

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

PHASE I

1,065 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

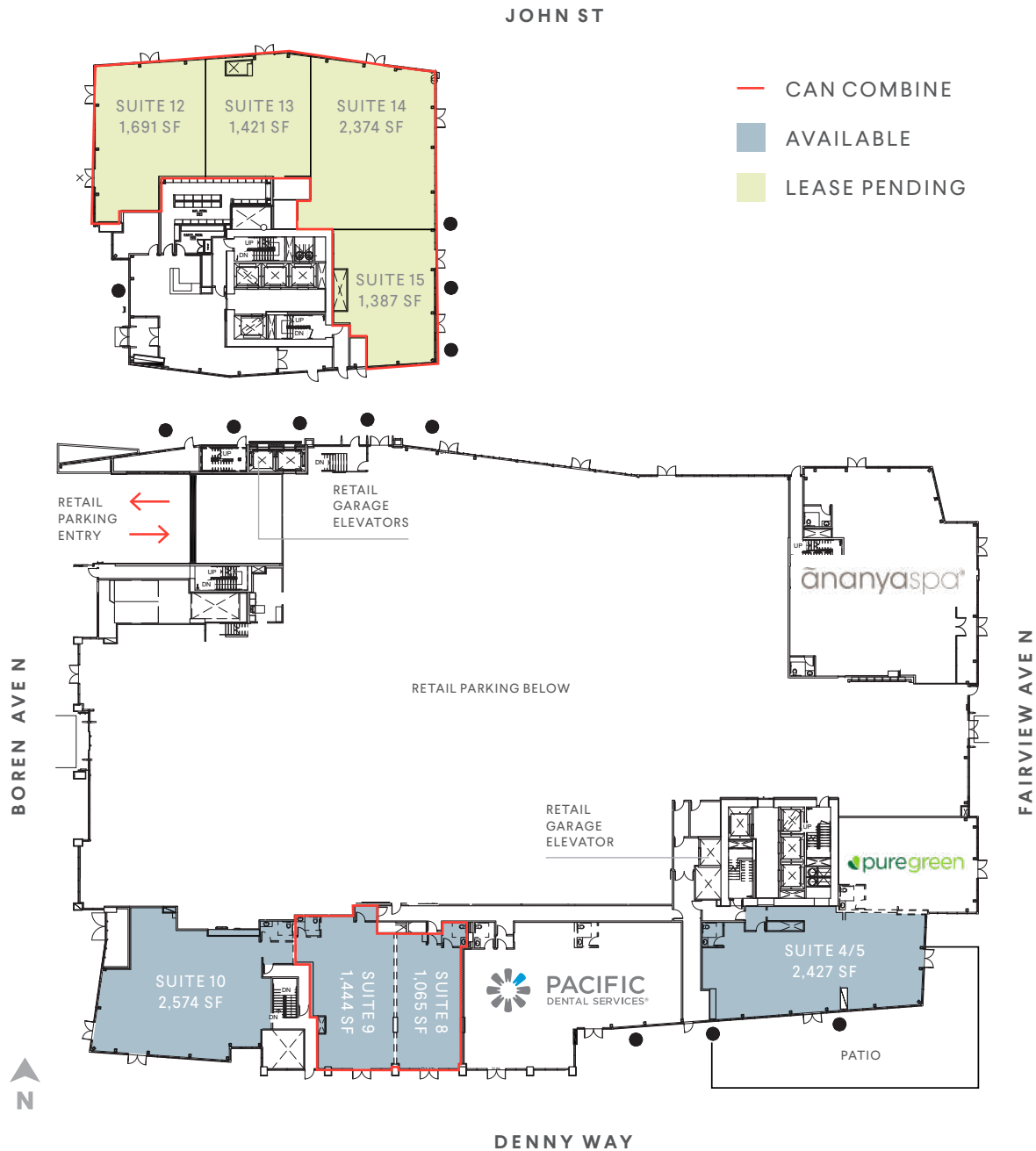
Draws from South Lake Union, Capitol Hill, Seattle Center, and North Belltown

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



## AVAILABILITIES

|             |          |
|-------------|----------|
| Suite 01    | Leased   |
| Suite 02    | Leased   |
| Suite 03    | Leased   |
| Suite 04/05 | 2,427 SF |
| Suite 06    | Leased   |
| Suite 07    | Leased   |
| Suite 08    | 1,065 SF |
| Suite 09    | 1,444 SF |
| Suite 10    | 2,574 SF |
| Suite 12    | Pending  |
| Suite 13    | Pending  |
| Suite 14    | Pending  |
| Suite 15    | Pending  |

