

STARBUCKS CENTER

FORMER AMAZON FRESH RETAIL & DISTRIBUTION FACILITY AVAILABLE

FOR LEASE	47,503 RSF
ADDRESS	2401 Utah Ave S, Seattle, WA 98134
YEAR BUILT	1912, renovated 2003
ZONING	11 U/160
CO-TENANCY	Starbucks Headquarters

KIDDER.COM

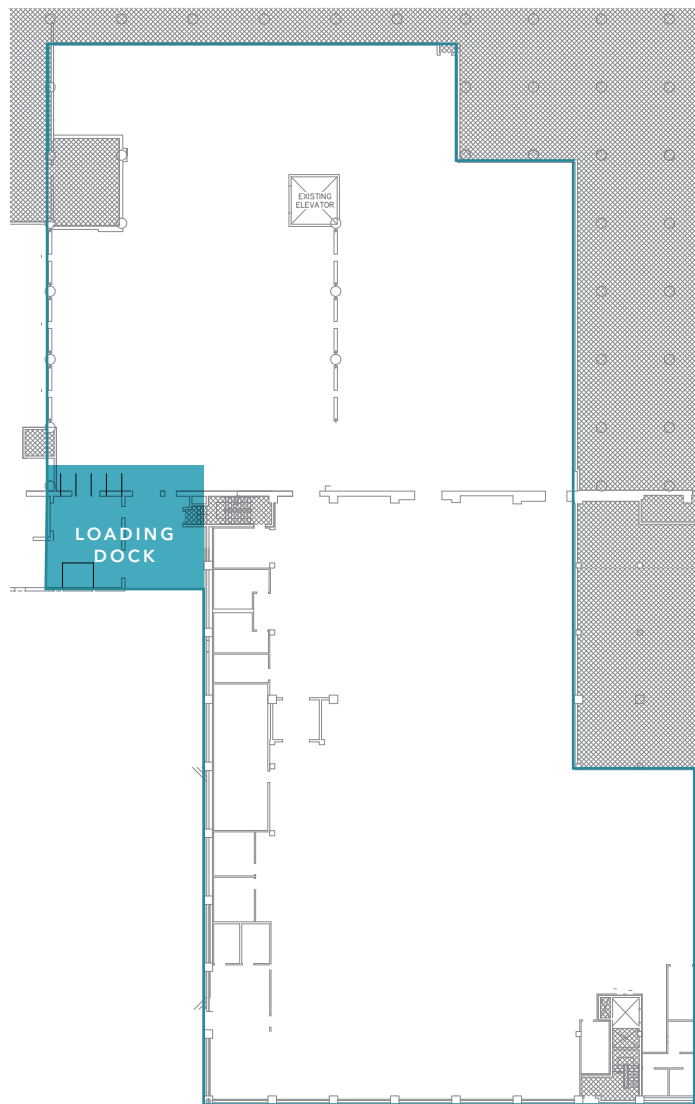
km Kidder
Mathews

Starbucks Center is a nationally recognized redevelopment of a large warehouse building, serving as a catalyst for the revitalization of the SODO District neighborhood.

RSF	47,503
FLOOR LOADING	200 lb/SF
POWER	3000 amps with the possibility of adding an additional 1000 amps
CEILING HEIGHT	14'
RENT	Negotiable
NNN 2025	\$5.78
PARKING	50 surface stalls
GAS SERVICE	5 lb service
HVAC UNITS	TBD
LOADING DOCKS	4 dock high
SHAFTS	2 available

At just over 2,100,000 square feet on 17 acres of urban industrial land, Starbucks Center is a one-of-a-kind mixed-use facility, which blends retail, office, warehousing, light-manufacturing and distribution functions.”

