



SEATTLE, WA 98101

1417 4TH AVE

RETAIL FOR LEASE

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HIGHLIGHTS

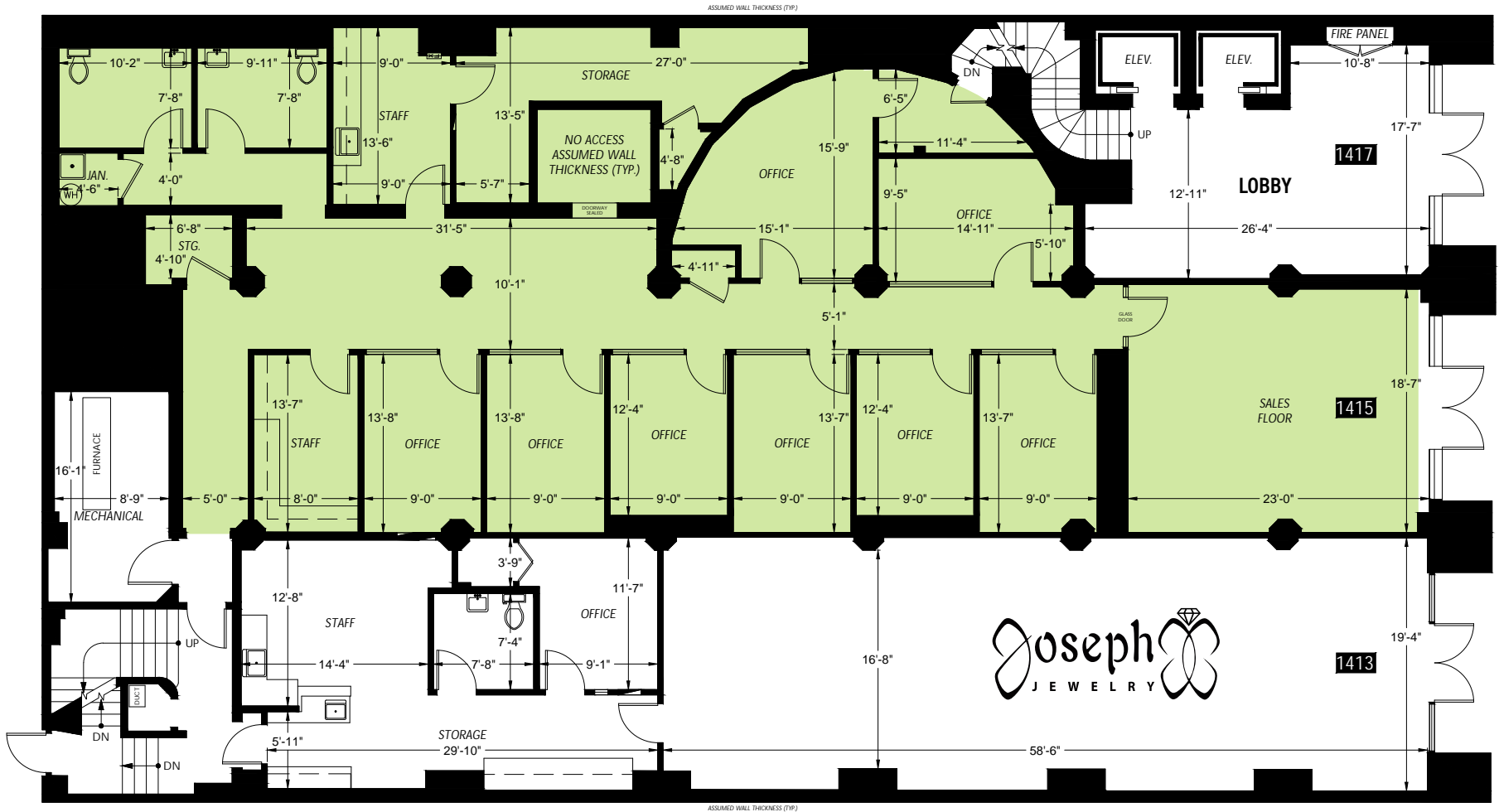
- Rare opportunity to lease retail space in Seattle's Downtown Retail Core, strategically located on Fourth Avenue between Union and Pike Street
- Character 8-story 1920 art deco building features terra cotta façade and 46,859 SF of mixed use office and retail
- The property benefits from a high volume of pedestrian traffic, as well as great retail and restaurant co-tenancy on 4th Avenue
- Neighboring tenants are Joseph Jewelry, Monorail Espresso, Mendocino Farms, Bourbon Steak, Wild Ginger, Gelatiamo, Motif Hotel, Arc'teryx, Uniqlo, and Benaroya Hall
- Steps from Rainier Square, a 1.1M sq ft project comprised of 734,000 sq ft of office space, 189 luxury apartment residences, plus ground floor retail
- 4 blocks from Pike Place Market
- Well-capitalized Ownership that is flexible and able to make creative deals





