

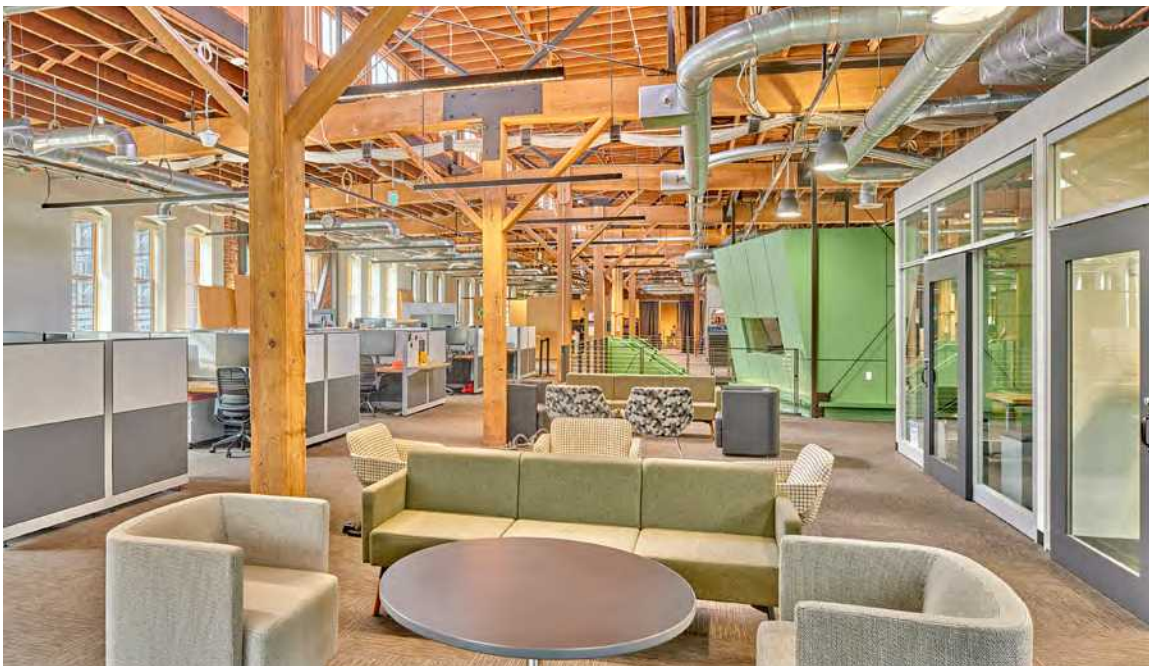
STACK
HOUSE
OFFICE

FOR LEASE
Full Building Opportunity
± 31,297 SF Office | ± 6,061 SF Retail
± 37,358 SF Total

