

# RETAIL FOR LEASE

## WARN BUILDING

501 E Pine Street, Suite A, Seattle, WA 98122



For more information please contact:

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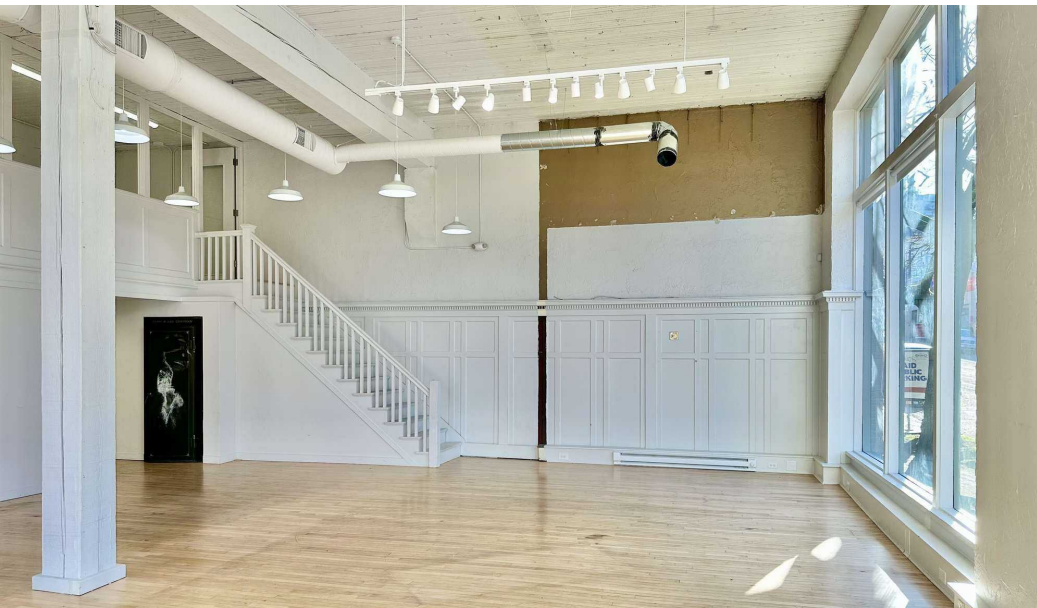
206.351.3573





