BELLTOWN

RETAIL, FOOD & BEVERAGE OPPORTUNITIES

2208 Fourth Avenue, Seattle, WA

KAYE

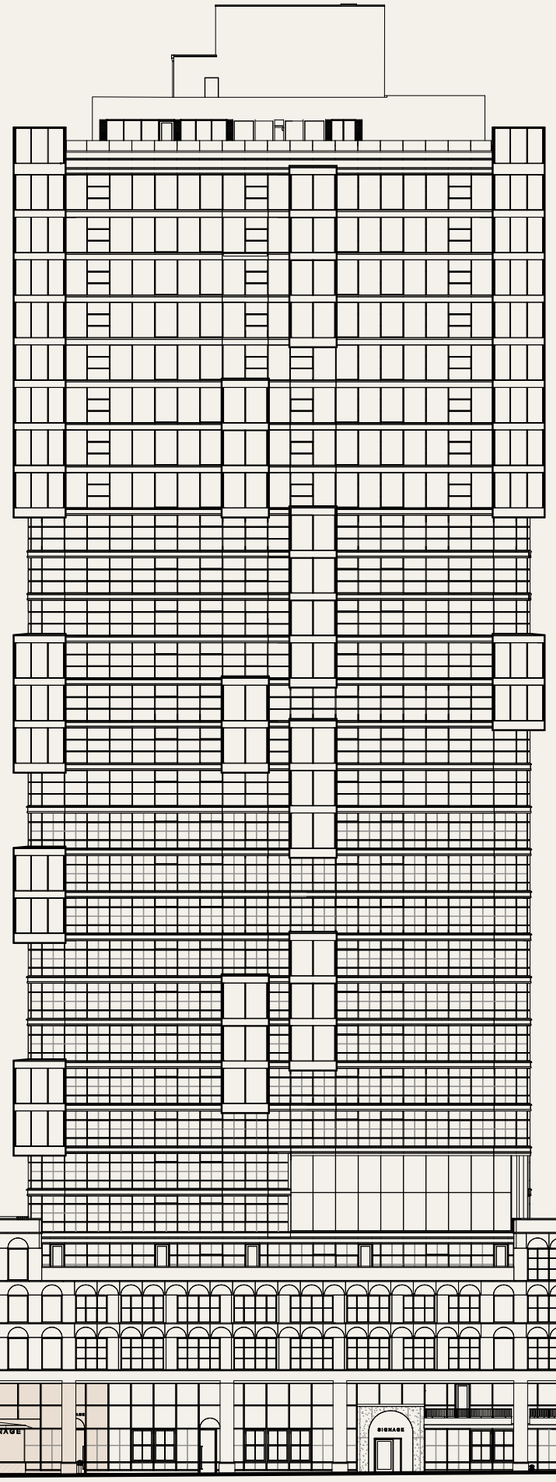
ROOTED IN SEATTLE MUSIC HISTORY, KAYE IS BELLTOWN'S NEWEST RESIDENTIAL TOWER

Opening Q3 2025, Kaye is a 31-story multi-family tower with ground-floor retail along 4th Avenue in Seattle's historic Belltown neighborhood.

With 324 units from open one-room to three-room, Kaye will provide high-end living with multi-layered rooftop amenities and gathering spaces befitting the character of Belltown.

Thoughtfully differentiated, Kaye will blur the line between public and private, and function as Belltown's living room.

Make it yours – Over 4,200 SF of retail space uniquely connected to the tower residents, 4th Ave, and the neighborhood.