1265 REPUBLICAN STREET
SEATTLE, WA



HISTORIC CHARM, MODERN FEEL



STACK
HOUSE
OFFICE

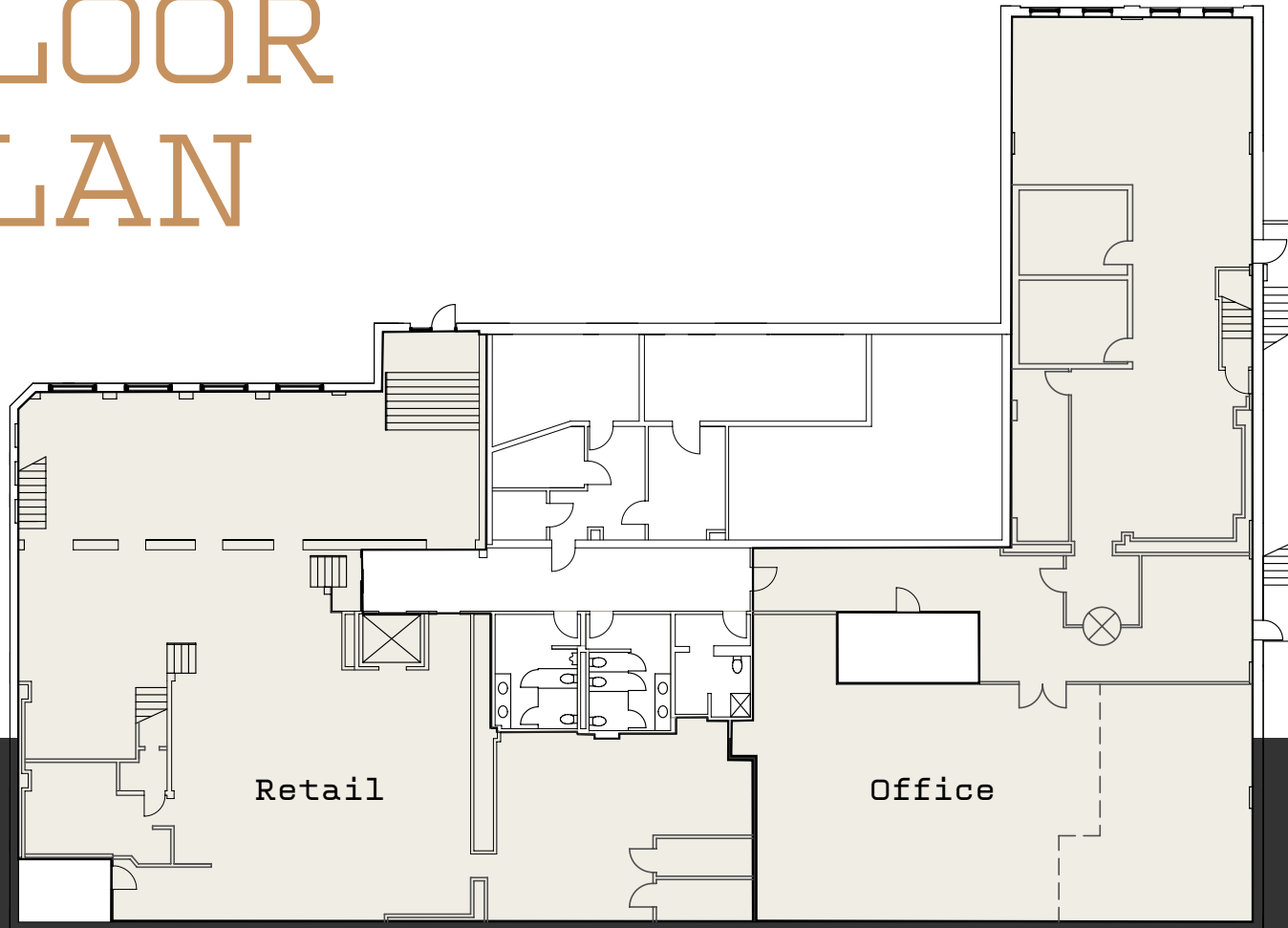
Unique full
building office
opportunity in
the heart of
South Lake Union

- ± 31,297 SF of office over three floors in historic building
- ± 6,061 SF of retail space
- Open floorplates with internal stair
- Secure, covered parking: 2/1,000 SF
- 3 blocks from the South Lake Union streetcar
- Office available September 1, 2025
- Retail available today

