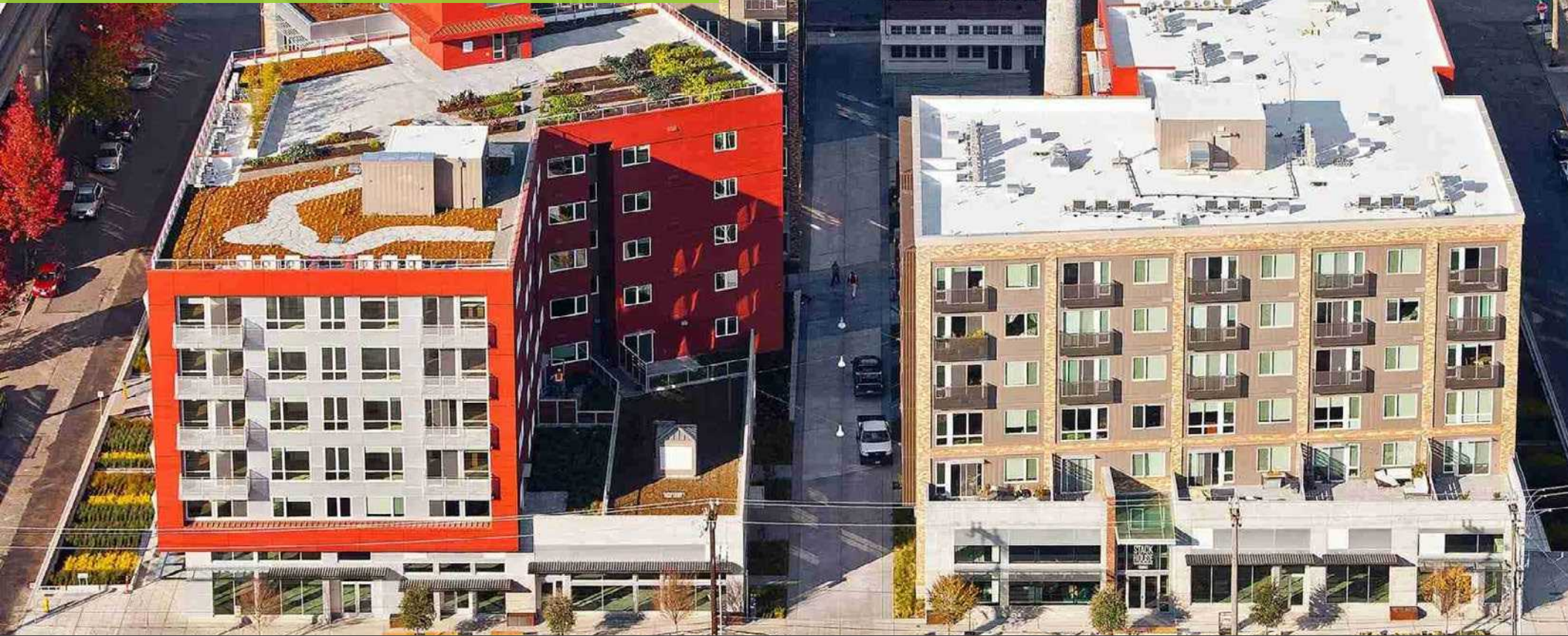


CASCADE NEIGHBORHOOD

RETAIL/RESTAURANT | FOR LEASE



LAUNDRY SUPPLY BUILDING @ STACKHOUSE

1265 REPUBLICAN STREET, SEATTLE, WA 98109

STACKHOUSE APARTMENTS RETAIL

1250 HARRISON STREET, SEATTLE, WA 98109



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HIGHLIGHTS

1265 REPUBLICAN STREET 5,365 SF

- Amazon occupies 26,466 Sf office space
- Existing historical brick façade and interior brick walls offer rare “character” space
- Existing infrastructure in place from former Rigoletto restaurant
- Multiple levels of access to the space from Harrison and Republican as well as the Alley
- Elevator for ADA access
- Common area restrooms
- Monthly parking available at market rate
- Retail customer parking in building garage (hourly rates)
- Patio for outdoor seating
- Rental Rate: \$26-28/SF plus 2024 NNN (\$13.42/SF)

