AVAILABLE NOW | 906 ALASKAN WAY, SEATTLE, WA

MARITIME BUILDING

WATERFRONT RETAIL & RESTAURANT SPACE

FOR MORE INFORMATION PLEASE CONTACT:

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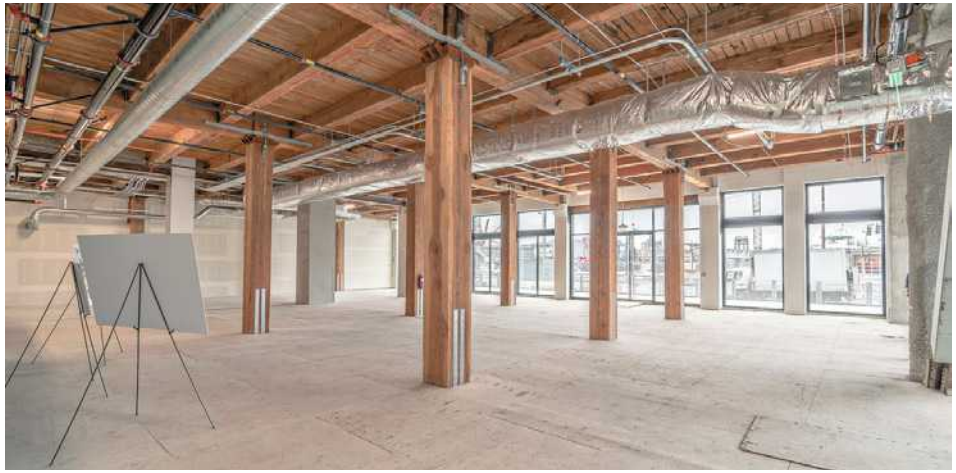
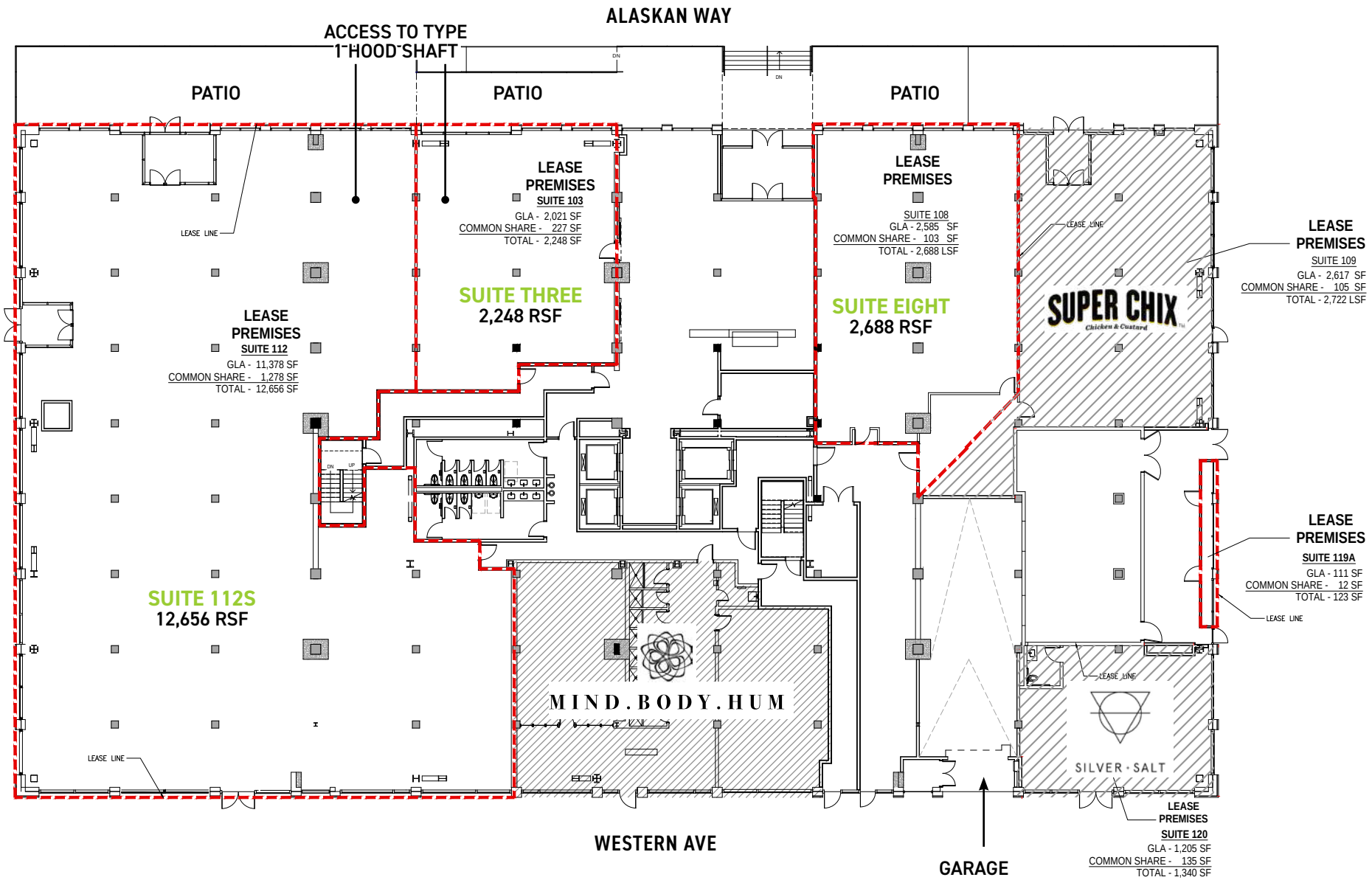
GIBRALTAR
INVESTMENT PROPERTY SOLUTIONS

