

**S
L
U**
**ONNI
RETAIL**

PHASE I

1,387 SF – 6,873 SF of Retail Available
in Seattle’s Thriving South Lake Union

1120 DENNY WAY | SEATTLE, WA 98109

Property Highlights

OSLU EAST

OSLU WEST

RETAIL SPACE AVAILABLE

DENNY WAY

Flexible demising plans accommodating 836 SF – 6,873 SF

Draws from South Lake Union, Capitol Hill, Seattle Center, and North Belltown

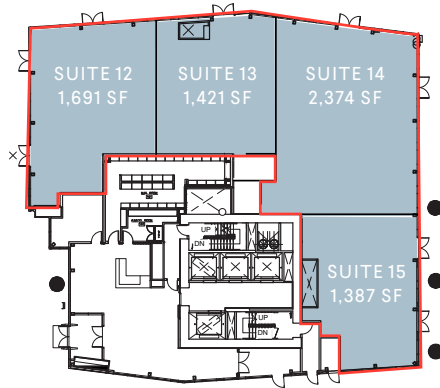
Ideally located on the high-traffic intersection of Denny Way and Fairview Ave North

Extensive visitor parking on-site with easy access to retail

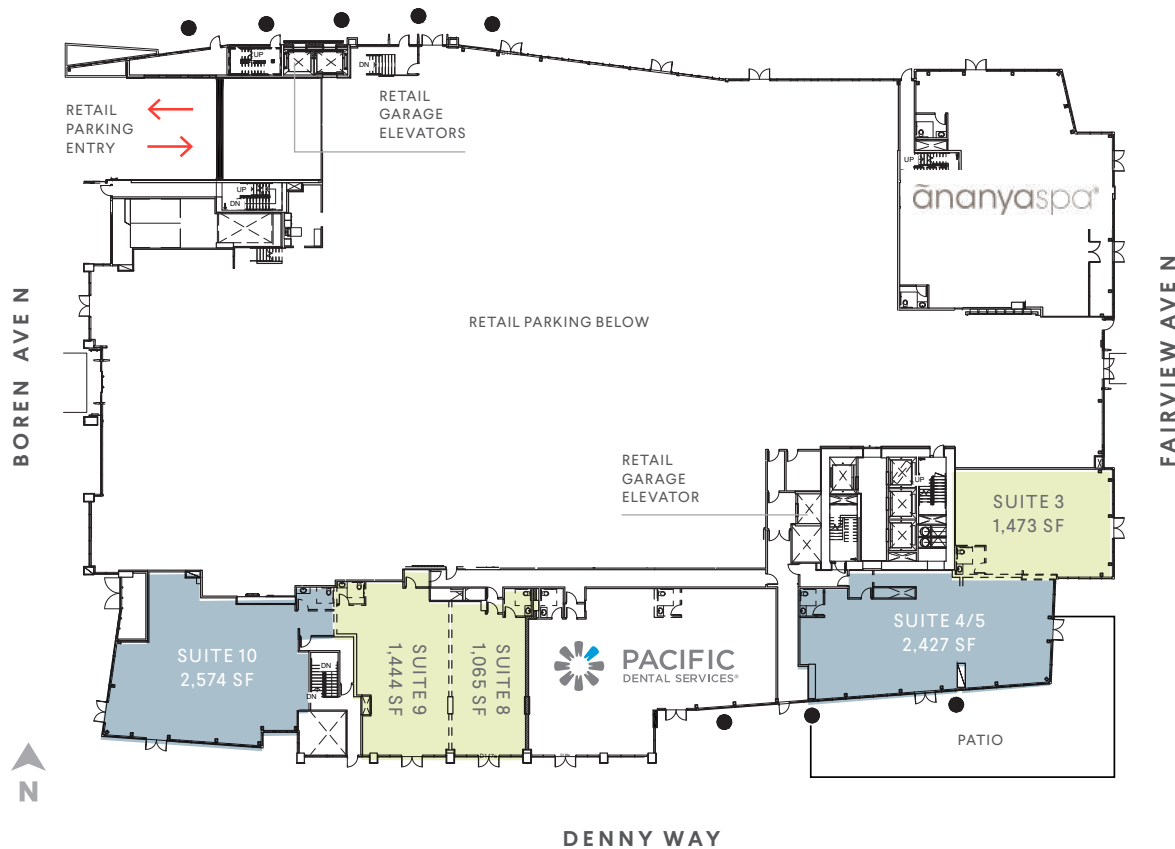
