

# RETAIL OPPORTUNITIES FOR LEASE

Blake Taylor  
**WCCR**  
West Coast Commercial Realty



CAPITOL HILL  
COMEDY / BAR



FOR  
EDULE



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THIS AREA UNDER  
VIDEO  
SURVEILLANCE



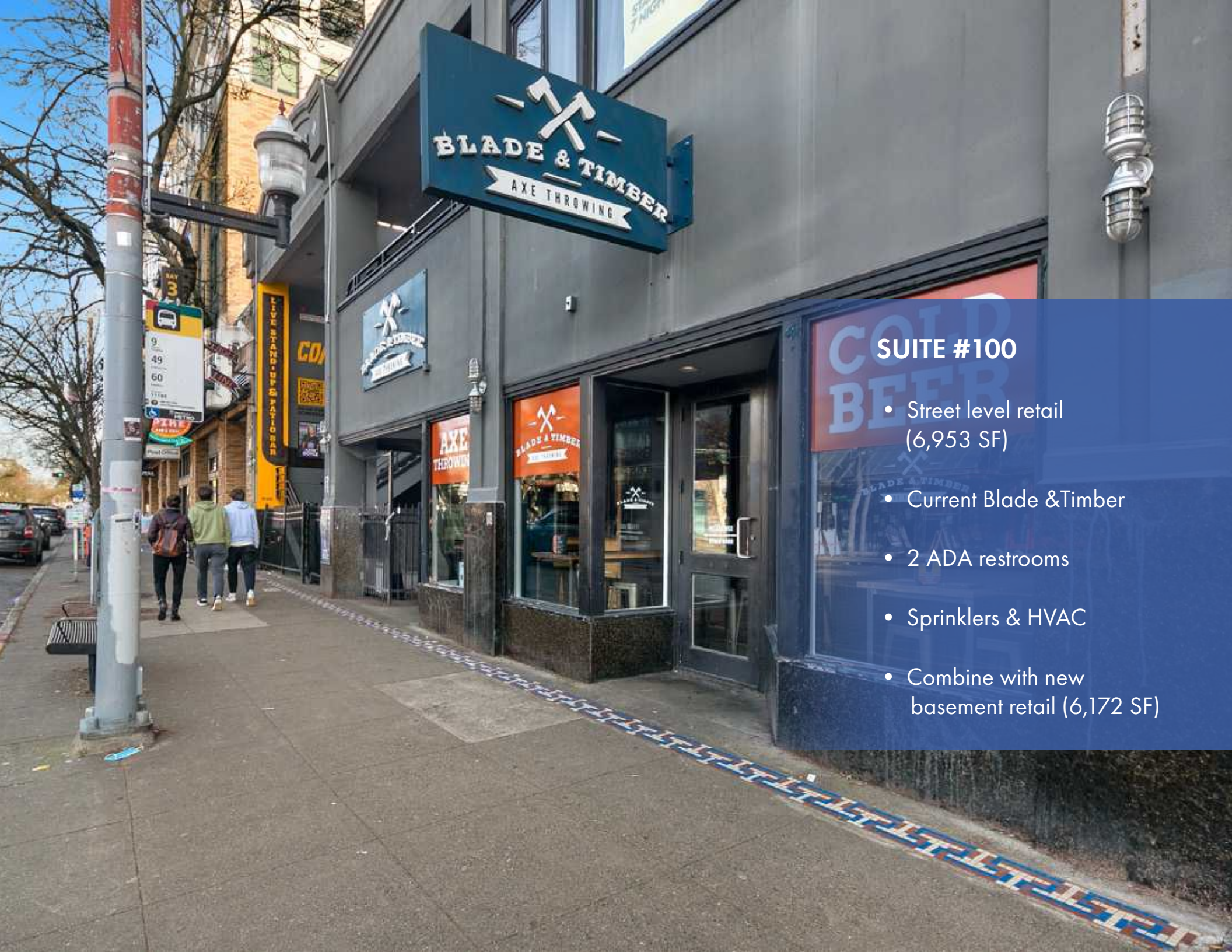




E. John Street

Broadway E



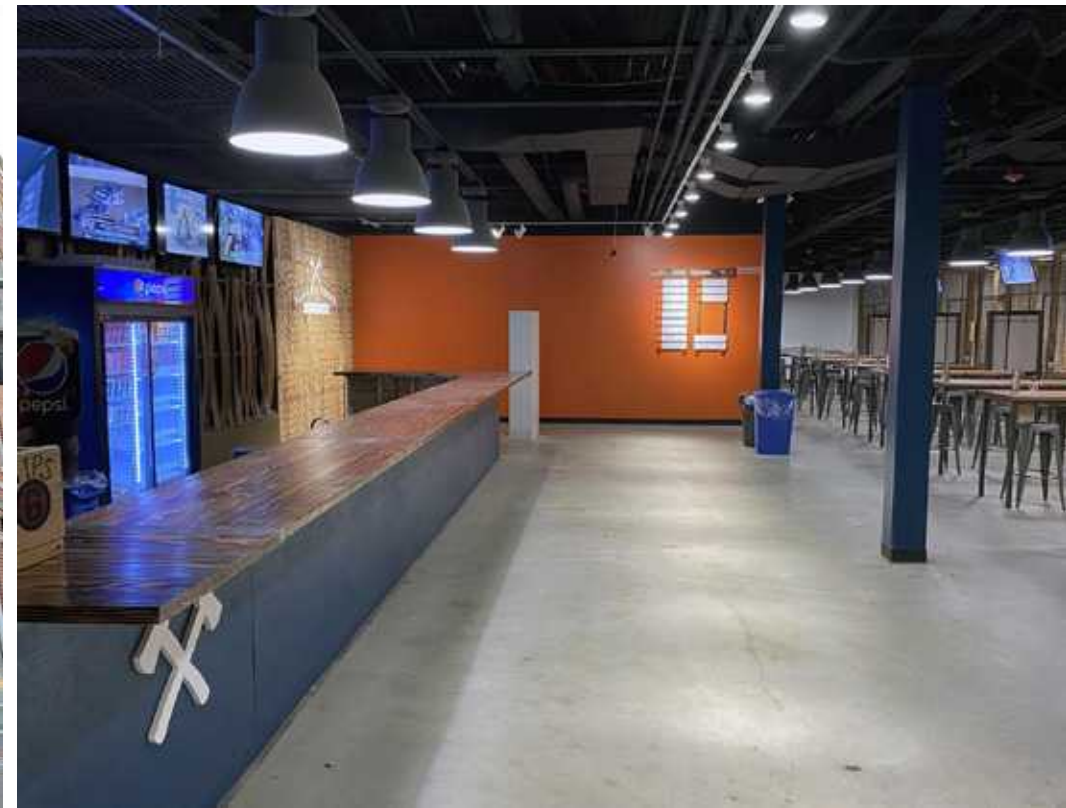
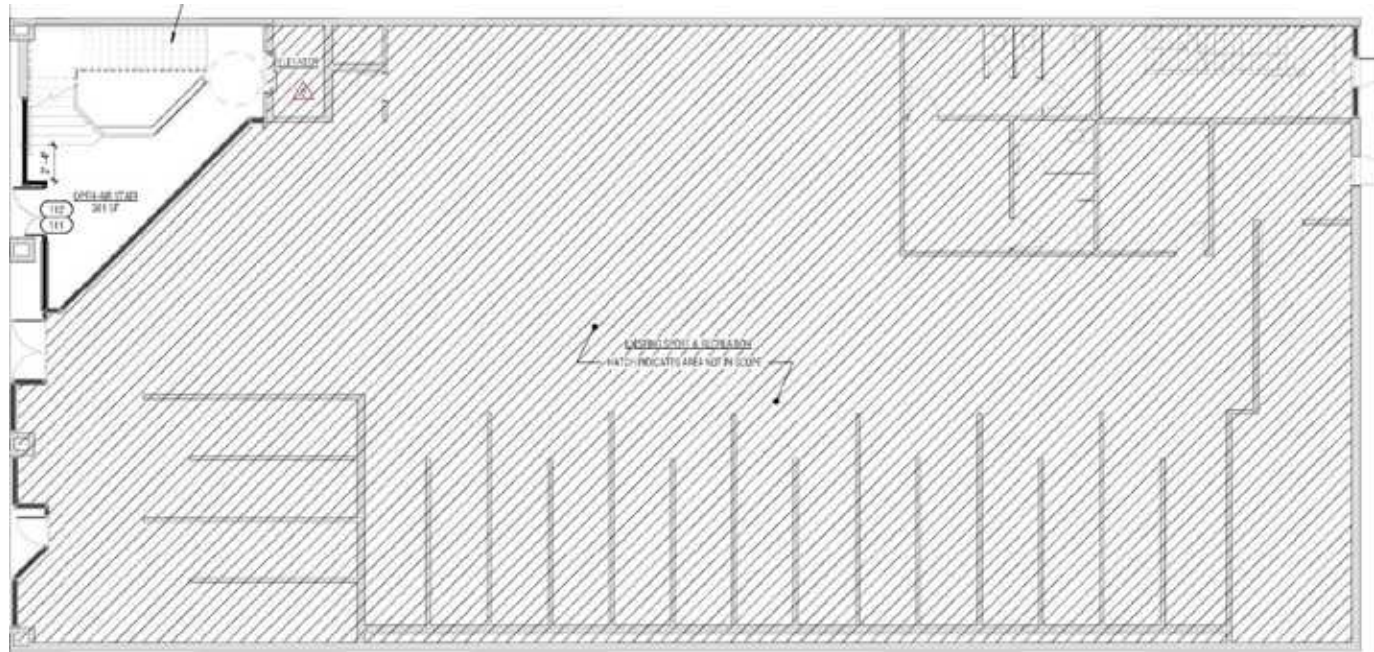


