

RETAIL FOR LEASE

TERRY DENNY BUILDING

113 1st Ave S, Seattle, WA 98104



For more information please contact:

LAURA MILLER

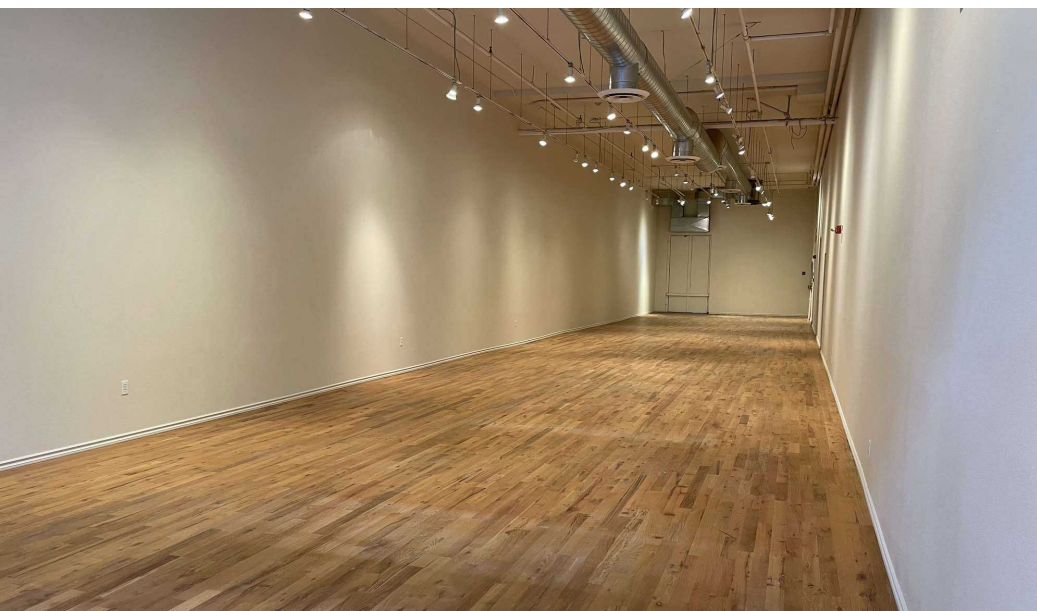
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LOCATION OVERVIEW

