

1300 E PIKE ST, SEATTLE, WA 98122

S O L I S

CAPITOL HILL

RESTAURANT SPACE | AVAILABLE NOW



FOR MORE INFORMATION PLEASE CONTACT:

TRACY CORNELL

tracyc@gibraltarusa.com
206.948.0630

LAURA MILLER

laura@gibraltarusa.com
206.351.3573



SOLIS IS A TRULY UNIQUE BUILDING. SEATTLE'S NEWEST PASSIVE HOUSE PROJECT.

At Solis, architects, visionaries, and artisans converged to create a one-of-a-kind building targeting Passive House certification—sculpting a new era in Seattle, which aims to achieve better air quality, lower heating and cooling bills, and have a significantly smaller energy footprint.

SOLIS combines uniquely modern, next-generation design with an urban lifestyle for conscious-minded people who never want to miss out on the action. Savvy people will seize the unique opportunity to experience sustainable and inspired urban living for conscious-minded people with uncompromising standards.

Located on the corner of 13th and Pike— the heart of Capitol Hill – Solis is within walking distance of top restaurants, grocery stores, schools, parks and more, with seamless access to the light rail, bus lines and street car.

www.livesolis.com



DEMOGRAPHICS

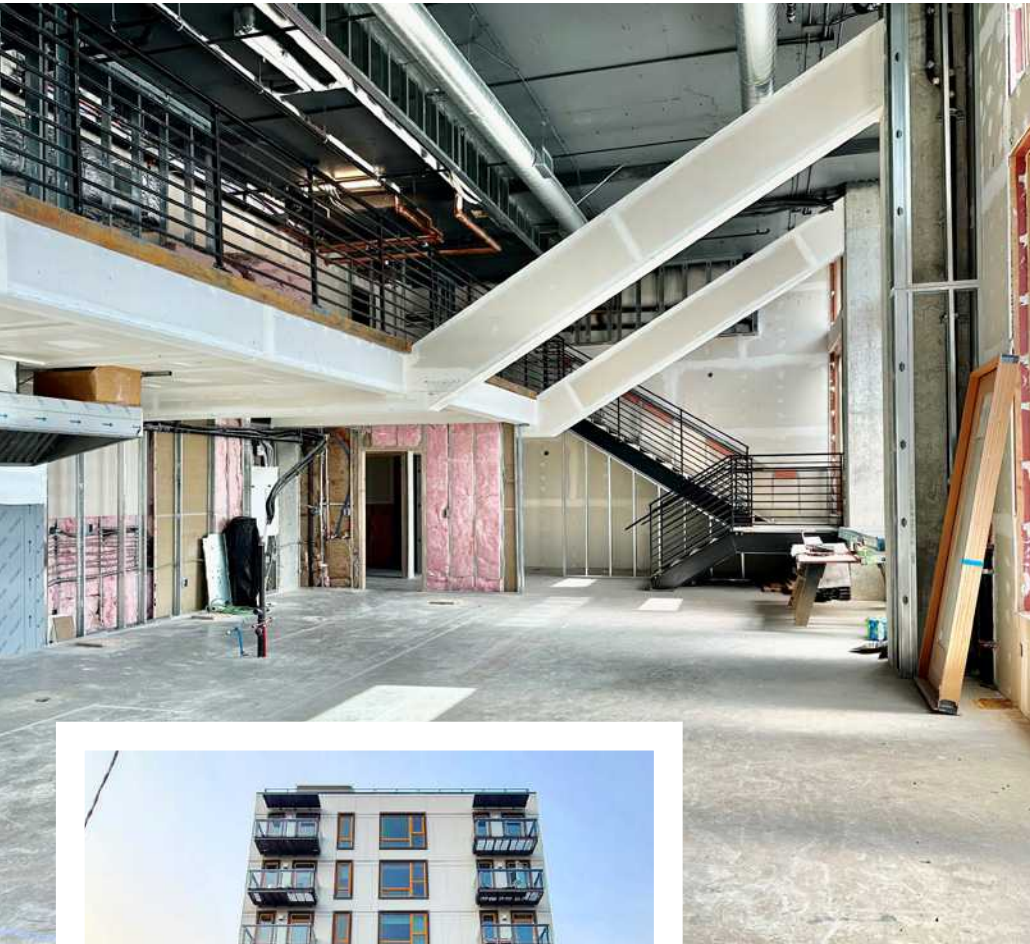
POPULATION	89,791
HOUSEHOLDS	53,306
AVERAGE HH INCOME	\$125,009
DAYTIME POPULATION	114,321

