



U.S.  
BC

# CEDAR HALL

1420 5TH AVENUE SEATTLE, WA 98101

A place to gather, to eat, to  
shop, to play  
[cedarhall.usbcseattle.com](http://cedarhall.usbcseattle.com)

# CEDAR HALL

A place to gather, to eat, to shop, to play. This is downtown built with you in mind.

An inspiring new street-level space in downtown Seattle, Cedar Hall brings together national, local and regional retail experiences.



Entrance at 5th and Pike

# A home for homegrown retail.

From wellness and casual dining to essentials like groceries and clothing, Cedar Hall's vast assortment offers in-person convenience catered to all.



Entering at 5th and Pike

# 70,361<sup>SQ. FT.</sup>

## RETAIL OVERVIEW

- Located in the downtown retail core
- Abundant below-grade parking
- Retail captures the daytime population in the building, surrounding office buildings, tourists & locals
- Easy access to I-5, light rail & metro

Meet for yoga, stay for lunch, grab an espresso for the road. Cedar Hall curates the most relevant retail, worthwhile wellness, and dining that spans from casual to fine.



6th Avenue



Pike Street



Union Street

-  Main Restaurant
-  Retail
-  Mercantile
-  Leased

- Suite 108 includes 7,807 RSF on main floor and 1,333 RSF in mezzanine
- Level A space (former bank vault) provides direct access to the building loading dock
- Join Olympia Coffee and Carmine's (coming 2025) at Cedar Hall

NOW OPEN!

5th Avenue

## BUILDING PLAN Level 1

Suite 101 4,448 RSF  
Suite 102 PENDING  
Suite 103 OLYMPIA COFFEE  
Suite 104 1,517 RSF

Suite 105 1,033 RSF  
Suite 106 515 RSF  
Suite 107 CARMINE'S  
Suite 108 9,140 RSF\*

\* See Notes

Asking Rate	Call for rates
NNN Estimate	\$16.32 PSF
Improvements	Negotiable
Parking	Abundant below-grade parking