Call for rates

Site Plan

JOHN ST



- CAN COMBINE
- AVAILABLE
- LEASE PENDING



AVAILABILITIES

Suite 01	Leased
Suite 02	Leased
Suite 03	1,473 SF
Suite 04/05	2,427 SF
Suite 06	Leased
Suite 07	Leased
Suite 08	Pending
Suite 09	Pending
Suite 10	2,574 SF
Suite 12	1,691 SF
Suite 13	1,421 SF
Suite 14	2,374 SF
Suite 15	1,387 SF

2,509 SF

6,873 SF

1,387-6,873 SF

DEMISABLE PLANS AVAILABLE

Abundance of Customer Parking.

88

COMMERCIAL STALLS

4

ADA STALLS

4

LOADING STALLS

96

TOTAL STALLS



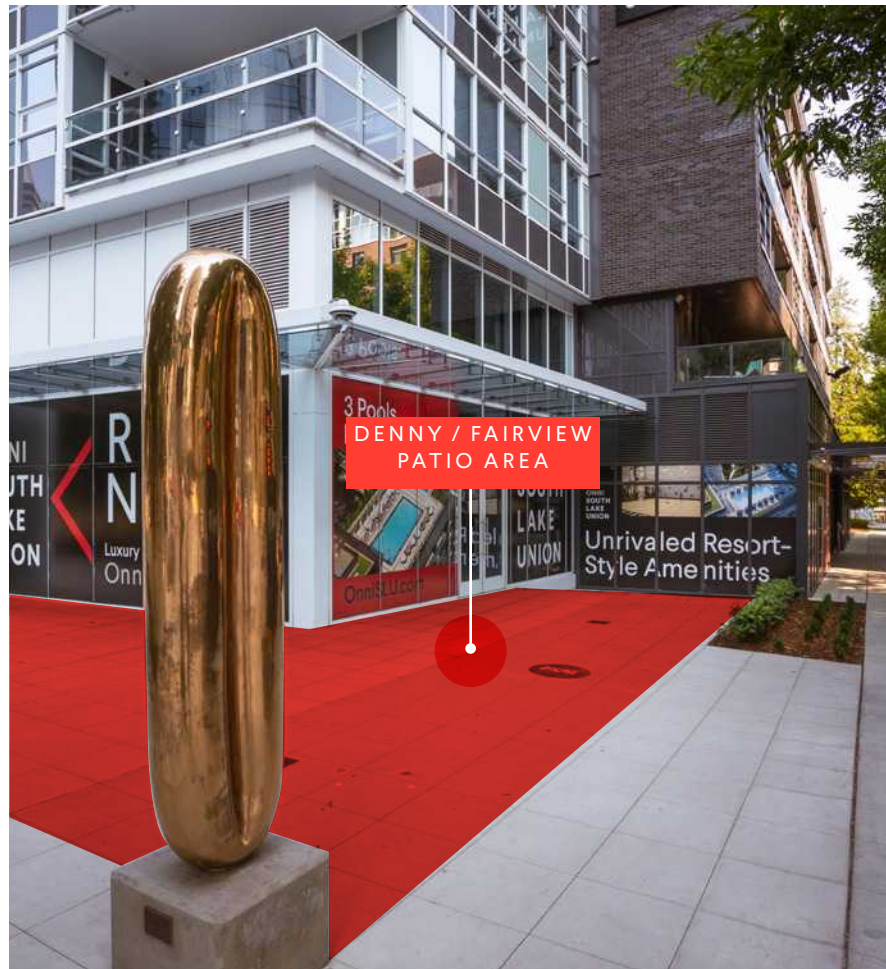
Unbeatable Storefront Visibility.



