

1918 EIGHTH

SEATTLE / WA

RETAIL FOR LEASE



www.hudsonpacificproperties.com

HIGHLY-DESIRABLE DENNY REGRADE SPACE

FACTS & FEATURES

- + Available Now
- + 4,122 SF
- + Rare opportunity to lease high-visibility corner retail space in Seattle's downtown core
- + Large storefront windows on two sides, HVAC, rubber floors, built-in showers/restrooms, and wide-open floor plan
- + Located at the street-level of a 36-story, 668,000 SF office skyscraper, with a central location at 8th Ave and Virginia St
- + Built-in office clientele (Amazon)
- + Garage parking available
- + Retail co-tenant is Fonte Coffee
- + Ideal for fitness, retail, showroom, medical/dental, physical therapy
- + Rental Rate \$25/SF plus est. 2024 NNN \$15.04 = \$13,753.74 per month





DENNY REGRADE LOCATION

Centrally located between the downtown core and South Lake Union, this is one of the most dynamic urban centers in the country. This bustling core is packed with dense residential condos and apartments, entertainment, restaurants, and artsy attractions. High traffic location within steps of Amazon, US District Court, Seattle Children's Research Institute, Seattle Streetcar route, several hotels, and Seattle's retail core.



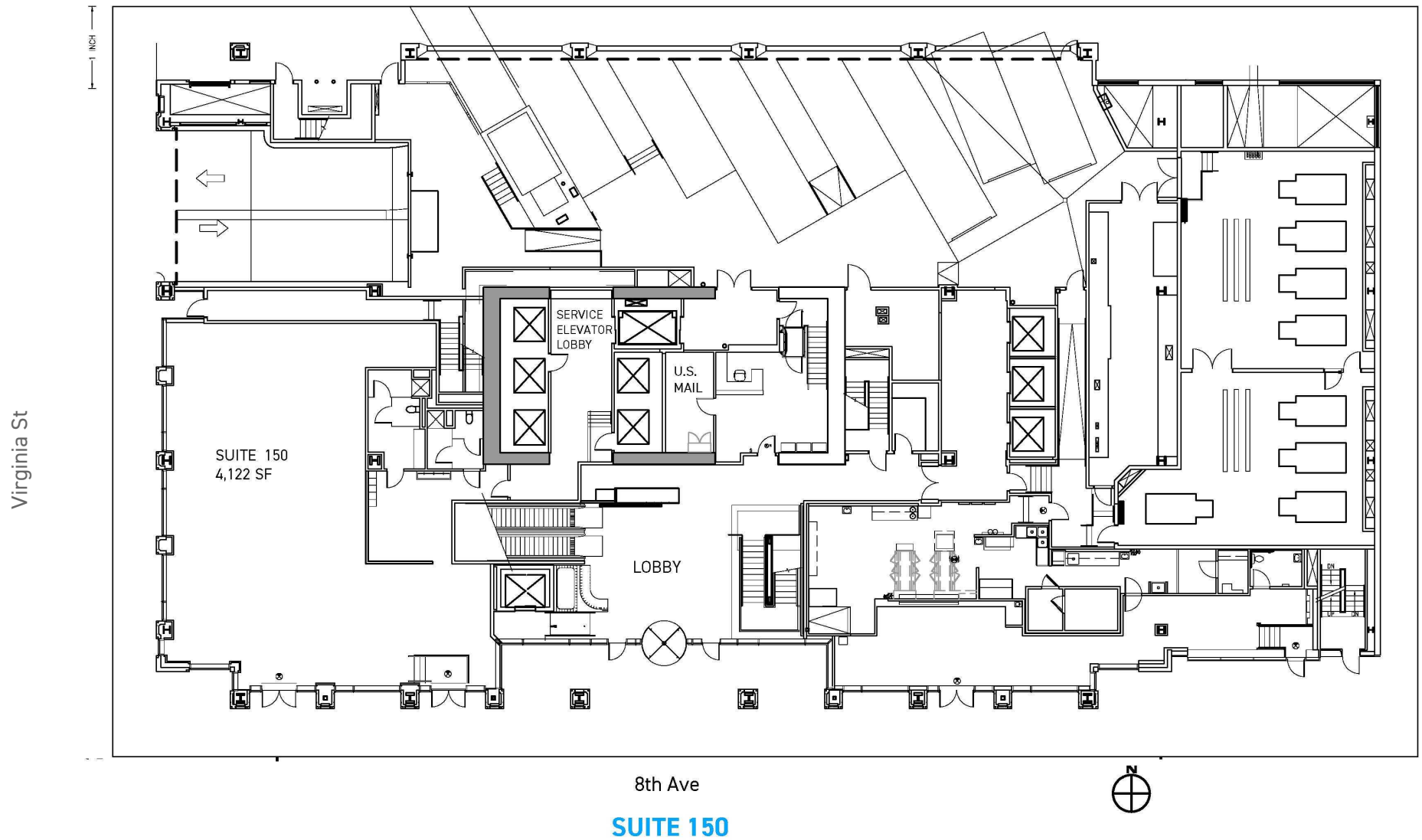
99
WALK SCORE
WALKER'S PARADISE