* 2023 DEMOGRAPHICS BASED ON A 1-MILE RADIUS

99
WALK SCORE

84
BIKE SCORE

78
TRANSIT SCORE



HIGHLIGHTS

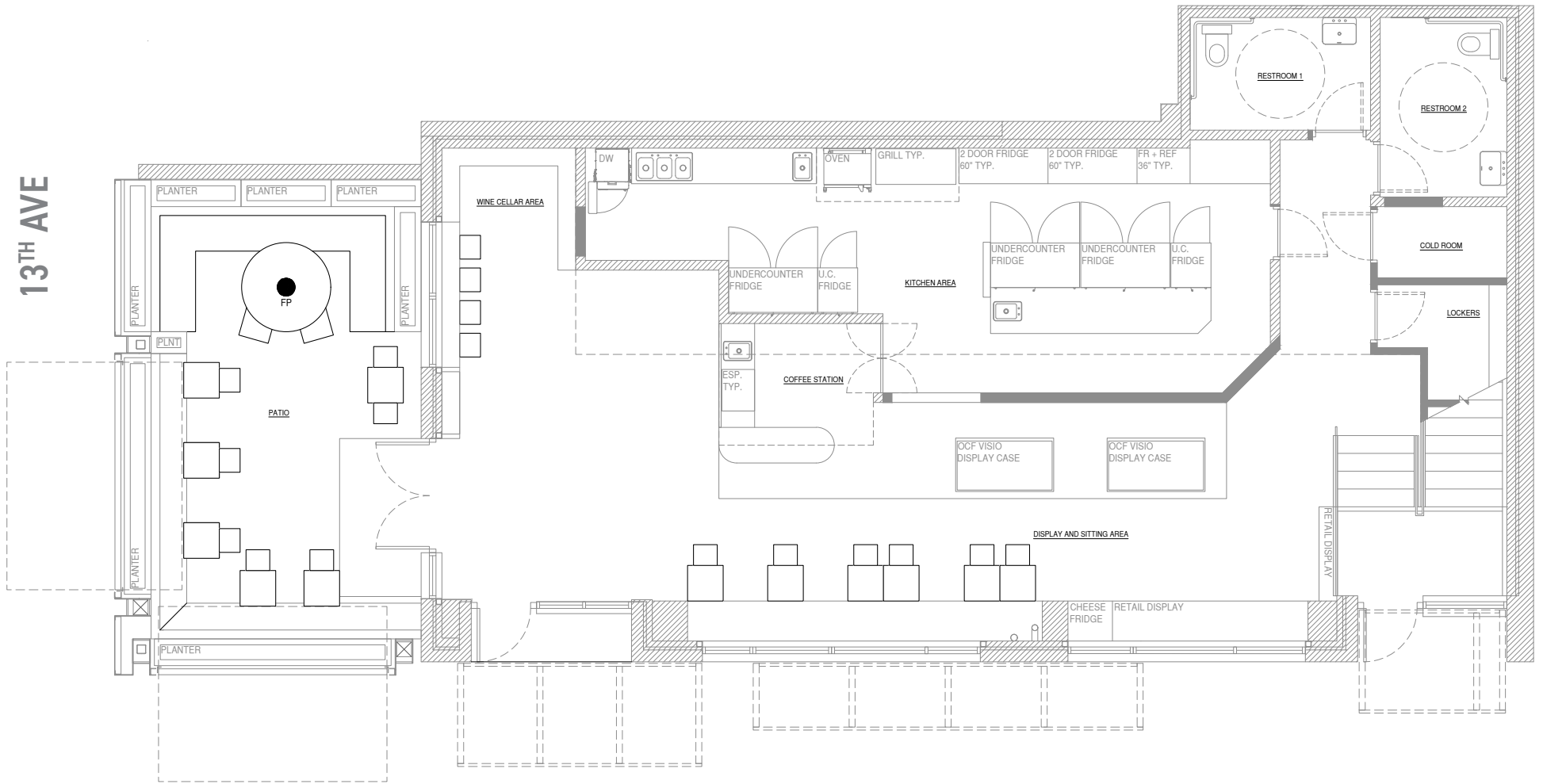
- One-of-a-kind opportunity to lease restaurant space at SOLIS, a unique, modern 45-unit luxury apartment building
- Prime corner location in the heart of Pike/Pine neighborhood of Capitol Hill. Join neighborhood businesses Spinasse, Artusi, Nue, Elysian Brewery, Dough Joy, Dave's Hot Chicken, Osteria la Spiga, and Barrio
- Designed by Weber Thompson Architect
- Restaurant ready with 6 ft type 1 hood installed, HVAC installed, plumbing roughed in, wood storefront windows and high ceilings
- 2,444 SF comprised of 1,758 main level plus 686 SF mezzanine
- Dedicated patio (508 SF) with operable scissor gates
- Rental Rate \$40/SF/YR plus NNN (TBD)