1250 HARRISON STREET 2,208 SF

- Corner location
- Excellent for retail or service operator
- Monthly parking available at market rate
- Retail customer parking in building garage (hourly rates)
- 278 apartment homes
- Adjacent to Cascade Playground & Park
- Surrounding tenants include: REI, Fairview Market Hall, Cycle Bar, Drift Yoga, Pro Club, Café Hagen, Café Vivace, and Kati Vegan Thai.
- Rental Rate: \$32/SF plus 2024 NNN (\$9.49/SF) = \$7,634.16



CASCADE NEIGHBORHOOD

The Laundry Supply Building and Stackhouse Apartments are a full block mixed use project located in South Lake Union's Cascade neighborhood, which is the East of Fairview Avenue.

This neighborhood is anchored by several historical landmarks, but over the past five years has been the epicenter of tech and biotech growth with companies such as: Paul Allen Institute, UW Medicine, Meta, Apple, Google, Amazon, Zymogenetics, and Fred Hutchinson Cancer Institute, making this neighborhood their PNW headquarters.

The site and neighborhood are easily accessible from I-5, Downtown Seattle, Capitol Hill, and Queen Anne.

In addition, South Lake Union has seen the highest residential growth over the past 5 years of any neighborhood in the City of Seattle, with over 3000 residential units added.

Amazon occupies the historic Laundry Supply Building.

