

1300 E PIKE ST, SEATTLE, WA 98122

SOLIS

CAPITOL HILL

RESTAURANT SPACE | AVAILABLE NOW



FOR MORE INFORMATION PLEASE CONTACT:

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GIBRALTAR

INVESTMENT PROPERTY SOLUTIONS

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



DEMOGRAPHICS

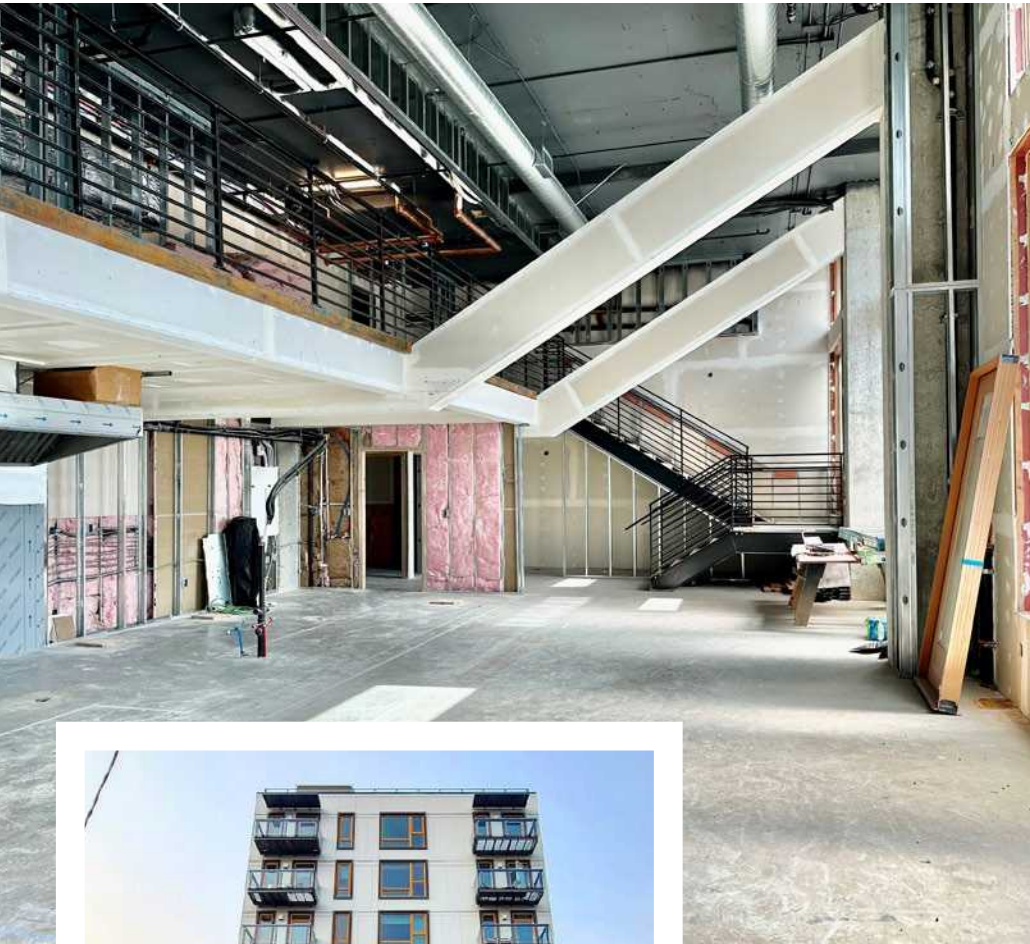
POPULATION	89,791
HOUSEHOLDS	53,306
AVERAGE HH INCOME	\$125,009
DAYTIME POPULATION	114,321