BOREN AVENUE N
FRONTAGE



FAIRVIEW AVENUE N
FRONTAGE



DENNY / FAIRVIEW
PATIO AREA



FAIRVIEW AVENUE N
FRONTAGE

*Spacious,
Inviting,
Urban
Park.*

Center Stage in South Lake Union's tech mecca and dense residential population

LAKE UNION

BILL & MELINDA GATES foundation

FRED HUTCH

±3,000 APARTMENT UNITS

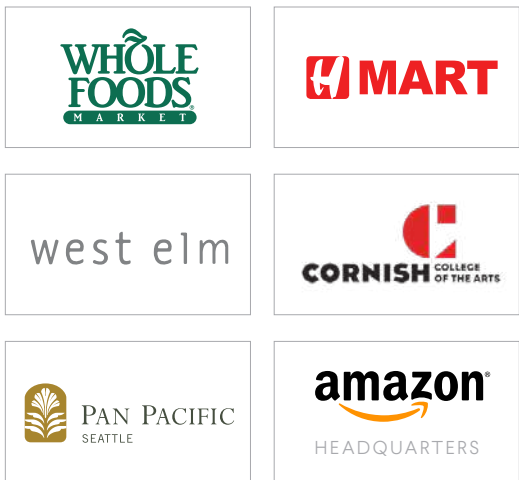
12,207+ CARS/DAY

32,654+ CARS/DAY

ONNI RETAIL PHASE I



Meet your neighbors.