BIG FISH
Alaskan Wy
NO TURN ON RED



906
BIG FISH


ALASKAN WAY
ACCESS TO TYPE 1 HOOD SHAFT
PATIO
PATIO
PATIO
LEASE PREMISES
SUITE 103
GLA - 2,021 SF
COMMON SHARE - 227 SF
TOTAL - 2,248 SF
LEASE PREMISES
SUITE 108
GLA - 2,585 SF
COMMON SHARE - 103 SF
TOTAL - 2,688 LSF
LEASE PREMISES
SUITE 109
GLA - 2,617 SF
COMMON SHARE - 105 SF
TOTAL - 2,722 LSF
LEASE PREMISES
SUITE 112
GLA - 11,378 SF
COMMON SHARE - 1,278 SF
TOTAL - 12,656 SF
SUITE THREE
2,248 RSF
SUITE EIGHT
2,688 RSF
SUPER CHIX
Chicken & Custard
LEASE PREMISES
SUITE 119A
GLA - 111 SF
COMMON SHARE - 12 SF
TOTAL - 123 SF
SUITE 112S
12,656 RSF
MIND.BODY.HUM
SILVER · SALT
LEASE LINE
LEASE PREMISES
SUITE 120
GLA - 1,205 SF
COMMON SHARE - 135 SF
TOTAL - 1,340 SF
WESTERN AVE
GARAGE

BUILDING HIGHLIGHTS

Comprised of approximately 22,000 RSF of prime retail space located in the heart of Seattle's new waterfront.

BUILDING FEATURES

- Character mixed use building built in 1911. Heavy timber post and beam interior.
- Unobstructed access to the waterfront.
- Two potential restaurant spaces available.
- 187,000 SF occupied office above.
- Ceiling Height: 16' floor to ceiling / 14' 3" floor to beams
- Estimated 2024 NNN: /RSF
- Rates available upon request.

SEATTLE'S NEW WATERFRONT

MAJOR MILESTONES AND TRAFFIC GENERATORS:

- Begin construction of Pioneer Square East West Pedestrian Improvements, planned to begin in early 2024.
- Complete Pike and Pine planned in late 2024.
- Completion of pedestrian improvements to east/west streets in Pioneer Square planned in late 2024.
- Park promenade expected to be complete in late 2024.
- 2025: Completion of Overlook Walk and Pier 58.
- 2025: Complete Waterfront Seattle Program construction.

CENTRAL WATERFRONT DISTRICT
THE NEIGHBORHOOD

The Maritime Building is located in the heart of the transformation of Seattle's Waterfront and the Central Waterfront District.

98
WALK SCORE

100
TRANSIT SCORE

- 61,115 residents within a one-mile radius
- Five blocks from Pike Place Market
- Over one-million square feet of offices within a one-mile radius
- A total of 12,331 businesses within a one-mile radius
- Median Household income of $94,822 within a one-mile radius

WATERFRONT MILESTONES

CENTRAL WATERFRONT DISTRICT & WATERFRONT MILESTONES

1 **PROMENADE AND BICYCLE PATH**
A new two-way bike path located between the roadway and the promenade. This route will serve both commuters and families that want to enjoy the waterfront on a bike.

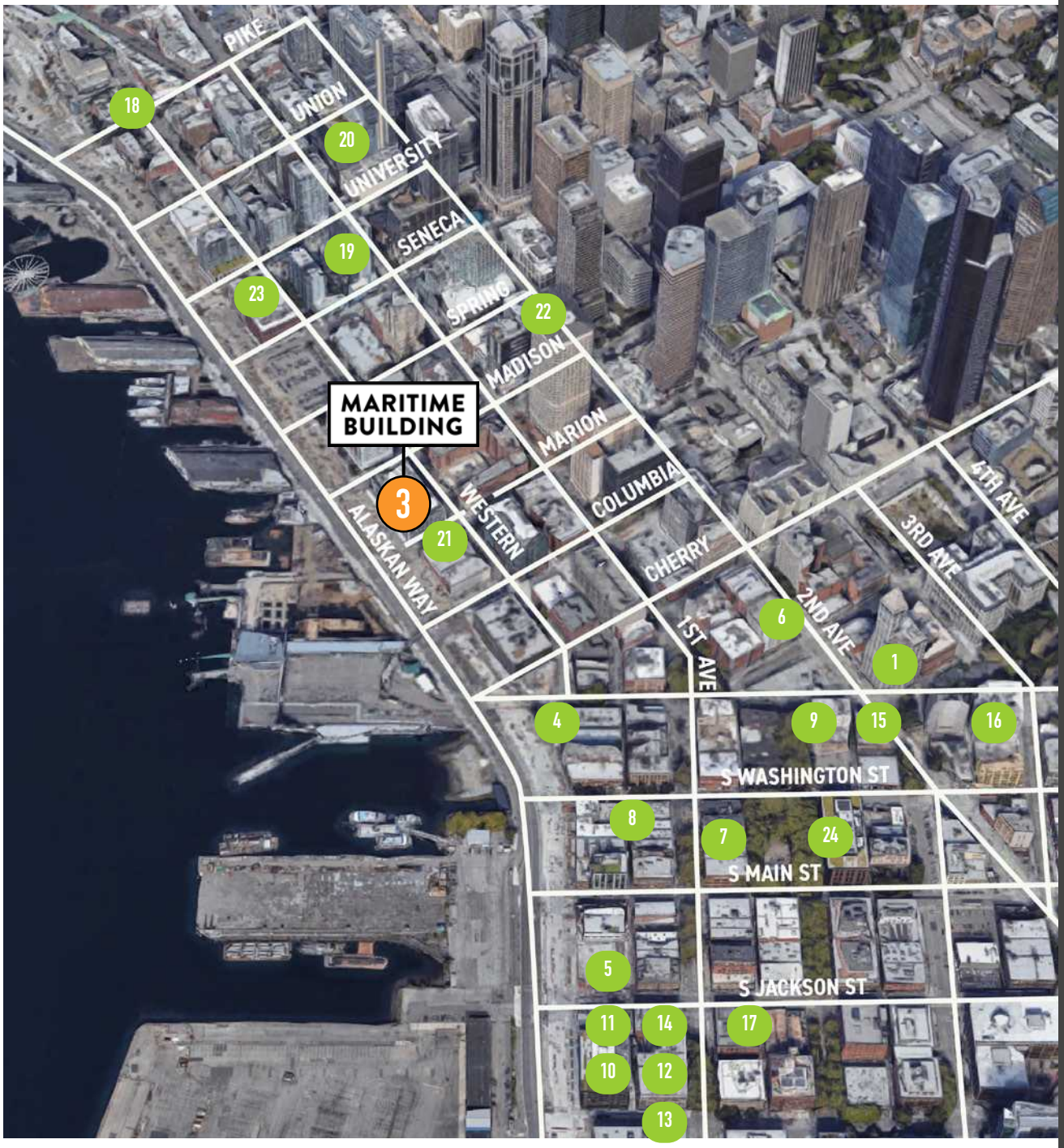
2 **FERRY FOOT TRAFFIC AT COLMAN DOCK: 24.7 M RIDERS ANNUALLY (2018)**
New Marion Street Bridge will connect Alaskan Way to Colman Dock. Construction to be completed in late 2023.