* 2023 DEMOGRAPHICS BASED ON A 1-MILE RADIUS

99
WALK SCORE

84
BIKE SCORE

78
TRANSIT SCORE

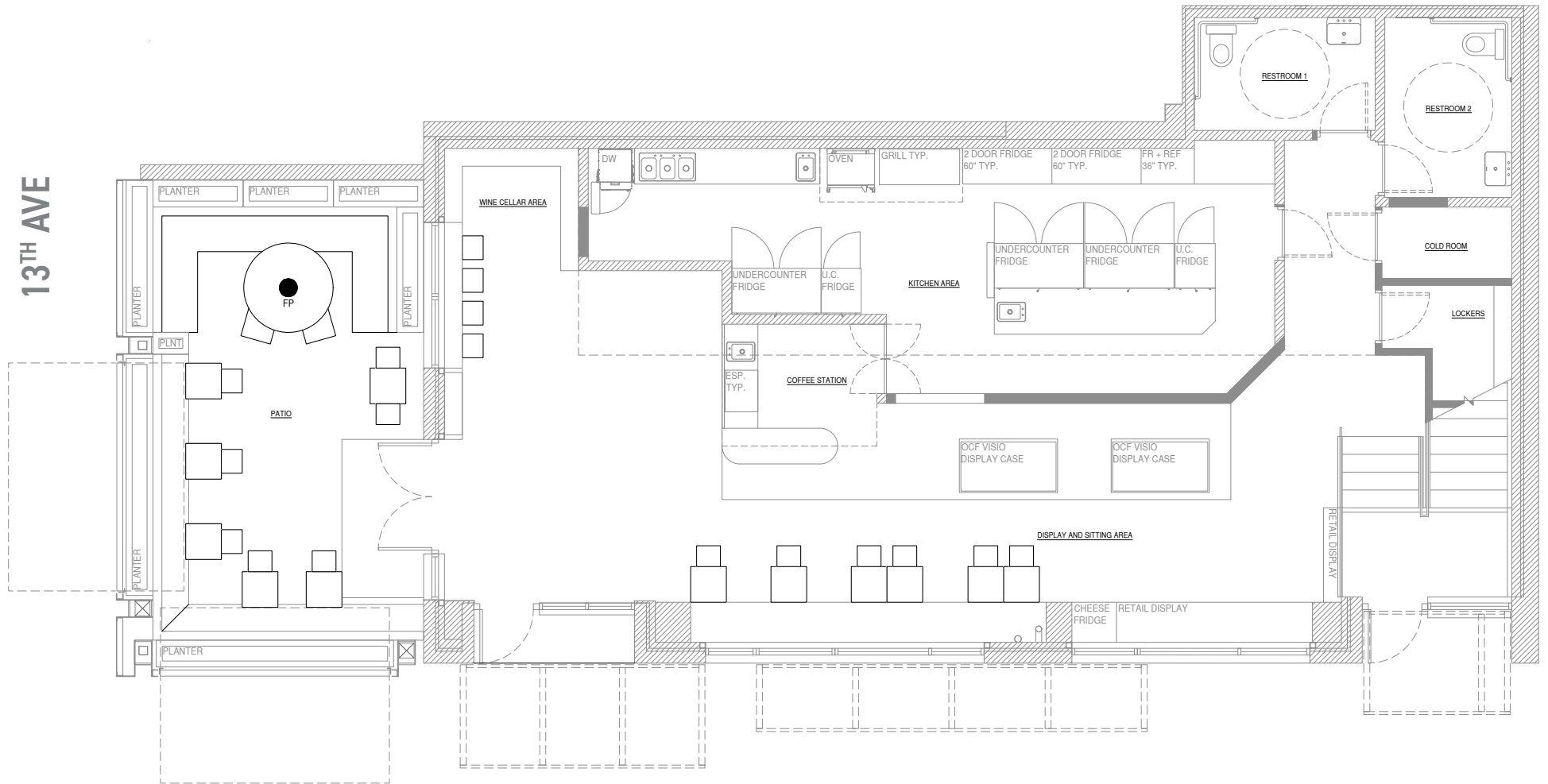


HIGHLIGHTS

- 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 \$11.72/psf NNN
- Matterport tour:
<https://my.matterport.com/show/?m=sMUwU4a2HN8>