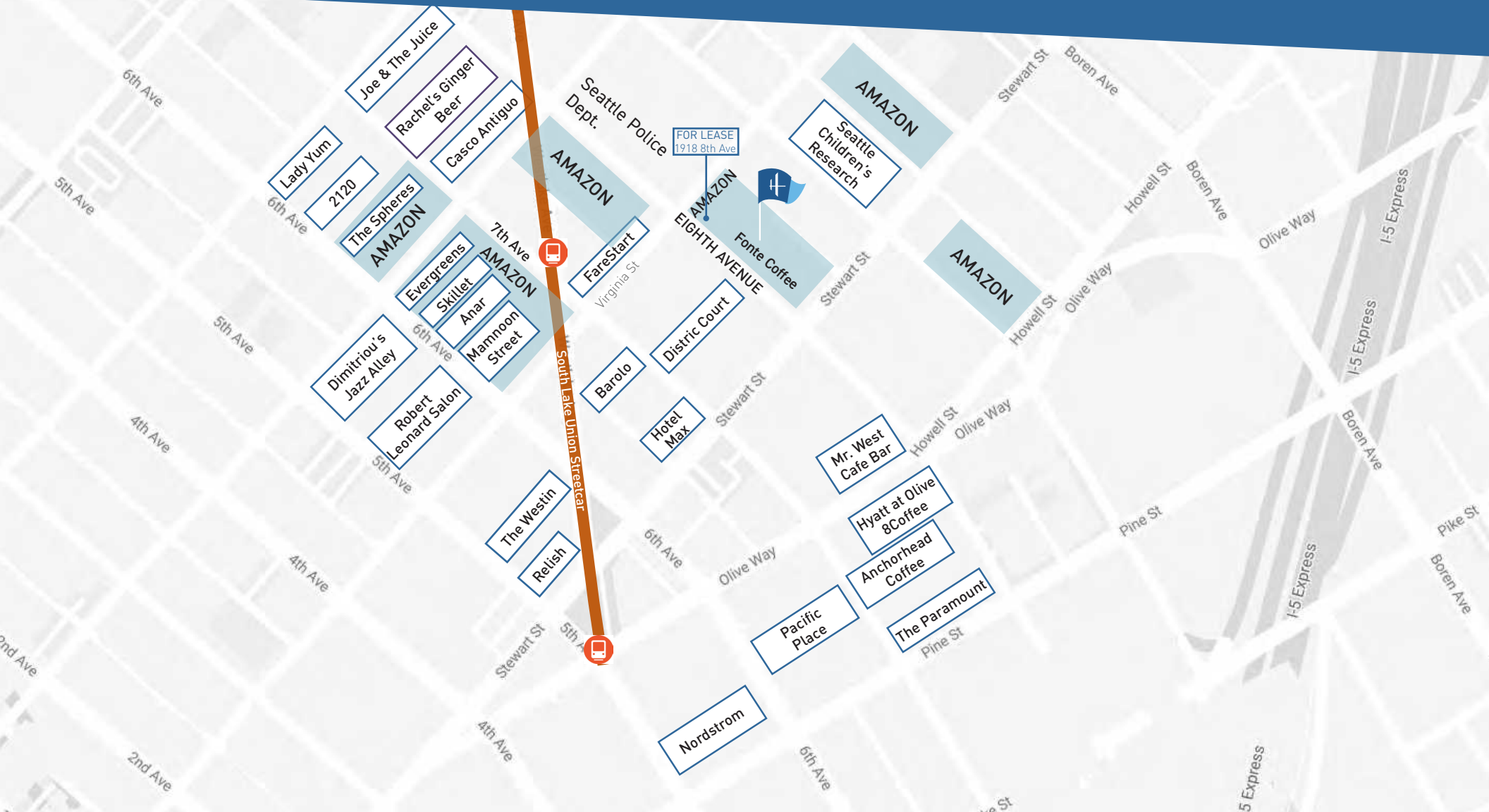
100
TRANSIT SCORE
RIDER'S PARADISE



FLOORPLAN



YOU'RE IN GOOD COMPANY



DEMOGRAPHICS 2024

Total Population
Households
Median Household Income

1 MILE

98,220
62,545
\$112,792

2 MILES

191,357
113,583
\$107,289

3 MILES

269,793
146,333
\$112,584

REIMAGINING NOW. TO CREATE WHAT'S NEXT.



ABOUT HUDSON PACIFIC PROPERTIES

Where we work is not just where we work. It's part of who we are and how we thrive. At Hudson Pacific Properties, that's what drives us to stay one step ahead, looking for opportunities in just the right places to bring innovation to life.

When you partner with us, you get a lasting relationship focused on addressing your every need. From an entrance that signals you've arrived to an environment that fosters collaboration, creativity and success, we provide the state-of-the-art infrastructure and excellent service necessary to fulfill your business strategy.

And when you're ready, we're here to help you expand for the future, because the sky's the limit. We're driven to find the next amazing space for today and tomorrow's leading companies building it from the ground up or reimagining it from the inside out. With Hudson Pacific Properties, everything is possible.

FOR MORE DETAILS, CONTACT:

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