

1600 SEVENTH

±5,212 SF RETAIL /
OFFICE SPACE

±7,382 SF CORNER
RETAIL SPACE

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NEWMARK





Property Highlights

- 1600 7th is located at the confluence of Seattle's CBD, the city's retail core, and South Lake Union
- Availabilities include 5,212 SF ground floor retail/office space and a prime 7,382 SF standalone corner suite, formerly occupied by Club Monaco.
- Adjacent to many established retailers and restaurants including: Nordstroms flagship store, Pacific Place, Westlake Center, DoughZone, Anchorhead Coffee, Bombo, Pike Taproom and more within a few blocks
- Surrounded by world class hotels including, Hyatt at Olive 8, Hyatt Regency, Grand Hyatt, The Paramount Hotel, Hotel Theodore
- Easy access via I-5, link light rail, South Lake Union streetcar, bus and monorail stations



Space Available

SUITE 115	±5,212 SF Available 10/3/2026
SUITE 120	±7,382 SF Available Now

Ideal Location

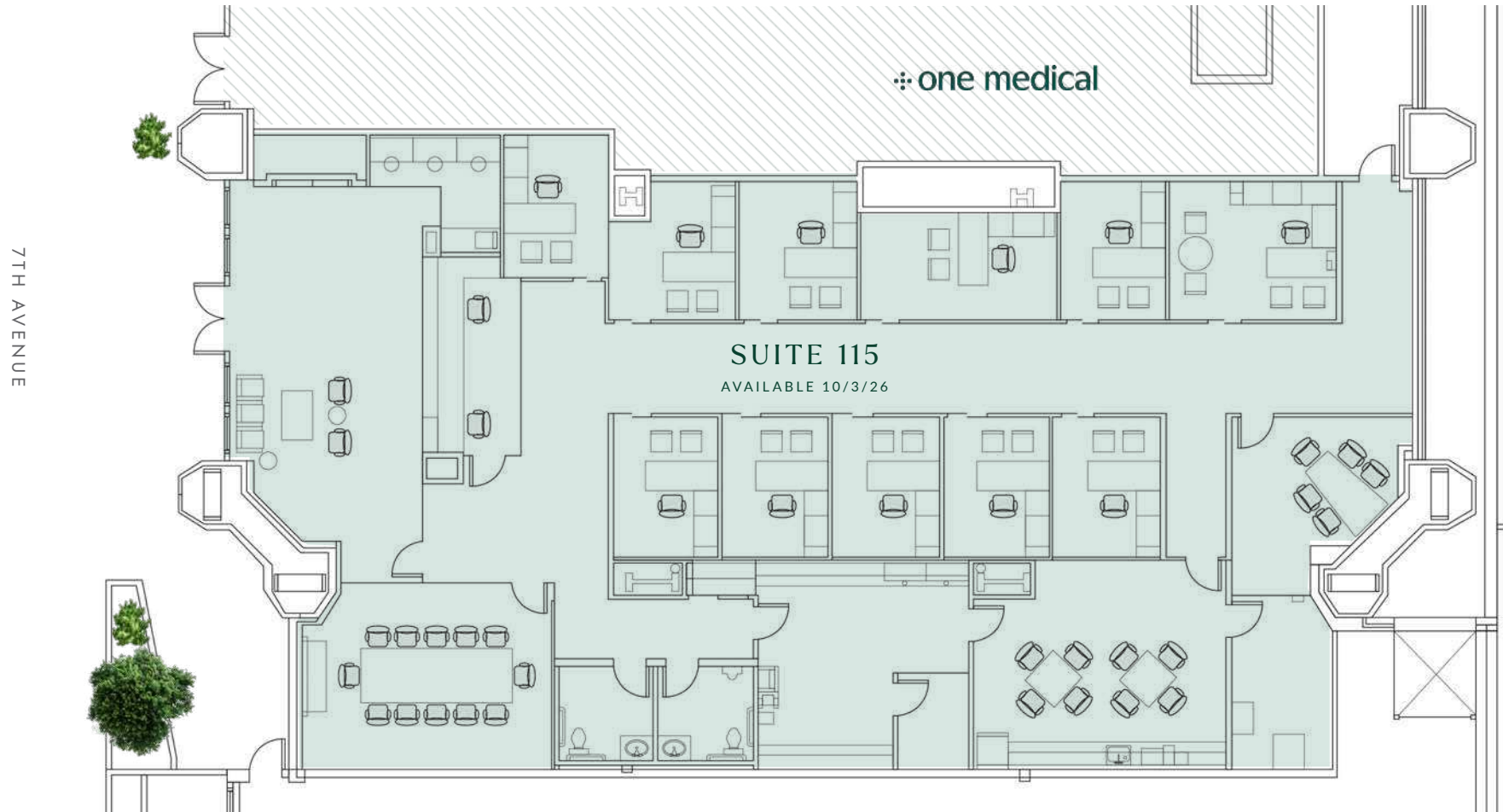
1600 Seventh offers the perfect location for a general retail, apparel, home furnishings, showroom, or retail services user. Located at the confluence of the city's bustling retail core, major conference centers, and the vibrant South Lake Union neighborhood, 1600 Seventh boasts a high visibility location drawing plentiful foot traffic from downtown visitors, tourists and daytime workers alike. This prime location offers the unique advantage of engaging a diverse and dynamic customer base in the heart of the city.