**2,509 SF** (Suites 08-10)

**6,873 SF** (Suites 12-15)

**1,065-6,873 SF**

DEMISABLE PLANS AVAILABLE

# Abundance of Customer Parking.

88

COMMERCIAL STALLS

4

ADA STALLS

4

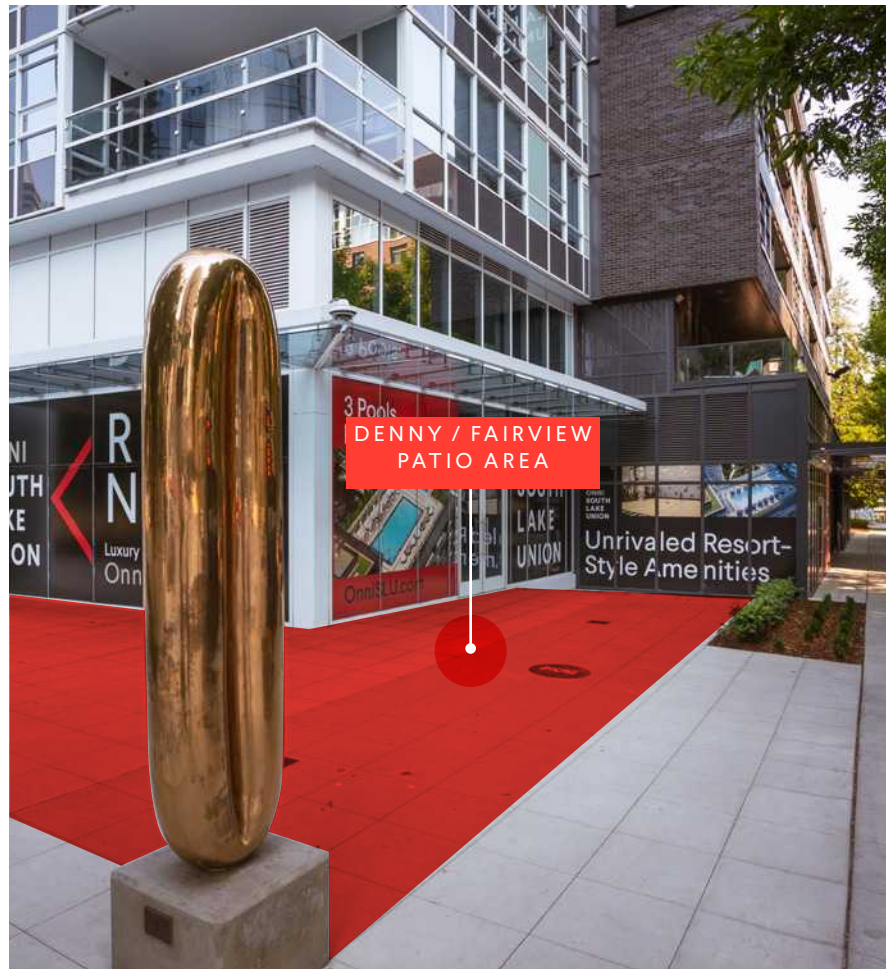
LOADING STALLS

96

TOTAL STALLS



# Unbeatable Storefront Visibility.



*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



DEXTER AVENUE

9TH AVENUE

WESTLAKE AVENUE

TERRY AVENUE

BOREN AVENUE

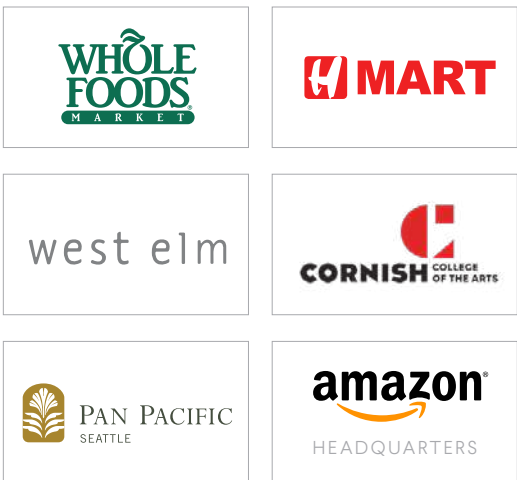
FAIRVIEW AVENUE

MINOR AVENUE

