

FOR LEASE  
CAPITOL HILL RETAIL

THE HAYDEN BUILDING  
914 East Pike Street, Seattle, WA 98122

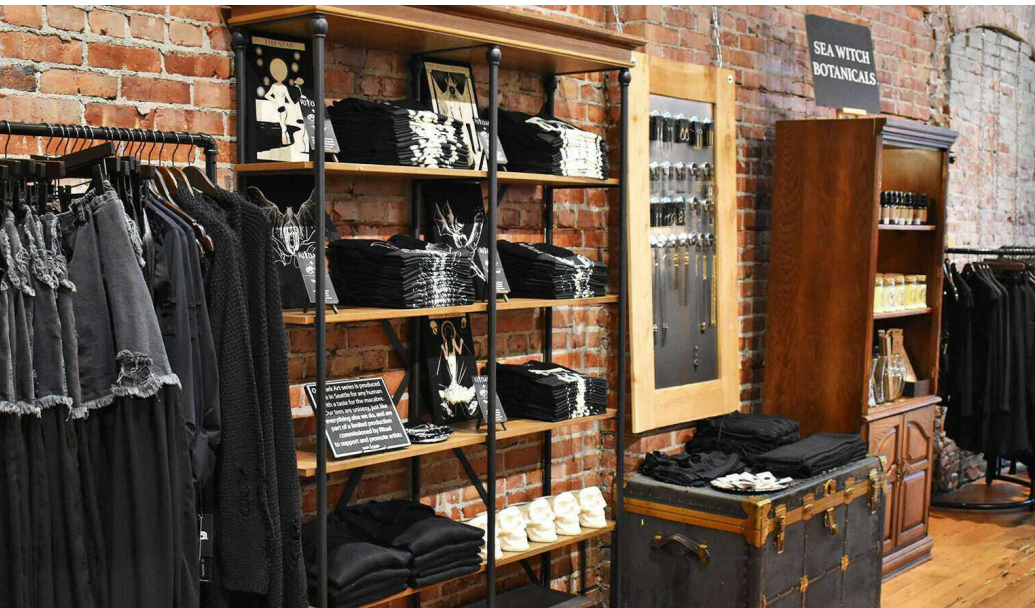
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## THE HAYDEN BUILDING



### OVERVIEW

Rare retail availability in the heart of the Pike/Pine corridor! Seattle's most vibrant neighborhood, Capitol Hill, is comprised of dense residential and thriving commercial filled with exciting restaurants, specialty boutiques and convenience services. Close proximity to Seattle University, SCCC and the hospital district. Neighboring businesses include Via Tribunali, Poquitos, Elliott Bay Books, Lost Lake Cafe and more! Heavy pedestrian traffic both day and night. Excellent public transportation with easy access to downtown and the Seattle Business District.

### HIGHLIGHTS

- Rare vacancy located in the heart of the Pike/Pine Corridor!
- Ideal for boutique retail use
- Character-filled space features exposed brick walls, wood floors and high ceilings
- Steps from the new Capitol Hill Street Car
- Recent renovations include new storefront, new ADA bathroom, and 200 amp 3-phase electrical panel
- No restaurant, bar or night club use allowed
- Building retail co-tenant is Elm Candle Bar
- Available now
- Rental rate \$38/SF/YR + NNN

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# THE HAYDEN BUILDING



89

TRANSIT SCORE



100

WALK SCORE



87

BIKE SCORE



96,191

POPULATION



55,047

HOUSEHOLDS

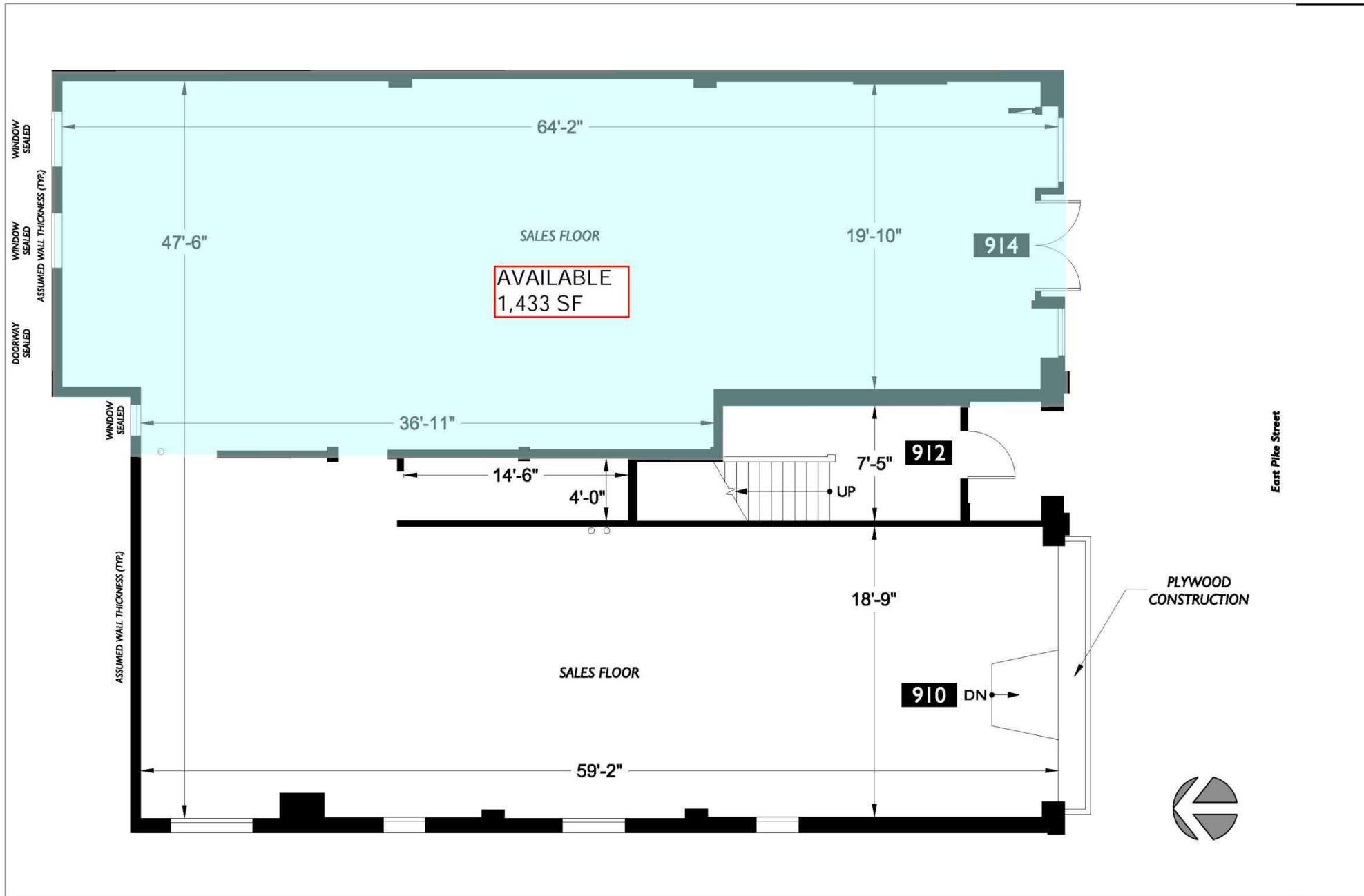


\$95,532

HOUSEHOLD INCOME

\* Demographic data derived from 2024, 1 mile radius

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