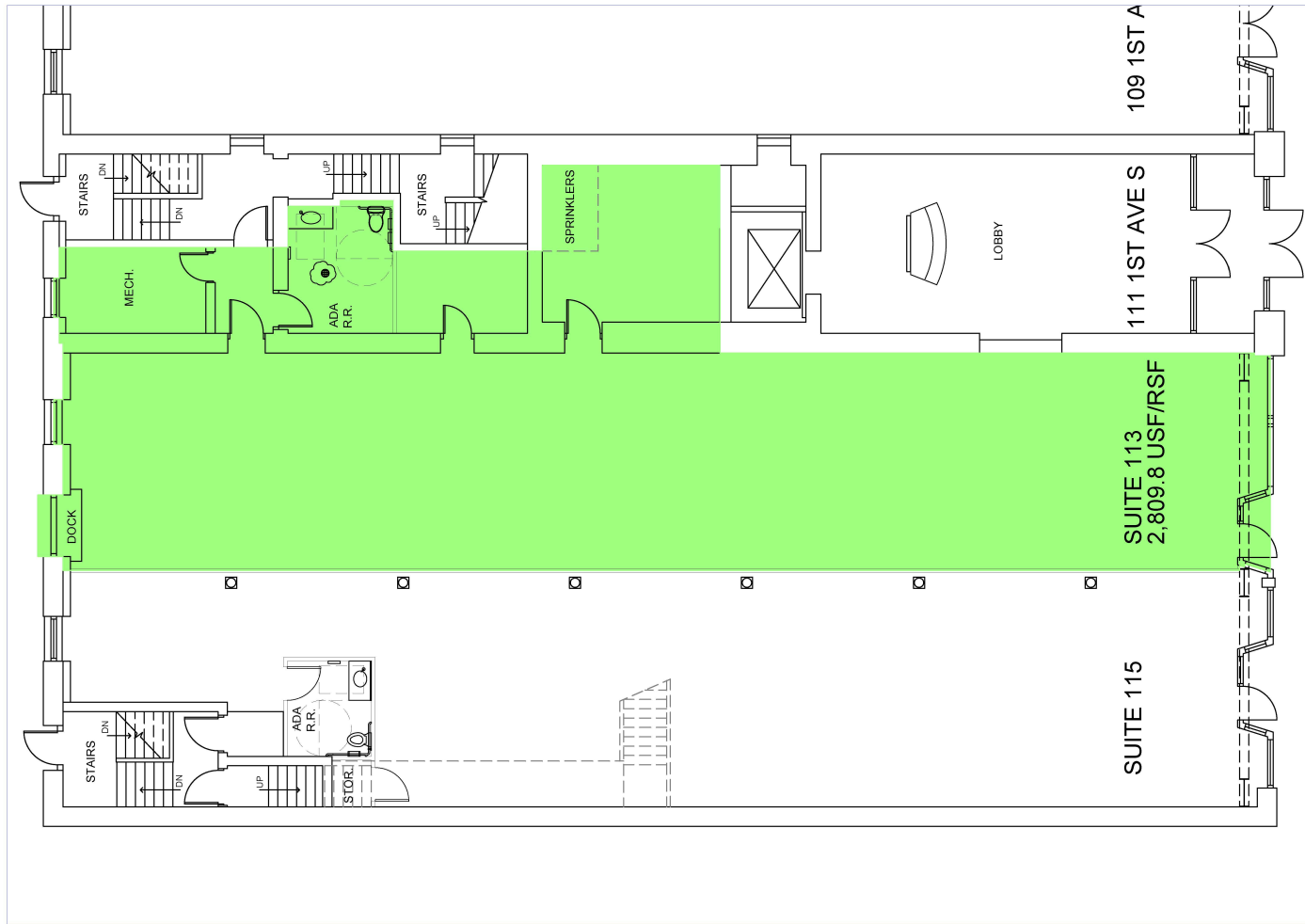
The Terry Denny is a historic building built in 1889 for many years known as the Northern Hotel. A part of the Seattle Underground Tour, the Terry Denny building is located on 1st Avenue South in the heart of Pioneer Square. Renovated in 2000, including a complete seismic retrofit, The Terry Denny consists of 48 loft apartments above 11,016 square feet of ground floor retail space. Located around the corner from the Seattle Ferry Terminal, and walking distance to Lumen Field, The Terry Denny experiences heavy tourist and day/night-time pedestrian and vehicle traffic. Pioneer Square is a highly sought-after destination for some of the city's hottest restaurants, sidewalk cafes, retail establishments, and high occupancy office buildings catering to Seattle's creative firms. Pioneer Square is also home to First Thursday Art Walks, the longest running art walk in the nation.

PROPERTY HIGHLIGHTS

- Prime retail space fronting First Avenue S in Seattle's Historic Pioneer Square neighborhood
- Classic turn-of-the-century brick building loaded with character-rich features including high ceilings, large wood-framed storefront windows, exposed brick walls, and wood floors
- Complete Building renovation in 2000 including seismic upgrades
- Retail Co-tenants include Lune Cafe, Sew Generously, and Turabi Rug Gallery
- Surrounding businesses include Caffè D'arte, Damn the Weather, and Underground Tour
- Private in-suite restroom and HVAC (ducted heat and fresh air, no cooling)

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SUITE	SIZE (SF)	EST. NNN(2024)	LEASE RATE	DESCRIPTION
Suite 113	2,810 SF	\$10.79	\$26.00 SF/yr	Well maintained, character-rich retail space features large wood-framed storefront windows, wood floors, exposed brick walls, and in-suite restroom. 200 amps 3 phase power.

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100

TRANSIT SCORE



97

WALK SCORE



90

BIKE SCORE



51,844

POPULATION



28,576

HOUSEHOLDS



\$78,929

HOUSEHOLD INCOME

* 2020 Demographics based on a 1 mile radius

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