Suite 115

±5,212 SF

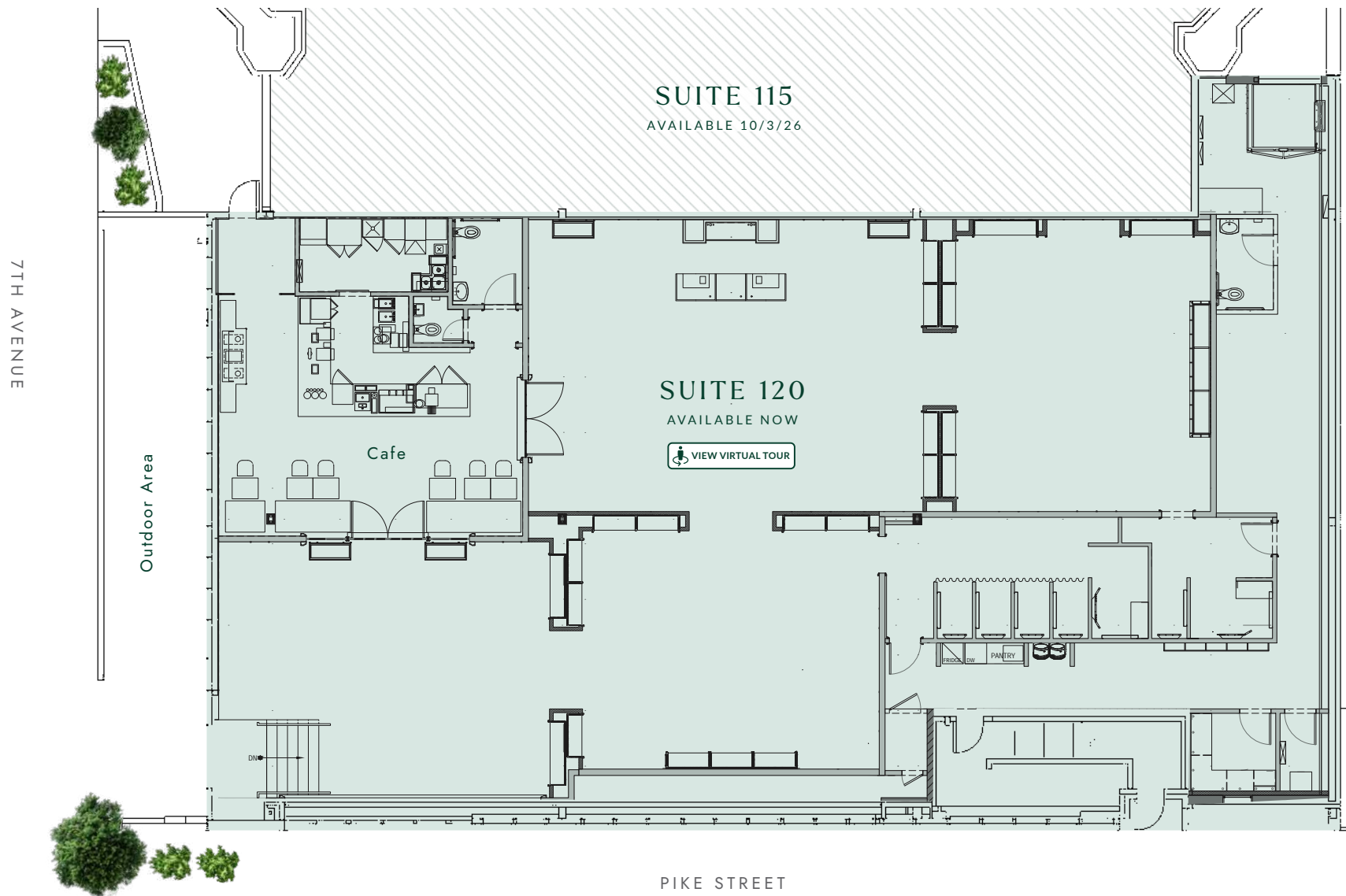
- Ground floor space formerly occupied by TD Ameritrade
- Available 10/3/2026
- Perfect for an office or retail services user
- Potential to combine Suite 115 and Suite 120 for up to ±12,594 SF