6' KITCHEN HOOD

MAIN LEVEL SAMPLE PLAN

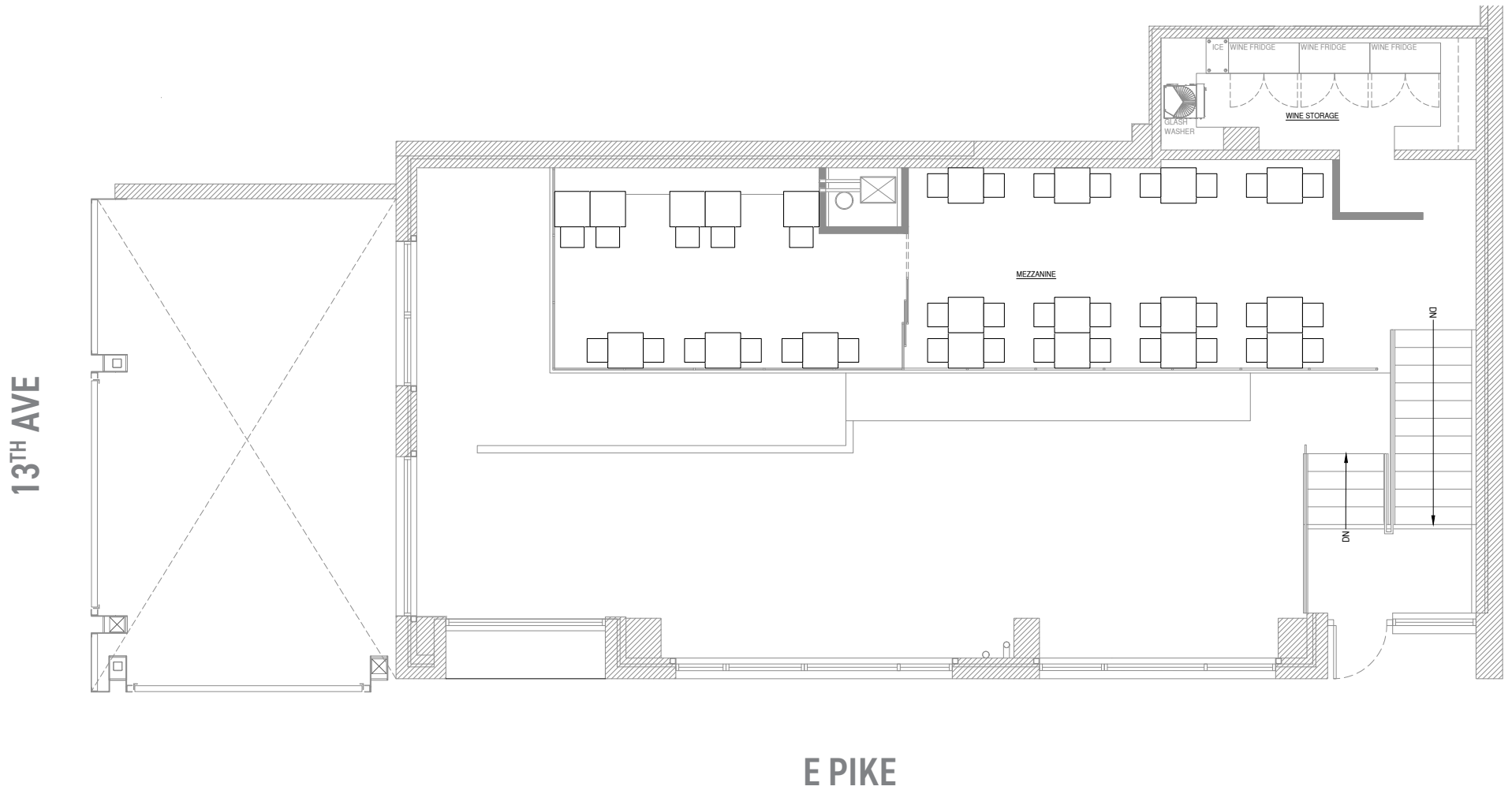
1,758 SF

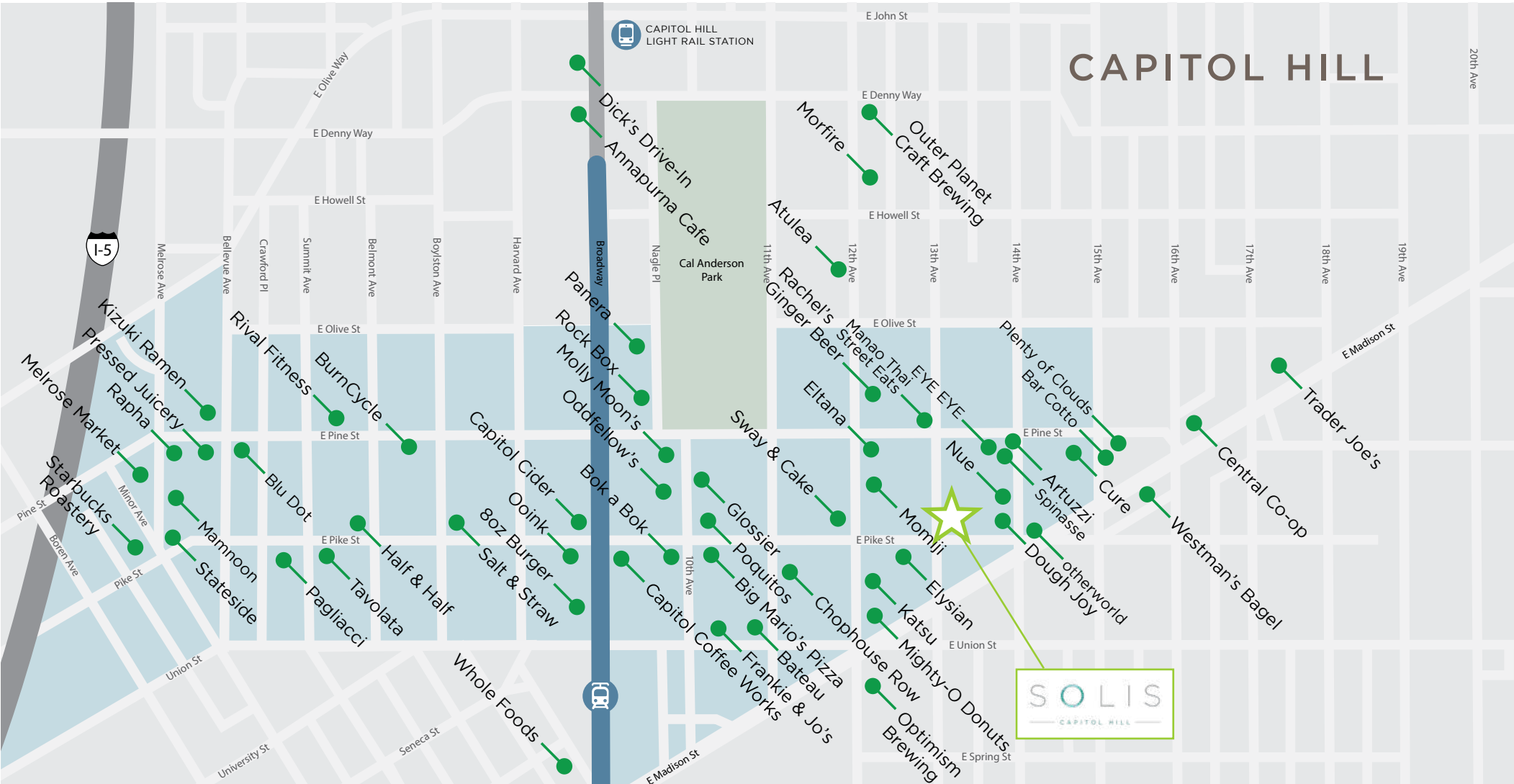


E PIKE

MEZZANINE SAMPLE PLAN

686 SF





◀ DOWNTOWN SEATTLE

PIKE - PINE CORRIDOR

FIRST HILL STREET CAR

CAPITOL HILL LIGHT RAIL STATION



FOR MORE INFORMATION PLEASE CONTACT:

LAURA MILLER

laura@gibraltarusa.com

206.351.3573

TRACY CORNELL

tracyc@gibraltarusa.com

206.948.0630



This information has been obtained from sources believed reliable. No guarantee, warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and to any special listing conditions, imposed by our principals. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.