

# 507 WESTLAKE

507 Westlake Ave N | Seattle, WA 98109

FULL BUILDING  
OPPORTUNITY  
19,440 RSF

RETAIL | OFFICE | SHOWROOM

RESTAURANT | CREATIVE SPACE

CATERING OR EVENT SPACE

Available  
Now

NEWMARK





## 507 WESTLAKE

Located in the heart of Seattle's South Lake Union neighborhood, **507 WESTLAKE** offers a unique retail or creative office opportunity. Up to 19,440 SF with flexible use options across 3 floors. Perfect for a retail headquarters with room for showroom space, private offices, storage or amenity space **ALL IN ONE**. Other use options include restaurant, showroom, or creative office. This highly accessible location offers a direct connection to the downtown core by way of the SLU Street Car and is in close proximity to numerous metro bus lines, Highway 99, I-5, and the regional Light Rail system.

# ALL IN ONE SPACE





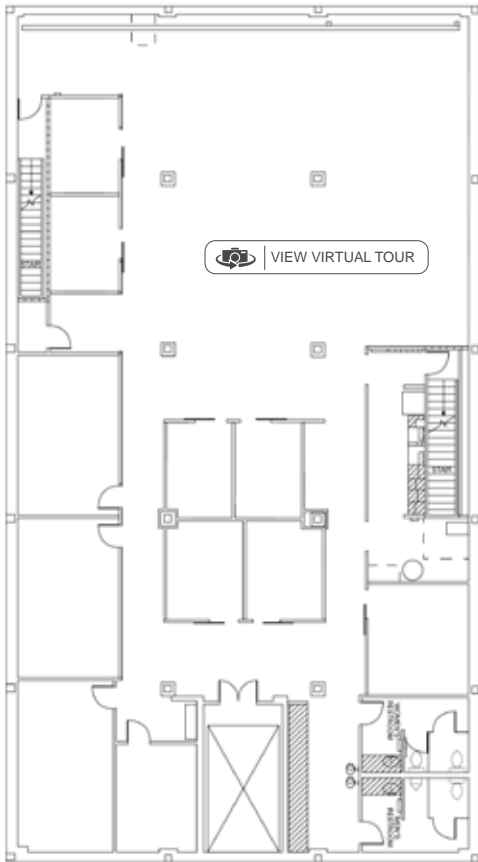
# ALL THE HIGHLIGHTS

- Up to 19,440 RSF of flexible space with options to demise
- Perfect for a retail or office user needing showroom, office, storage and amenity space
- Use types include retail showroom, creative office, restaurant, catering or event space
- Ability to add Type I venting for catering or restaurant use
- Brick & beam feel with large windows, skylights and high ceilings ranging from 11' to 16'
- 50-yard line location in the heart of the Amazon campus and located along the SLU Streetcar route



