

FOR LEASE

RETAIL/CAFE SPACE

2607 2nd Ave, Seattle, WA 98121



For more information please contact:

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RETAIL / CAFE SPACE



HIGHLIGHTS

- Rare opportunity to lease retail/cafeteria space in Seattle's hip north Belltown neighborhood
- No expense spared! Full Building restoration including entirely new MEP and seismic retrofit, with design by Graham Baba Architects
- Located on the street-level of an attractive brick building with modern updates including large, black framed storefront windows, exposed wood truss ceilings, polished concrete floors, and high ceilings
- Vanilla shell delivery: 200amp / 3 phase power, HVAC, fire sprinklers, common area restrooms, and freshly painted walls
- Neighborhood businesses include Navy Strength, UW Primary Care Belltown, La Vita E Bella restaurant, Karaage Setsuna, Shiro's Sushi, and The Black Bottle



97

TRANSIT SCORE



99

WALK SCORE



69

BIKE SCORE



159,337

TOTAL POPULATION



94,018

TOTAL HOUSEHOLDS



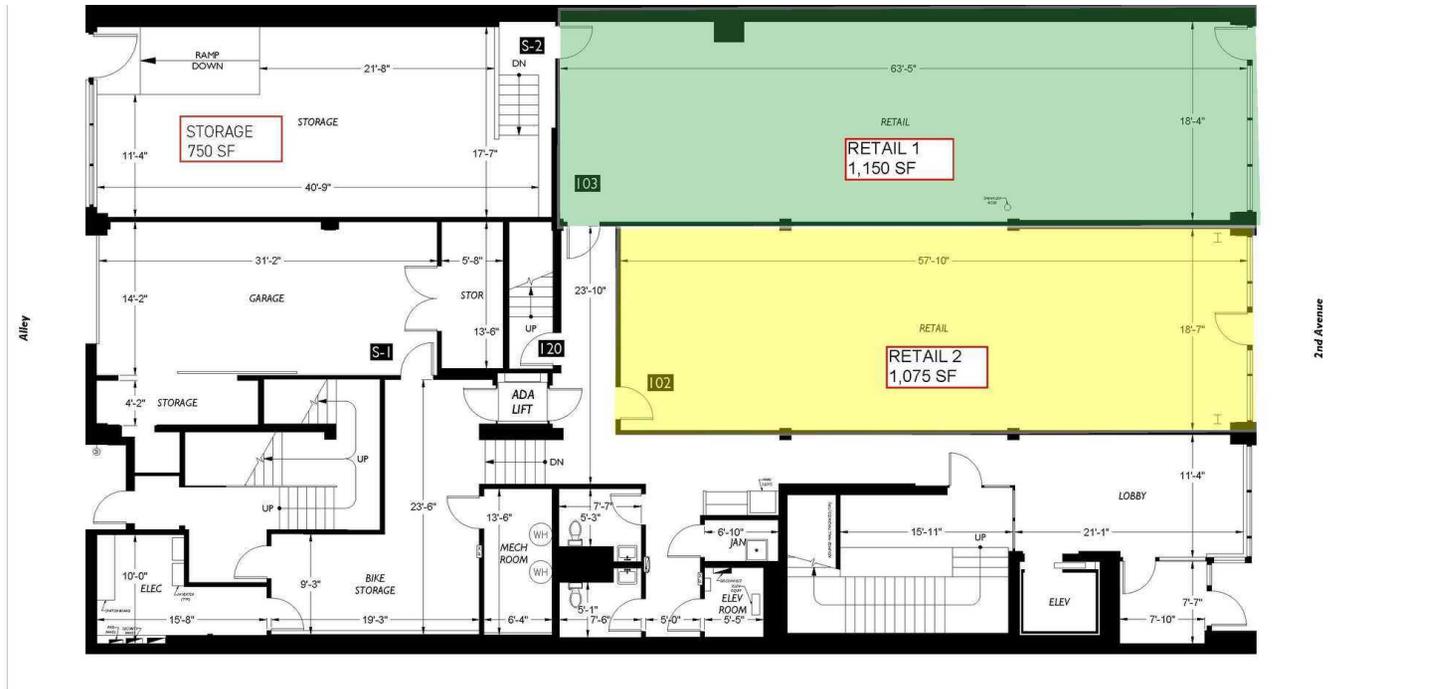
\$104,458

MEDIAN INCOME

* Estimated 2023 demographics based on a 2 mile radius

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AVAILABLE SPACES

SUITE	SIZE (SF)	NNN	LEASE RATE	DESCRIPTION
Suite 1	1,150 SF	\$13.39	\$28.00 SF/yr	Available June 2025.
Suite 2	1,075 SF	\$13.39	\$28.00 SF/yr	Available June 2025.
Storage	740 SF	Negotiable	Negotiable	Contact broker for details.

