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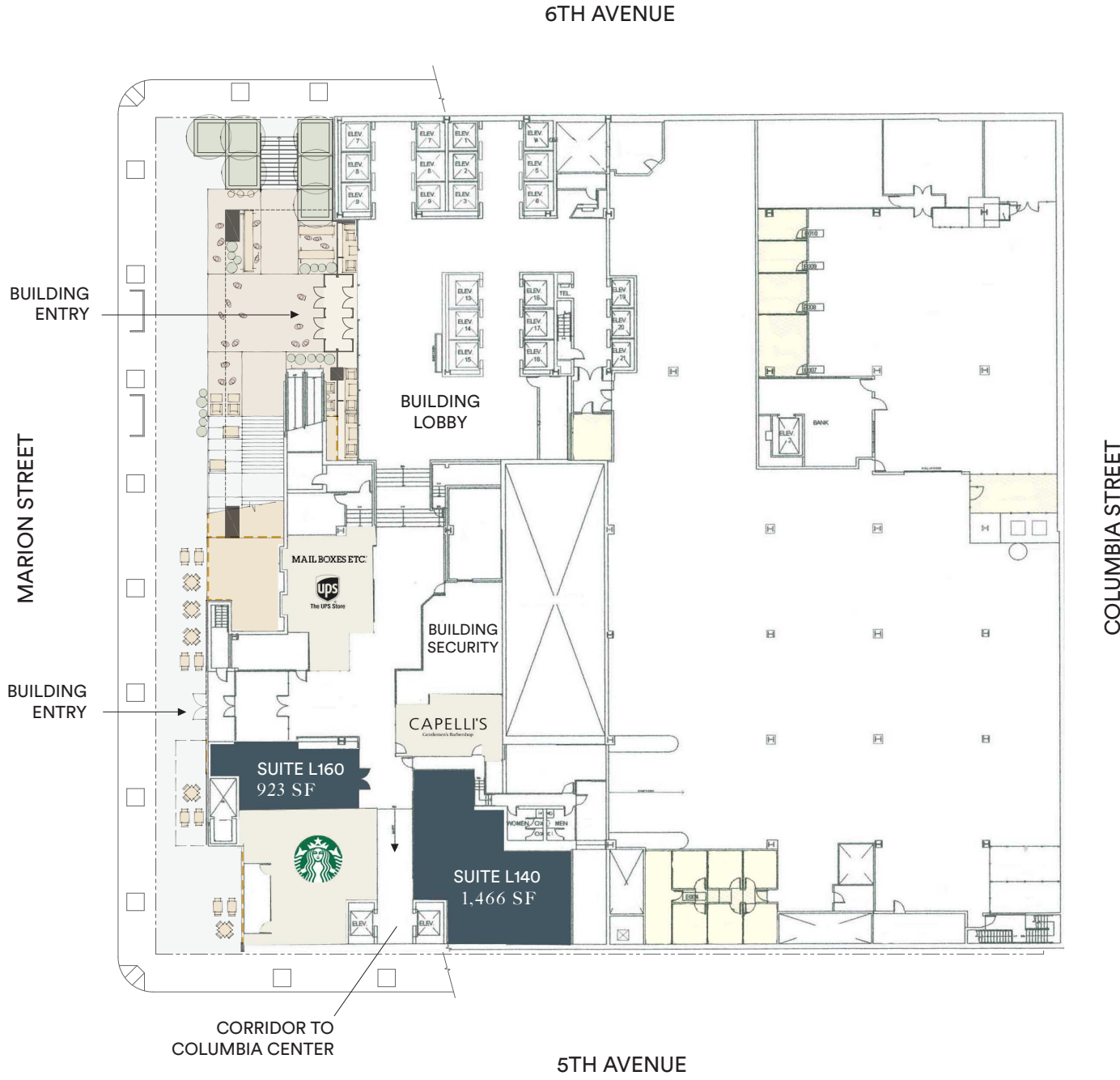
# Project Details

<b>SPACE</b>	Suite L140 - 1,466 SF Suite L160 - 923 SF
<b>AVAILABLE</b>	Suite L140 - Available Now Suite L160 - Available Now
<b>RENT</b>	Call for rates
<b>NNN ESTIMATE</b>	\$10.30 PSF
<b>CO-TENANTS</b>	Starbucks, Capelli's, and Mailboxes, etc. / UPS
<b>IDEAL USER</b>	Suite L140 - Grab & Go Food (Sandwiches, Ramen, Sushi, Vietnamese, Salads, Juice, etc.)  Suite L160 - Sundry/Mercantile



