



620 STEWART STREET, SEATTLE, WA 98101

 HOTEL MAX

FOR LEASE | BUILT-OUT RESTAURANT SPACE

FOR MORE INFORMATION PLEASE CONTACT:

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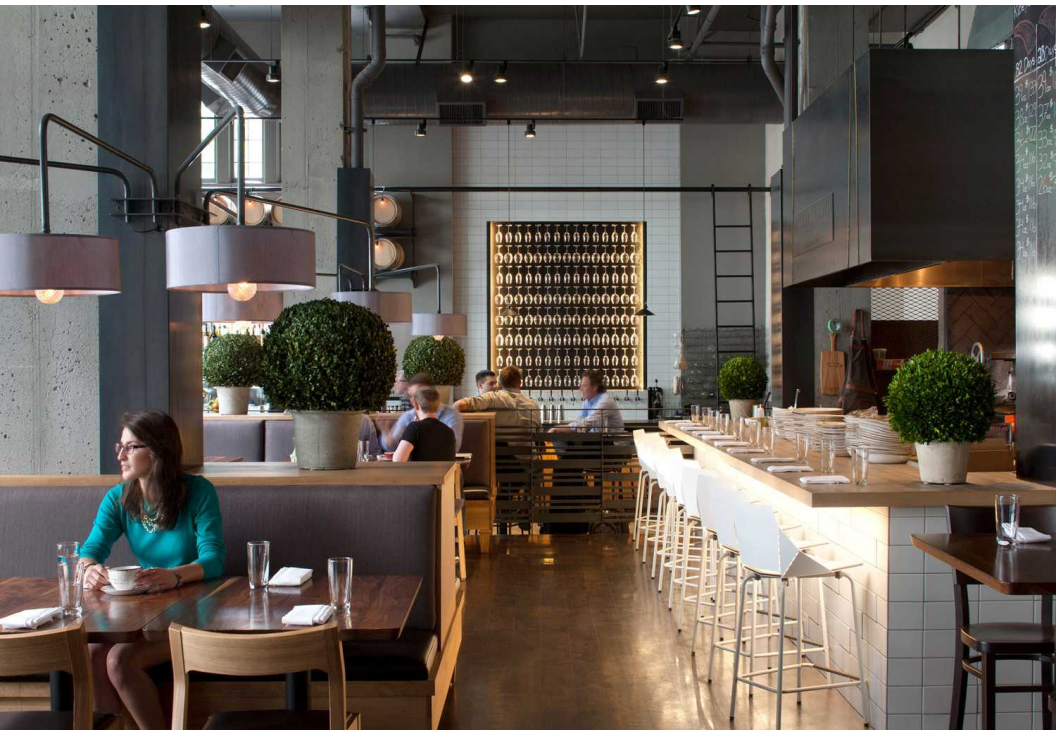




PROJECT OVERVIEW

Originally designed as Miller's Guild by Graham Baba Architects, the restaurant space occupies a street corner of the Max Hotel, which was originally built in 1925 as the Vance Motor Hotel. The hotel housed craftsmen and laborers who came to Seattle to work in the area's forests and mills. In this, its latest evolution, the existing restaurant space build out features a full bar, display kitchen with original board-formed concrete walls and columns.

