RETAIL FOR LEASE

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



For more information please contact:

LAURA MILLER laura@gibraltarusa.com 206.351.3573



WARN BUILDING





NEIGHBORHOOD OVERVIEW

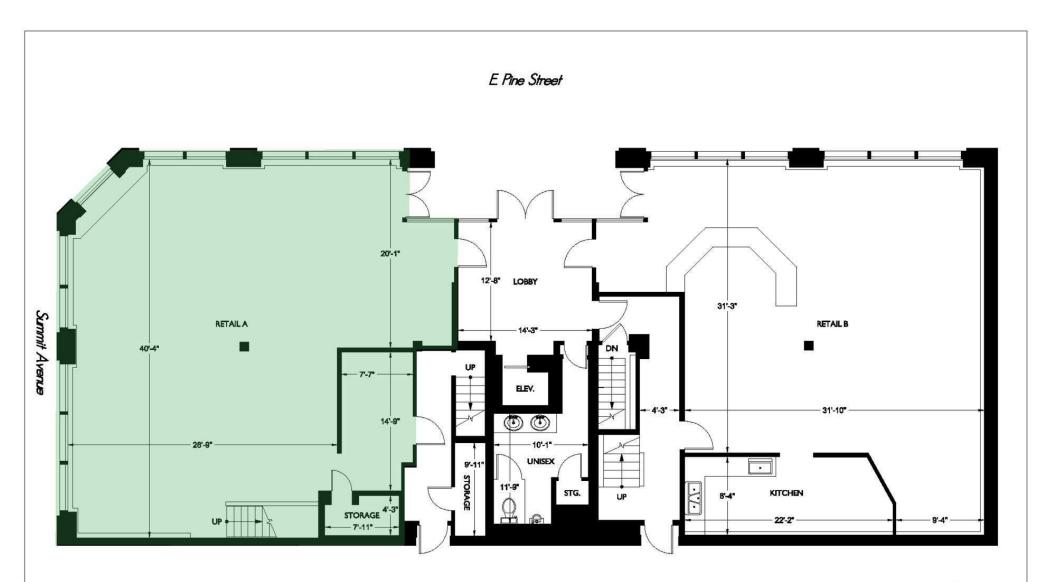
The Warn Building is located on the west edge of Capitol Hill's highly sought after Pike Pine corridor. This is one of Seattle's fastest growing neighborhoods and is known for specialty retailers, a thriving restaurant and nightlife scene, and high residential density. Incredible pedestrian and vehicle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

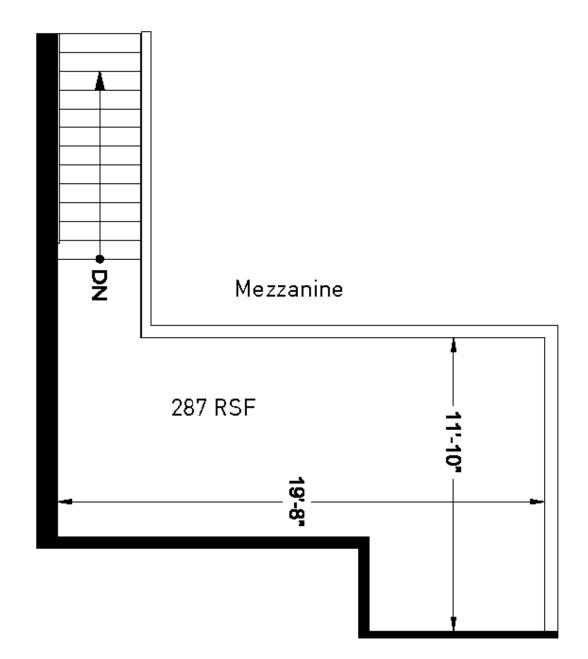
This information has been obtained from sources believed reliable. No guarantee, warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and to any special listing conditions, imposed by our principals. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

WARN BUILDING

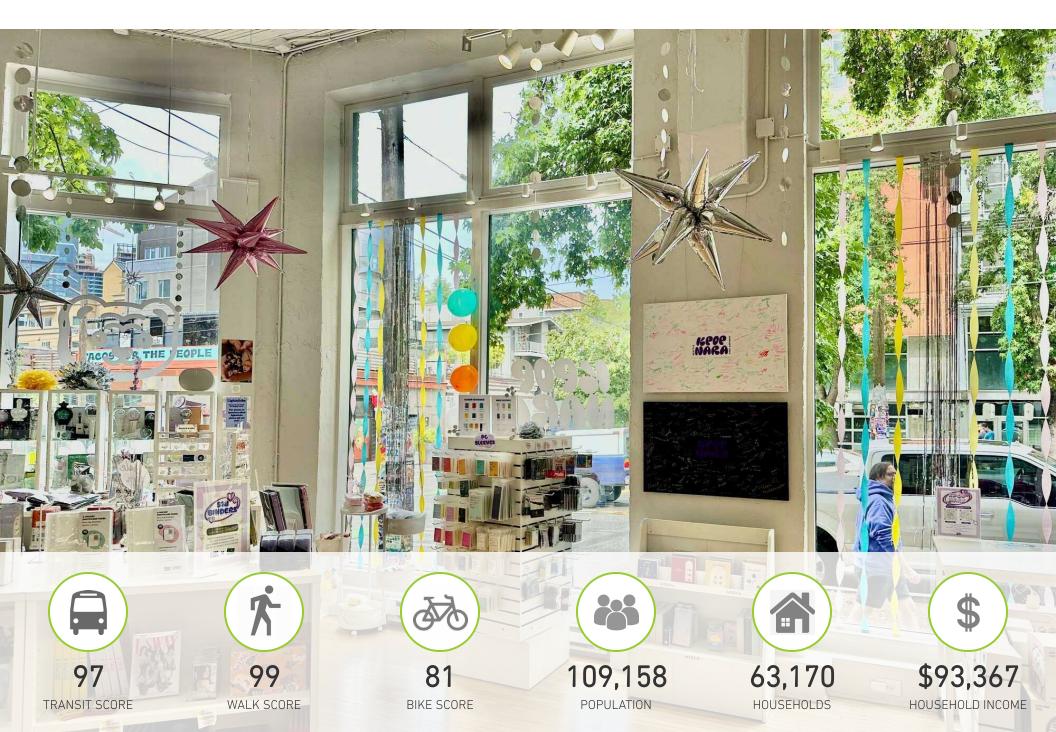


Parking

WARN BUILDING



WARN BUILDING



WARN BUILDING