# Floor Plan

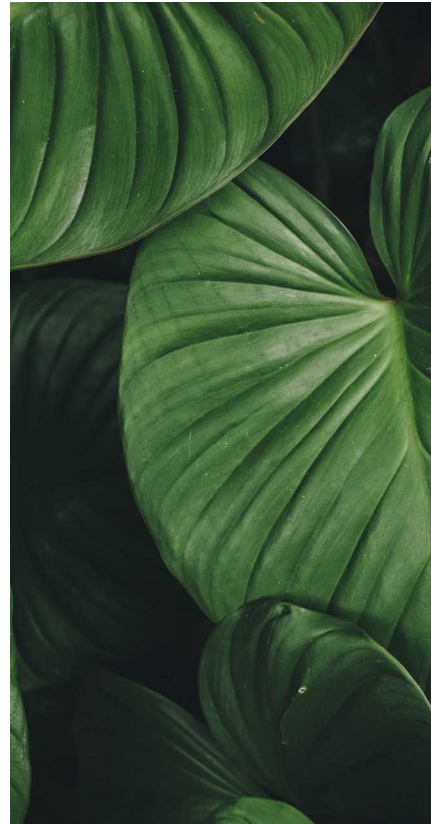
## LEVEL ONE



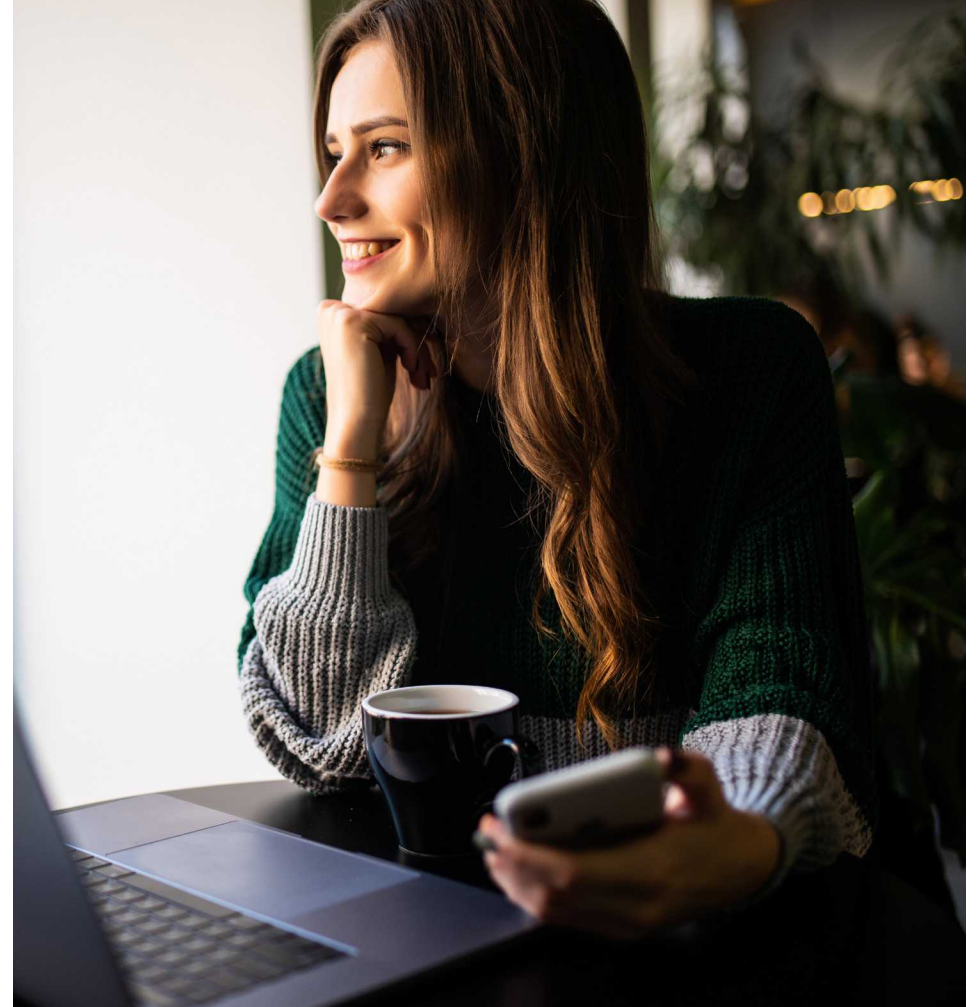


# Building Highlights

- 1,466 SF retail deli space available, perfect for a grab & go food and beverage user
- 923 SF corner lobby retail space, perfect for a sundry/mercantile user
- Retail captures 6k+ daytime population in the building and from surrounding office buildings, including the Columbia Center connected by tunnel access
- Easy access to and from I-5 and to public transportation
- Below grade parking available for customer use
- Neighboring retailers include Amazon Go, Belle Epicurean, Einstein Bros. Bagels, Cherry Street Coffee, 206 Burger Company, Juno, Top Pot Doughnuts, Bartell Drugs

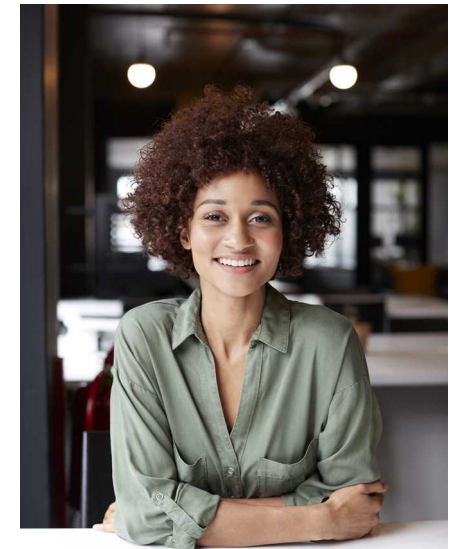






## Area Demographics

	.25 MILE	.5 MILES	1 MILES
AVERAGE HH INCOME	\$131,171	\$107,830	\$120,520
RESIDENTS	4,783	21,251	69,013
DAYTIME POPULATION	29,055	95,739	168,212
MEDIAN AGE	35.4	41.9	37.3





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# Contact Exclusive Agents

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