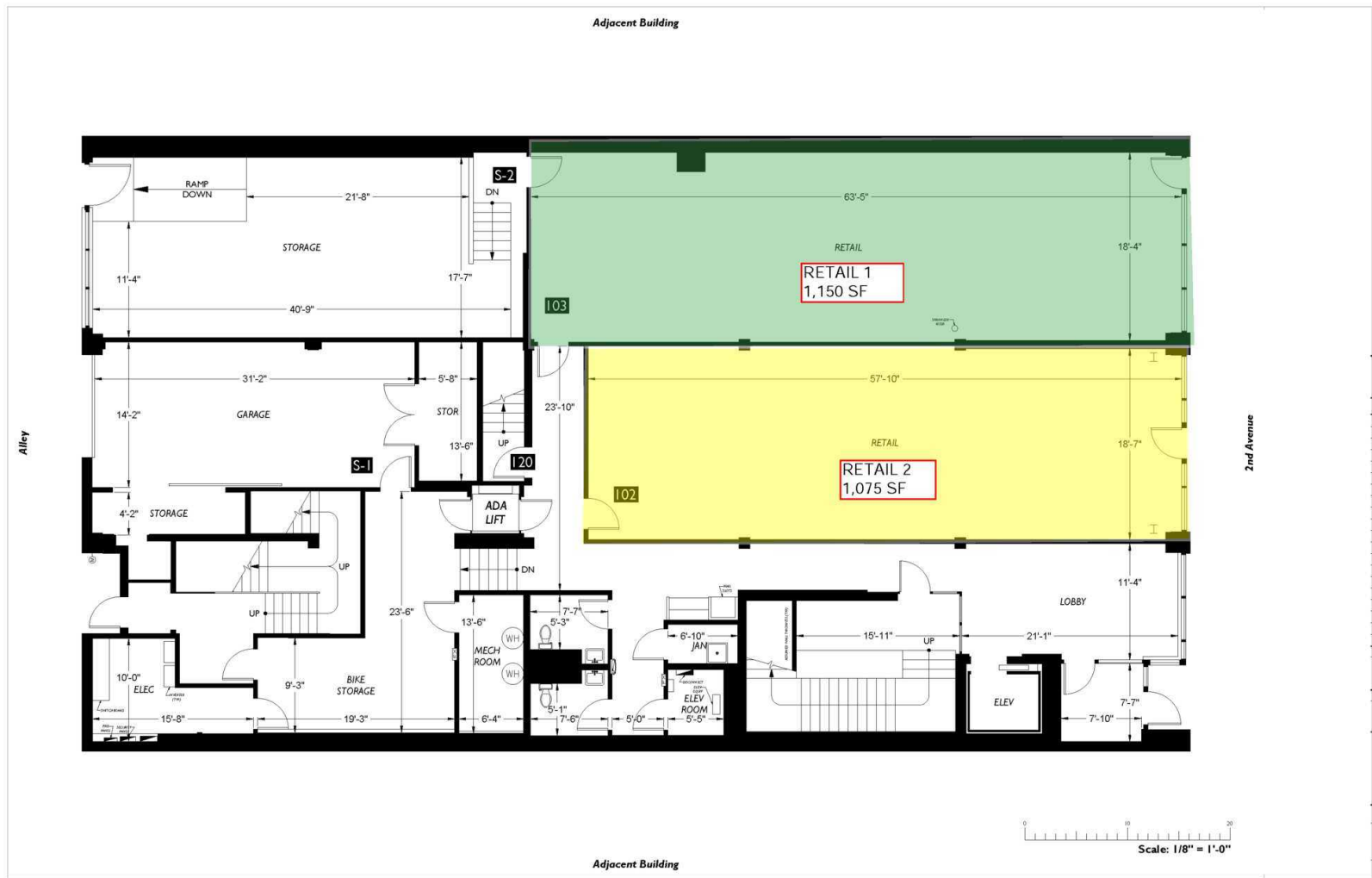
MEDIAN INCOME

\* Estimated 2023 demographics based on a 2 mile radius

Suite 2

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## AVAILABLE SPACES

SUITE	SIZE (SF)	NNN	LEASE RATE	DESCRIPTION
Suite 1	1,150 SF	\$13.39	\$28.00 SF/yr	Available January 2025.
Suite 2	1,075 SF	\$13.39	\$28.00 SF/yr	Available now.