DENNY WAY



# Meet your neighbors.

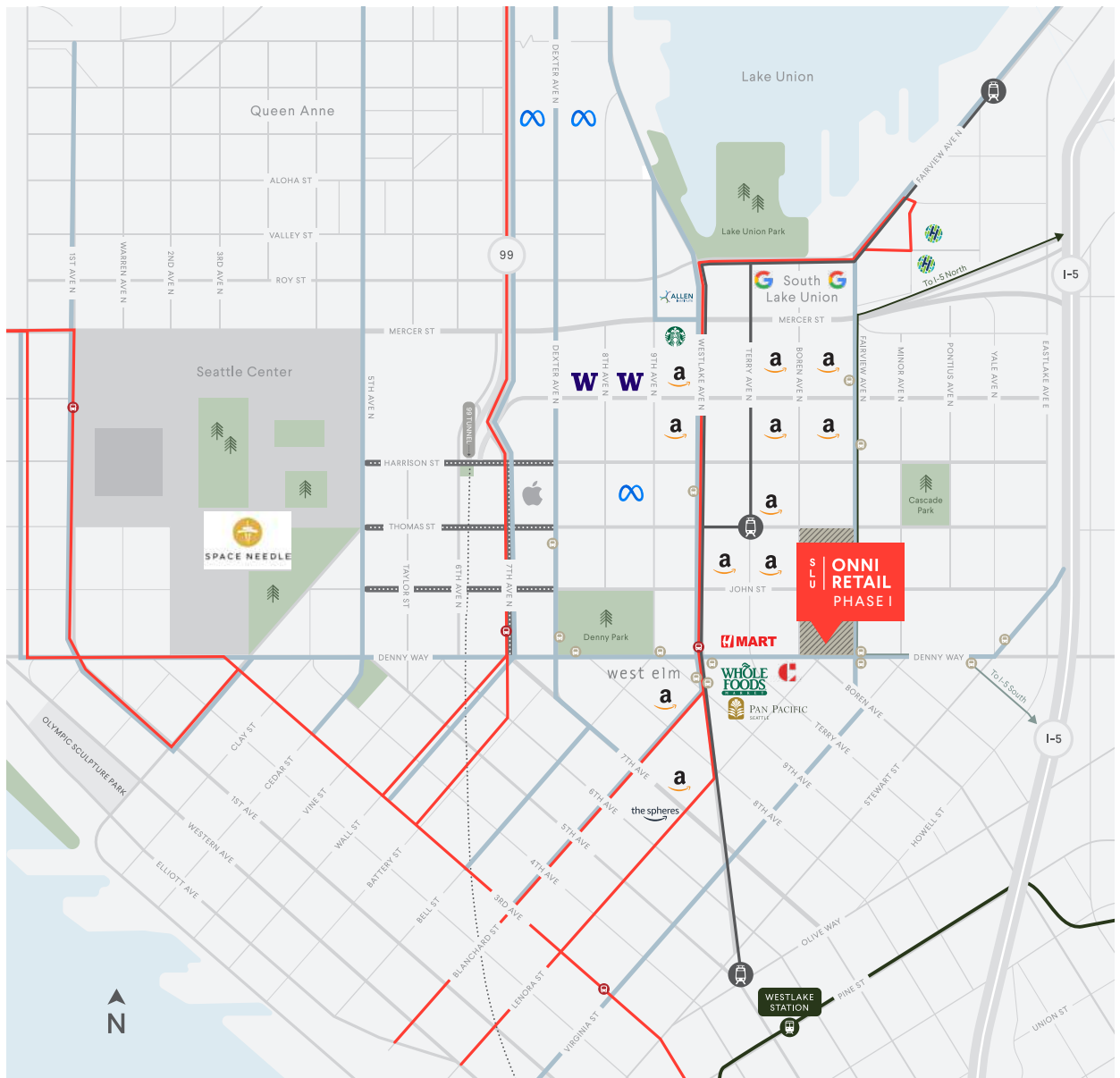


260+

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

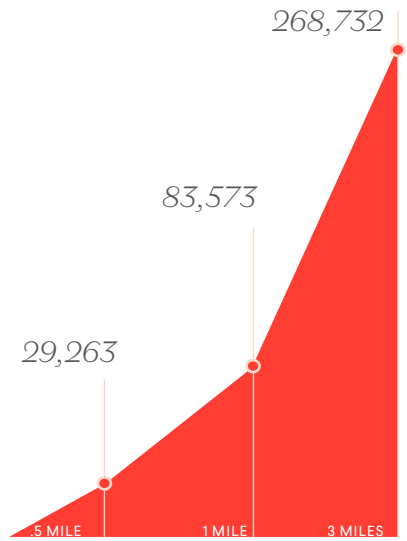
EASTLAKE AVE  
15 OFF RAMP



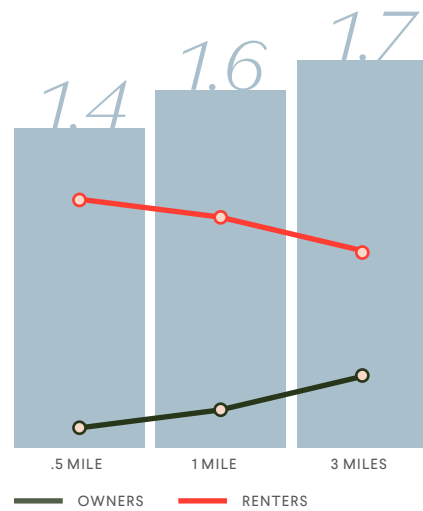
±3,000  
APARTMENT UNITS IN  
THE SURROUNDING  
NEIGHBORHOOD

# Demographics

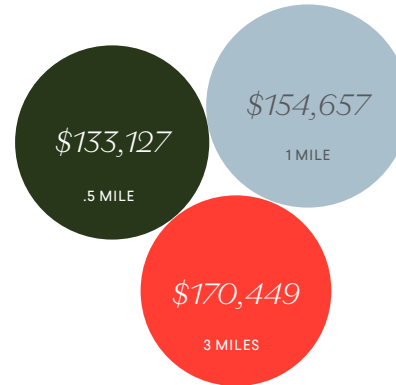
## POPULATION



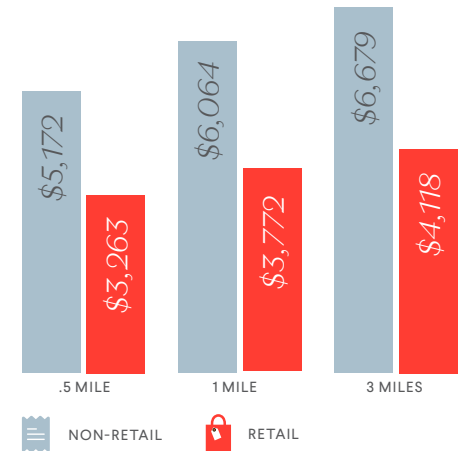
## AVERAGE HOUSEHOLD SIZE



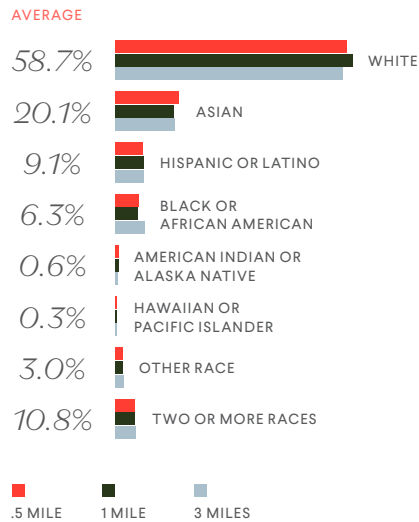
