

THE VERRA RETAIL/CAFE FOR LEASE

215 Queen Anne Ave N, Seattle, WA 98109

REDUCED RATE
\$30 PSF/NNN

The
VERRA

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 **GIBRALTAR**
INVESTMENT PROPERTY SOLUTIONS

215 QUEEN ANNE AVE N, SEATTLE WA 98109

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PROPERTY HIGHLIGHTS

- 927 SF
- Ideal for salon, retail, service office, physical therapist, cafe or wine bar
- Located at the street-level of The Verra Apartments in bustling Lower Queen Anne neighborhood
- 2 blocks from Climate Pledge Arena
- Modern design features floor to ceiling windows, double door entrances, wood soffit and covered patio
- "Vanilla Shell" delivery includes (2) restrooms, LVT floors
- Electrical panel with 100amp 208Y/120V 3 phase
- HVAC system with 3 tons / ductless heat pump system
- No gas service
- Rental Rate \$30 PSF plus (NNN \$355.07/month) = \$2,672.57 per month



73

TRANSIT SCORE



96

WALK SCORE



72

BIKE SCORE



55,023

TOTAL POPULATION



32,095

TOTAL HOUSEHOLDS



\$115,109

MEDIAN INCOME

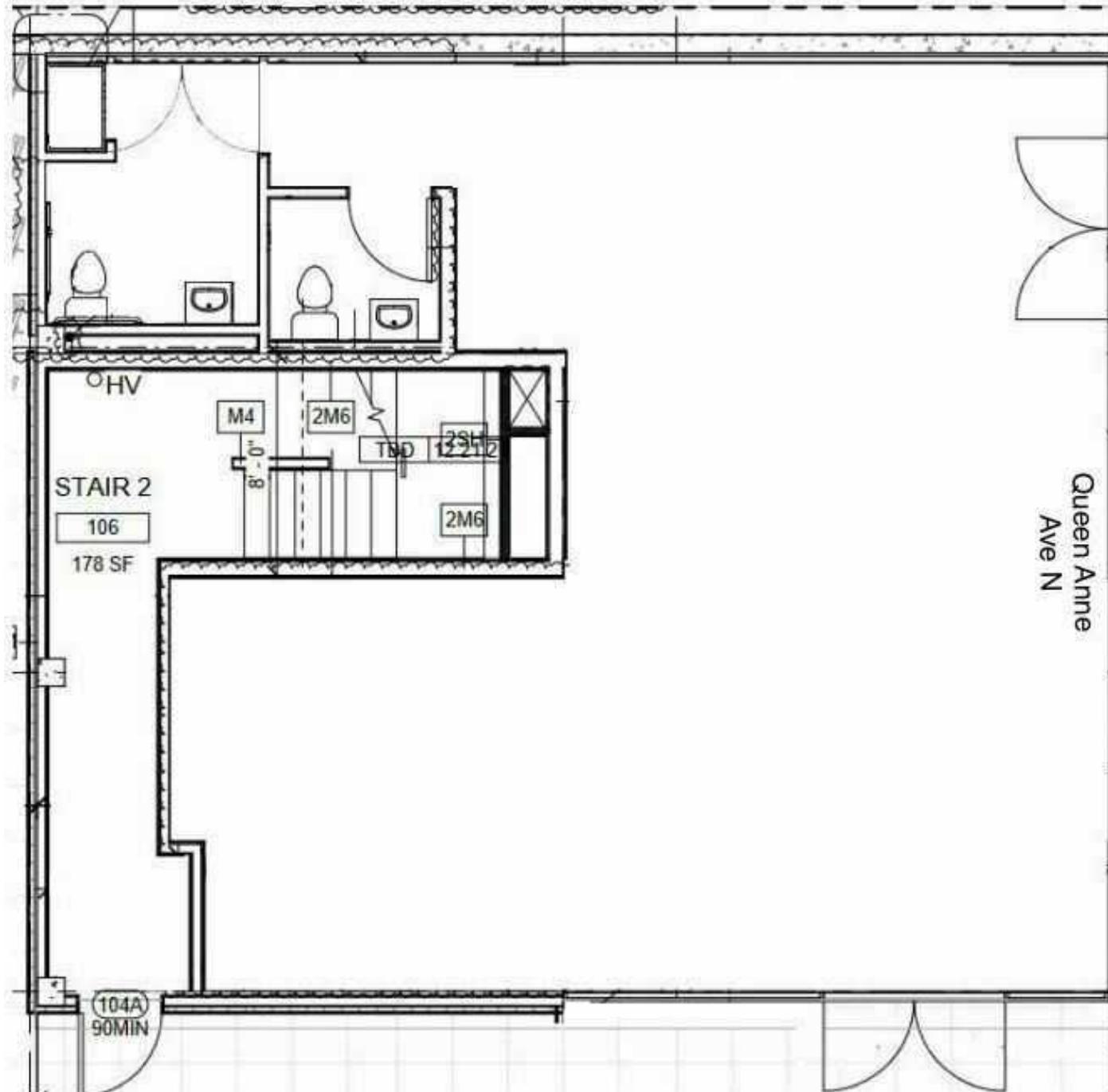
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LOCATION HIGHLIGHTS

The site is located at the intersections of two of the trendiest and most vibrant neighborhoods in Seattle. Proximity to both uptown and Belltown, it provides endless culinary options, grocer, gym and happy hours. The site is located one block from Climate Pledge Arena and Seattle Center. As the city grows, Uptown will play a central role in Seattle's future as a regional center for housing and job growth, as one of Seattle's six regional Urban Centers within the city, meaning it will experience significant growth of both jobs, housing and transit services. The design character of Uptown is dynamic and evolving.



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