Suite 120

±7,382 SF

- High visibility corner space at 7th & Pike previously occupied by Club Monaco
- Available Now
- Perfect for apparel, retail goods, home furnishings, or showroom
- Potential to combine Suite 115 and Suite 120 for up to ±12,594 SF



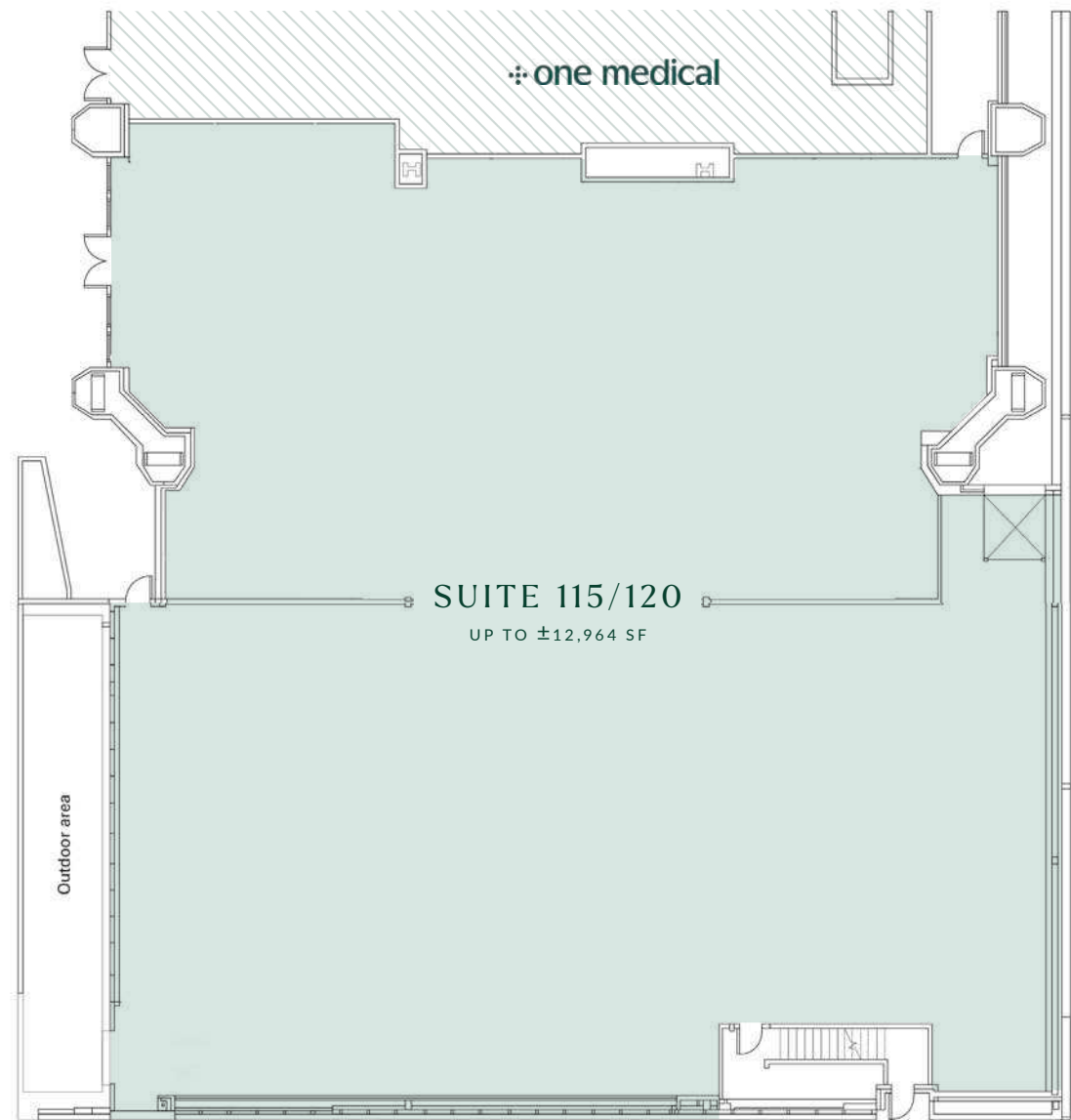
Suites 115/120

±12,382 SF

Suites 115 and 120 may be combined for up to ±12,964 SF of high profile retail space at the corner of Pike Street and 7th Avenue.

