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

PLEASE

For more information please contact

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BUILT-OUT RESTAURANT SPACE

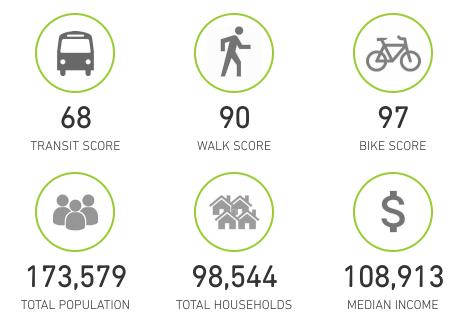




HIGHLIGHTS

WWW.SESSIONAPARTMENTS.COM

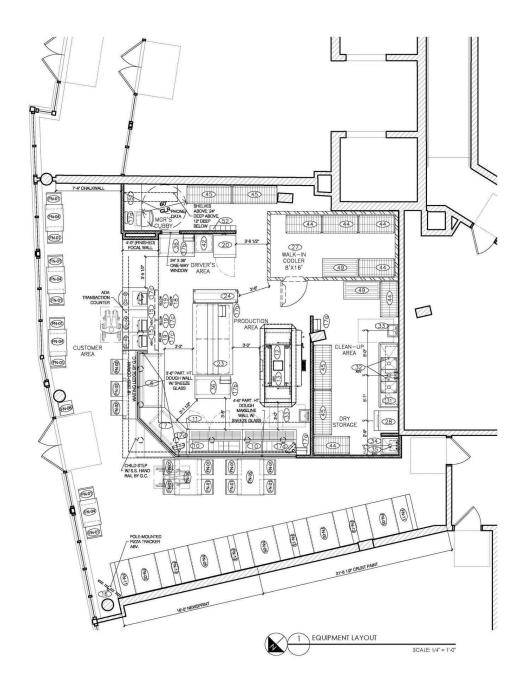
- Rare opportunity to lease a built-out restaurant space in the heart of a densely populated nieghborhood on Capitol Hill
- Located at the base of Session, a 98 unit apartment building with Optometry Medical Group as co-tenant
- Type 1 hood installed and walk-in cooler
- Operable storefront windows, 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



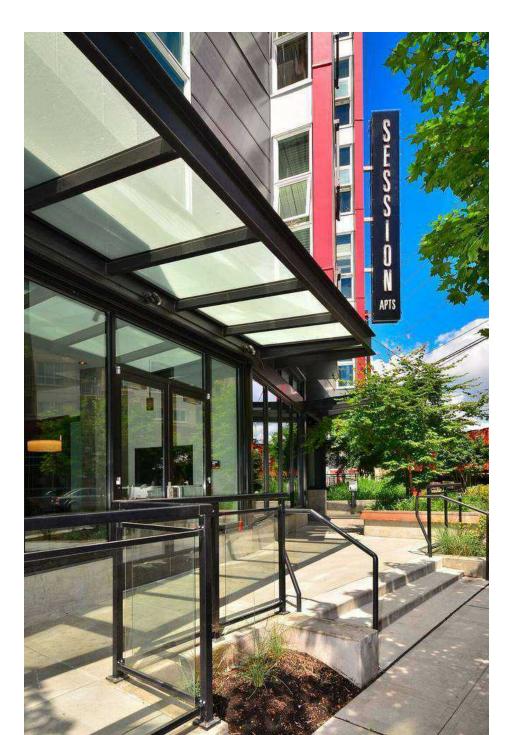
* Estimated 2024 Demographics based on a 2 mile radius

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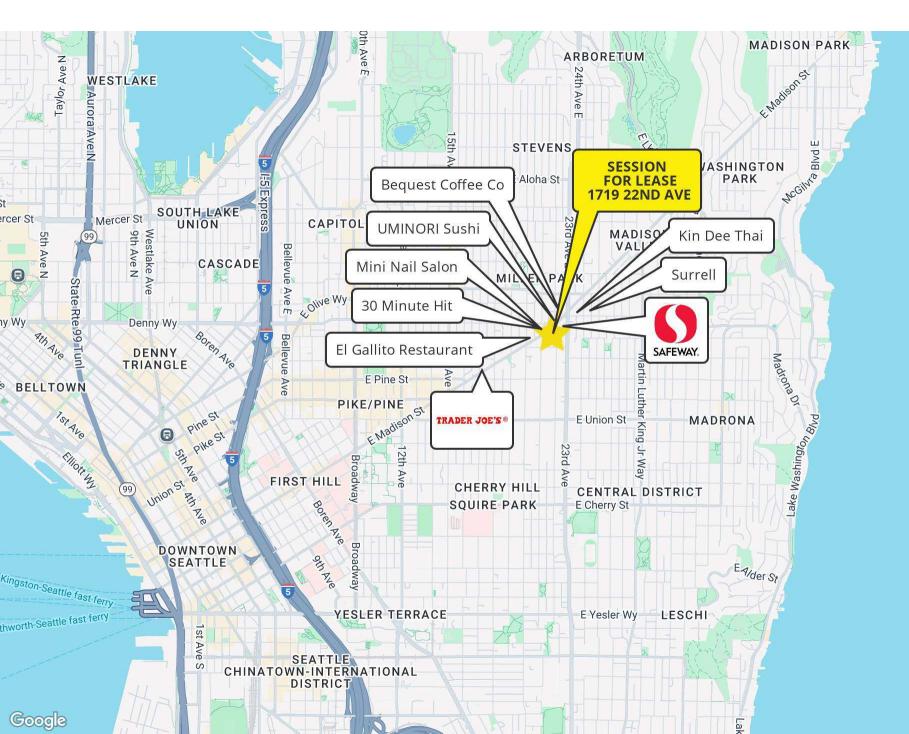
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