

FOR LEASE  
BUILT-OUT RESTAURANT  
SESSION APARTMENTS  
1719 22nd Ave, Seattle, WA 98122



For more information please contact:

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## BUILT-OUT RESTAURANT SPACE



### HIGHLIGHTS

[WWW.SESSIONAPARTMENTS.COM](http://WWW.SESSIONAPARTMENTS.COM)

- Rare opportunity to lease a built-out restaurant space in the heart of a densely populated neighborhood on Capitol Hill
- Located at the base of Session, a 98 unit apartment building with Optometry Medical Group as co-tenant
- Type 1 hood installed and walk-in cooler
- Operable storefront windows, dedicated outdoor seating area and common area restrooms
- Power: 120/208v, 3-phase, 200 Amp
- HVAC, gas service
- Type 1 hood, 3 compartment sink, walk-in cooler
- 1,764 SF
- Customer parking: 4 reserved parking stalls in Building garage included in Rent
- Rental Rate \$34.20/SF plus est. 2025 NNN (\$6.65/SF) = \$6,004.95 per month



68

TRANSIT SCORE



90

WALK SCORE



97

BIKE SCORE



173,579

TOTAL POPULATION



98,544

TOTAL HOUSEHOLDS

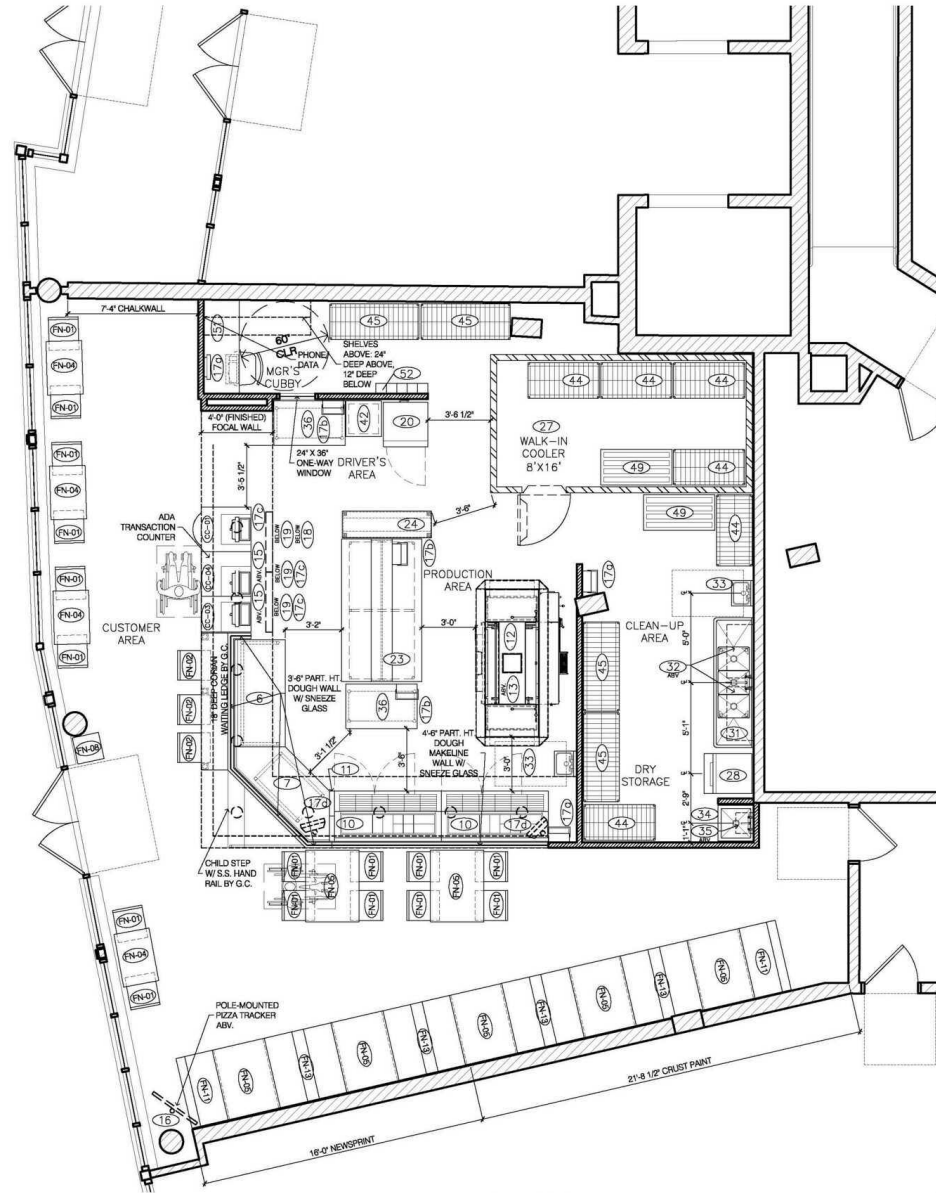


108,913

MEDIAN INCOME

\* Estimated 2024 Demographics based on a 2 mile radius

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