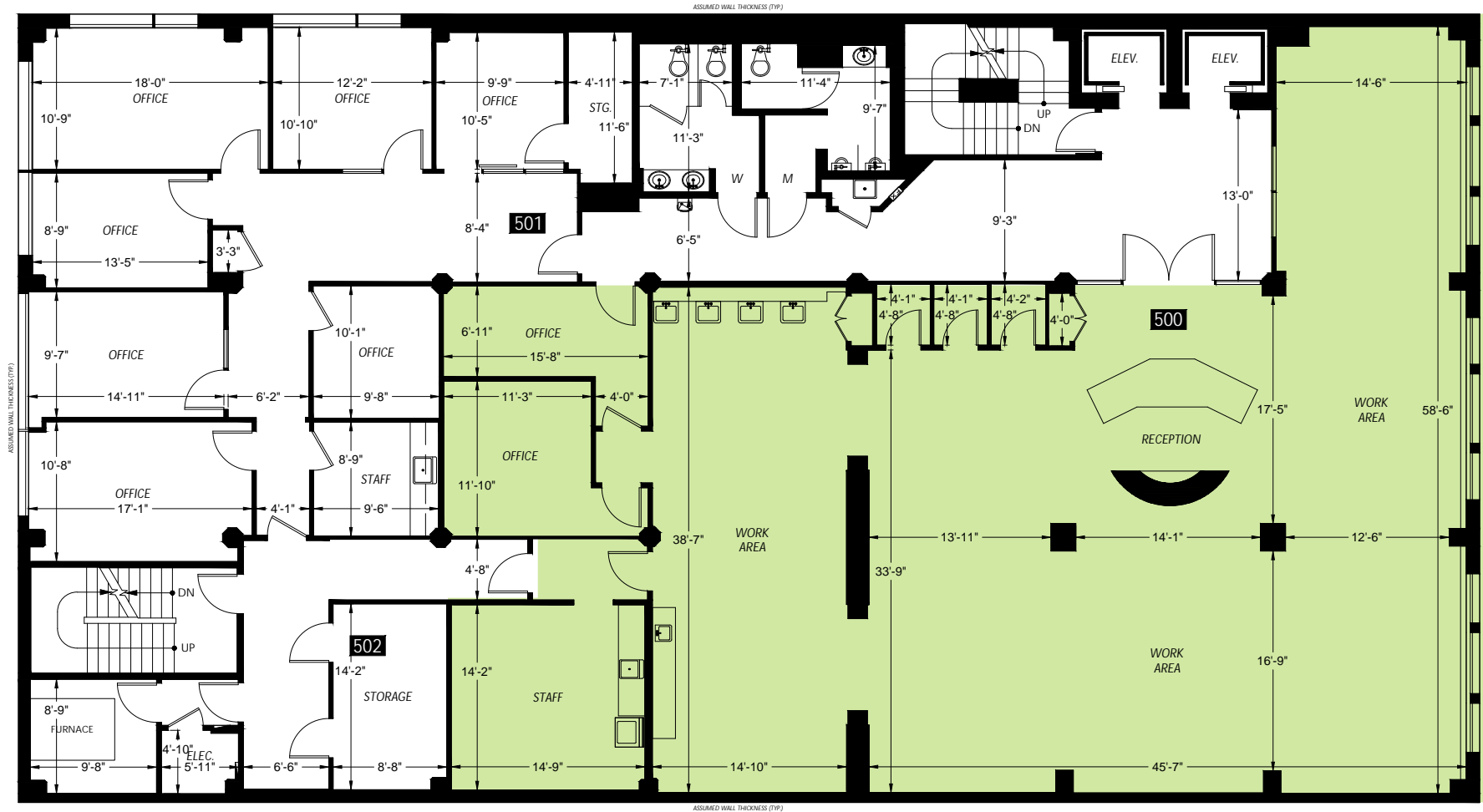
AVAILABLE SPACE	SIZE (RSF)	LEVEL	LEASE RATE	NNN RATE EST. 2024	DESCRIPTION
Suite 1415	3,711 RSF	1st Floor	\$19/SF/YR	\$6.00 NNN	Street-level retail space ideal for skincare, service office, healthcare, specialty grocer, optical, outdoor gear/apparel
Suite 500	4,534 RSF	5th Floor	\$19/SF/YR	\$6.00 NNN	Built-out salon space

