

1916 BOREN

SEATTLE, WA 98101

RETAIL SPACE
AVAILABLE
FOR LEASE



CBRE

The **OPPORTUNITY**

WELCOME TO 1916. Now leasing 2,617 SF of premier ground floor retail space in an 11-story world class life science and research facility located in the Seattle's vibrant Denny Triangle neighborhood.

Office & Lab Tenants:

Seattle Children's Research Institute: ±124,000 SF





Retail \ Elevated

The SPACE

Retail at the base of a World Class Research Facility in Seattle's Premier Life Science Market



***1 Retail Suite Available
Totaling 2,617 SF***

SUITE 106: 2,506 USF / 2,617 RSF



Seeking Cafe/Bakery Use

- Large adjacent outdoor patio
- Type 2 venting only
- Other food uses considered



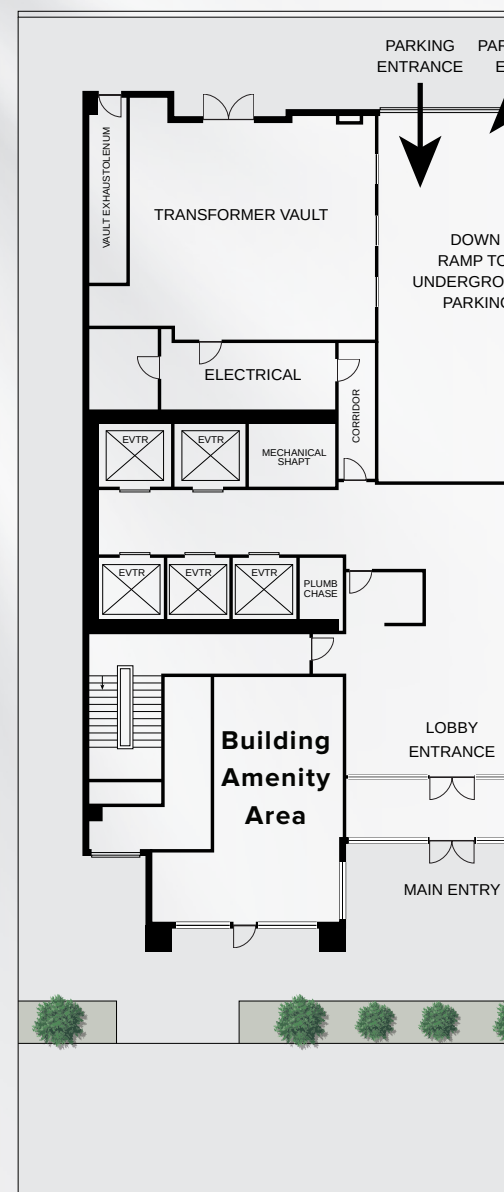
Building Size

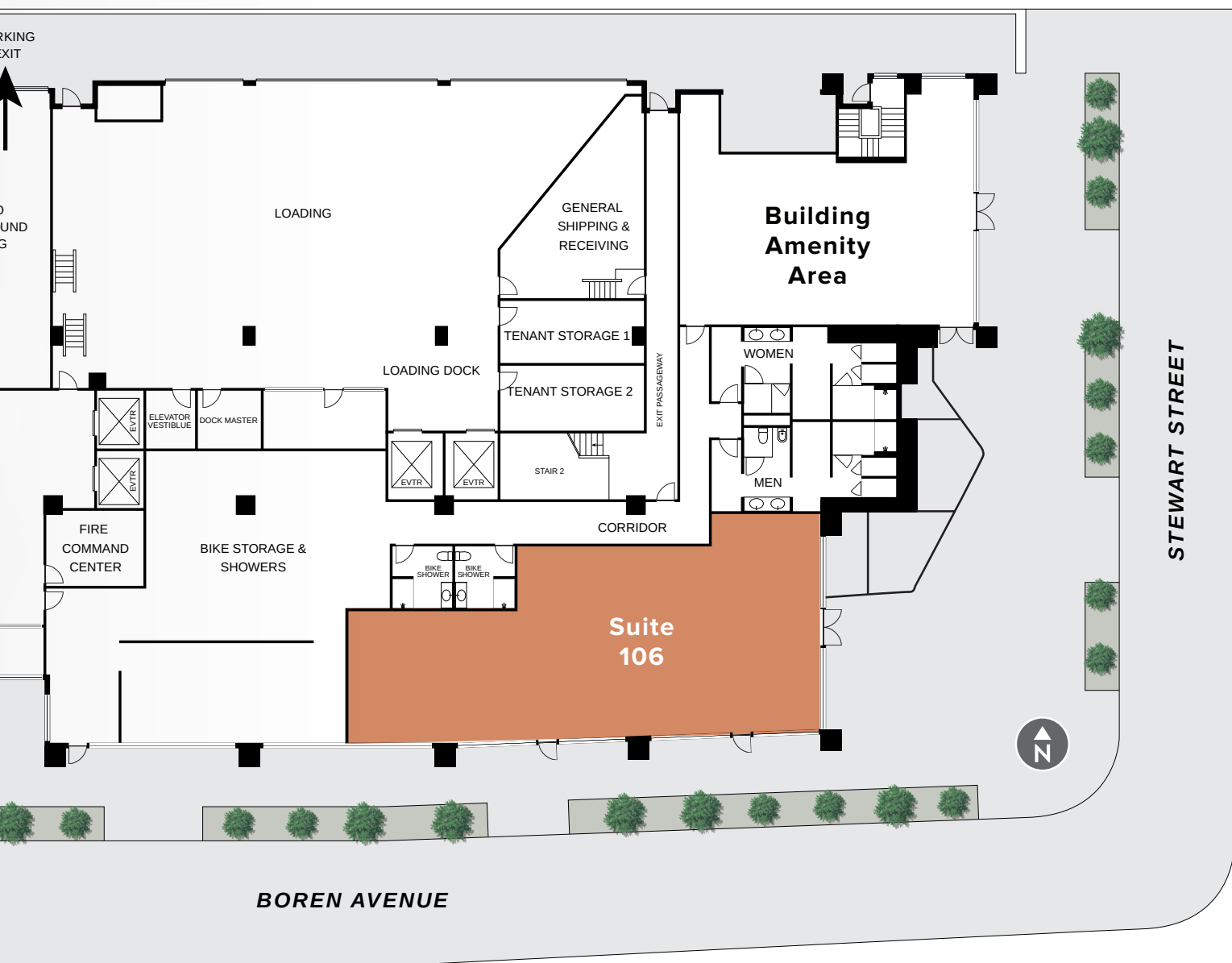
±282,716 SF total on 11 floors



Occupancy Date

AVAILABLE NOW

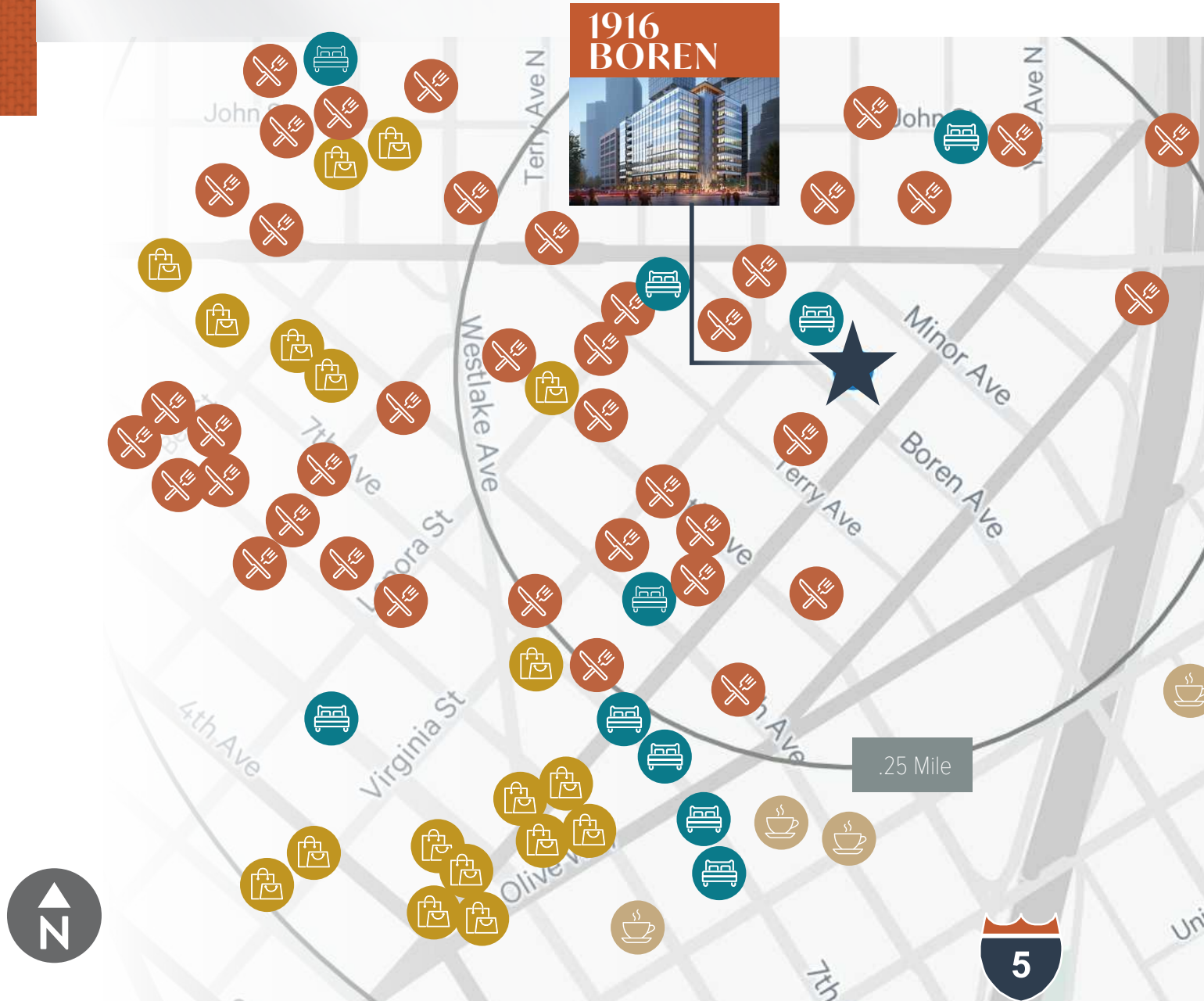




Neighborhood AMENITIES

1916 Boren is surrounded by **80+** amenities from South Lake Union's Amazon campus to the University of Washington College of the Arts. The project is centrally located in the heart of the neighborhoods of Capitol Hill, the University of Washington, and has excellent access to I-5, Boren / Denny.

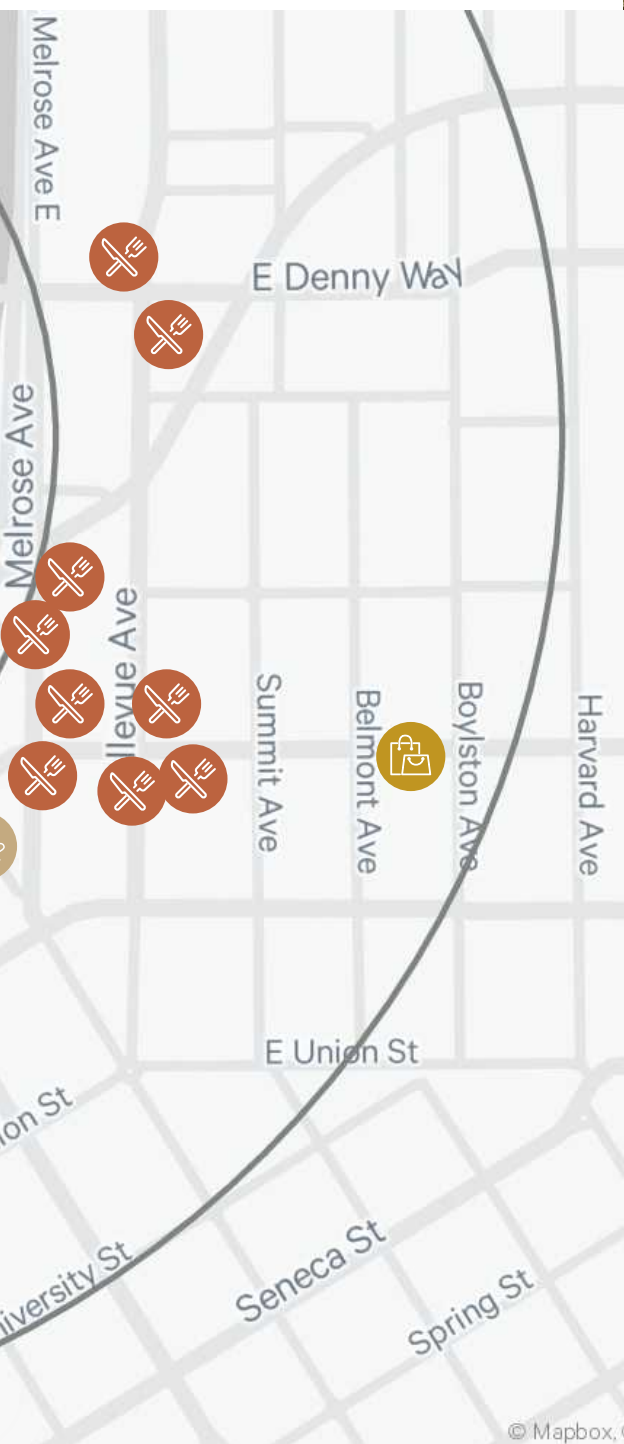
1916 BOREN



Demographics

	.25 MILE	.5 MILE	1 MILE
Residential Population (2023)	8,324	35,135	99,161
Residential Population (2028 Projected)	11,368	43,276	112,656
Daytime population (2023)	12,267	61,687	254,692
Average Household Income (2023)	\$159,806	\$162,144	\$162,553
Average Household Income (2028 Projected)	\$173,892	\$183,561	\$188,559

AMENITIES and stands just blocks away campus, Seattle Children's, and Cornish in the center of the primary residential CBD, Belltown & South Lake Union with Sunny & Downtown Seattle.



Food / Dining



Retail



Hotels

±2,470 hotel rooms within 1/4 mile
±8,245 hotel rooms within 1/2 mile



Coffee / Tea

 **99**
WALK SCORE®

 **100**
TRANSIT SCORE®

1916 BOREN

SEATTLE, WA 98101

For additional leasing information,
please contact:

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