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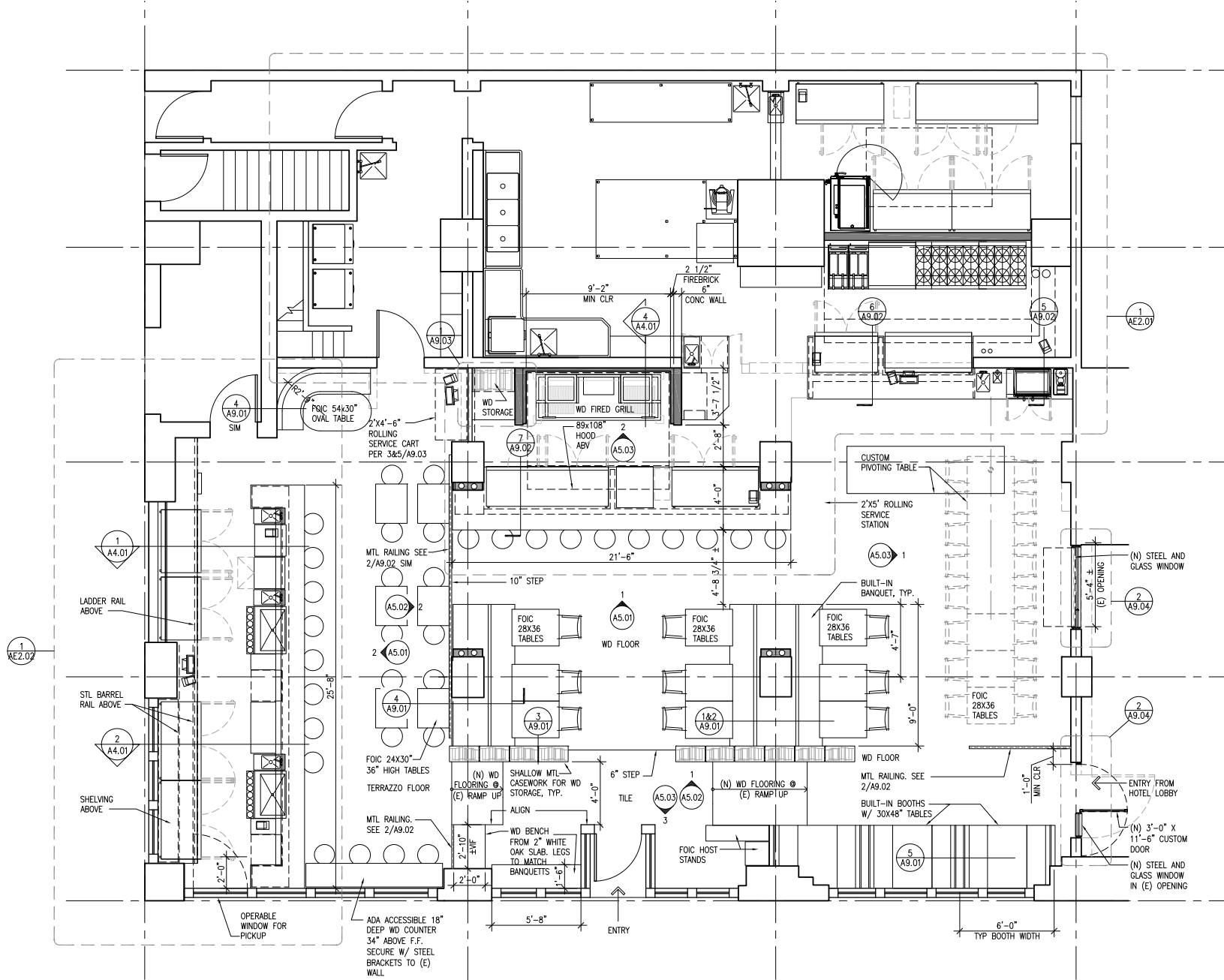


HIGHLIGHTS

Exciting opportunity to lease a restaurant space in a prime location in downtown Seattle at the Hotel Max. Here are some key points to consider:

- **Prime Location:** Hotel Max is a 3-star hotel seated at the Southern point of the uber trendy Denny Triangle, steps from South Lake Union with close proximity to popular attractions like Pike Place Market, shopping district, Amazon headquarters, and the Convention Center and dense residential population offering a high level of foot traffic and customer base.
- **Impressive Design:** The fact that the space was designed by Graham Baba Architects in 2013 suggests a modern and stylish interior that appeals to customers looking for a unique dining experience.
- **Unique Features:** The presence of a chef's counter, a 9-foot woodfired Inferno Grill, and a full bar can enhance the dining experience and potentially attract food enthusiasts and cocktail connoisseurs.
- **Audience:** Hotel Max is a boutique hotel housing 163 guestrooms, there is a built-in customer base of hotel guests who frequent the restaurant, in addition to attracting locals and visitors exploring and living the area.
- **Business Opportunities:** Leveraging the amenities of the hotel, such as room service and catering services for events.
- **Restaurant Basics:** 3,009 sq ft of street level restaurant and dining plus 1,020 sq ft of lower-level prep kitchen. Seating Capacity: 92
- CREATIVE LEASE STRUCTURE AVAILABLE - CALL BROKER FOR DETAILS





STEWART STREET

DEMOGRAPHICS

DAYTIME EMPLOYEES 273,268

CONSUMER SPENDING (F&B) \$500M

AVERAGE HH INCOME \$131,171

* 2023 DEMOGRAPHICS BASED ON A 2-MILE RADIUS

99

WALKER'S PARADISE
WALK SCORE

100

RIDER'S PARADISE
TRANSIT SCORE