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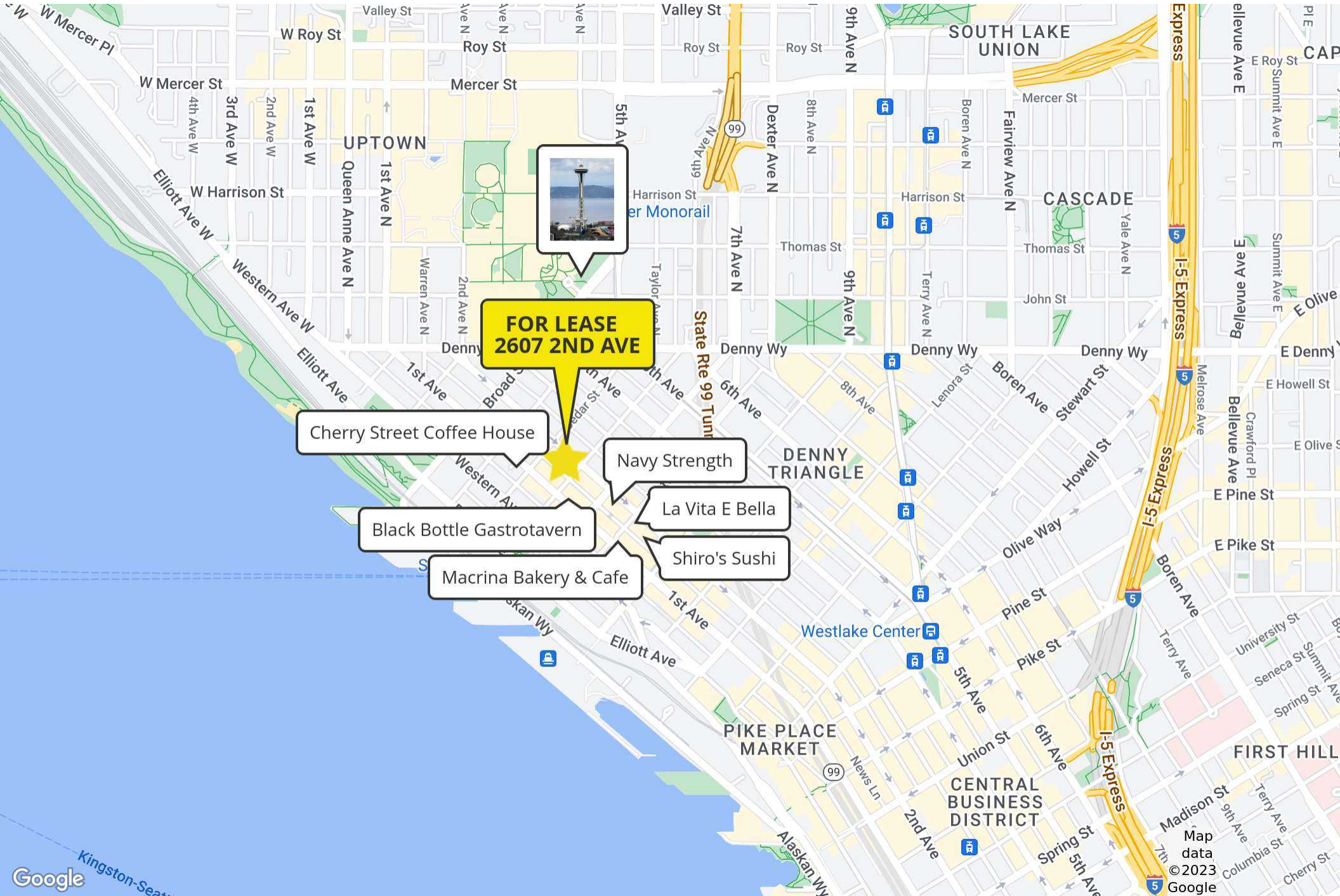
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**FOR LEASE  
2607 2ND AVE**

Cherry Street Coffee House

Navy Strength

La Vita E Bella

Shiro's Sushi

Black Bottle Gastrotavern

Macrina Bakery & Cafe