

PRIME DOWNTOWN LOCATION
BUILT-OUT RESTAURANT + CAFE
SPACES

2ND & SENECA

1191 2nd Ave, Seattle, WA 98101



For more information please contact:

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Conceptual Rendering Cafe (Suite 140)



Restaurant Space (Suite 110)

HIGHLIGHTS

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- Exciting New Opportunity to lease 2nd generation Cafe and Restaurant space at the corner of 2nd & Seneca a 22-story, Class A, 500,000 SF office high rise in the heart of Seattle's CBD
- Iconic design, impressive amenities, and prime location near the waterfront, local restaurants, bars, businesses, arts and entertainment that make Seattle unique
- Within walking distance to the redeveloping waterfront offering 20+ acres of lush, dynamic open spaces, rotating events, and a reactivated urban shoreline
- New Landlord is seeking "best in class" operator
- Designed by Graham Baba Architects, Ownership will be making substantial renovations to the Building's amenity spaces, further cementing its status as the premier downtown address
- Office space currently anchored by Lululemon and UBER
- Building parking available
- Easily accessible via car, bus, train, bike, or ferry



100

TRANSIT SCORE



99

WALK SCORE



81

BIKE SCORE



7178,696

TOTAL POPULATION



106,780

TOTAL HOUSEHOLDS



\$103,872

MEDIAN INCOME

* Estimated 2024 Demographics based on a 2-mile radius

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AVAILABLE SPACES

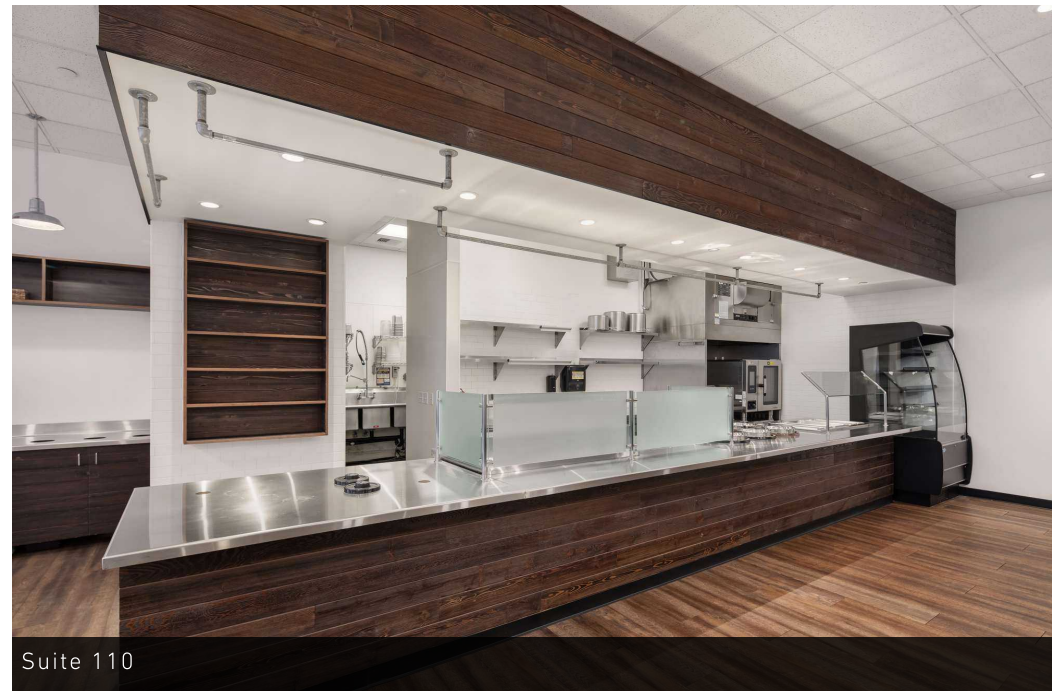
SUITE	SIZE (SF)	2024 NNN	LEASE RATE	DESCRIPTION
Suite 110	1,471 SF	\$11.79	\$30.00 SF/yr	Available now. Turn-key, quick-serve restaurant space. This rare opportunity features built-in salad bar/cold hold station, built in soup hold and hot hold at the service counter, and non-vented 6' type 1 hood. Fully outfitted with top-end equipment, bring your concept, plug it in, and go. Features dual entry (direct lobby and 2nd Ave entries). Equipment list is available.
Suite 140	1,823 SF	\$11.79	\$30.00 SF/yr	Available August 2025. Graham Baba designed, coffee/cafe space with corner frontage located at 2nd Avenue and Seneca Street. Landlord is offering a "turn-key" cafe build out for qualified operator (tenant just brings FF&E). Features large outdoor patio area and refreshed Building lobby.