FIRST FLOOR



4TH AVE

FIFTH FLOOR



4TH AVE



DEMOGRAPHICS

DAYTIME EMPLOYEES 274,126

CONSUMER SPENDING (F&B) \$3.3M

AVERAGE HH INCOME \$128,856

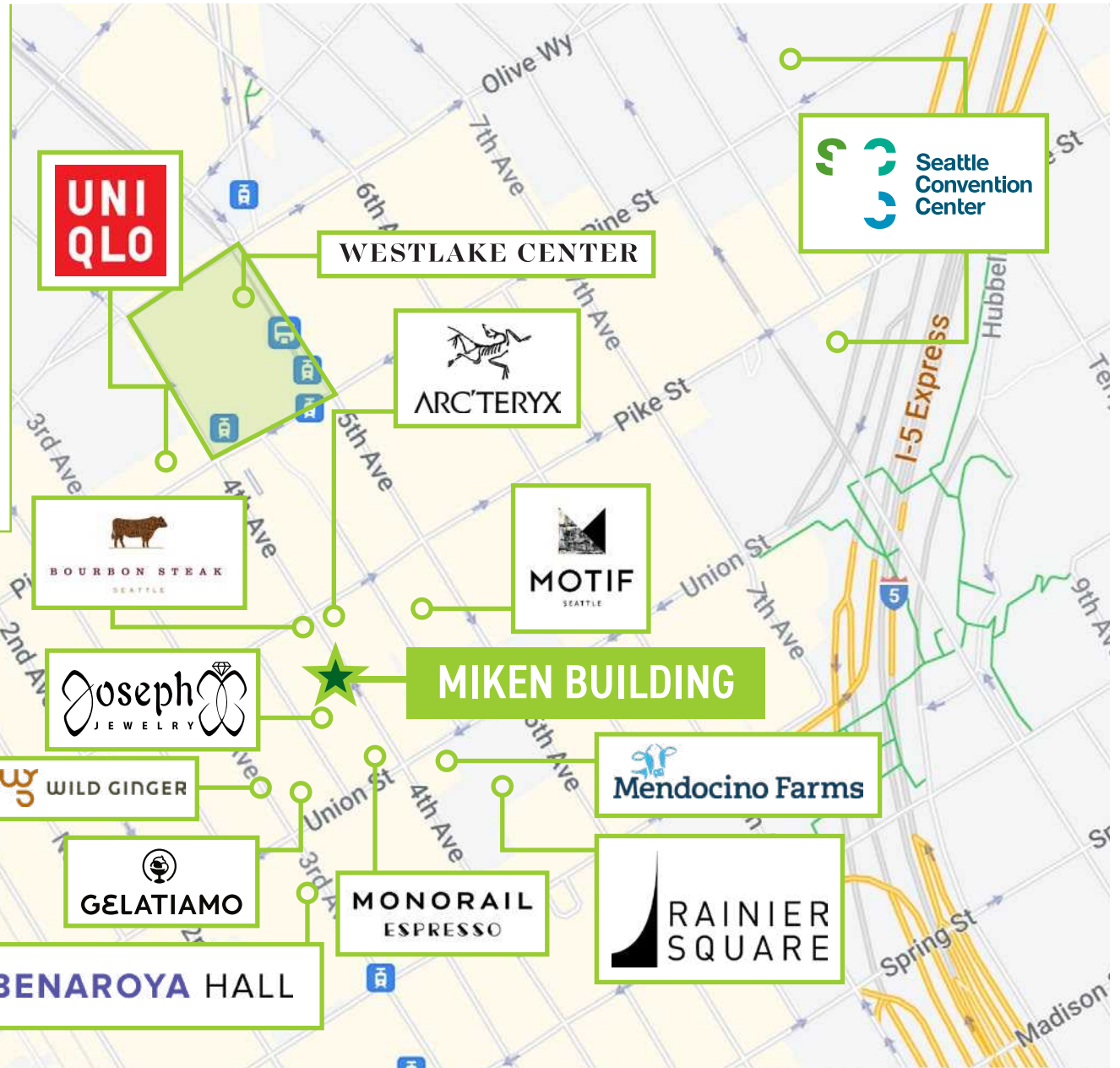
* 2023 DEMOGRAPHICS BASED ON A 2-MILE RADIUS

99

WALKER'S PARADISE
WALK SCORE

100

RIDER'S PARADISE
TRANSIT SCORE



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