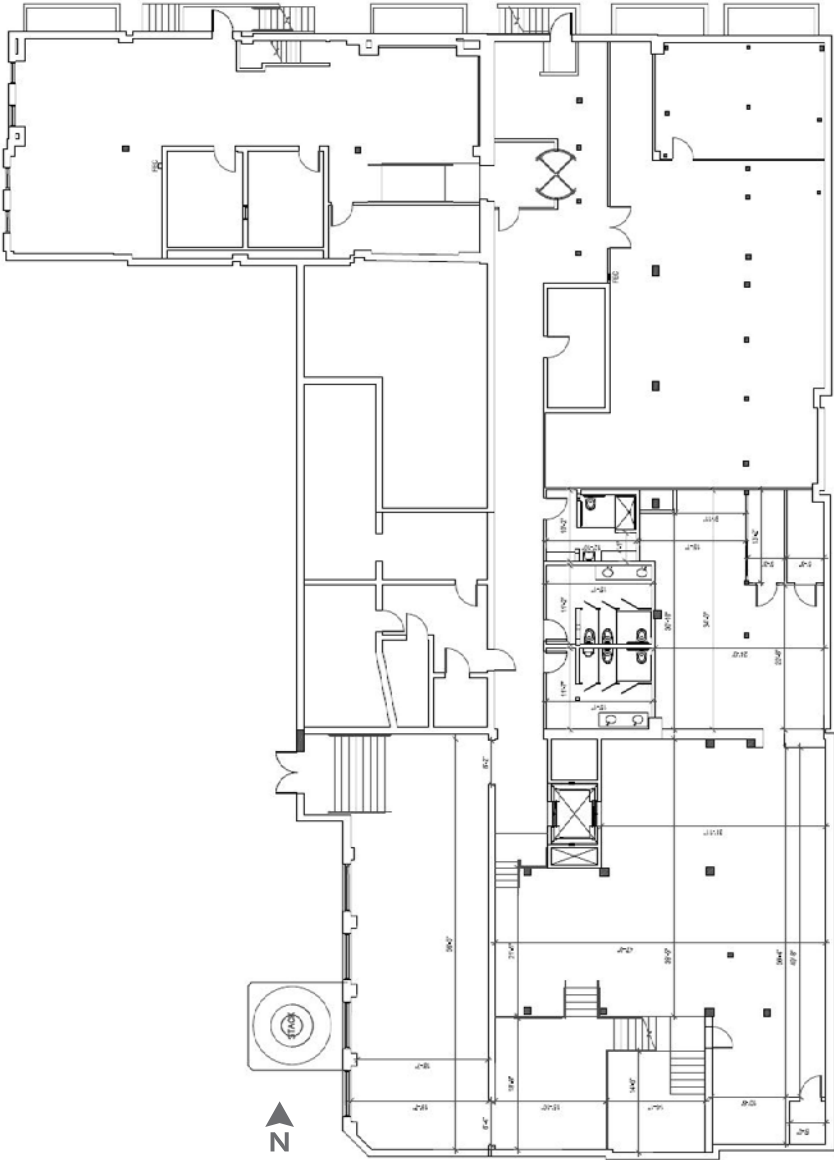


LAUNDRY SUPPLY BUILDING & STACKHOUSE APARTMENTS RETAIL



1265 REPUBLICAN STREET

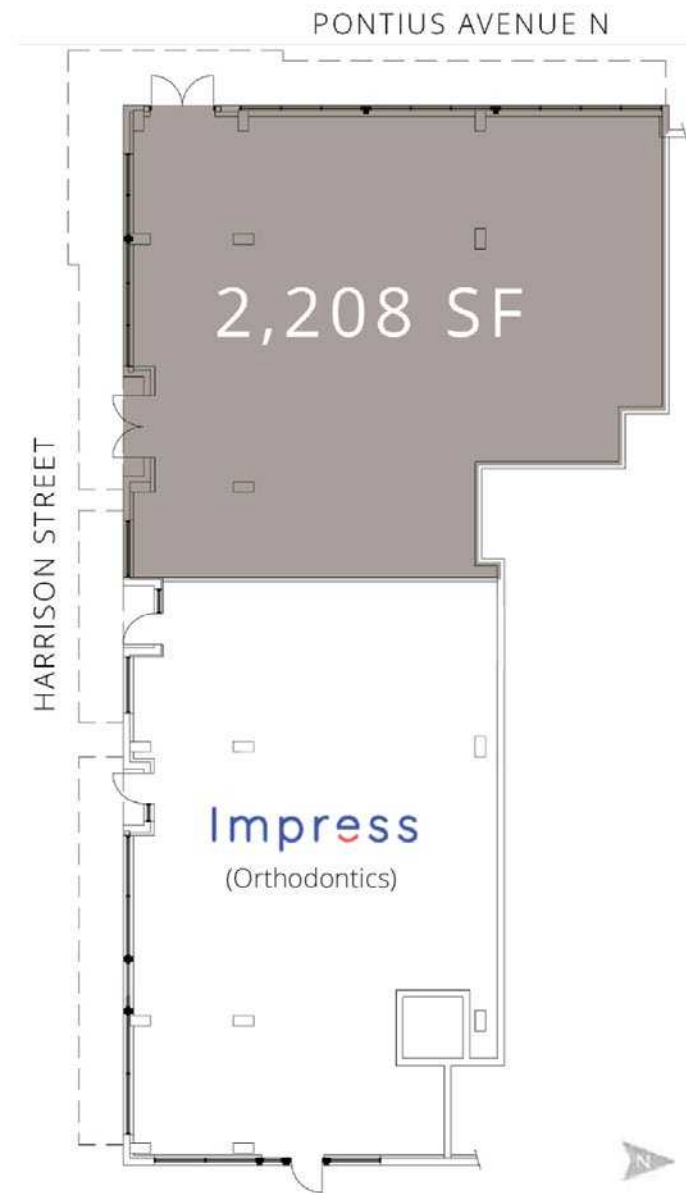
5,365 SF



YALE AVE N

1250 HARRISON STREET

2,208 SF



LAUNDRY SUPPLY BUILDING & STACKHOUSE APARTMENTS RETAIL



LAUNDRY SUPPLY BUILDING & STACKHOUSE APARTMENTS RETAIL