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### NEIGHBORHOOD OVERVIEW

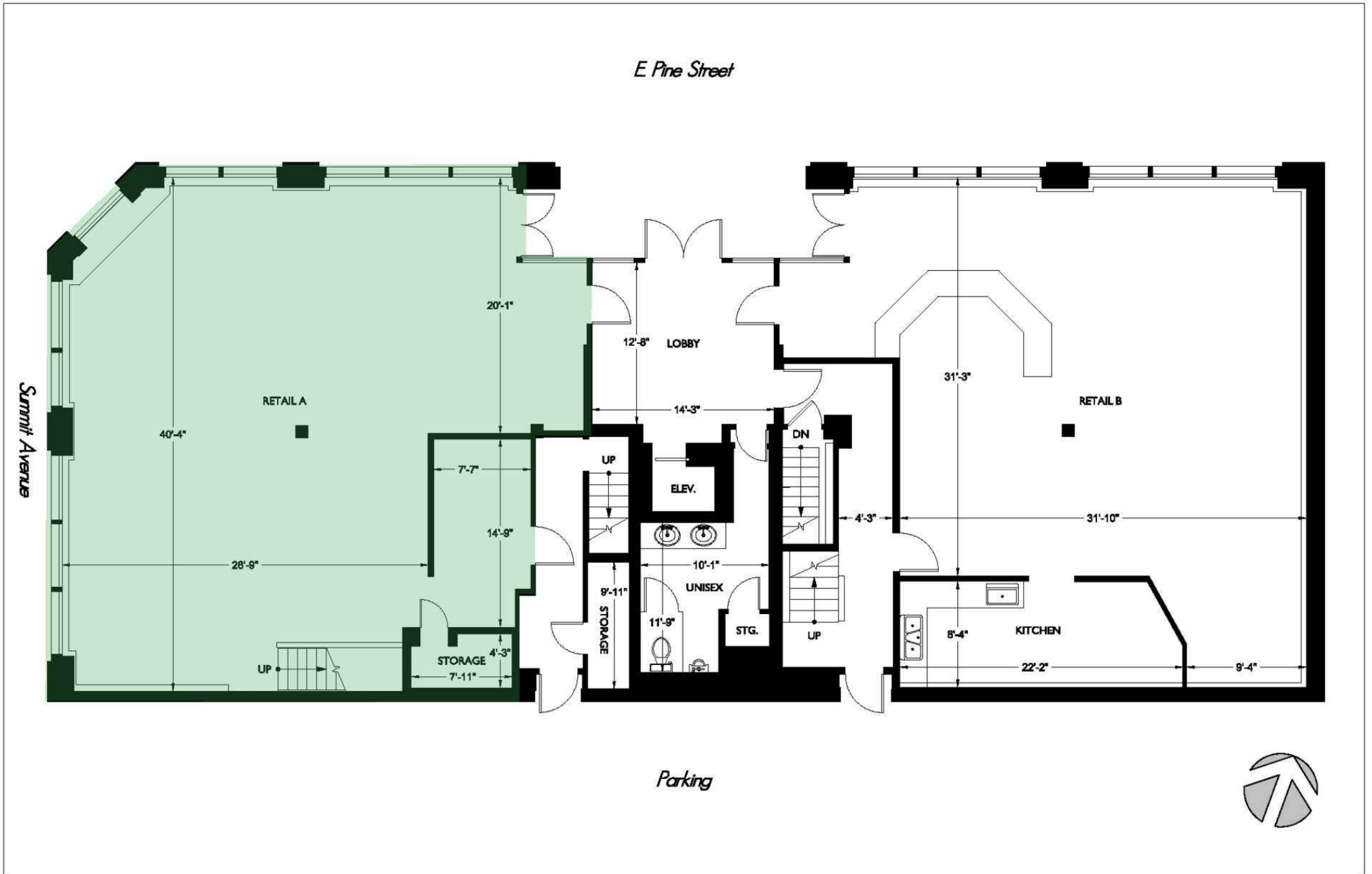
The Warn Building is located on the west edge of Capitol Hill's highly sought after Pike Pine corridor. This is one of Seattle's fastest growing neighborhoods and is known for specialty retailers, a thriving restaurant and nightlife scene, and high residential density. Incredible pedestrian and vehicle traffic and easy access to downtown and I-5.

### PROPERTY HIGHLIGHTS

- Highly visible corner retail/office space located in the vibrant Pike/Pine Corridor on Capitol Hill
- Character rich building features wood floors, two full sides of floor to ceilings windows, abundant natural light, soaring wood beam ceilings, and HVAC
- Ideal for boutique retail, home goods and furnishings, apparel, art gallery, coffee shop, café
- Surrounding businesses include Fogon Cocina Mexicana, Rival Fitness, Mercado Luna, MEET Korean BBQ, Rudy's Barbershop, Blu Dot, Aesop, Rapha, Marine Layer and more!
- 2,205 SF comprised of 1,918 street-level plus 287 SF mezzanine
- 4 onsite parking stalls available at \$165/stall per month
- Rental Rate \$36/SF/YR plus 2024 NNN (\$11.70/SF/YR) = \$7,624.05 (no rent charged on mezzanine). NNN includes water, sewer, garbage, electricity, HVAC.
- Available now