MAIN LEVEL SAMPLE PLAN

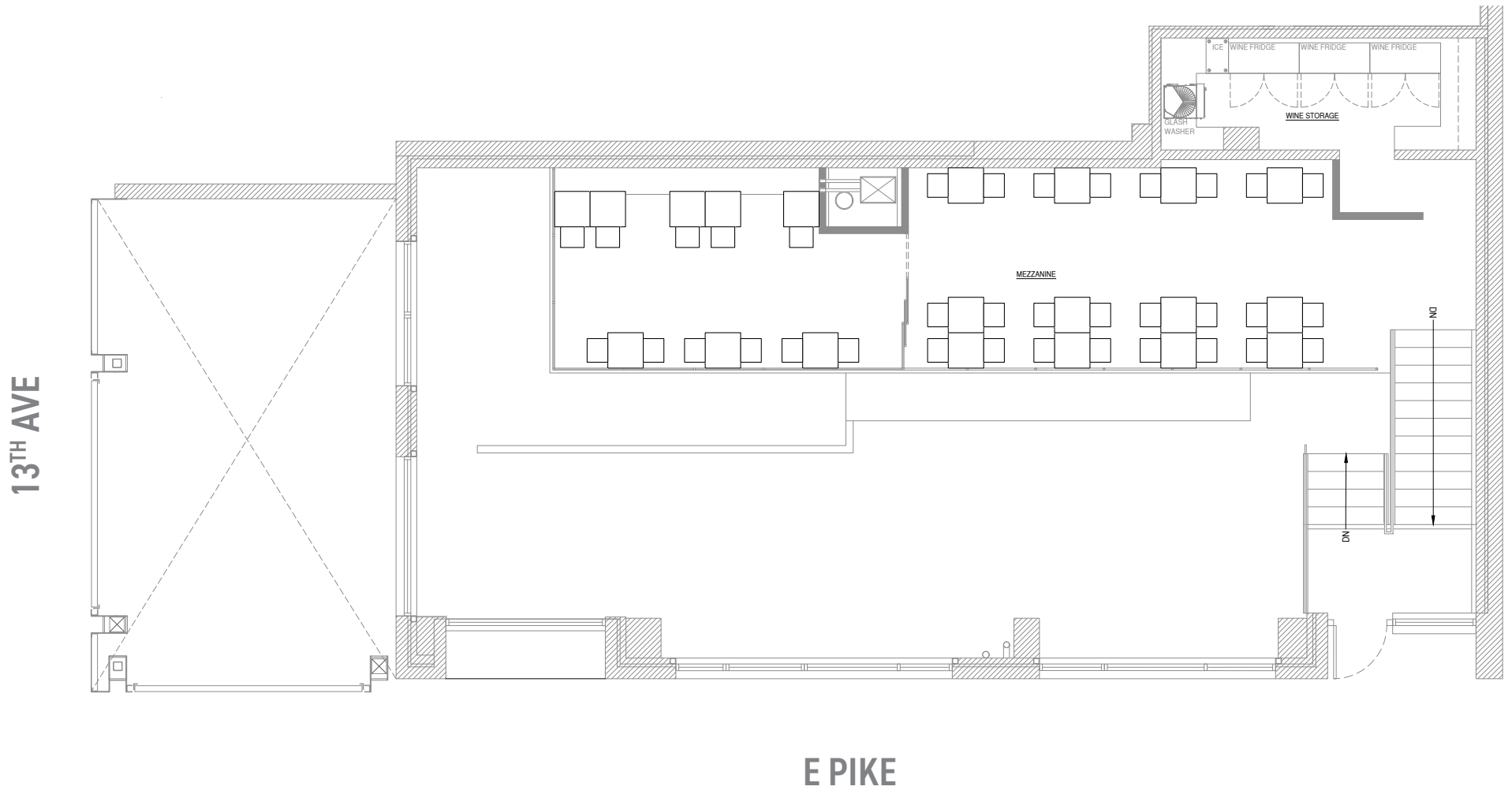
1,758 SF



E PIKE

MEZZANINE SAMPLE PLAN

686 SF



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