LOBBY FRONT DESK AND STAIR TO MEZZANINE

31 STORIES

324 UNITS

UP TO 800 RESIDENTS

2 UNIQUE RETAIL SPACES

KAYE

WELCOME TO BELLTOWN'S LIVING ROOM

LOBBY LOOKING SOUTH TOWARD FRONT DESK AND CAFÉ

KAYE

IN THE CENTER OF IT ALL

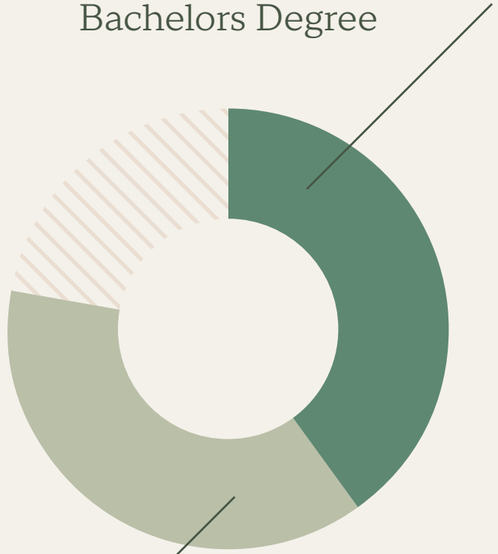
KAYE

A DYNAMIC POPULATION WITHIN A 10 MINUTE WALK

58,000
daytime population

35,000
population

40%
Bachelors Degree

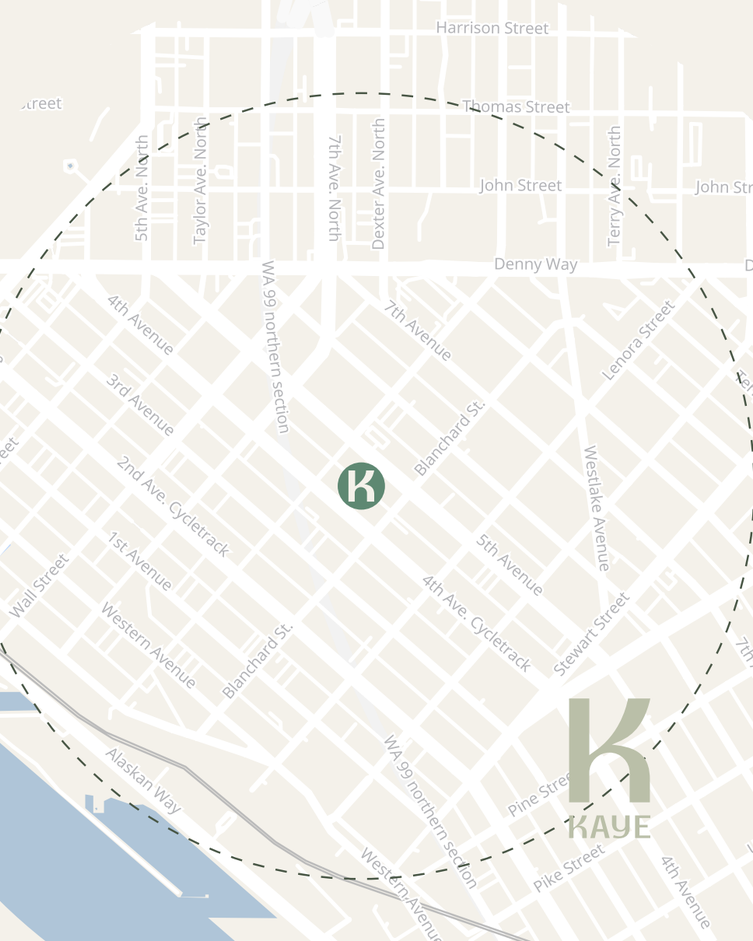


38%
Graduate Degree or Professional Degree

$210K
Average household income with

