

RETAIL/RESTAURANT FOR LEASE CORNERSTONE

3524 STONE WAY N | SEATTLE, WA



FOR MORE INFORMATION PLEASE CONTACT:

TRACY CORNELL

tracyc@gibraltarusa.com
206.948.0630

LAURA MILLER

laura@gibraltarusa.com
206.351.3573



GIBRALTAR

INVESTMENT PROPERTY SOLUTIONS

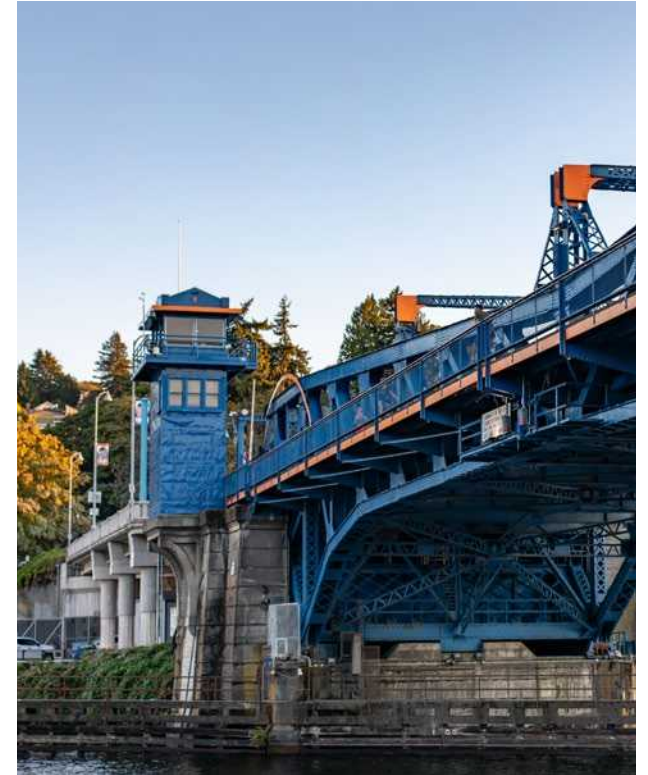


HIGHLIGHTS

WWW.EVOLUTIONPROJECTS.COM/CAMPUS-SEATTLE

- High design project with unique features will be a “stand-out” in the Fremont neighborhood
- Prime corner location: 3,482 RSF includes 527 SF private outdoor patio space (demisable)
- Additional 1,413 SF of BOH storage available (optional)
- Vertical Type 1 hood shaft provided
- Cornerstone is part of the Campus Seattle Block, anchored by The Fremont Collective on the SW corner and Boulderling Project on the NE corner
- Located on the ground floor of 112,675 SF office building, fully occupied by Brooks Running
- Retail Building Parking: 78 stalls available for monthly and public parking (managed by Diamond Parking)
- Project Completion: October 25, 2024





FREMONT

Freewheeling and fun, the Fremont neighborhood offers funky finds for all ages and lifestyles. Charming café's, friendly boutiques, and lively music venues give these neighborhoods perennial flair, as well as boasting home to employment giants Adobe, Google, Tableau Software, PCC Markets and more.

