



UNIQUE RESTAURANT/RETAIL SPACE AVAILABLE FOR LEASE

NORTHLAKE COMMONS

3800 Latona Avenue NE
Seattle, Washington



LISTING SUMMARY

SUBMARKET OVERVIEW | PROFILE

Northlake Commons | Retail
3800 Latona Avenue NE, Seattle, WA

NORTH LAKE UNION BEGINS.

Northlake Commons is a one-of-a-kind, mass timber commercial building with sweeping views of the Seattle skyline and direct entry onto the Burke Gilman Trail with over 3M+ users annually. The building has easy access to UW, I-5 and is minutes from Fremont, the Eastlake Life Sciences Hub, and Fortune 100 offices, placing it squarely in the path of Seattle's exciting future. In addition to the 200,000 SF building, the development boasts 65,000 SF of outdoor space and parking for 165 cars and 200+ bikes.

- Restaurant Space: 2,645-4,056 SF
- Includes 1,814 SF Outdoor Patio
- Join Wayland Mill Cafe Opening Q4 2024
- New Tenant Just Announced: The Allen Institute for Artificial Intelligence (AI2). 200 Estimated Employees.

1 Mile Radius



POPULATION
45,966



HOUSEHOLDS
21,237



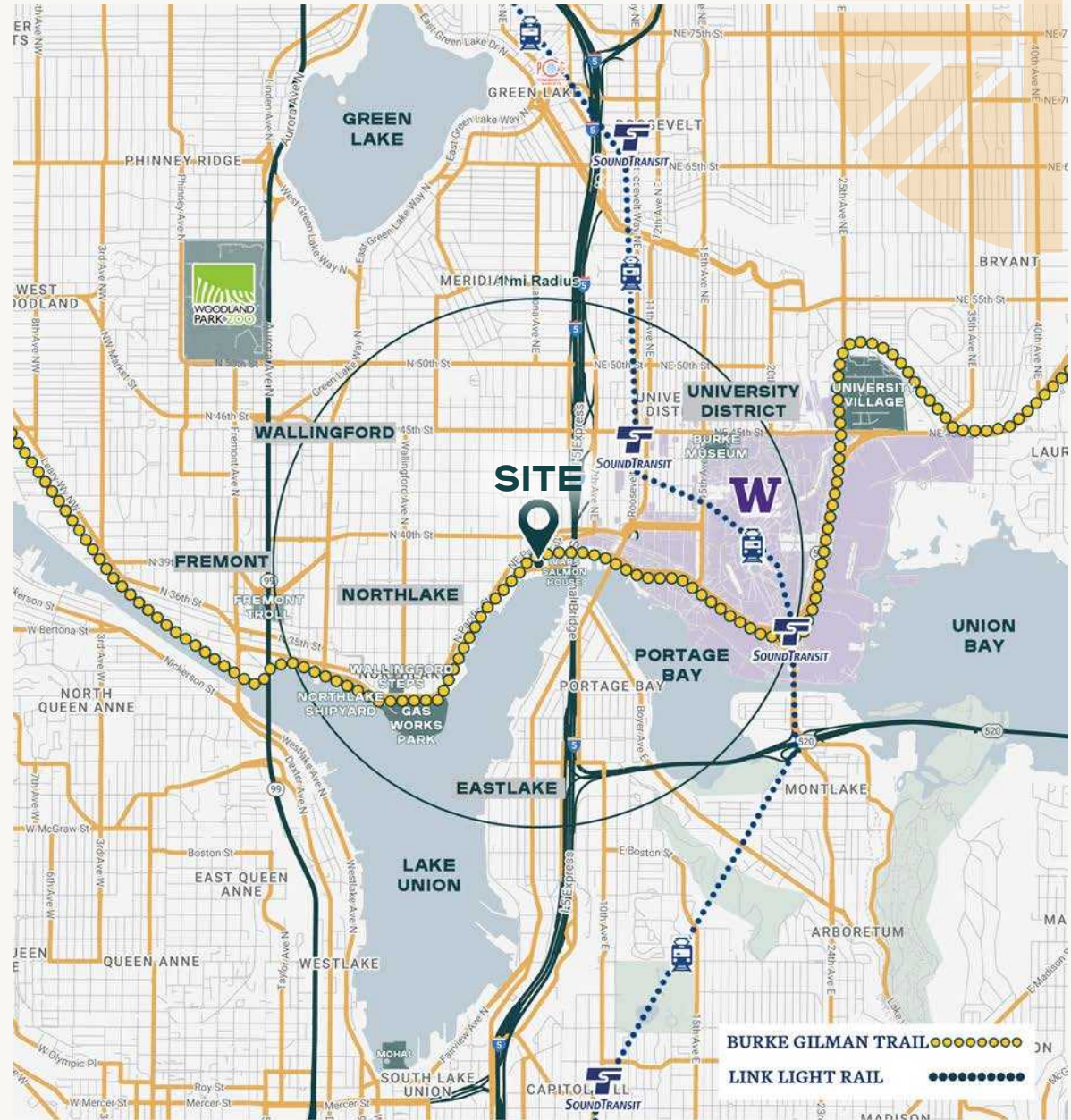
AVERAGE HOUSEHOLD INCOME
\$136,206



DAYTIME POPULATION
23,489



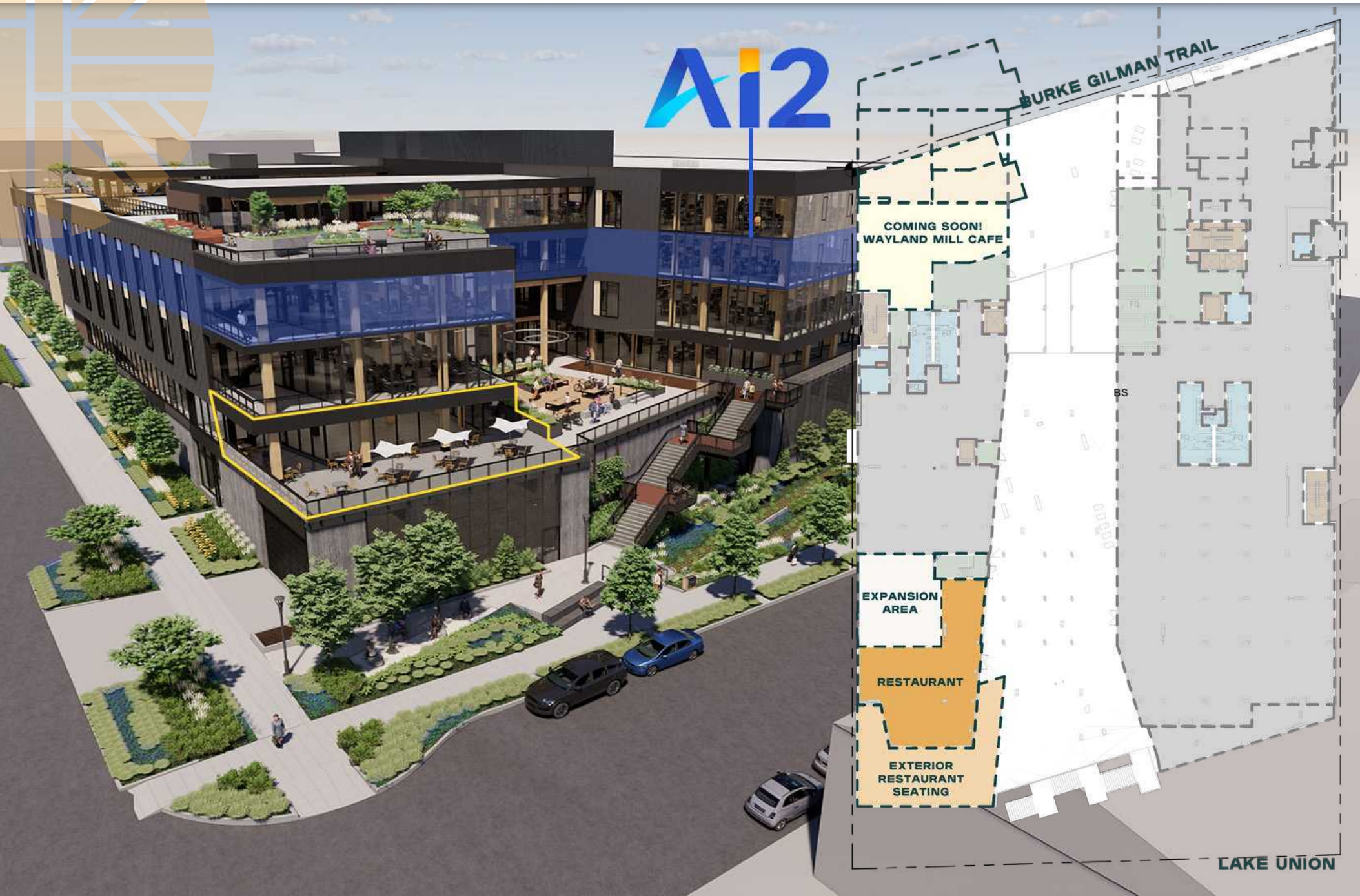
TOTAL NON-RETAIL ANNUAL CONSUMER EXPENDITURE
\$938.74M



LISTING SUMMARY

SITE PLAN

Northlake Commons | Retail
3800 Latona Avenue NE, Seattle, WA



COMING SOON!
WAYLAND MILL CAFE

EXPANSION
AREA

RESTAURANT

EXTERIOR
RESTAURANT
SEATING

LAKE UNION

LISTING SUMMARY

SUBMARKET OVERVIEW | NEIGHBORHOOD

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3800 Latona Avenue NE, Seattle, WA



NORTHLAKE

The Northlake community exists at the intersection of four highly sought after Seattle neighborhoods, Wallingford, Fremont, the U.District, and Eastlake. With sweeping views over Lake Union to downtown Seattle, the Northlake neighborhood offers easy access to recreation and transportation for residents, knowledge workers and university students. This community consists of the southern part of Wallingford, below N 40th Street. It is so named for being on the northern shore of Lake Union. Landmarks include the Northlake Shipyard, Gas Works Park, the Wallingford Steps art installation, and Ivar's Salmon House. Largely untouched by the city's rapid growth it's quickly becoming one of Seattle's most sought after neighborhoods because of its proximity to Downtown and Fremont. Northlake residents can enjoy close access to all the benefits that come with living in one of America's fastestgrowing cities without being surrounded by high rises or traffic congestion. Seattle's famous Burke Gilman Trail – a favorite for cyclists, runners and walkers directly accesses the site.