# ALL OF THE SUITES

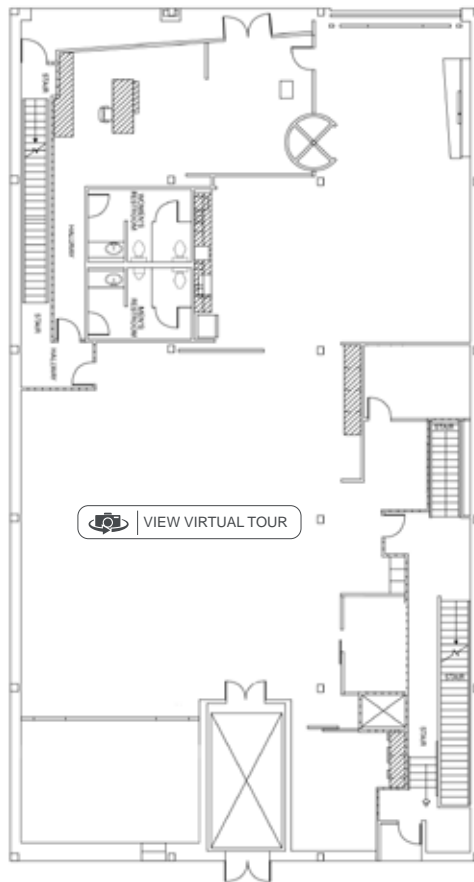
WESTLAKE AVE N



## LOWER LEVEL

6,480 SF

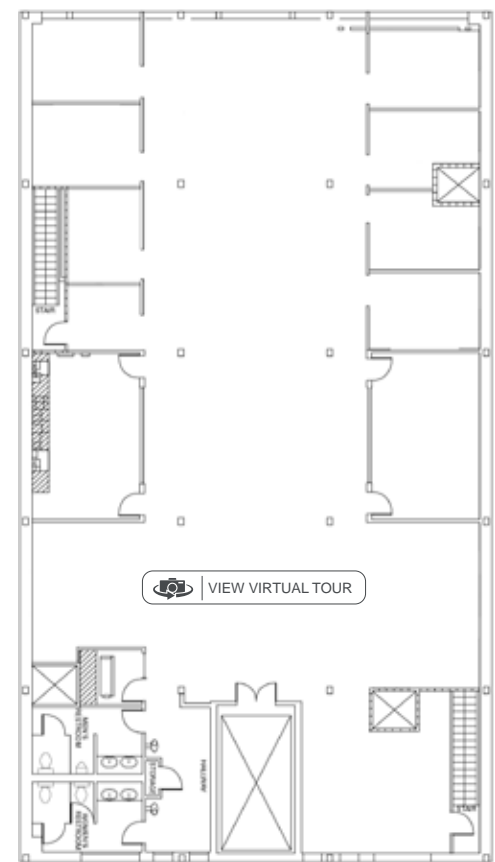
Ceiling Height: 11'



## FIRST FLOOR

6,480 SF

Ceiling Height: 16'



## SECOND FLOOR

6,480 SF

Ceiling Height: 11'7"