STACK
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OFFICE



FLOOR PLAN



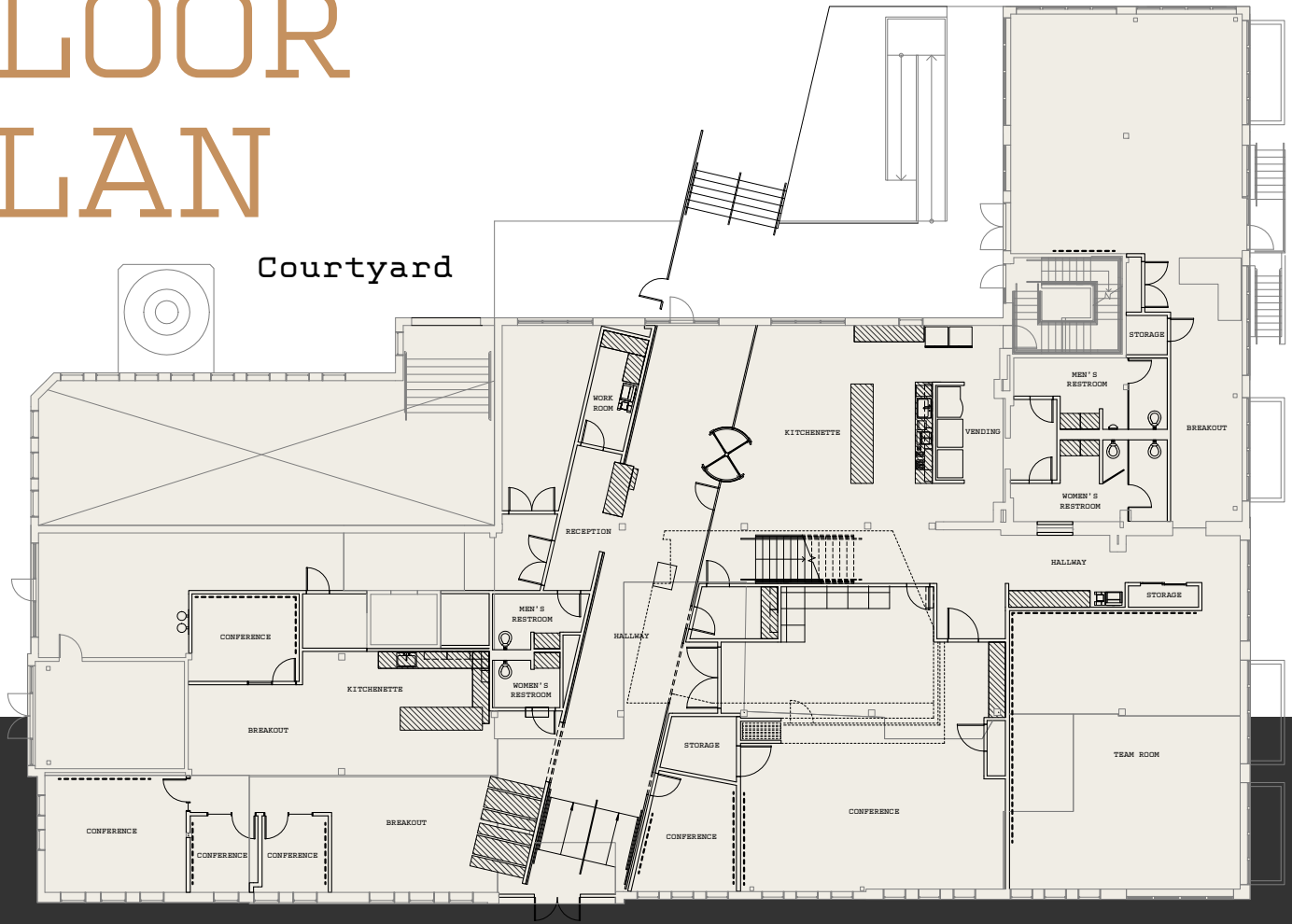
Lower Level

| ± 5,855 SF Office | ± 6,061 SF Retail

RENTABLE



FLOOR PLAN

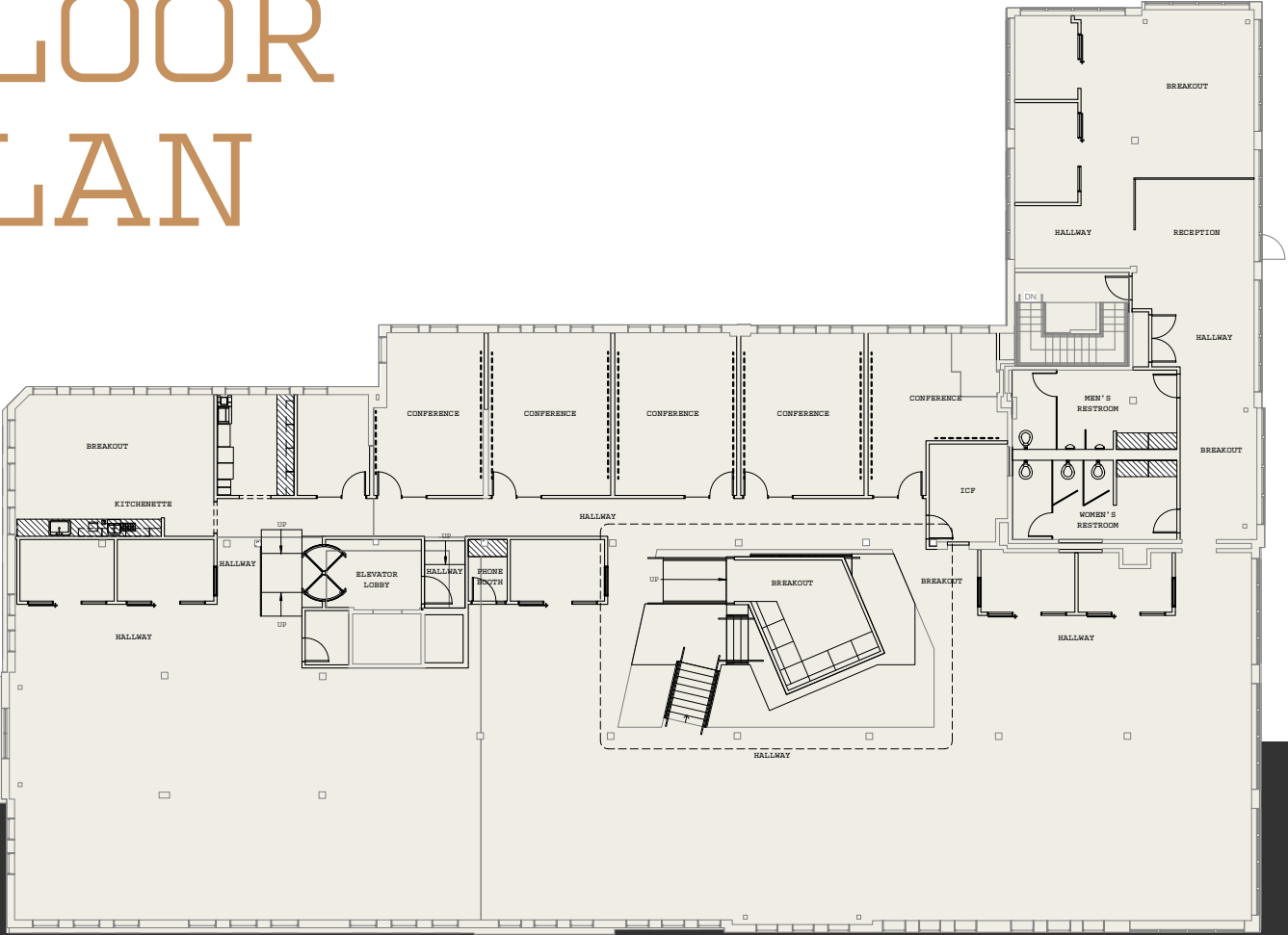


Suite 100 | ± 11,389 RSF

RENTABLE



FLOOR PLAN



Suite 200 | ± 14,053 RSF

RENTABLE



Dining & Grab-n-go

- 1 Home Deli Grocery
- 2 Ba Bar
- 3 Re:public
- 4 Portage Bay Cafe
- 5 Homegrown
- 6 Chipotle
- 7 Jack's BBQ
- 8 Whole Foods
- 9 Mendocino Farms
- 10 Bar Harbor
- 11 LOCAL Public Eatery
- 12 mbar
- 13 Cactus South Lake Union
- 14 Evergreens
- 15 Urban Gyro
- 16 Thai Thani Kitchen
- 17 South Lake Kitchen + Bar
- 18 Tutta Bella Pizzeria
- 19 The Butcher's Table
- 20 Sushi by Scratch
- 21 Barolo Ristorante
- 22 Daniel's Broiler
- 23 2120

Coffee

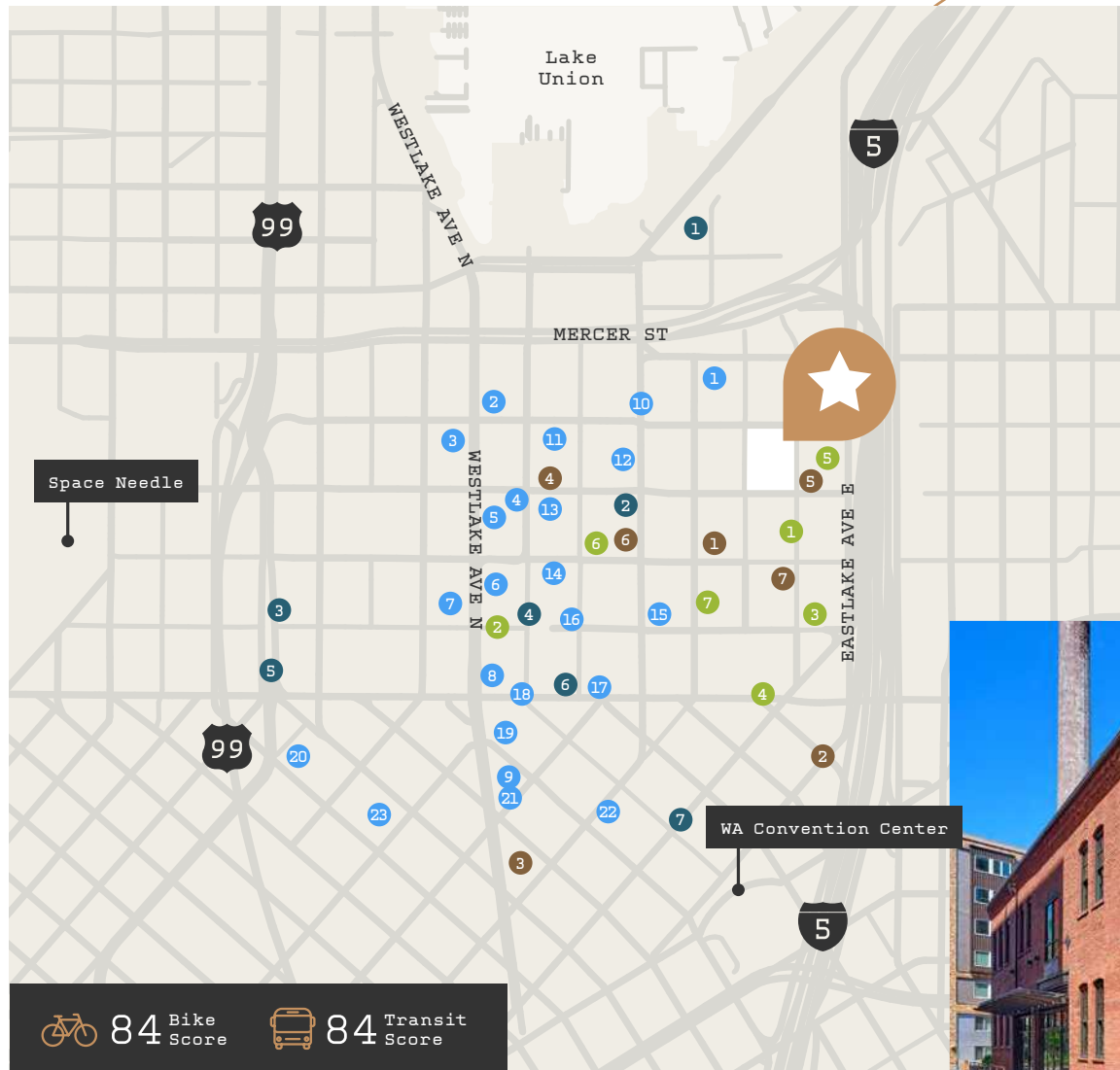
- 1 Cafe Hagen
- 2 Starbucks
- 3 Monorail Espresso
- 4 Starbucks
- 5 Cafe Torino
- 6 Victrola Coffee
- 7 Espresso Viviance

Fitness

- 1 Cyclebar
- 2 Barry's Bootcamp
- 3 REI
- 4 24 Hour Fitness
- 5 Pro Club Seattle
- 6 Flow Fitness
- 7 Transform 180 Fitness

Hotels

- 1 Residence Inn Seattle
- 2 Astra Hotel
- 3 Fairfield Inn & Suites
- 4 citizenM Seattle
- 5 Hyatt Place Seattle
- 6 Pan Pacific Seattle
- 7 Residence Inn Seattle Downtown



STACK
HOUSE
OFFICE

Walk
Score
98



LOCATION

STACK
HOUSE
OFFICE

LEASING INQUIRIES

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CBRE

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