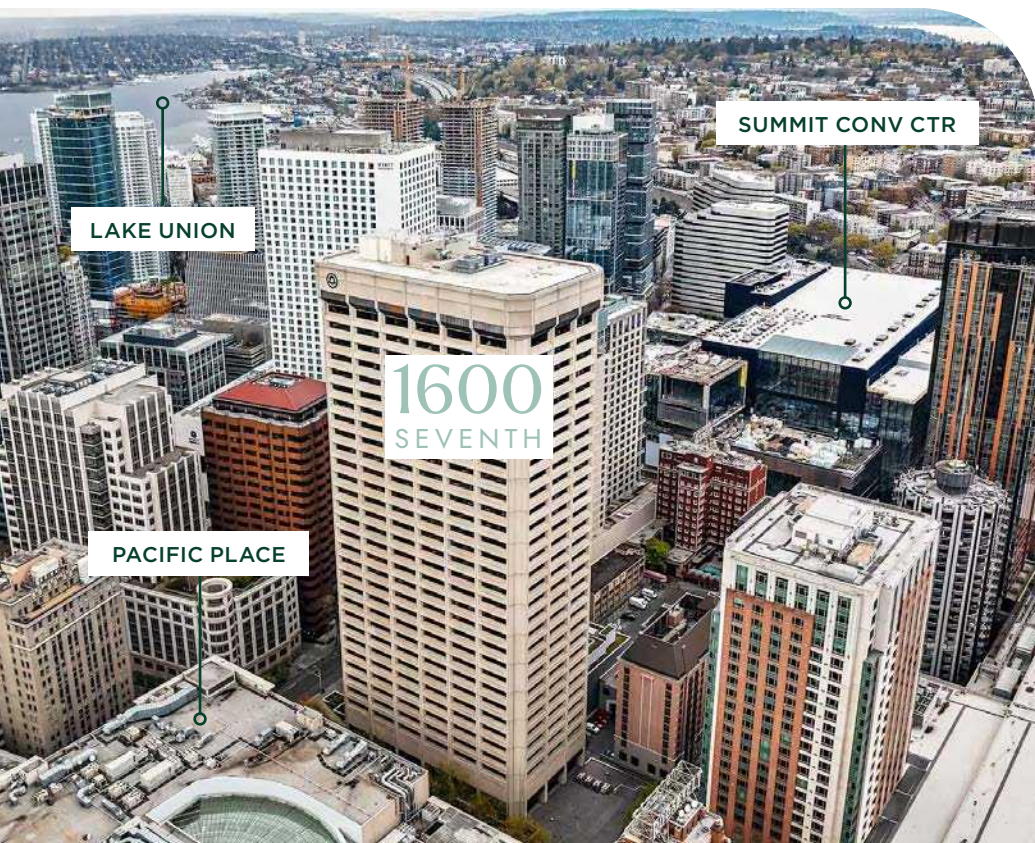


7TH AVENUE



PIKE STREET





Project Details

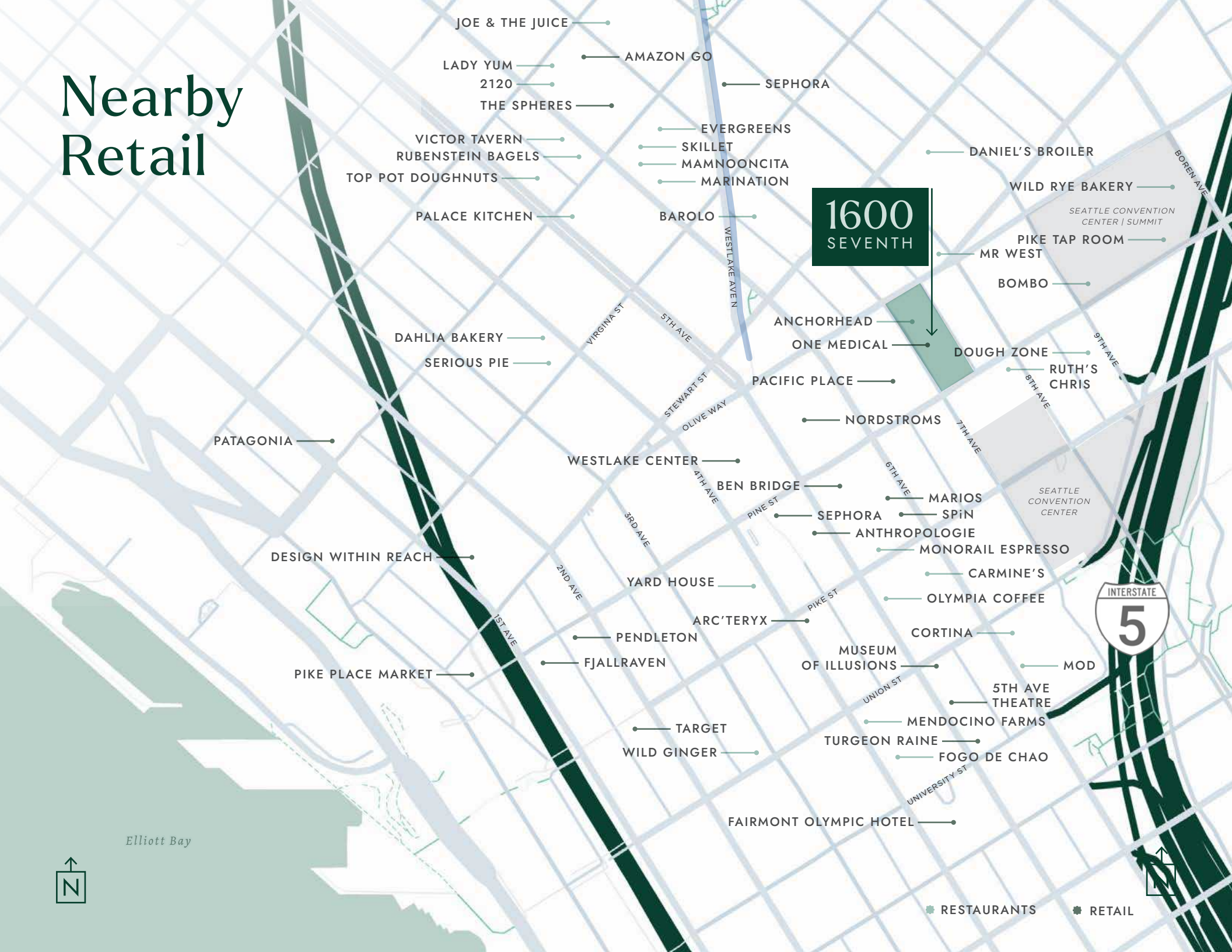
1600 Seventh, a 33-story Class A Office Building, is positioned in one of Seattle's most strategic locations, and each available retail space offers exceptional visibility and accessibility. Surrounded by iconic landmarks, top-tier office spaces, a variety of hotels and a thriving residential community, it ensures a steady stream of foot traffic and brand exposure.

Located on a main pedestrian thoroughfare between the Seattle Convention Center, the Summit expansion, and nearby hotels, 1600 7th is centered in a high-demand area capturing both local and tourist attention.

2025 Demographics

	5 min	10 min	15 min
Total Population	45,667	186,065	480,220
Daytime Population	160,063	417,762	731,766
Average HH Income	\$175,474	\$164,219	\$178,172
Median Age	34.1	33.5	36.0

Nearby Retail



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