DEMOGRAPHICS

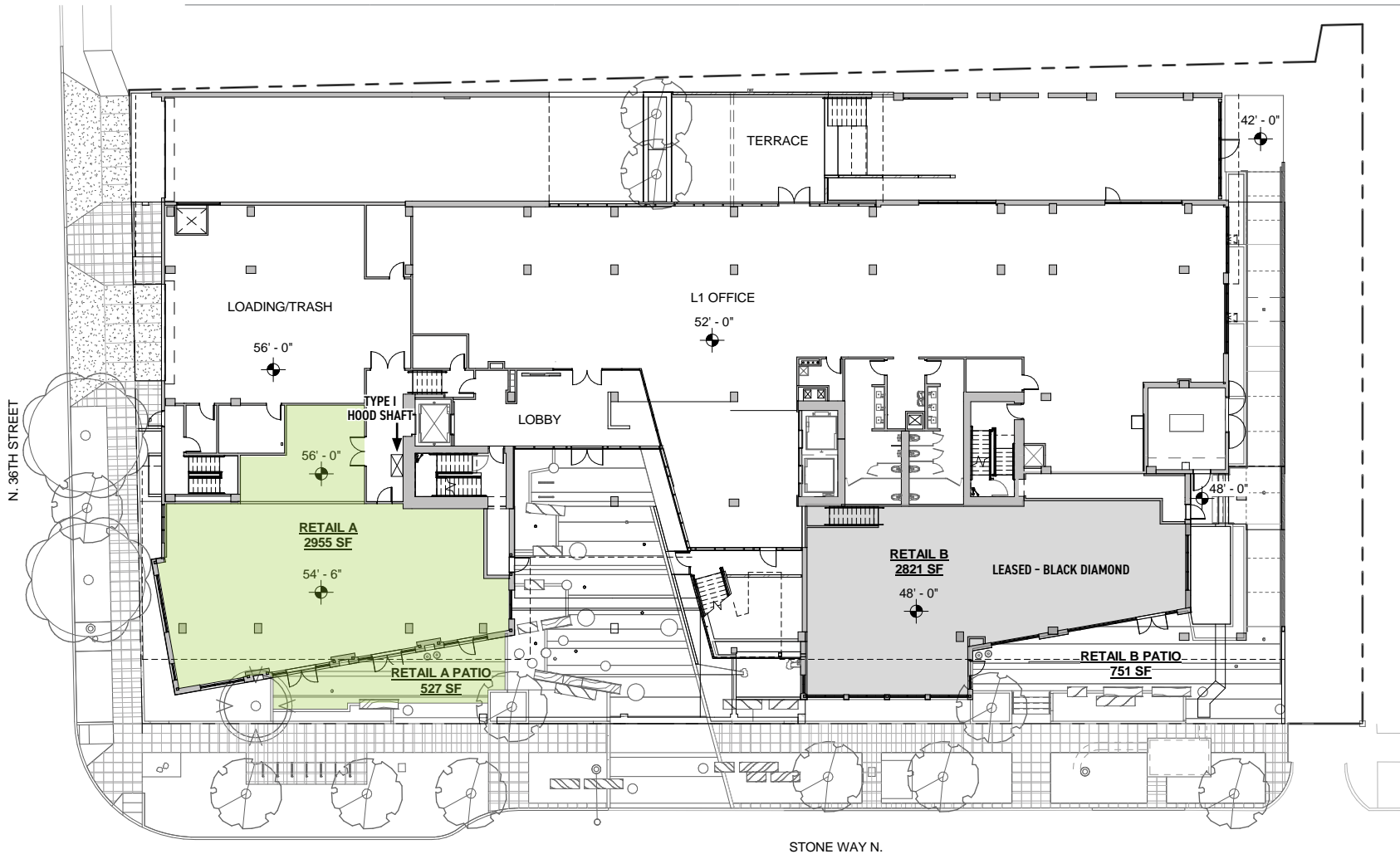
POPULATION	138,219
TOTAL HOUSEHOLDS	66,318