FLOOR PLAN



AVAILABLE FOR LEASE



47,503 SF

AVAILABLE

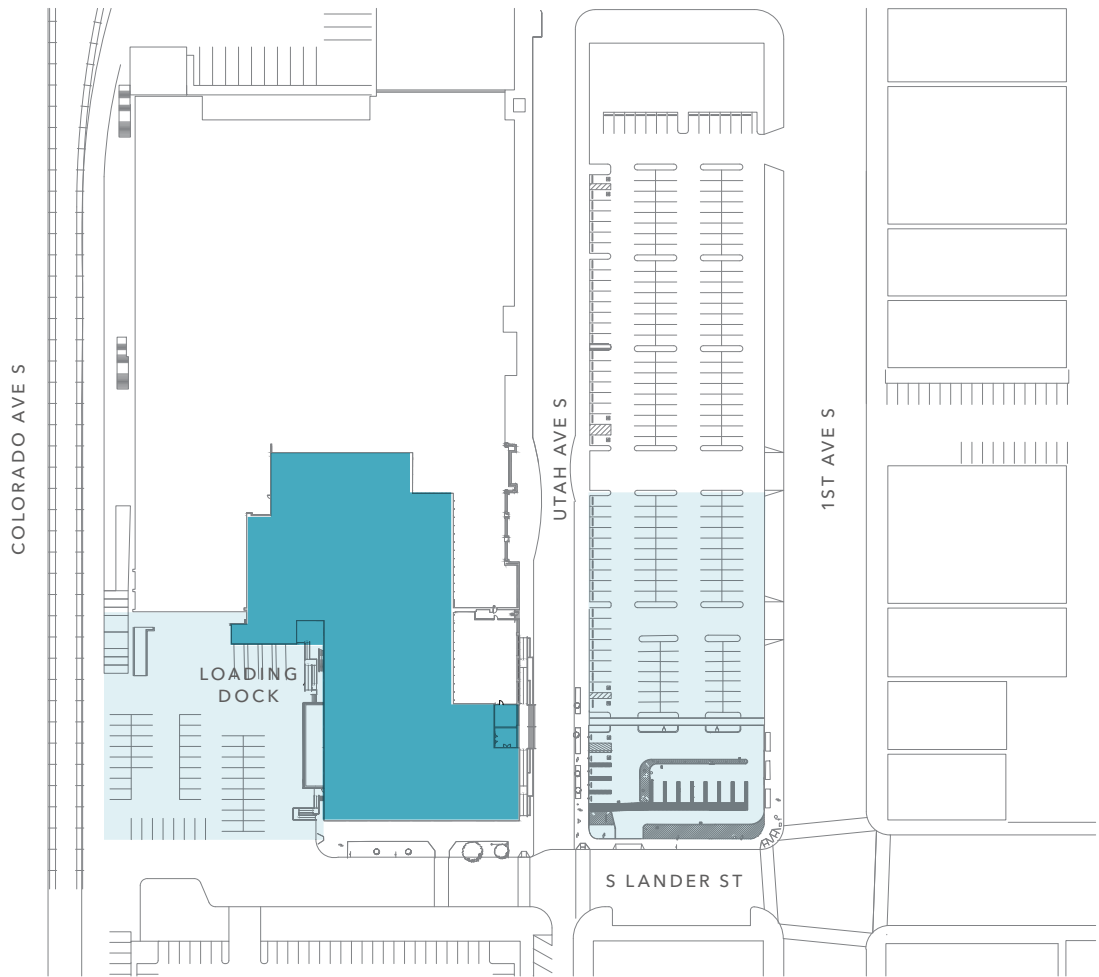
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SURFACE STALLS

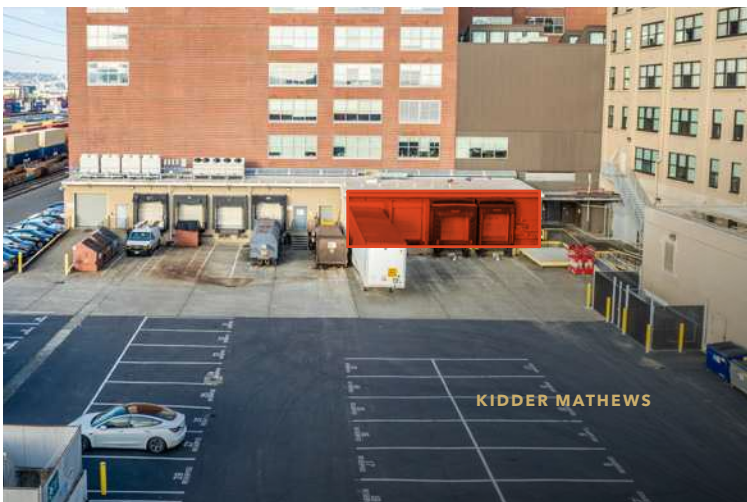
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DOCK HIGH LOADING DOCKS

