

1300 E PIKE ST, SEATTLE, WA 98122

# S O L I S

CAPITOL HILL

RESTAURANT SPACE | AVAILABLE NOW



FOR MORE INFORMATION PLEASE CONTACT:

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## 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](http://www.livesolis.com)



### DEMOGRAPHICS

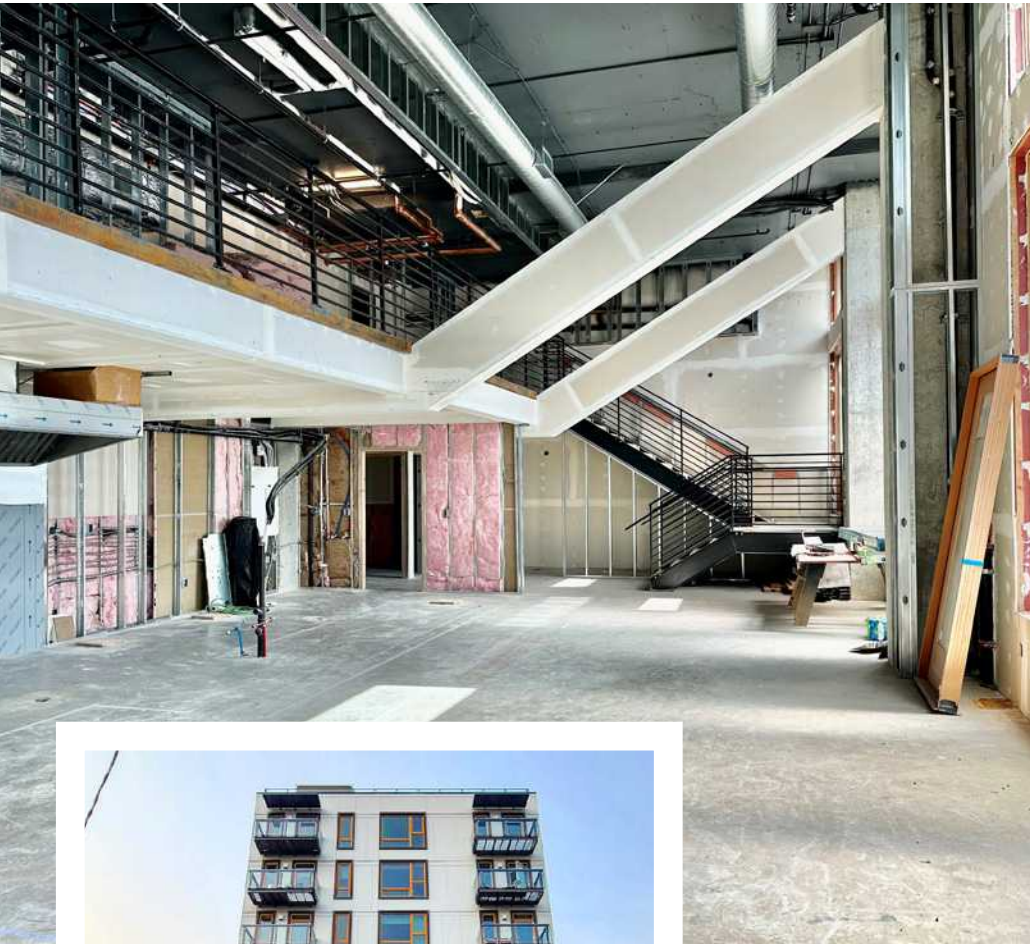
POPULATION	89,791
HOUSEHOLDS	53,306
AVERAGE HH INCOME	\$125,009
DAYTIME POPULATION	114,321