3 **COLUMBIA STREET 2-WAY CORRIDOR**
Construction of the 2-way transit corridor and of Pier 62 completed Spring 2020.

4 **ANNUAL WATERFRONT VISITORS**
Between April and October approximately 213 cruise ships and 1.2M passengers visit the Seattle Waterfront.

5 **NEW SEATTLE AQUARIUM**
New aquarium Ocean Pavilion projected to open in 2024. Over 800,000 people visit annually.

6 **PIKES PLACE MARKET ADDITIONS**
Over 10M people visit the Waterfront and Pikes Place Market currently. This is expected to increase by more than 20% once completed in 2025.



PIONEER SQUARE & WATERFRONT

1. **SMITH TOWER** 506 2nd Ave | 272,656 SF office
2. **COLMAN BUILDING** 811 1st Ave | 160,164 SF office
3. **MARITIME BUILDING** 11 Western Ave | 211,164 SF office
4. **CITIZEN M HOTEL** Yesler & Alaskan Way | 216 rooms
5. **THE JACK** 74 S Jackson Street | 145,000 SF office
6. **BUTLER GARAGE** 114 James Street
7. **GRAND CENTRAL BLOCK** 214 1st Ave | 116,335 SF office
8. **WASHINGTON PARK** 68 S Washington St | 53,000 SF office
9. **KORN WALKER BLOCK** Yesler Way, Occidental Ave to the south, S Washington St and alley to the west)/8 buildings 130,000sf -office include the Merchant's Café (109 Yesler, 119 Yesler, 107 Occidental)
10. **450 ALASKAN WAY** 170,000 SF office
11. **95 JACKSON** 35,000 SF office
12. **83 S. KING ST** 183,000 SF office
13. **505 FIIRST** 288,000 SF office
14. **411 1ST** 163,768 SF office
15. **THE METROPOLE** Yesler & 2nd Ave | Non-profit community space
16. **CHIEF SEATTLE CLUB** 410 2nd Ave
17. **RAILSPUR-JACKSON** Between 1st & 2nd (115 South-Jackson Street 419 Occidental, 100 S King)-419 Occidental Ave & 115 S Jackson Street: 100 room hotel, 63,000 SF office, market hall retail
18. **PIKE PLACE MARKET** 9 acre footprint with an average of 10 million visitors annually; between 20,000 and 40,000 daily
19. **HARBOR STEPS** 1221 1st Ave | 758 residential units, 11,30 SF retail
20. **SEATTLE ART MUSEUM**
21. **COMMUTER BUILDING** 815 Western Ave 300,000 SF office, 25,000 SF retail, 150 residential units
22. **FEDERAL RESERVE BUILDING** 204,000 SF office
23. **1100 WESTERN AVE.** Future site of Gonzaga University Seattle campus, 257 residential units and 4000 SF retail
24. **WEYERHAEUSER HEADQUARTERS** 200 Occidental: Award winning 216,000 SF office building with street-level restaurant/retail

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