SITE PLAN



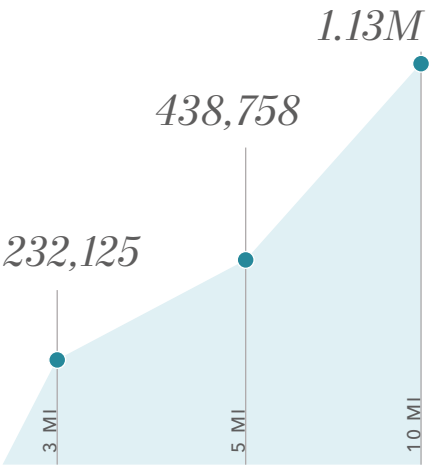
AVAILABLE FOR LEASE



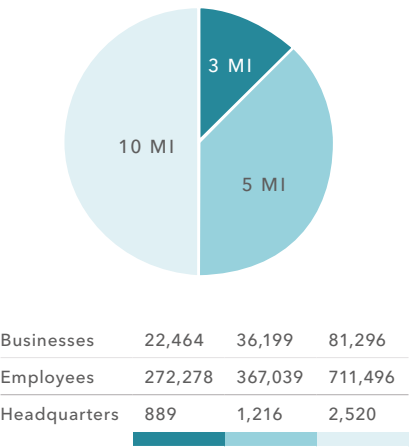
KIDDER MATHEWS

DEMOGRAPHICS

2024 POPULATION



2024 DAYTIME



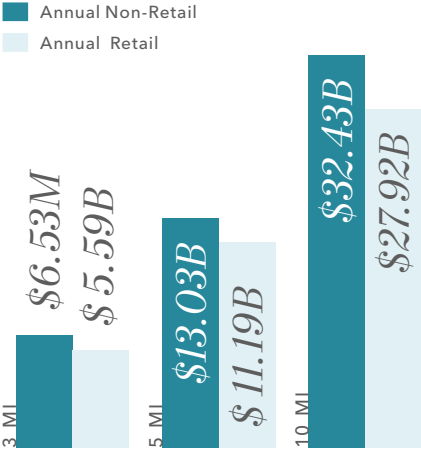
2024 AVERAGE HH SIZE



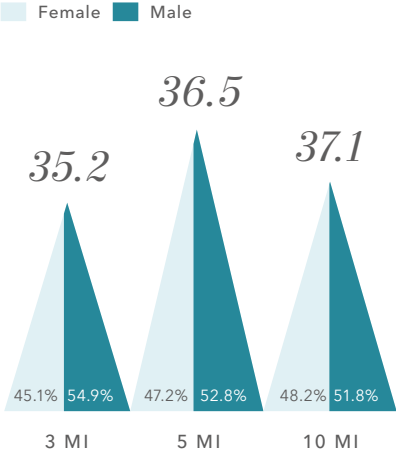
2024 AVERAGE HH INCOME