\* 2023 DEMOGRAPHICS BASED ON A 1-MILE RADIUS

99  
WALK SCORE

84  
BIKE SCORE

78  
TRANSIT SCORE

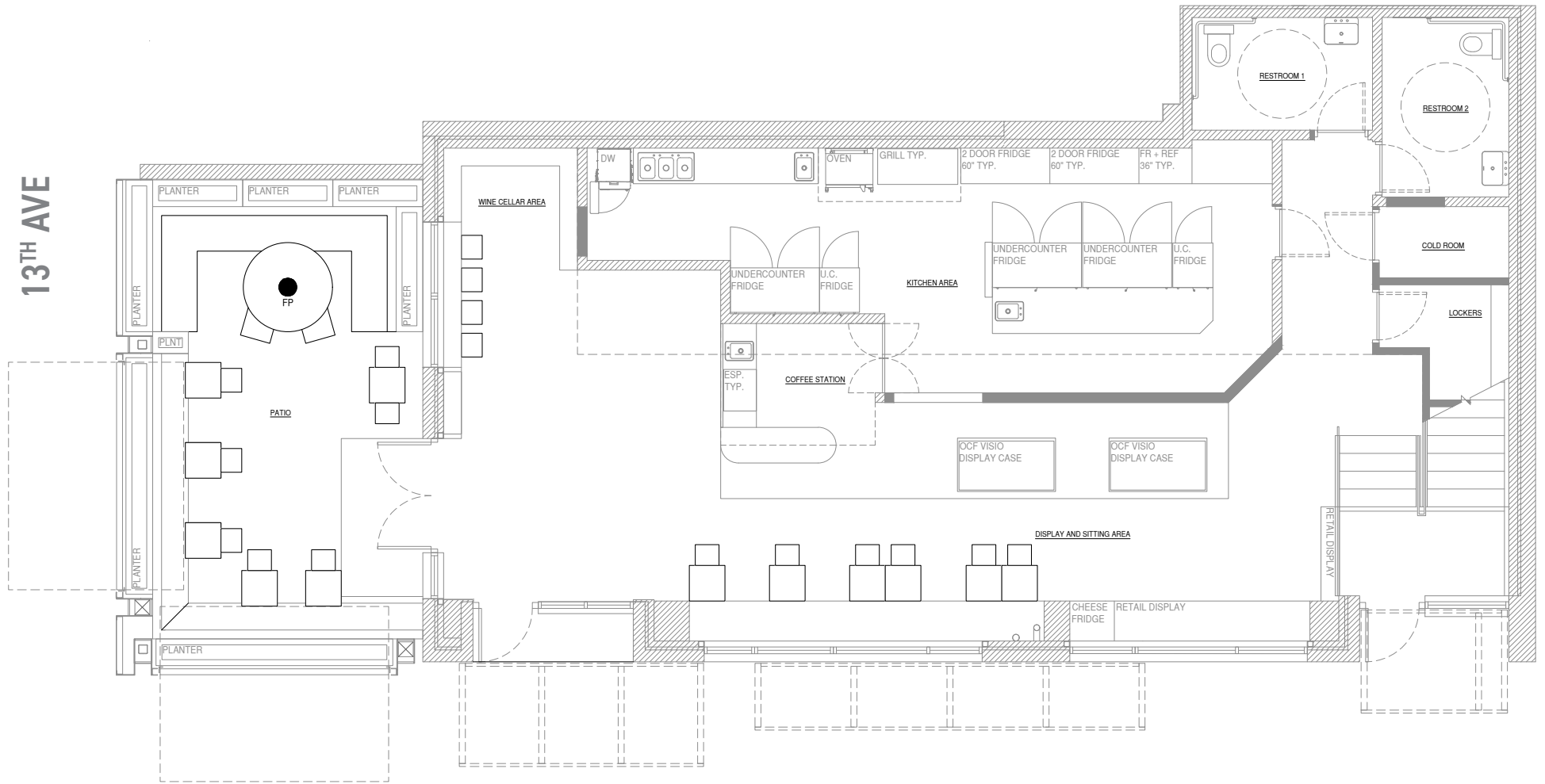


## HIGHLIGHTS

- 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)
- Matterport tour:  
<https://my.matterport.com/show/?m=sMUwU4a2HN8>