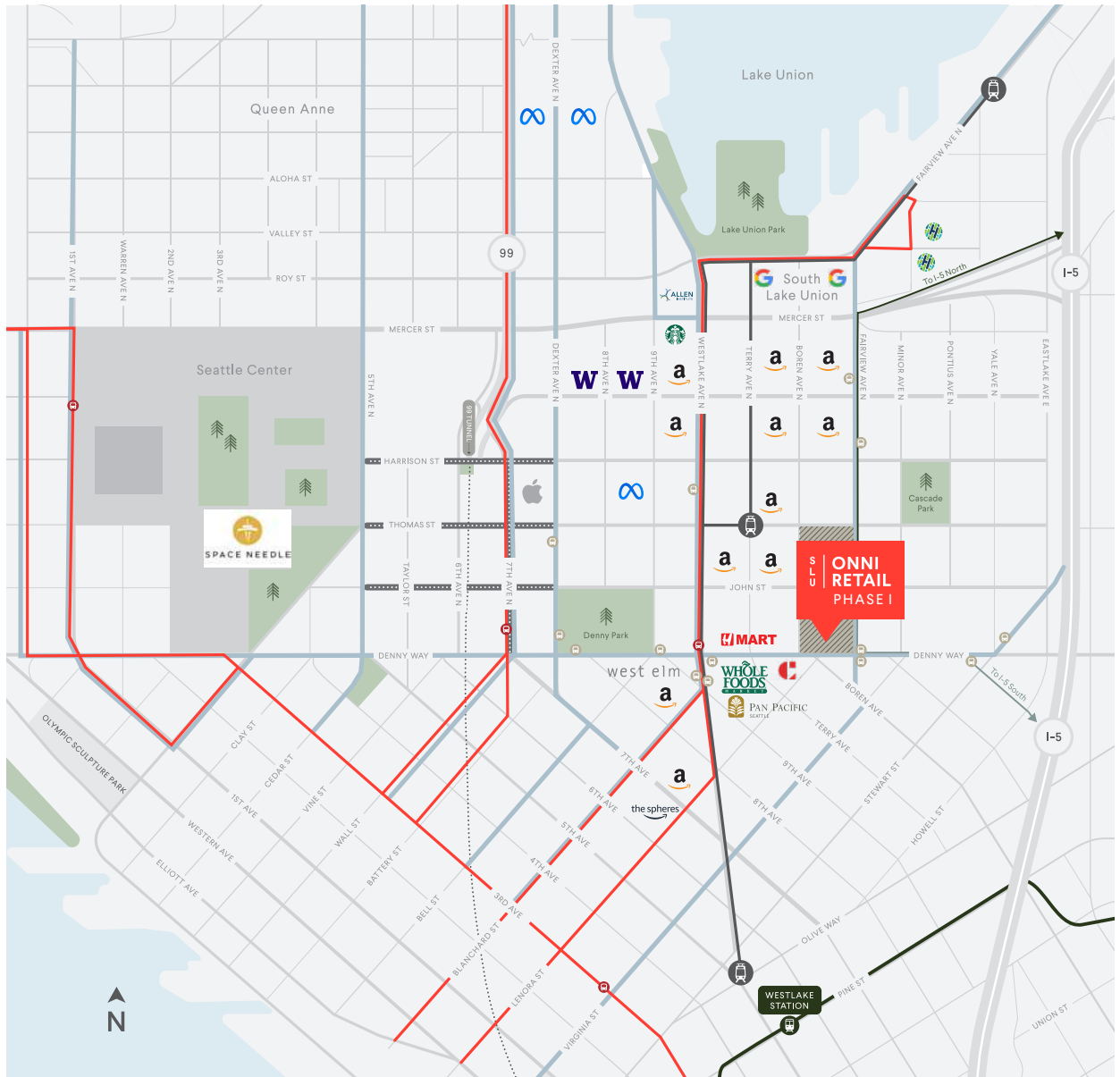


260+

RESTAURANTS, CAFES & BARS
WITHIN WALKING DISTANCE

TRANSIT

- Bus Routes
- Rapid Ride Bus Routes
- South Lake Union Street Car
- Link Light Rail
- SR-99 Tunnel Connections



100
TRANSIT SCORE



98
WALK SCORE



78
BIKE SCORE



Connections *that matter.*

SLU Onni Retail is ideally located in the heart of South Lake Union with excellent access to Seattle's major thoroughfares. Seamless entry and exit points allow both distributors and customers the ability to navigate to the property with ease.

0.3 MILES

TO I-5 ON/OFF RAMPS

0.5 MILES

TO HIGHWAY 99

0.9 MILES

TO SPACE NEEDLE



12M

VISITORS ANNUALLY

14,000+

EVENTS EACH YEAR

5 MIN

DRIVE TO SLU ONNI RETAIL

SLU ONNI RETAIL PHASE I

ONNI PHASE II

DOWNTOWN SEATTLE

DENNY WAY

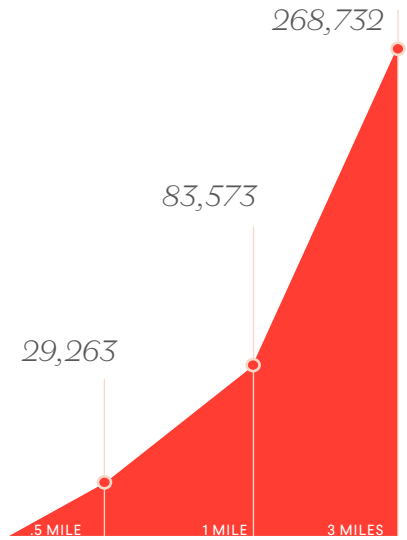
EASTLAKE AVE
15 OFF RAMP



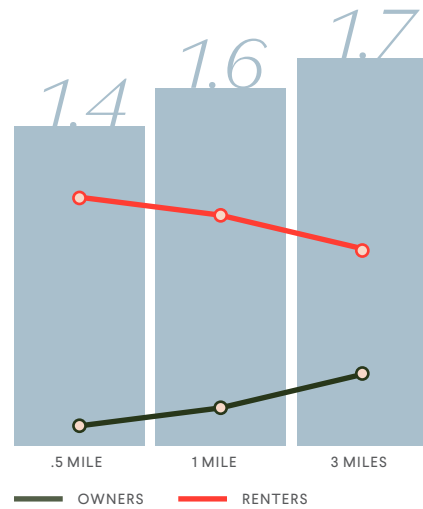
±3,000
APARTMENT UNITS IN
THE SURROUNDING
NEIGHBORHOOD