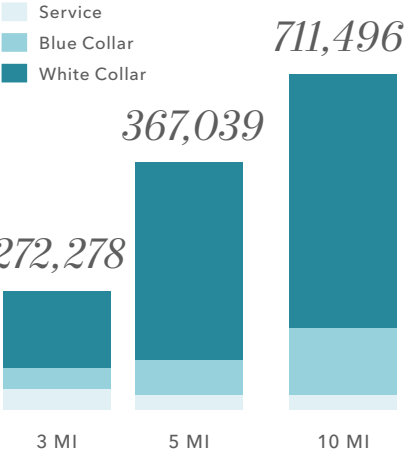
2024 CONSUMER SPENDING



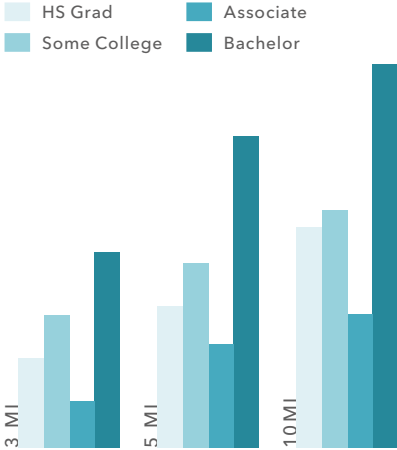
2024 MEDIAN AGE & GENDER



2024 EMPLOYMENT



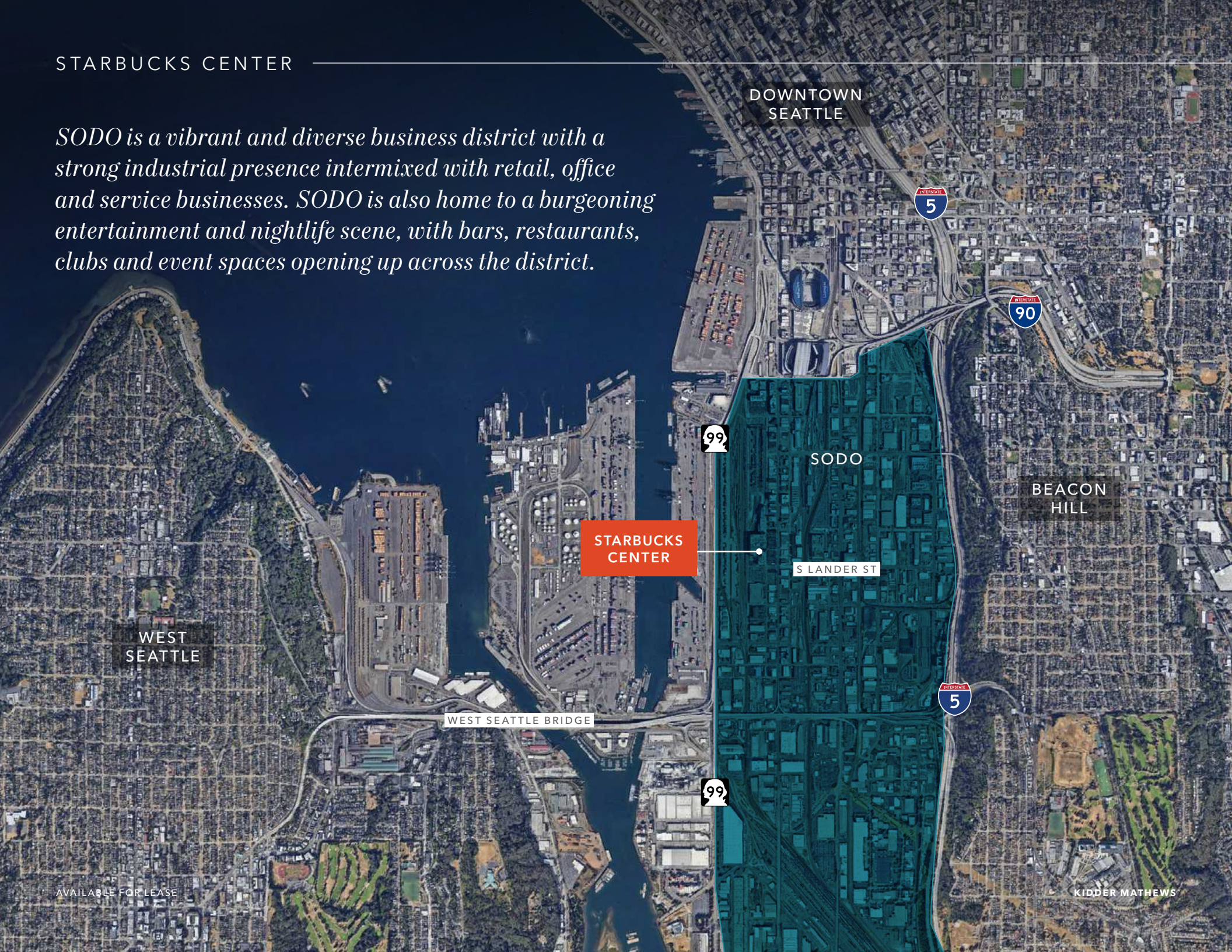
2024 EDUCATION OVERVIEW

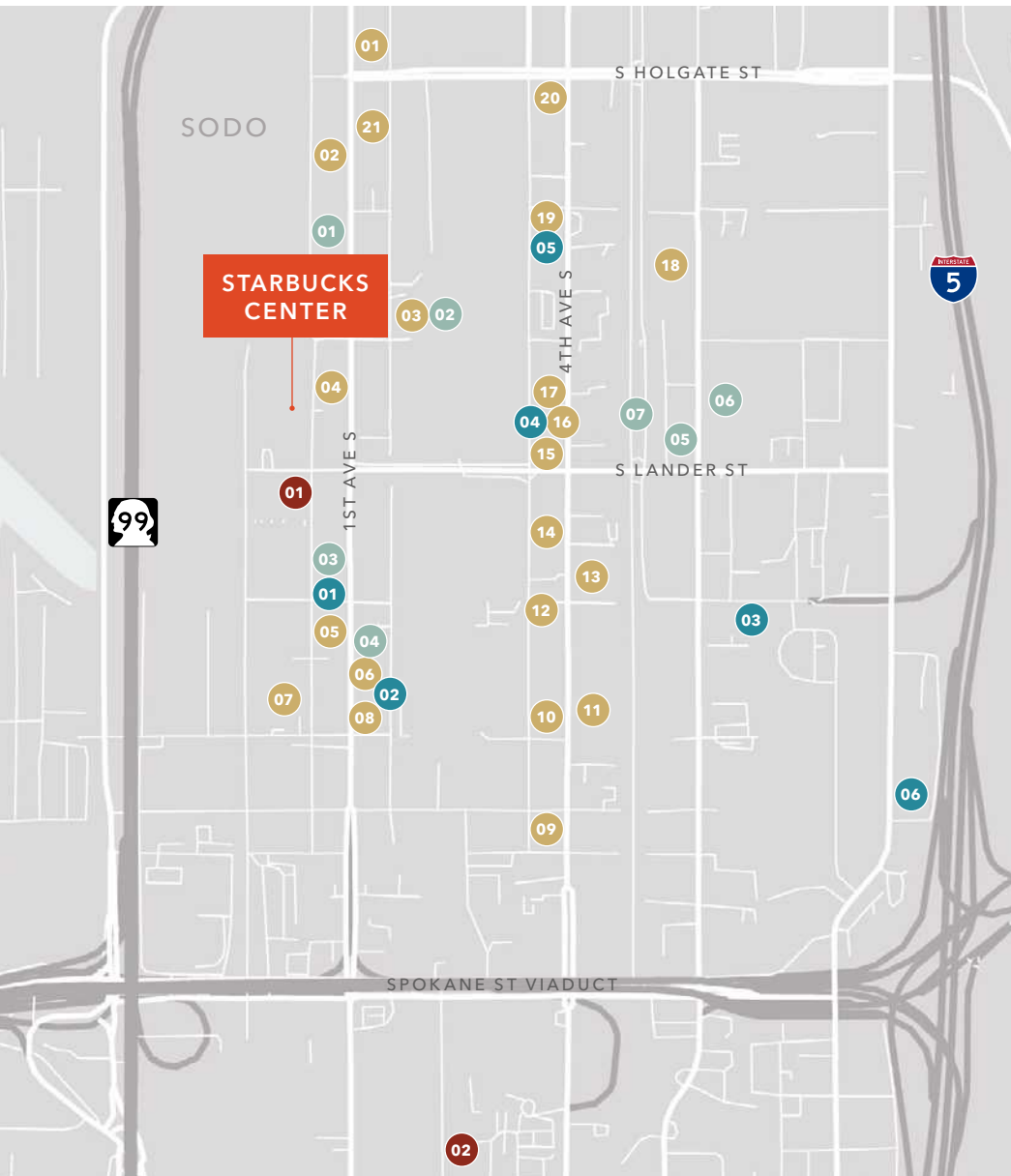


Data Source: ©2024, Regis

STARBUCKS CENTER

SODO is a vibrant and diverse business district with a strong industrial presence intermixed with retail, office and service businesses. SODO is also home to a burgeoning entertainment and nightlife scene, with bars, restaurants, clubs and event spaces opening up across the district.





NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Paseo SoDo
- 02 Macrina Bakery & Cafe
- 03 Peco's Pit Bar-B-Que
- 04 Hangry Joe's Hot Chicken
- 05 Monkey Loft
- 06 Ghostfish Brewing Company
- 07 Seapine Brewing Company
- 08 Blue Water Taco Grill
- 09 Yak's Teriyaki
- 10 Orient Express
- 11 Pick-Quick Drive In
- 12 By's Fish and Chips
- 13 Denny's
- 14 Subway
- 15 Bro's Teriyaki #2
- 16 Pho City
- 17 Aliberto's Jr
- 18 Derby
- 19 KFC
- 20 Jack in the Box
- 21 Jimmy John's

PARKING & TRANSIT

- 01 Living Computer Lot
- 02 2250 Occidental Ave S Parking
- 03 2764 1st Ave S Parking
- 04 Diamond Parking Services
- 05 Lander at 6th Parking Lot
- 06 Tough Parking
- 07 SoDo Station

LIFESTYLE & FITNESS

- 01 Momentum Indoor Climbing
- 02 Athletic Form
- 03 SoDo Fitness Mechanics
- 04 YogaRama Kundalini Yoga Studio
- 05 RCF Barbell Sodo
- 06 Midori Pilates and Bodywork

BOX RETAIL

- 01 Home Depot
- 02 Costco

STARBUCKS CENTER

Seattle

22K

MF UNITS IN
SEATTLE CBD

2.4M

OFFICE SF IN
SEATTLE CBD

12.5K

PROPOSED
MF UNITS IN
SEATTLE CBD

1.71M

PROPOSED
OFFICE SF IN
SEATTLE CBD



UNIVERSITY OF
WASHINGTON

Russell
Investments

Bristol Myers
Squibb



amazon

Seagen

Google

BROOKS



NORDSTROM

DocuSign

BILL & MELINDA
GATES foundation

Alaska Airlines

MOSSADAMS

PEMCO
Insurance

Fred Hutch
Cancer Center

+ a b l e a u

Zillow



Eddie Bauer

Expeditors

Trident

SEATTLEU

KIRKLAND

REDMOND

EASTSIDE
71M+ SF total
office space

BELLEVUE

SEATTLE
CBD

STARBUCKS
CENTER

SOUTH
SEATTLE

SEATAC INT'L AIRPORT

KENT VALLEY INDUSTRIAL
130M+ SF of industrial space

Eastside

8.4K

MF UNITS PROPOSED
IN BELLEVUE CBD

11.26K

OFFICE SF PROPOSED
IN BELLEVUE CBD

amazon

Meta

Google

Microsoft

smartsheet

Eddie Bauer

PACCAR

T Mobile

Nintendo

CONCUR

VALVE

salesforce

T Mobile

Pokemon

oculus

SPACEX

Issaquah

29K

LOCAL JOBS

COSTCO
WHOLESALE

Microsoft

SANMAR

LAKE SIDE
INDUSTRIES

Kent Valley Industrial

12K

EMPLOYERS

BOEING

Alaska Airlines

SEA

amazon

BLUE ORIGIN

REI

AVAILABLE FOR LEASE

KIDDER MATHEWS

STARBUCKS CENTER

amazon fresh
pickup

Exclusively leased by

JASON MILLER

206.296.9649

jason.miller@kidder.com

DAVID GURRY

206.296.9648

david.gurry@kidder.com

DAN DAHL

206.650.6154

dan.dahl@kidder.com

JOHN CHELICO

206.398.2261

john.chelico@kidder.com

KIDDER.COM

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