70%
of the trade are over $100K

1.98/1
Employed to Residential Population Ratio



4TH AVE STOREFRONTS INVITE IN THE NEIGHBORHOOD

READY FOR BUILD-OUT NOW

Tower Topped Out

Q2 2024

Envelope Complete

Q3 2024

Retail Turnover &
Build-out Begins

Q1 2025

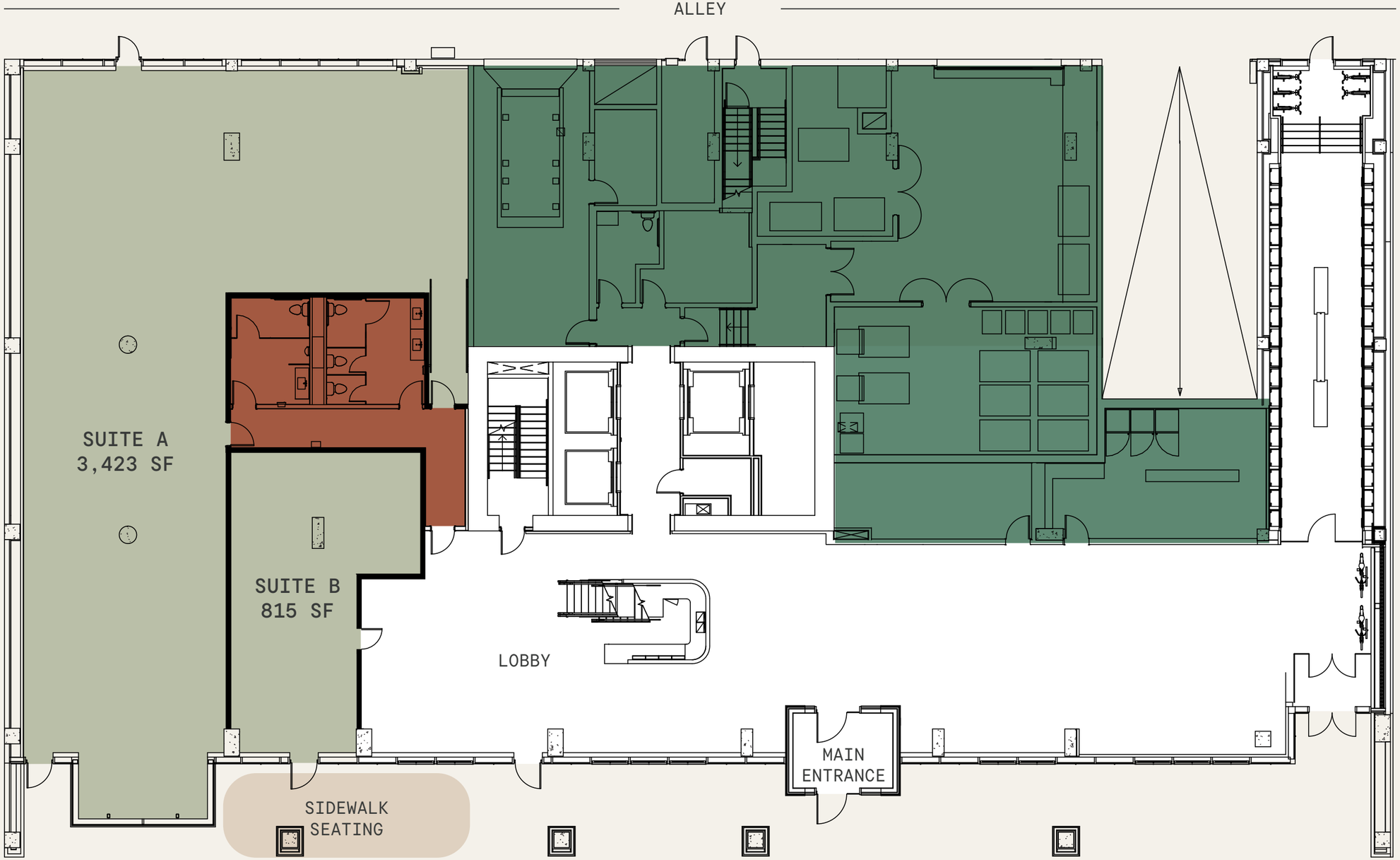
Pre-leasing Begins

Q2 2025

Building Open &
Stabilization

Q3 2025

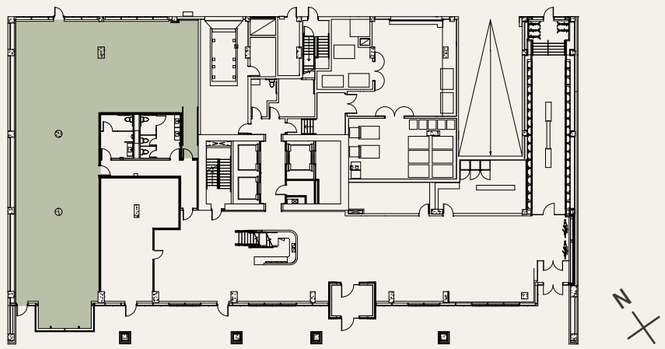
SITE PLAN – RETAIL

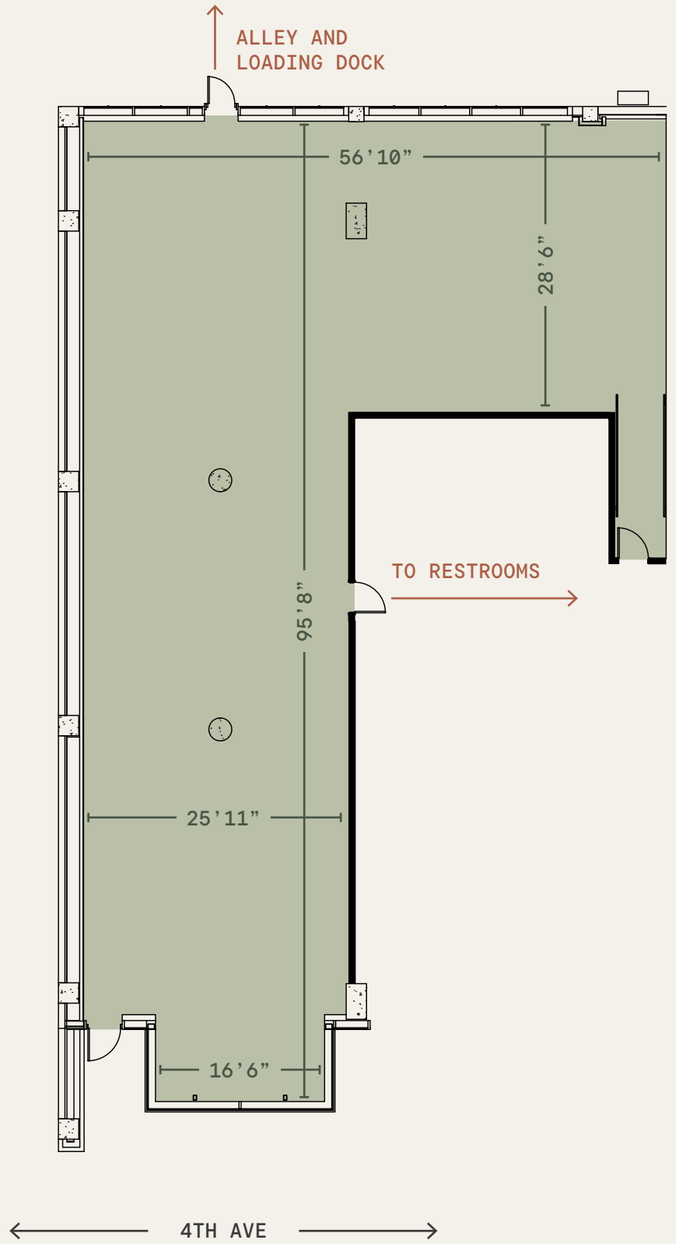


RETAIL – SUITE A

SUITE DETAILS

- Size 3,423 SF
- Storefront 25’
- Ceiling height 18’10”
- Seating capacity ~150 people
- Suite A is directly connected to 4th Ave and the alley with natural light entering from both sides
- Suite A may utilize common area restrooms
- Suite A may add a mezzanine
- Suite A offers the option for a type 1 hood
- Suite A has access to the loading dock and trash through the alley
- Exterior signage opportunity on 4th Ave
- Landlord delivery Q1 2025 with project completion Q2 2025, opening Q3 2025