Demographics

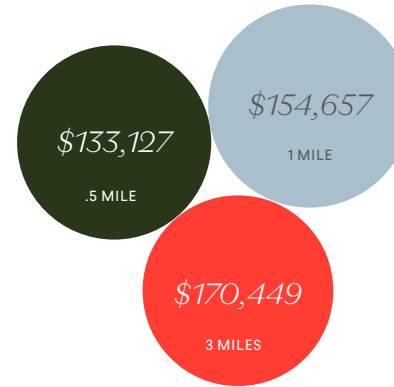
POPULATION



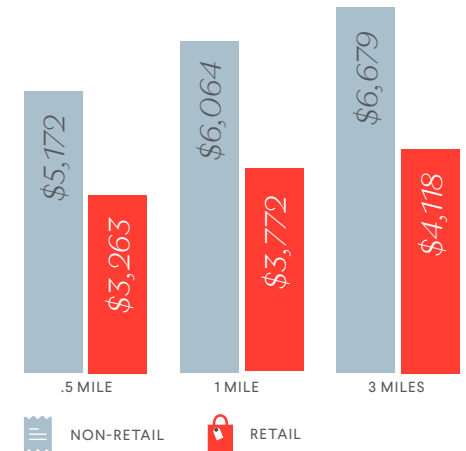
AVERAGE HOUSEHOLD SIZE



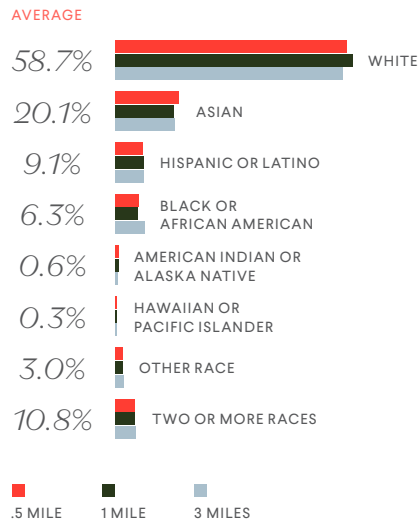
AVERAGE ANNUAL HOUSEHOLD INCOME



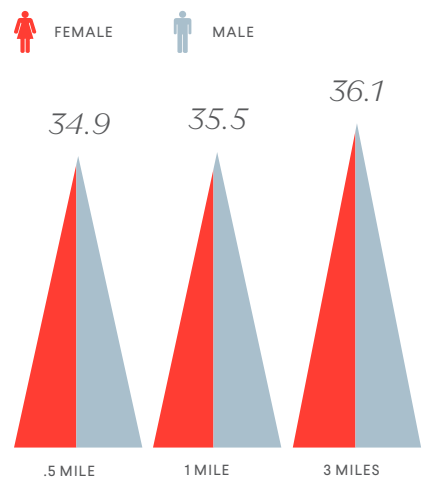
ANNUAL HOUSEHOLD CONSUMER EXPENDITURE



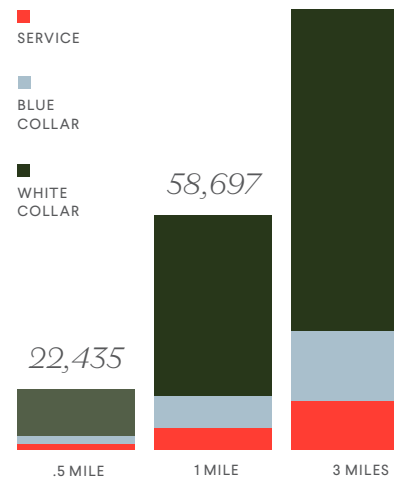
RACE & ETHNICITY



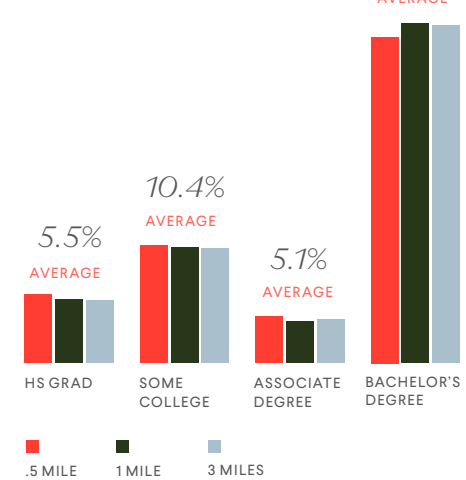
MEDIAN AGE & GENDER



EMPLOYMENT OVERVIEW



EDUCATION OVERVIEW



A Complete Community.

RETAILERS

- 29,831 RSF of premium retail opportunities

CLASS A OFFICE

- Coming soon
- ±935,951 RSF

SEATTLE TIMES PARK

- Beautifully landscaped 25,000 SF park
- Bike parking, water features and dog run
- Thoroughfare between Fairview Avenue and Boren Avenue

ONNI
PHASE II
DELIVERING
Q3 2025

OSLU WEST
APARTMENT
TOWER
(41 floors)

OSLU
ONNI
RETAIL
PHASE I

798
APARTMENT
UNITS

OSLU EAST
APARTMENT
TOWER
(41 floors)

level

299-KEY
HOTEL

SLU

ONNI RETAIL

PHASE I

DEVELOPED & MANAGED BY



RETAIL LEASING BY

JASON MILLER

206.296.9649

jason.miller@kidder.com

SLUONNIRETAIL.COM

KIDDER.COM

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