LISTING SUMMARY

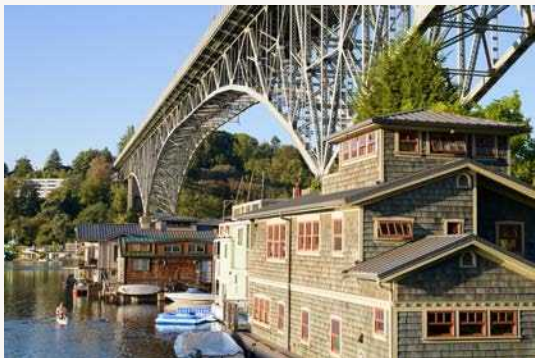
MARKET OVERVIEW | NEIGHBORHOODS

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FREMONT

Northlake sits directly east of Fremont, also called Seattle’s “Silicon Canal,” a mile away. Home to multiple Fortune 100 companies, Fremont has become a hot spot for trendy boutiques, restaurants, and nightlife. Residential density has skyrocketed in Fremont as it is becoming an attractive neighborhood for Seattle’s growing tech employee base.



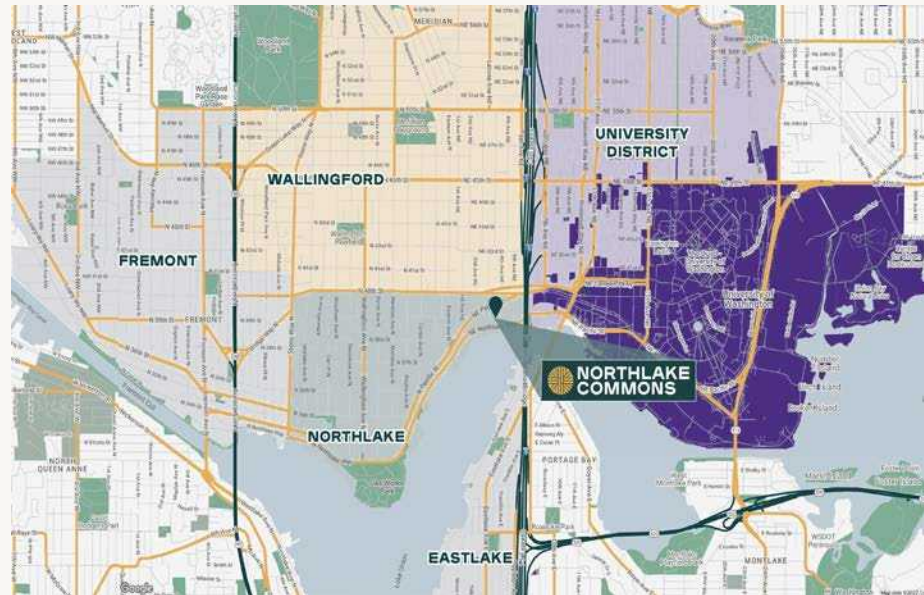
WALLINGFORD

The neighborhood has quickly become one of Seattle’s most sought after residential area due to its proximity to Downtown, the U.W., and Fremont’s tech hub. Wallingford offers a terrific blend of historic and modern. Places like the Wallingford Center combine hip, trendy shops and restaurants in a historic building that cater to the increasingly affluent residents.



U DISTRICT

The University of Washington and the surrounding U.District have grown into a vibrant hub for innovation. The combination of a recent upzone and opening of a second U.District light rail station at 43rd & Brooklyn (~.8 miles from the project) has yielded rapid, transit oriented residential growth. Further fueling growth is the University’s commitment to turn its west campus (“Portage Bay Crossing”) into a center for innovation. Almost immediately adjacent to Northlake Commons, Portage Bay Crossing “will merge education and student life with cutting-edge research, pioneering public/nonprofit institutions and private companies” as described in the University’s Master Plan.



EASTLAKE

A short walk from the project sits Seattle’s Eastlake neighborhood. Eastlake, anchored by Fred Hutch’s 1.4M SF Cancer Research campus, has seen rapid growth as a biotech counterpart to Amazon’s South Lake Union Campus. Zoning changes have also contributed to this neighborhood’s rapid inclusion of dense residential growth from luxury townhomes to microunits. Residents of all ages and income levels mix to enjoy to the neighbor’s character, water access, and hip restaurant and retail options.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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