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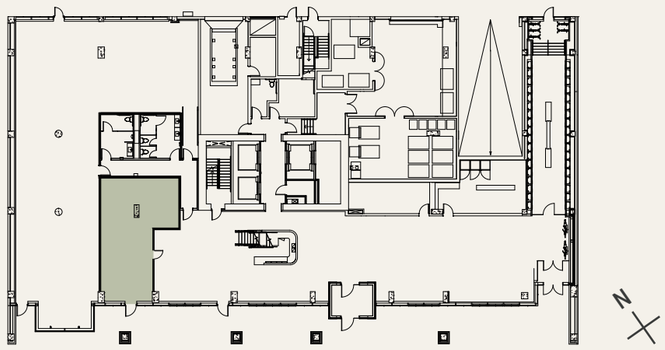
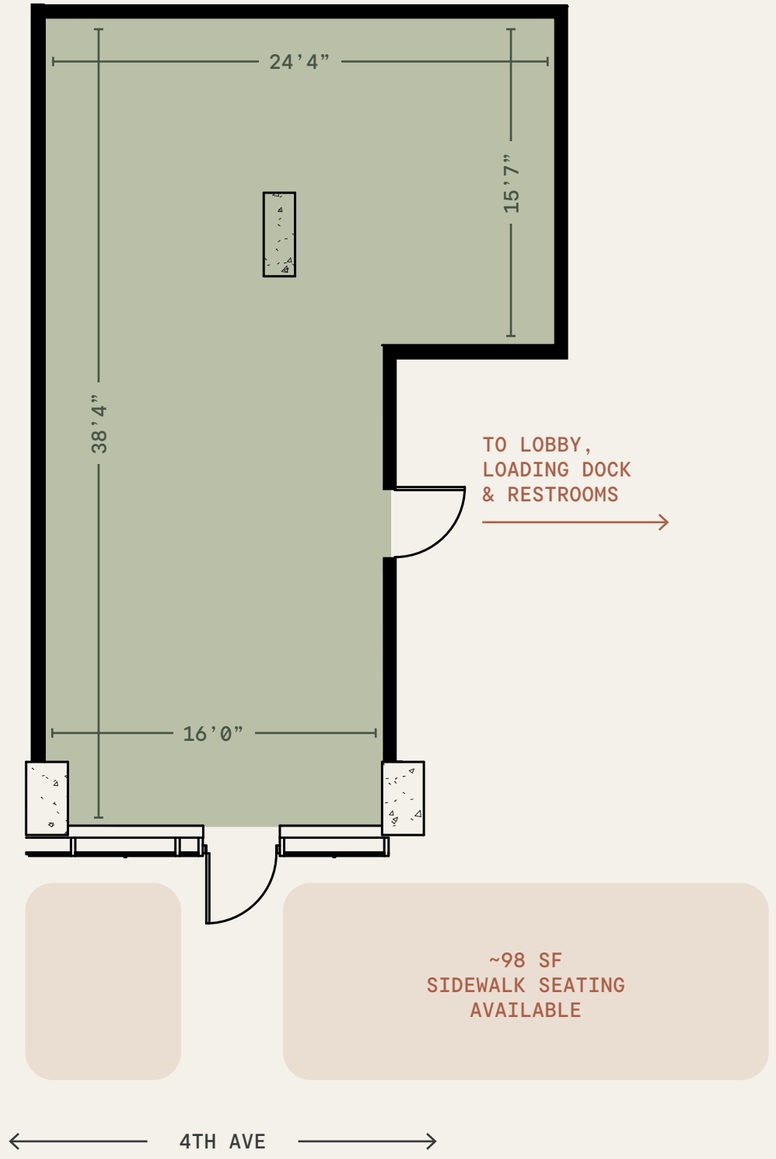
RETAIL – SUITE B

SUITE DETAILS

- Size 815 SF
- Storefront 16’
- Ceiling height 18’10”
- Seating capacity ~27 people
- Sidewalk Seating ~98 SF
- Suite B is directly connected to 4th Ave with plenty of natural light
- Suite B may utilize common area restrooms
- Suite B has the option to connect to the activated lobby
- Suite B has access to the loading dock and trash through a shared hallway to the alley
- Exterior signage opportunity on 4th Ave
- Landlord delivery Q1 2025 with project completion Q2 2025, opening Q3 2025





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FOR INQUIRIES ABOUT RETAIL OPPORTUNITIES, PLEASE CONTACT:

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