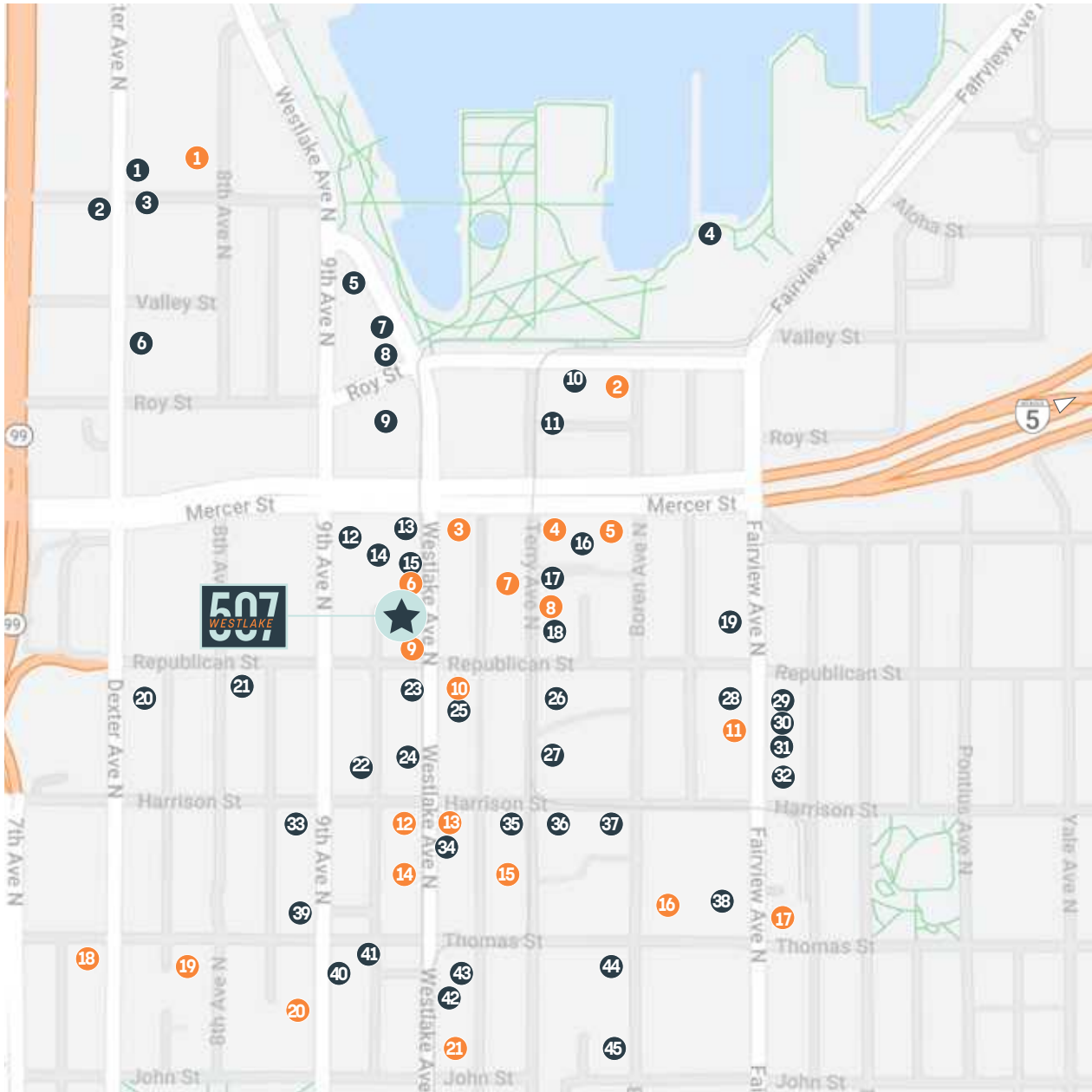
**ALL IN  
ONE LOCATION**

## 2024 DEMOGRAPHICS

DRIVE TIME	3 min	5 min	10 min	15 min
Total Population	17,189	47,689	249,302	565,791
Daytime Population	29,011	78,454	497,024	812,432
Average HH Income	\$199,884	\$185,522	\$170,981	\$181,085
Median Age	31.7	32.9	33.4	34.5



# ALL THE NEARBY RETAIL



## Food & Drink

- 1 Stone Korean
- 2 Tanoor Seattle
- 3 Tacos Chukis
- 4 Daniel's Broiler
- 5 Art Marble 21
- 6 Cafe Hagen
- 7 A Pizza Mart
- 8 Buca di Beppo
- 9 Flatstick Pub
- 10 Tapster
- 11 203 Fahrenheit Coffee
- 12 La Palmera
- 13 Starbucks
- 14 Sizzle & Crunch
- 15 Paju
- 16 Top Pot Doughnuts
- 17 Kathmandu MoMoCha
- 18 BaBar
- 19 Cafe An'Clair
- 20 The Collective
- 21 Fresh Flours
- 22 Sam's Tavern
- 23 re:public
- 24 kakao
- 25 Berliner Doner Kebab
- 26 mamnooncita
- 27 LOCAL Public
- 28 Vitality Bowls
- 29 mbar
- 30 mochinut
- 31 Bar Harbor
- 32 Caffe Ladro
- 33 Hurry Curry
- 34 Plantiful
- 35 Portage Bay Cafe
- 36 Cactus
- 37 Zoka Coffee
- 38 Victrola Coffee
- 39 Cafe An'Clair
- 40 Thomas St Warehouse
- 41 Jack's BBQ
- 42 Chipotle
- 43 BB's Teriyaki
- 44 Evergreens
- 45 Thai Thani Kitchen

## Retail

- 1 Pro Fit Training Gym
- 2 INEOS Grenadier
- 3 Walgreens
- 4 Downtown Dog Lounge
- 5 Modern Dermatology
- 6 Just Food For Dogs
- 7 First Tech Credit Union
- 8 Wells Fargo
- 9 CVS
- 10 Keybank
- 11 Row House Fitness
- 12 Capitol One
- 13 Bocz Salon
- 14 Capelli's Barbershop
- 15 Flow Fitness
- 16 Amazon Go
- 17 Transform 180 Fitness
- 18 Industrious
- 19 MOOV Seattle
- 20 Banyan 5
- 21 Umpqua Bank

# 507 WESTLAKE 507

FOR RETAIL:

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