## SUITE #100

- Street level retail (6,953 SF)
- Current Blade & Timber
- 2 ADA restrooms
- Sprinklers & HVAC
- Combine with new basement retail (6,172 SF)



# Suite 100 Floor Plan





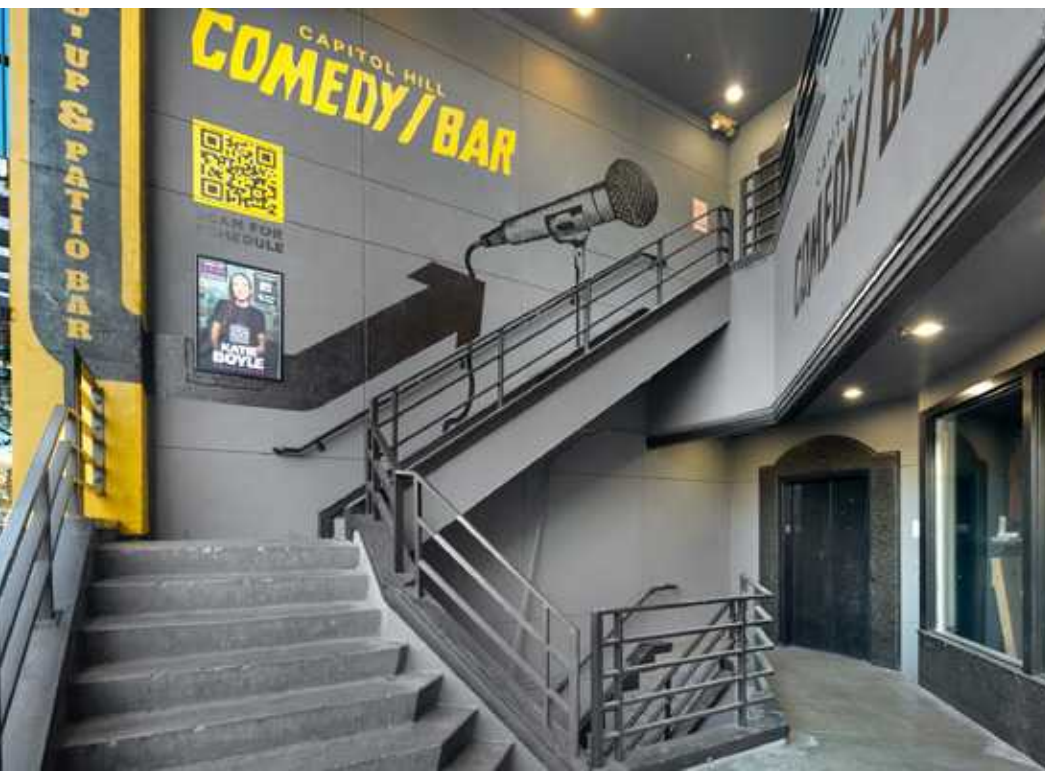
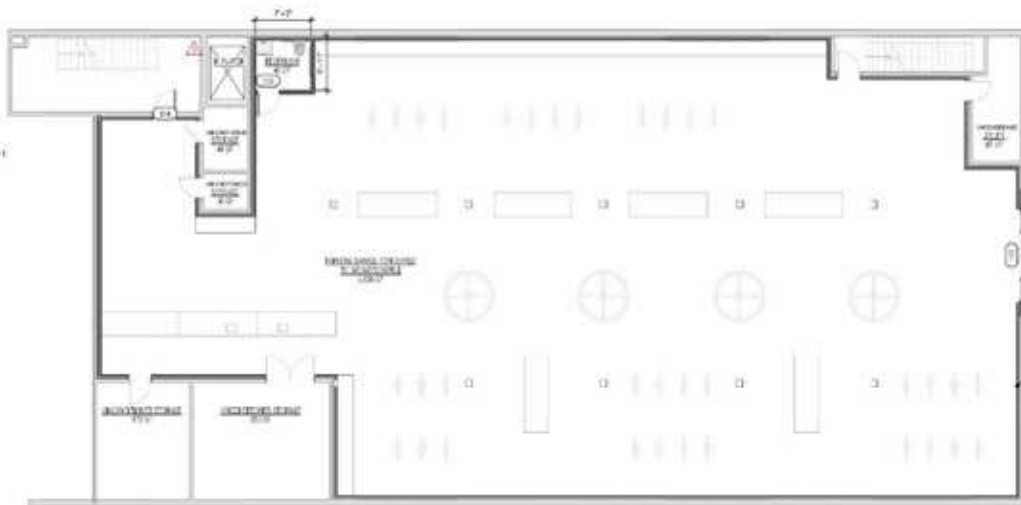
## BASEMENT CONVERSION

- NEW Basement level retail/ office (5,634 SF) change of use from parking to 'Mercantile'
- Garage door reconfiguration to outdoor area or keep 'as-is'
- Ability to combine with street level space (6,953 SF)
- Elevator & staircase access directly off of E. Broadway
- Retail, Escape Room, Fitness, Market, Club, Lounge
- Paid parking on backside





# Basement Floor Plan







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DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC