

PRIME DOWNTOWN LOCATION  
BUILT-OUT RESTAURANT + CAFE  
SPACES

2ND & SENECA

1191 2nd Ave, Seattle, WA 98101



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1191 2ND AVE, SEATTLE, WA 98101

# 2ND & SENECA



Coffee/Cafe Space (Suite 140)



Restaurant Space (Suite 110)

## HIGHLIGHTS

[WWW.SECONDANDSENECA.COM](http://WWW.SECONDANDSENECA.COM)

- Exciting New Opportunity to lease 2nd generation Cafe and Restaurant space at the corner of 2nd & Seneca a 22-story, Class A, 500,000 SF office high rise in the heart of Seattle's CBD
- Iconic design, impressive amenities, and prime location near the waterfront, local restaurants, bars, businesses, arts and entertainment that make Seattle unique
- Within walking distance to the redeveloping waterfront offering 20+ acres of lush, dynamic open spaces, rotating events, and a reactivated urban shoreline
- New Landlord is seeking "best in class" operator
- Designed by Graham Baba Architects, Ownership will be making substantial renovations to the Building's amenity spaces, further cementing its status as the premier downtown address
- Office space currently anchored by Lululemon and UBER
- Building parking available
- Easily accessible via car, bus, train, bike, or ferry



100

TRANSIT SCORE



99

WALK SCORE



81

BIKE SCORE



7178,696

TOTAL POPULATION



106,780

TOTAL HOUSEHOLDS



\$103,872

MEDIAN INCOME

\* Estimated 2024 Demographics based on a 2-mile radius

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### AVAILABLE SPACES

SUITE	SIZE (SF)	NNN	LEASE RATE	DESCRIPTION
Suite 110	1,471 SF	\$11.79	\$30.00 SF/yr	Turn-key, built-out restaurant space ideal for quick-serve concepts, this rare opportunity features built-in salad bar/cold hold station, built in soup hold and hot hold at the service counter, and non-vented 6' type 1 hood. Fully outfitted with top-end equipment, bring your concept, plug it in, and go. Features dual entry (direct lobby and 2nd Ave entries). Equipment list is available.
Suite 140	1,823 SF	\$11.79	\$30.00 SF/yr	Light-filled coffee/cafe space with great street frontage at the corner of 2nd Avenue and Seneca Street. Formerly built out as a Starbucks. Landlord is offering a "turn-key" cafe build out for qualified operators (tenant just brings FF&E). Features dedicated outdoor patio area and refreshed lobby and building exterior.



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Suite 110



Suite 110

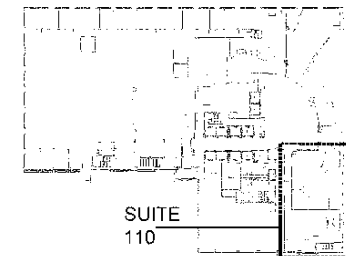
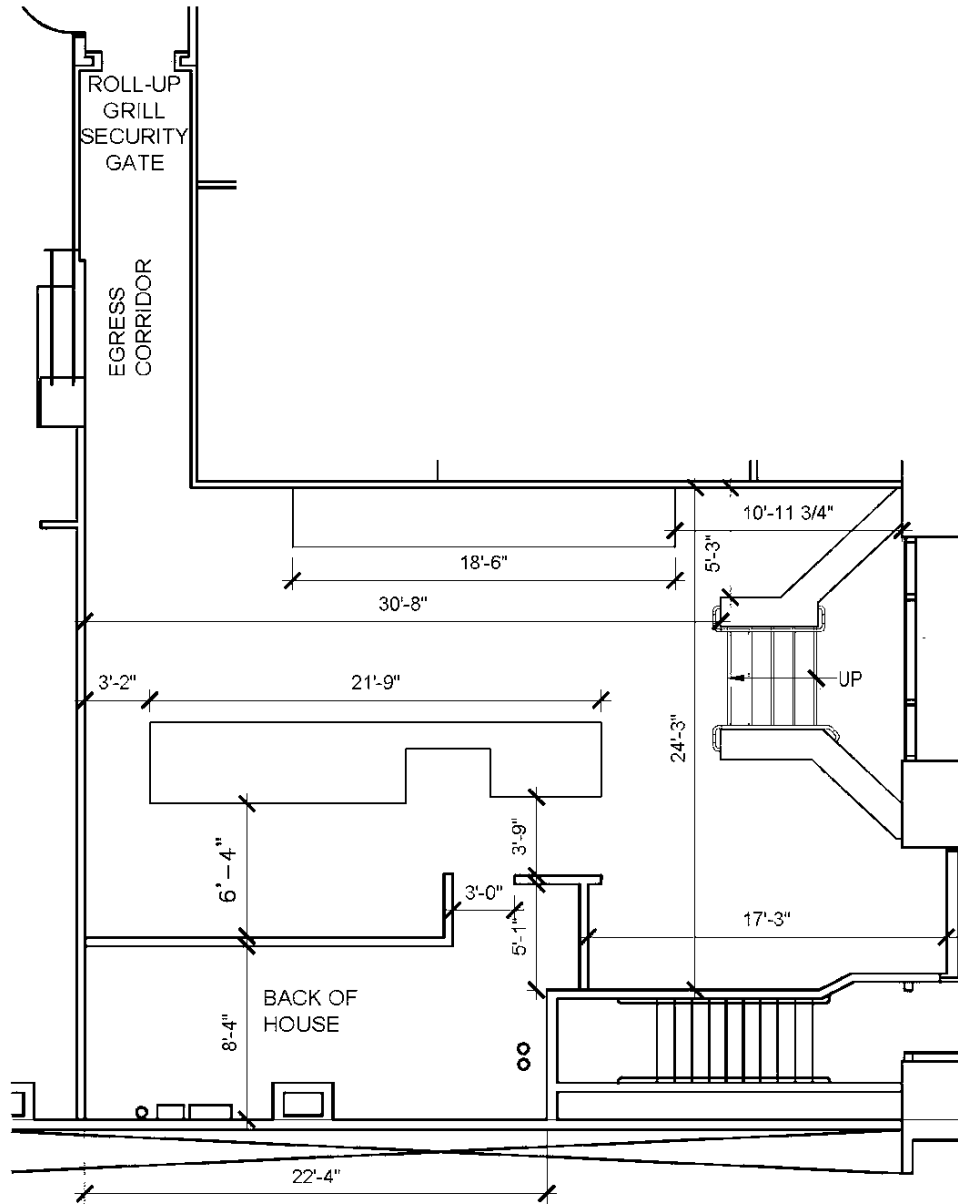


Suite 110



Suite 110

# 2ND & SENECA



KEY PLAN





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2ND & SENECA



Suite 140



Suite 140

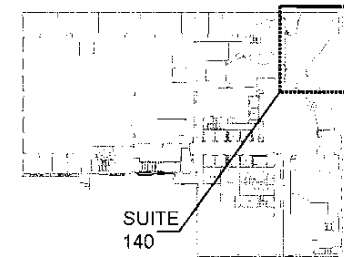
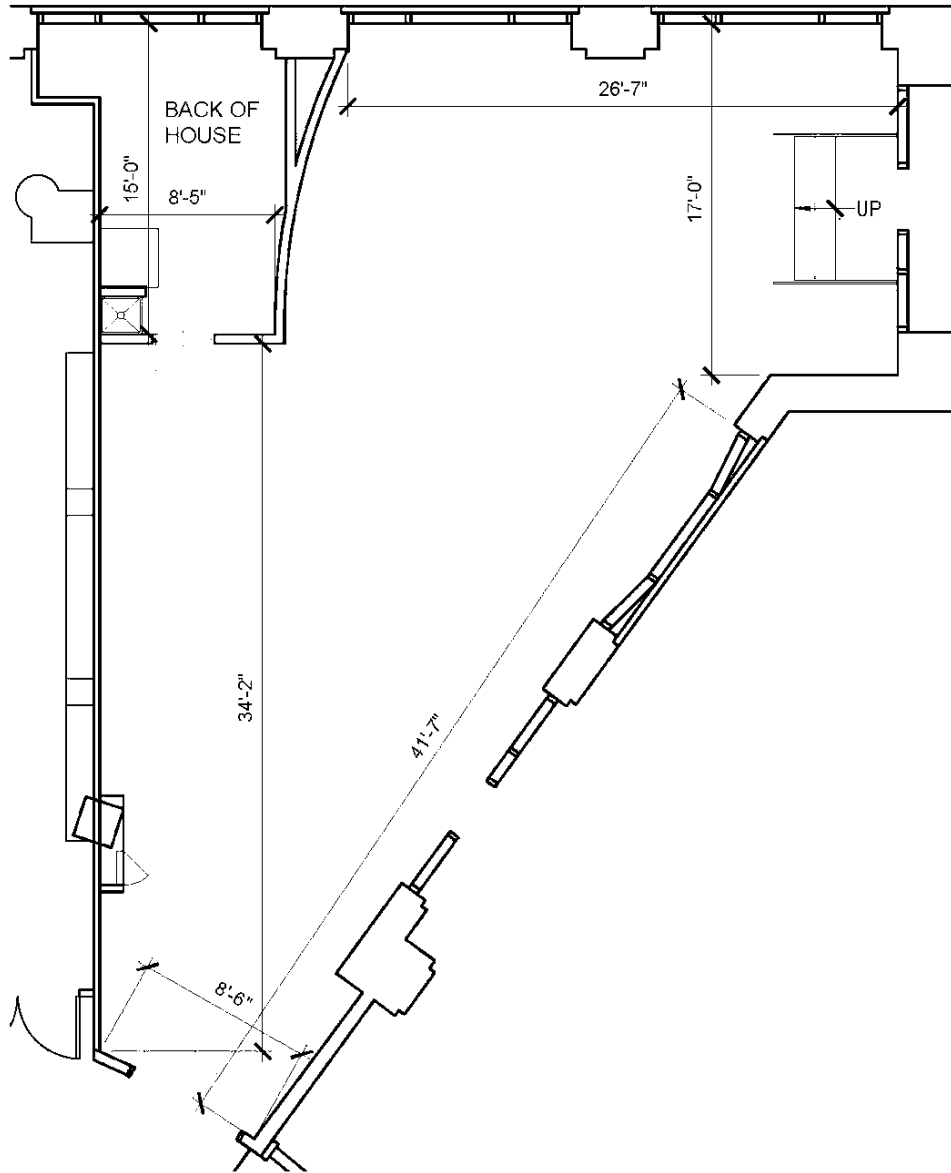


Suite 140



Suite 140

2ND & SENECA



KEY PLAN

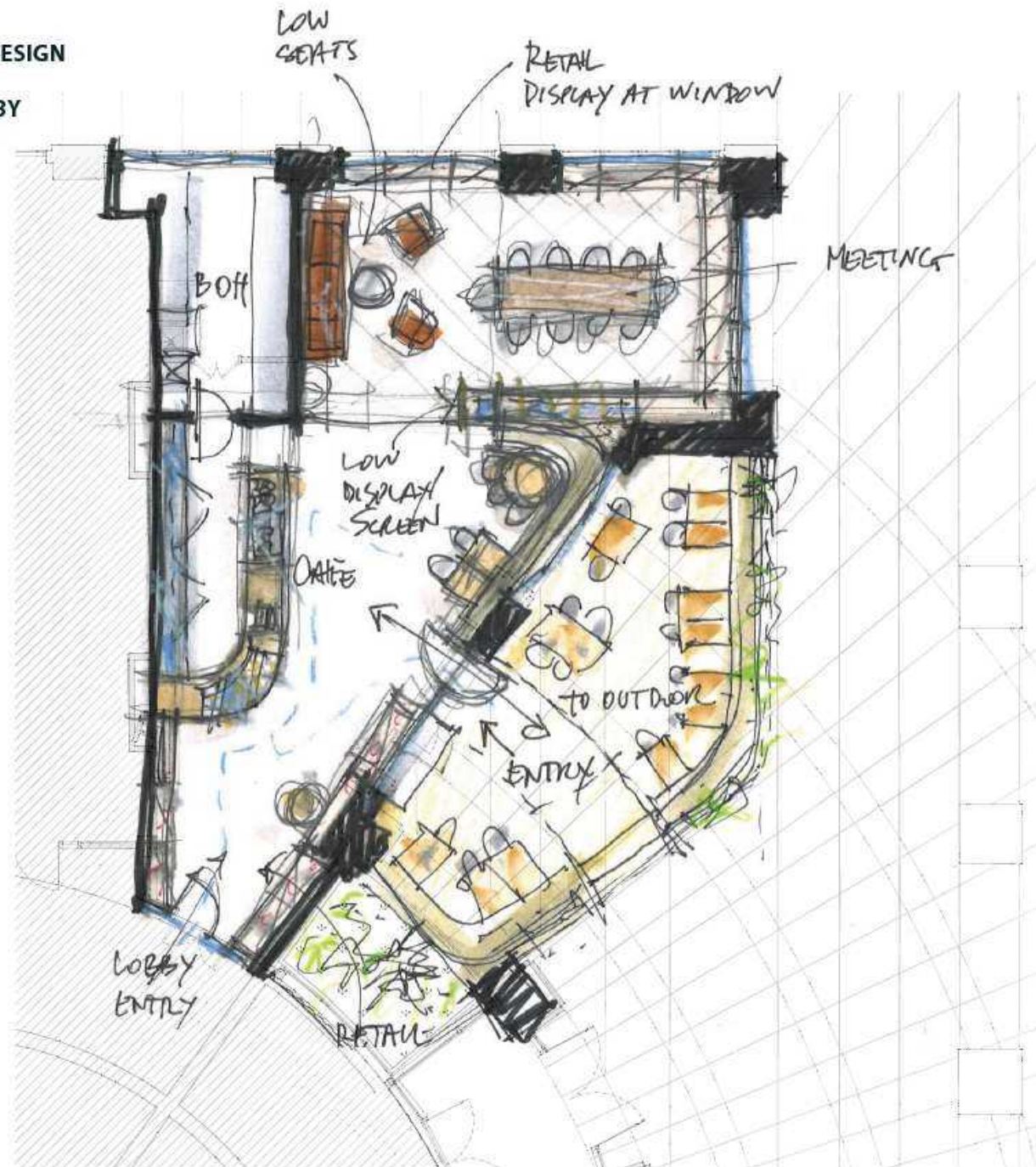




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SUITE 140 -  
PLANNED DESIGN  
AND  
BUILDOUT BY  
LANDLORD





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**STEPS FROM BENAROYA HALL AND SAM**

**WALKING DISTANCE FROM THE WATERFRONT**

**EASILY ACCESSIBLE FROM I-5 AND 99**

**FINE DINING AND ENTERTAINMENT**

**4,000 + HOTEL ROOMS WITHIN 3 BLOCKS**