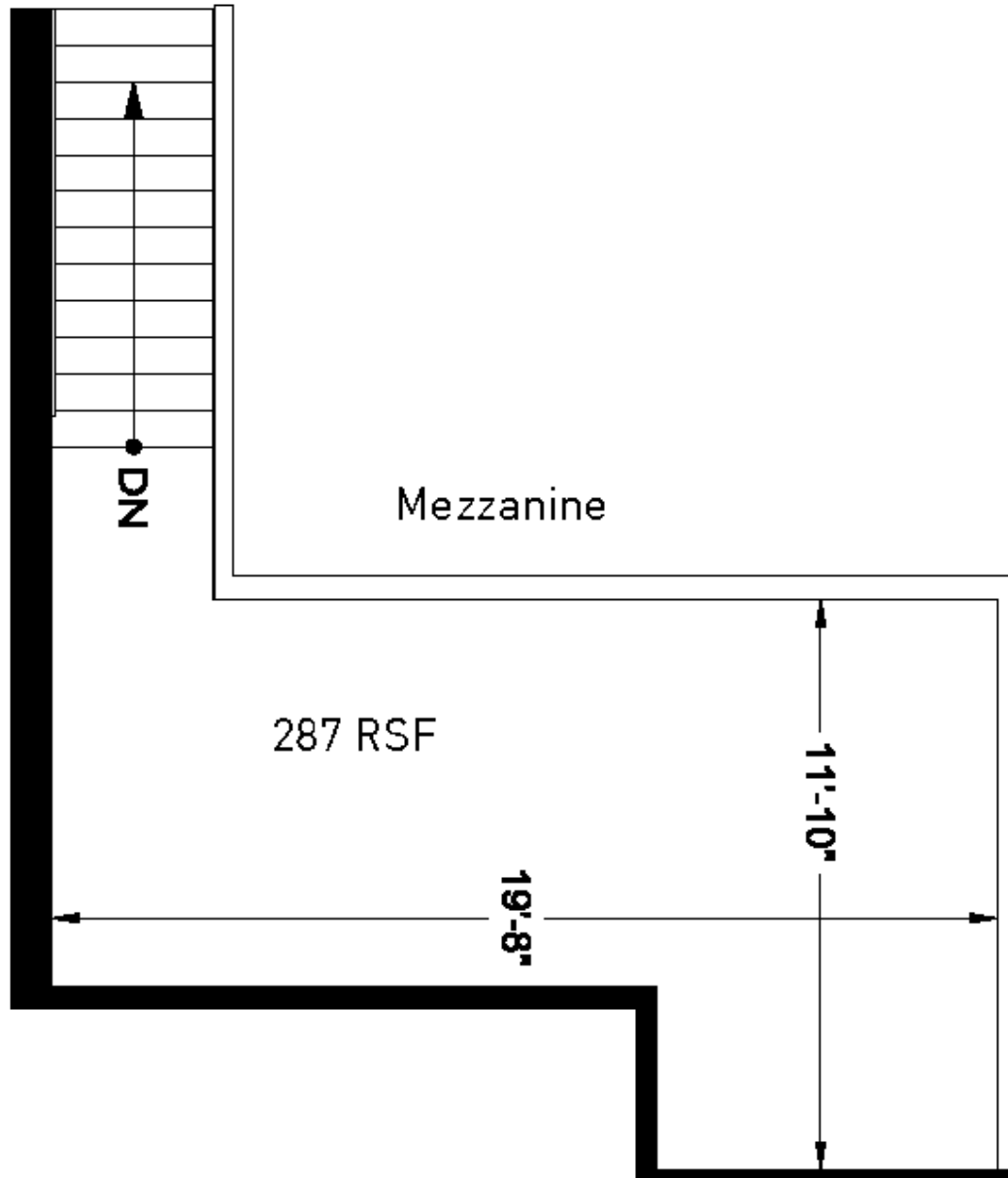
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W A R N B U I L D I N G





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# WARN BUILDING



97

TRANSIT SCORE



99

WALK SCORE



81

BIKE SCORE



109,158

POPULATION



63,170

HOUSEHOLDS



\$93,367

HOUSEHOLD INCOME



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