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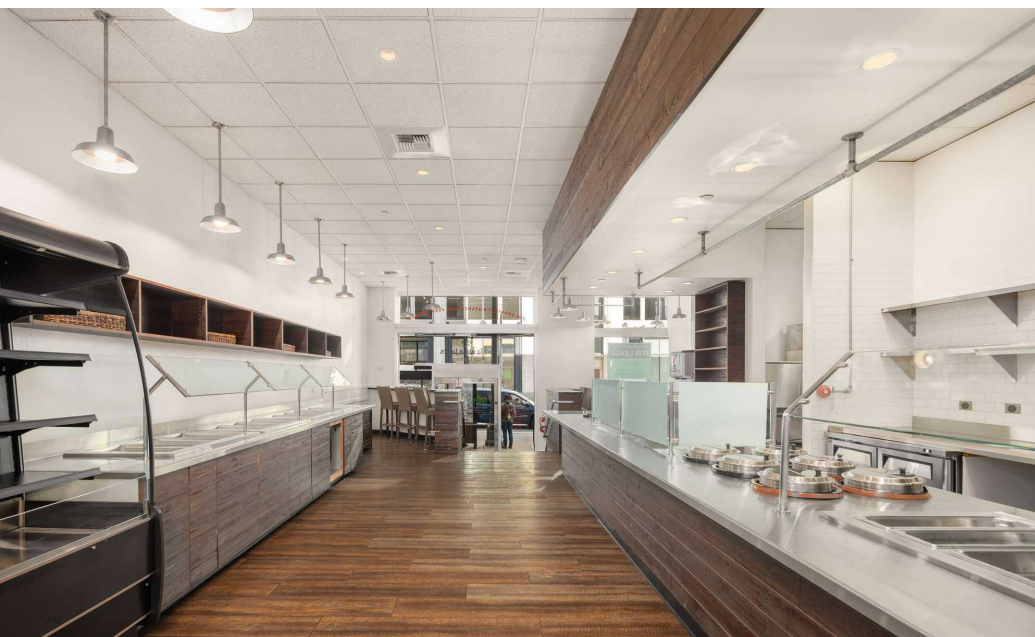
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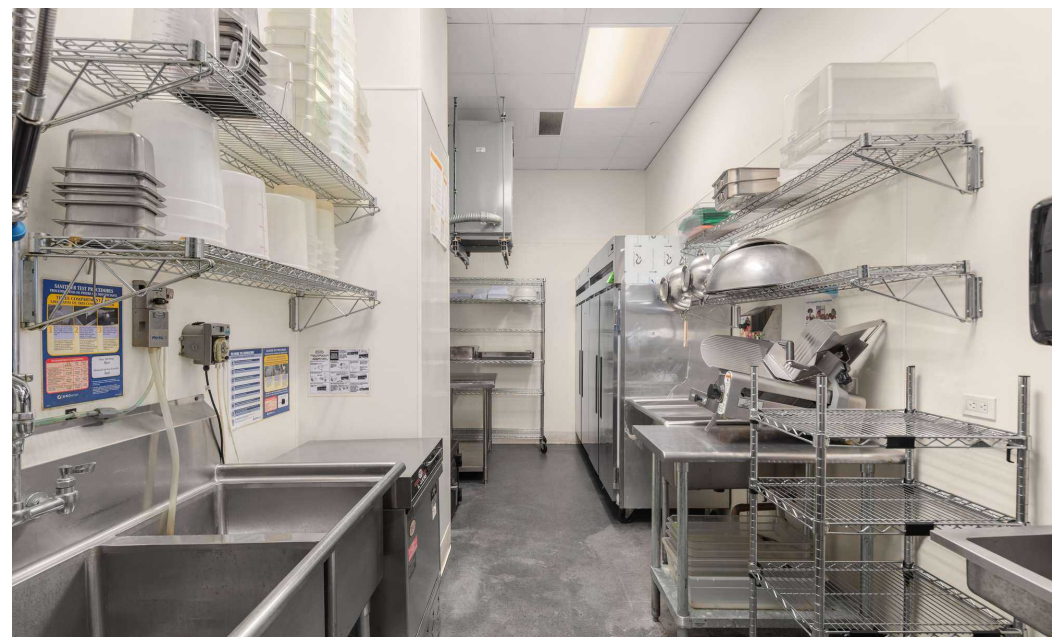
Suite 110



Suite 110

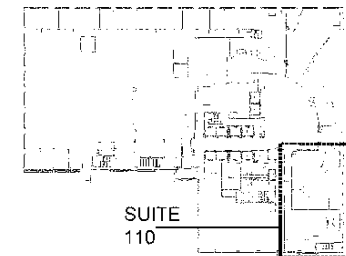
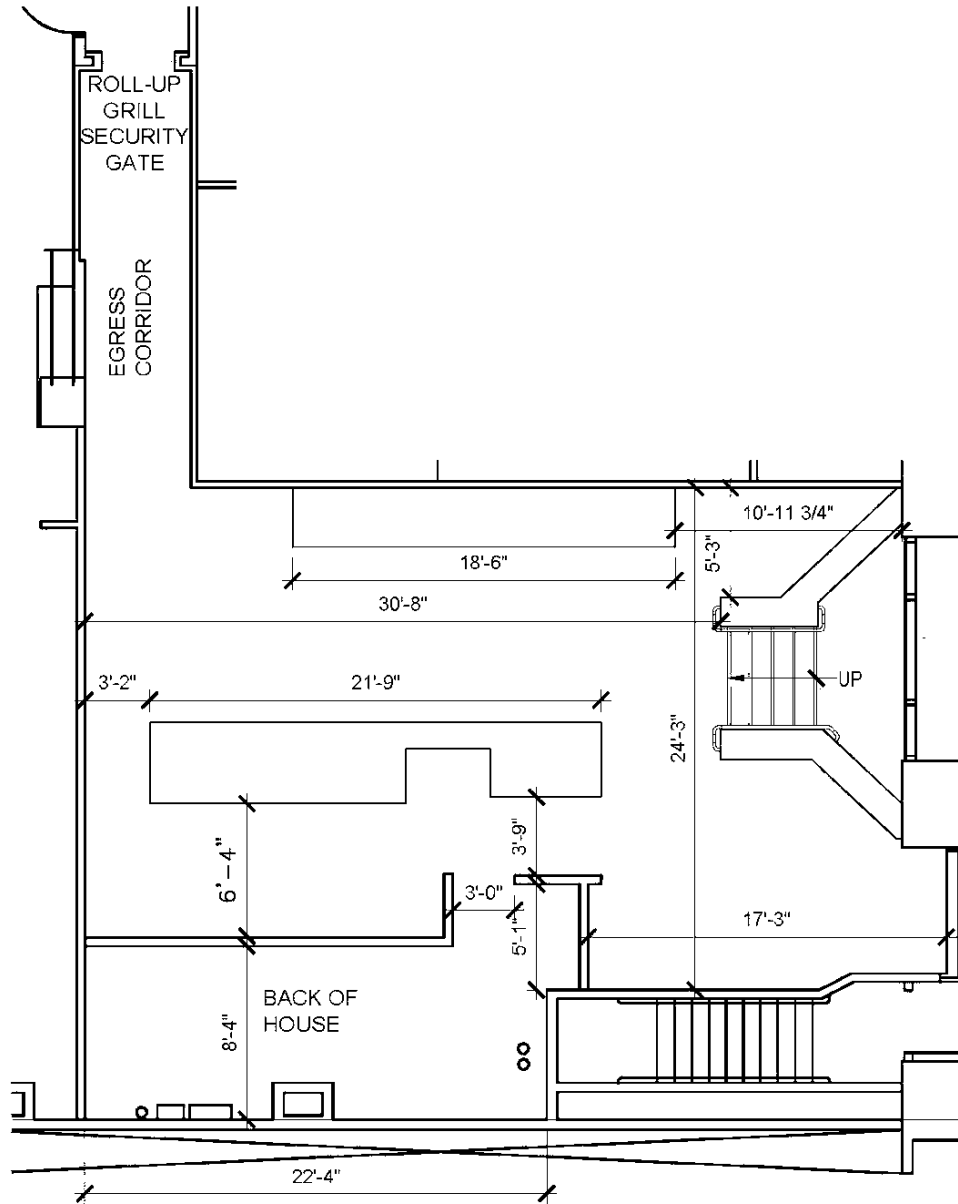


Suite 110



Suite 110

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KEY PLAN



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Suite 140 Conceptual Rendering



Suite 140



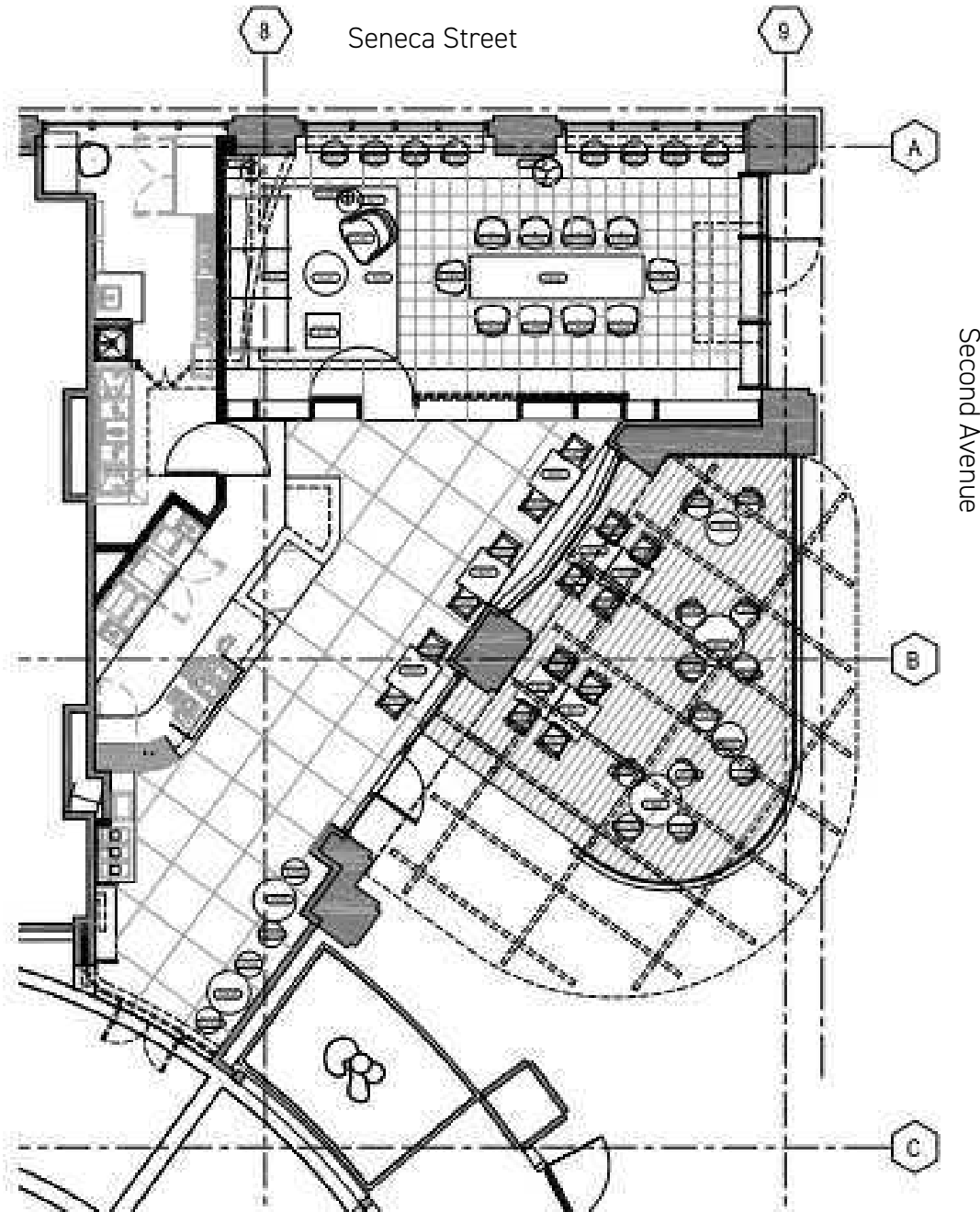
Suite 140



Suite 140 Conceptual Rendering

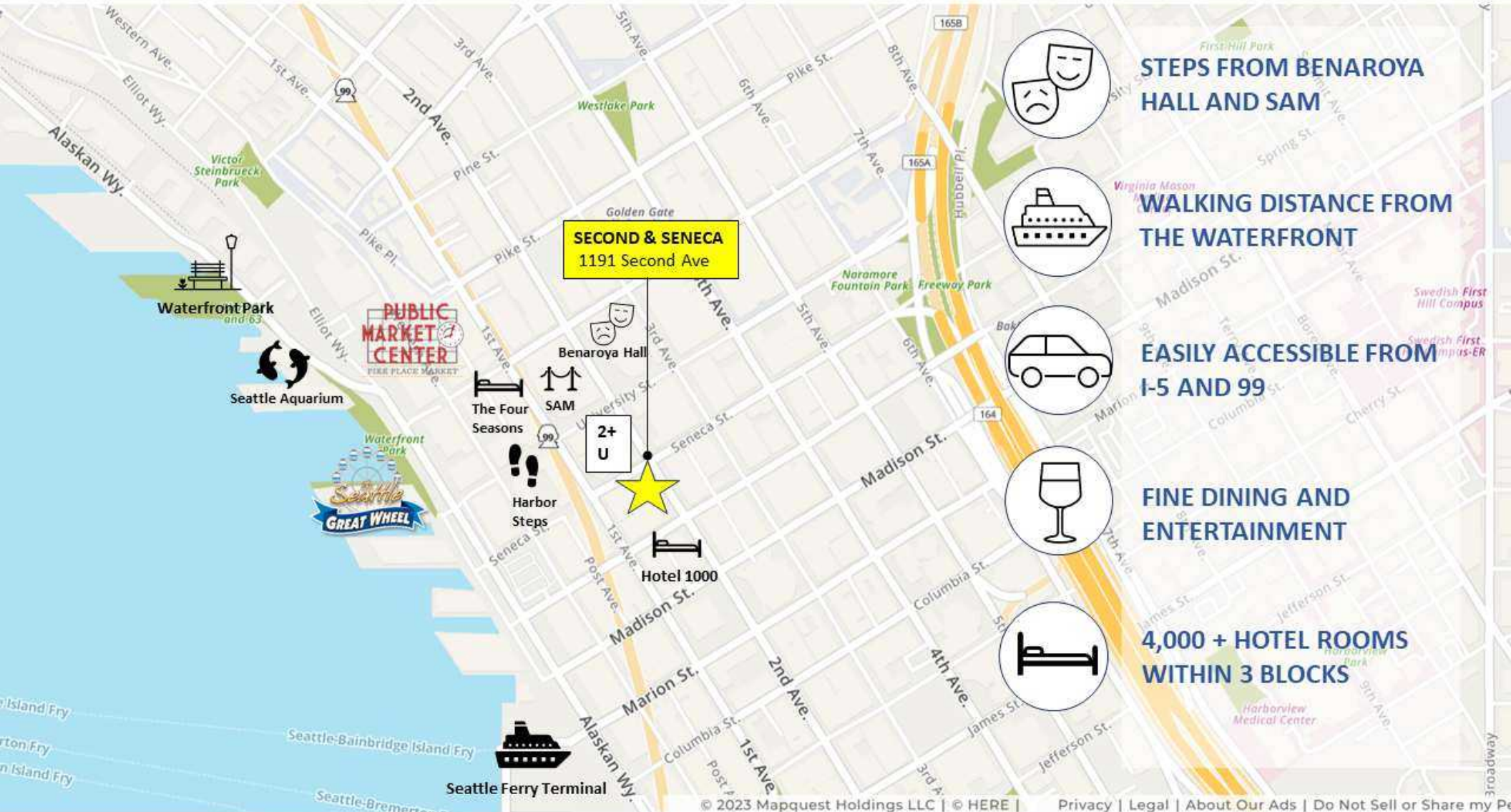
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1191 Second Ave



STEPS FROM BENAROYA HALL AND SAM



WALKING DISTANCE FROM THE WATERFRONT



EASILY ACCESSIBLE FROM I-5 AND 99



FINE DINING AND ENTERTAINMENT



4,000 + HOTEL ROOMS WITHIN 3 BLOCKS