

For more information please contact

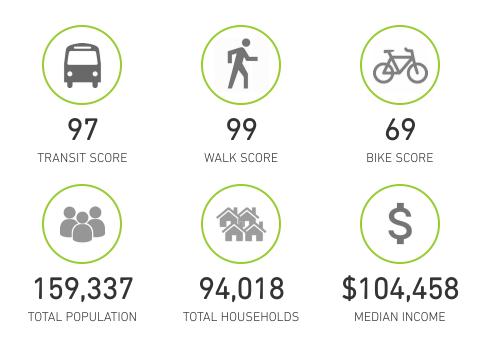
LAURA MILLER laura@gibraltarusa.com 206.351.3573



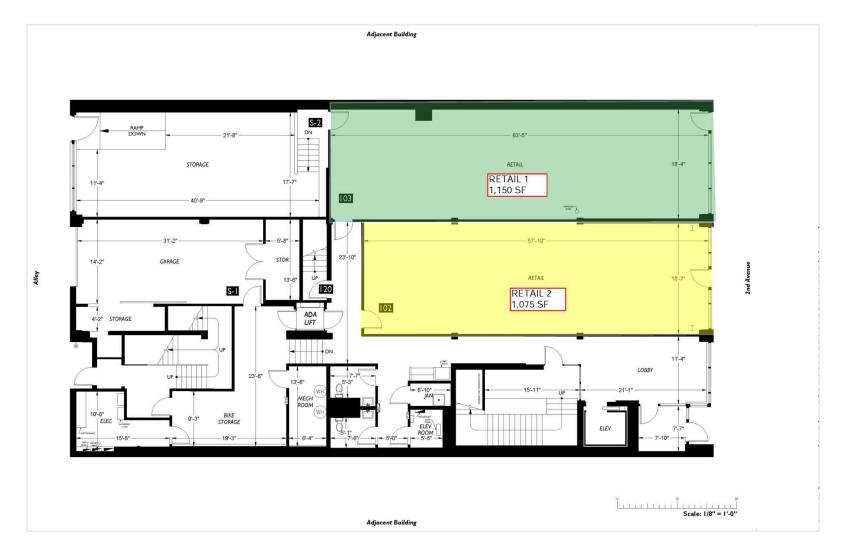


#### **HIGHLIGHTS**

- Rare opportunity to lease retail/cafe space in Seattle's hip north Belltown neighborhood
- No expense spared! Full Building restoration including entirely new MEP and seizmic 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



<sup>\*</sup> Estimated 2023 demographics based on a 2 mile radius



#### **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.