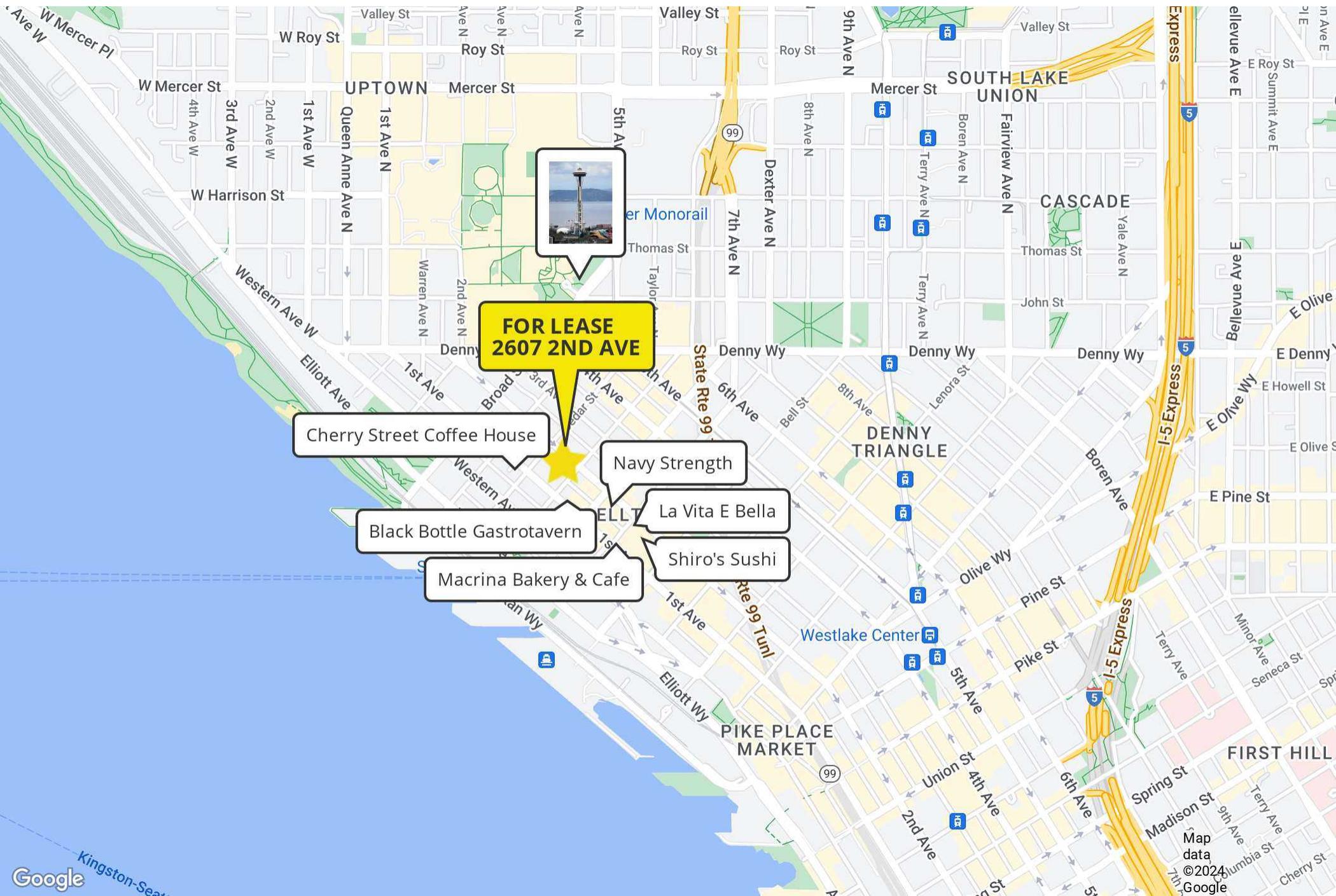
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Cherry Street Coffee House

Navy Strength

Black Bottle Gastrotavern

La Vita E Bella

Shiro's Sushi

Macrina Bakery & Cafe