MAIN LEVEL SAMPLE PLAN

1,758 SF



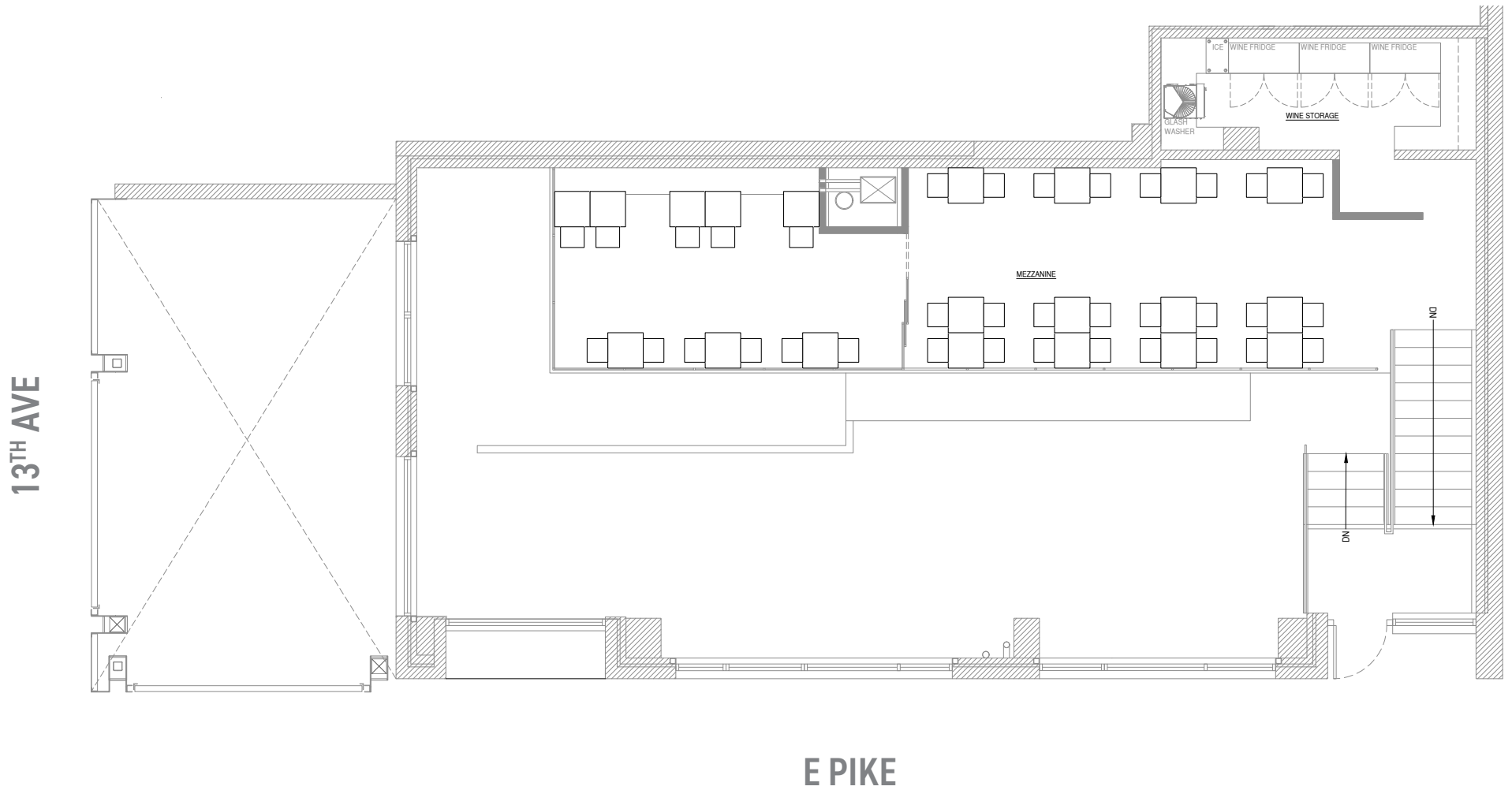
13<sup>TH</sup> AVE

E PIKE



MEZZANINE SAMPLE PLAN

686 SF







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