## AVERAGE ANNUAL HOUSEHOLD INCOME



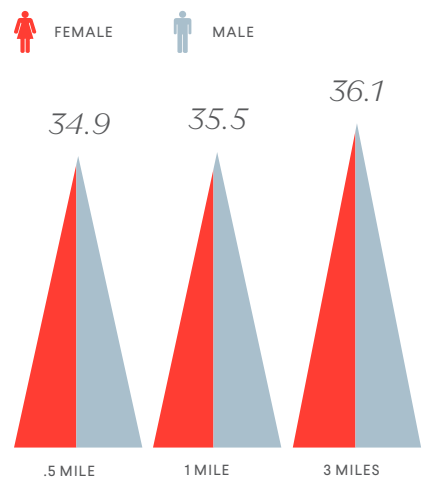
## ANNUAL HOUSEHOLD CONSUMER EXPENDITURE



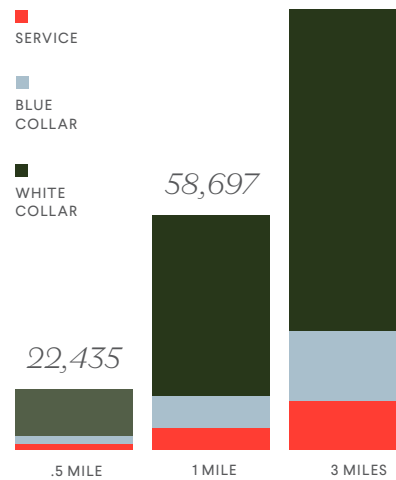
## RACE & ETHNICITY



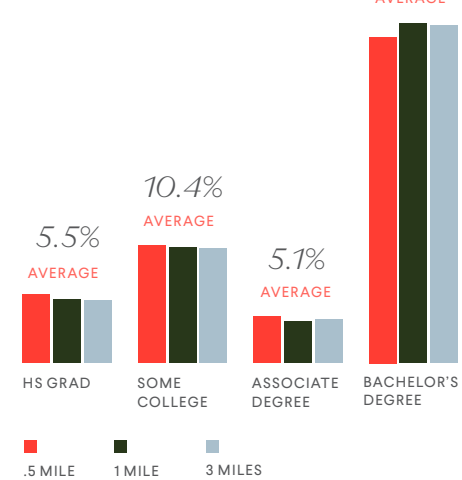
## MEDIAN AGE & GENDER



## 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**

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jason.miller@kidder.com

SLUONNIRETAIL.COM

KIDDER.COM

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