AVERAGE HH INCOME	\$142,753

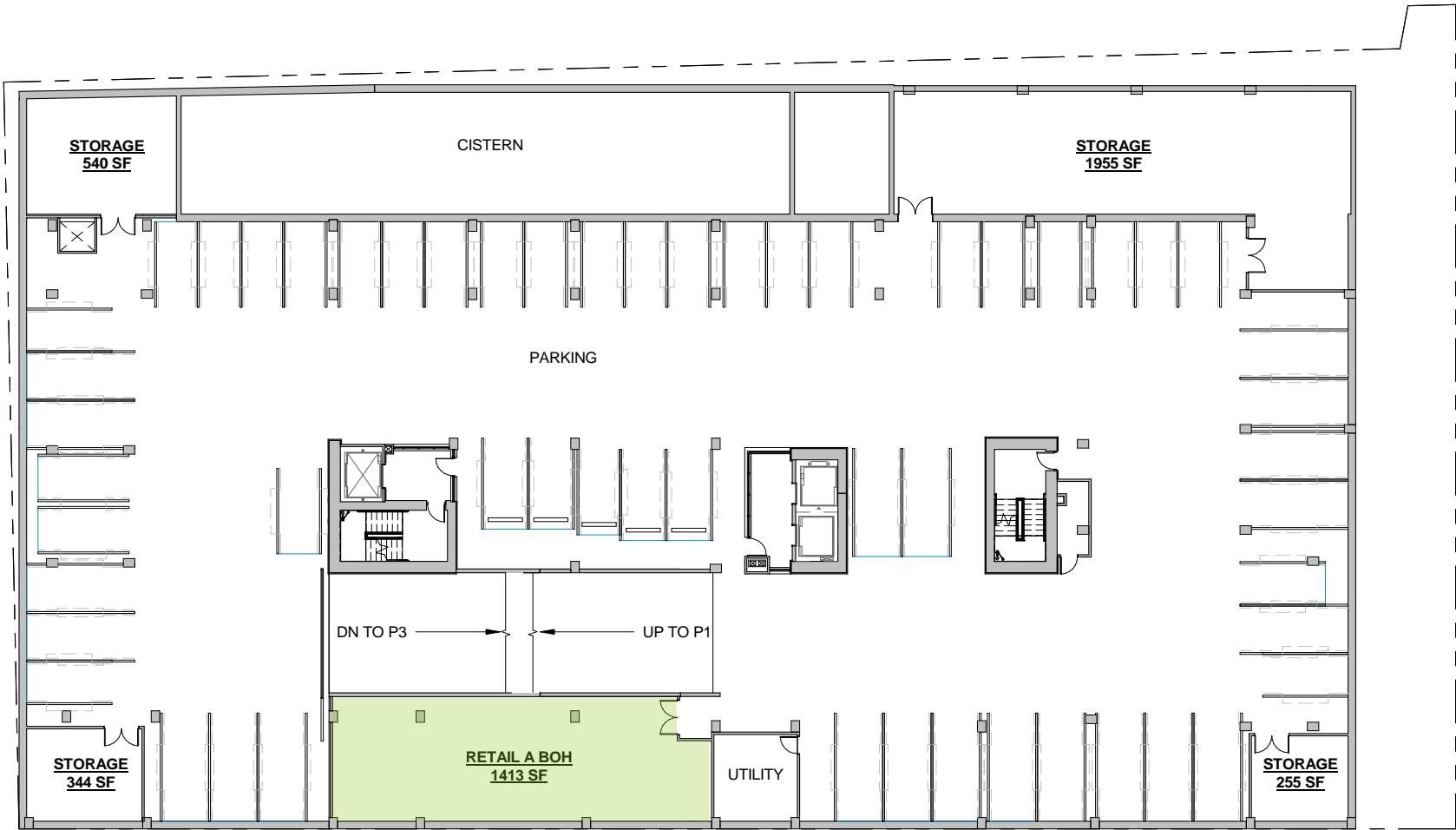
* 2023 DEMOGRAPHICS BASED ON A 2-MILE RADIUS