97
WALKSCORE

86,224
POPULATION

50K+
AMAZON
EMPLOYEES

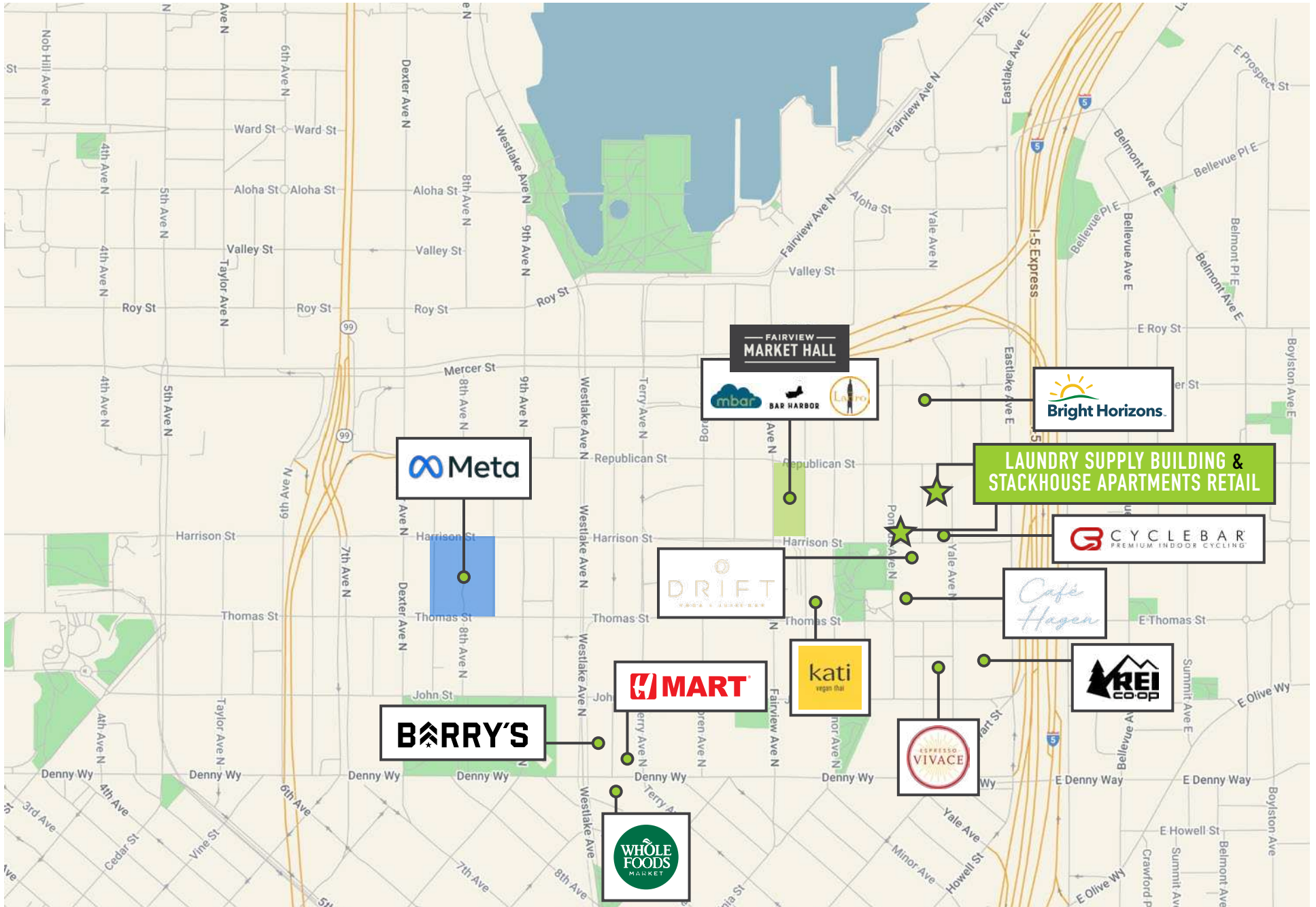
125K+
EMPLOYEES

\$131,563
AVG. HOUSEHOLD
INCOME

30K+
RESIDENTS IN
SOUTH LAKE UNION

* 2023 DEMOGRAPHICS BASED ON A 1-MILE RADIUS

LAUNDRY SUPPLY BUILDING & STACKHOUSE APARTMENTS RETAIL



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