92
WALK
SCORE

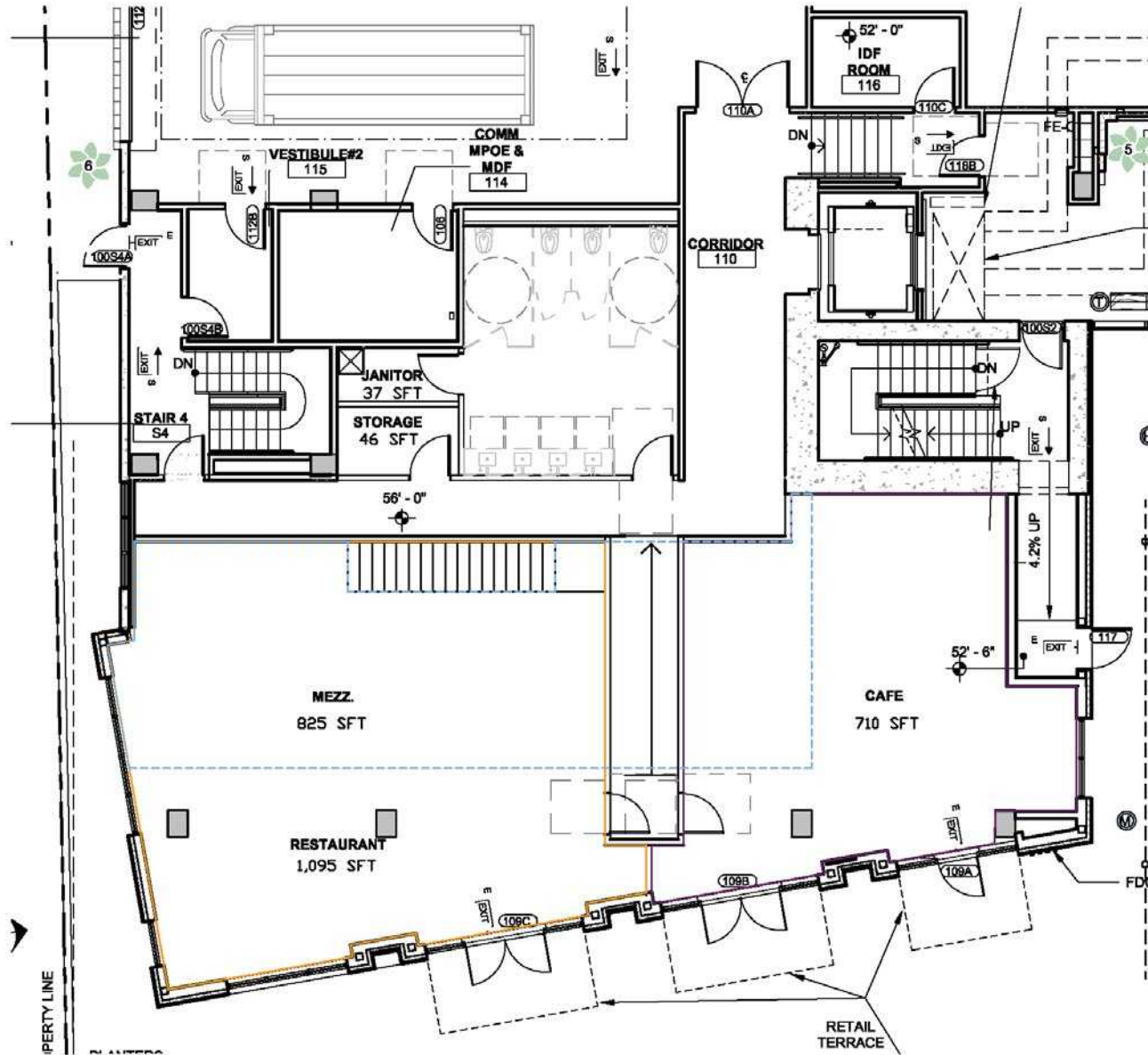
95
BIKE
SCORE

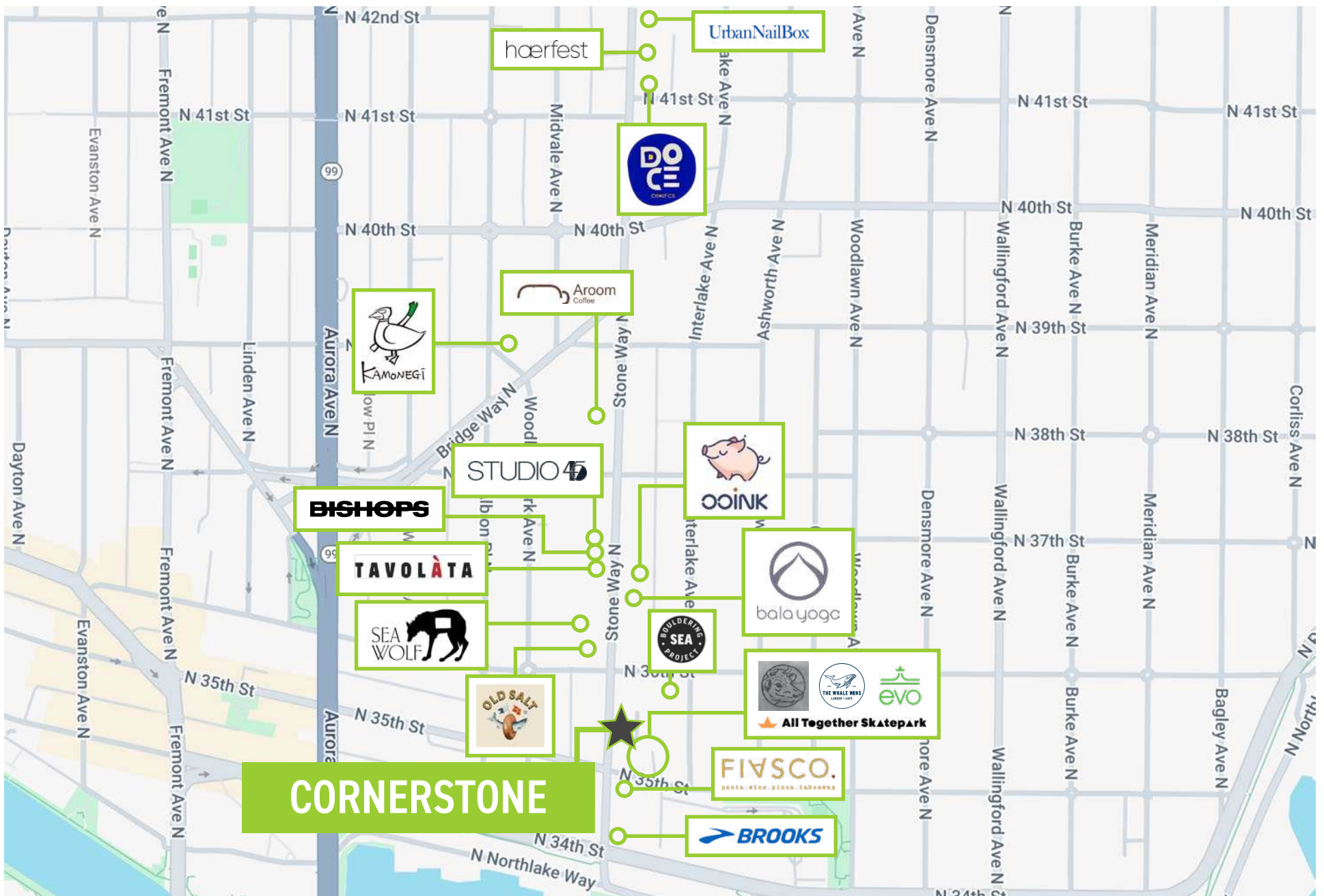
AVAILABLE	RSF	BASE RENT	NNN	DESCRIPTION
Retail A	2,955 RSF	\$50.00/SF	\$18.50	Type I hood shaft, Patio, 15'-20' ceilings, possible demise
Retail B	2,821 SF			Leased – Black Diamond





POSSIBLE DEMISE PLAN





FOR MORE INFORMATION PLEASE CONTACT:

TRACY CORNELL

tracyc@gibraltarusa.com

206.948.0630

LAURA MILLER

laura@gibraltarusa.com

206.351.3573



This information has been obtained from sources believed reliable. No guarantee, warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and to any special listing conditions, imposed by our principals. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.