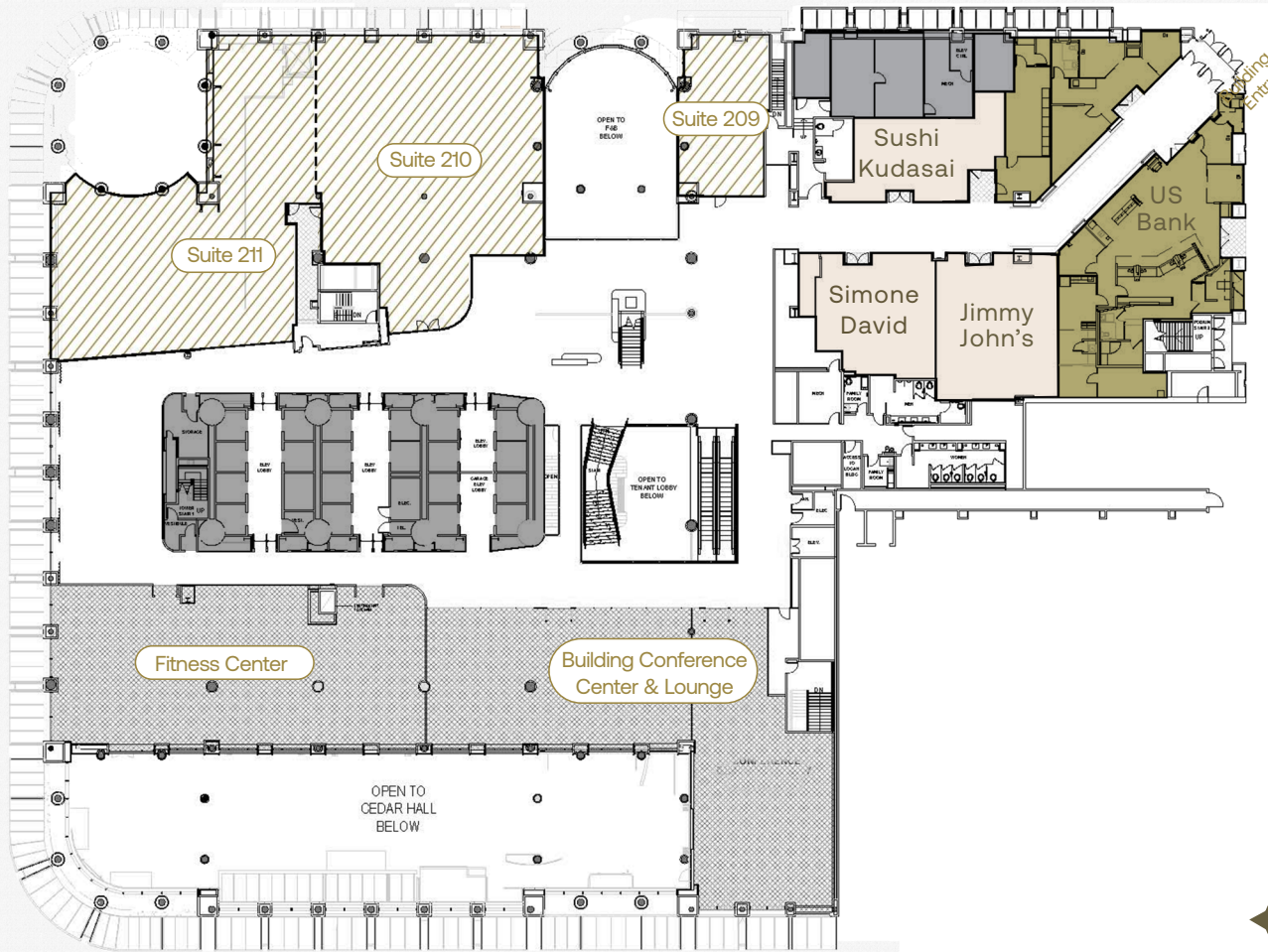
6th Avenue



Pike Street

Union Street

-  Retail
-  Leased - Financial
-  Leased - Retail



5th Avenue

## BUILDING PLAN Level 2

Suite 209	1,130 RSF
Suite 210	5,309 RSF*
Suite 211	5,350 RSF*

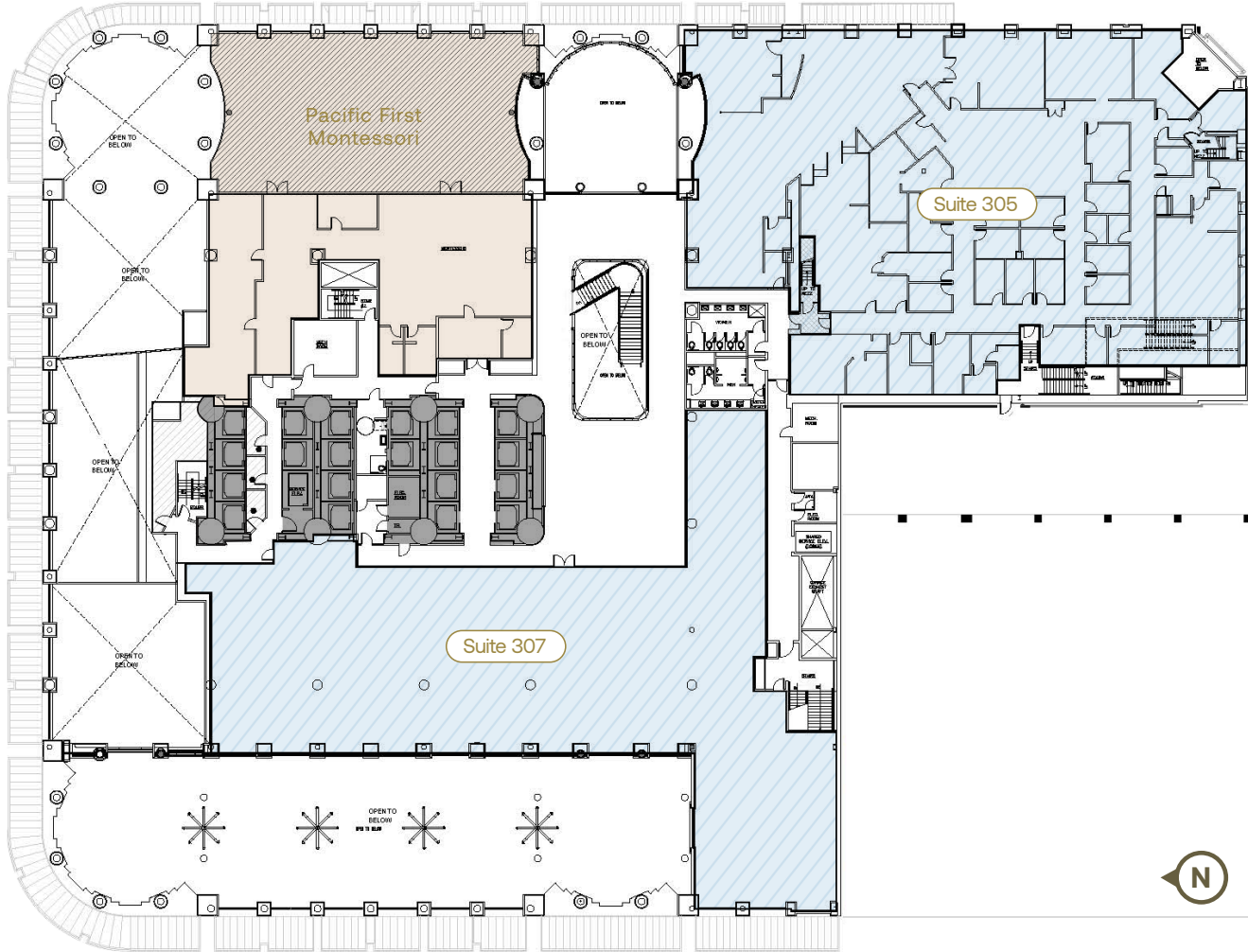
\* Able to demise

Asking Rate	Call for rates
NNN Estimate	\$16.32 PSF
Improvements	Negotiable
Parking	Abundant below-grade parking

6th Avenue



Pike Street



Union Street

- Retail / Entertainment
- Leased

- Suite 305 built out as former healthcare use
- Additional mezzanine space available for Suite 305 (2,101 RSF)
- Suite 305 and 307 may be combined

5th Avenue

## BUILDING PLAN Level 3

Suite 305 PENDING  
Suite 307 13,063 RSF\*

\* Demisable

Asking Rate	Call for rates
NNN Estimate	\$16.32 PSF
Improvements	Negotiable
Parking	Abundant below-grade parking



6TH & PIKE

# Anchor Retail Opportunity





6TH AND PIKE STREET RETAIL

Anchor Retail Rendering Study



## RETAIL PACKAGE

# Active new street-level storefronts in downtown Seattle and the interior Cedar Hall brings together national, local and regional retail experiences.

The thoughtful design of the building's renovation offers flexibility and endless opportunities to allow for several retail uses including wellness, medical, fitness, entertainment and retail goods in the center of the City's density. A built-in customer base with class A office above mixed with the local and regional traffic from many of Seattle's adjacent landmarks, including Pike Place Market and the Convention Center, create a unique and exceptional destination to work, play and eat.

Located at one of the busiest intersections in the downtown core, the re-imagined corner of 6th & Pike allows for multiple possibilities for small and larger format users. This spectacular corner is suitable for a single or multi-use tenants. The second floor can be leased separately from the ground floor or together as one flagship retail opportunity anchoring the intersection.

The ground floor level space spans 8,000 SF with a generous ceiling height and the second floor offers up to 5,200 SF with high ceilings.

The storefront facade can be redesigned to create the ultimate brand identity and experience for the retail user.



Entering at 5th and Pike









Spruce Room & Tenant Lobby



## LANDMARK STATUS

# A Landmark Reimagined.

Built as a communal meeting place for art, culture, and retail, the new iteration of U.S.B.C. is a long-awaited realization of its original purpose.





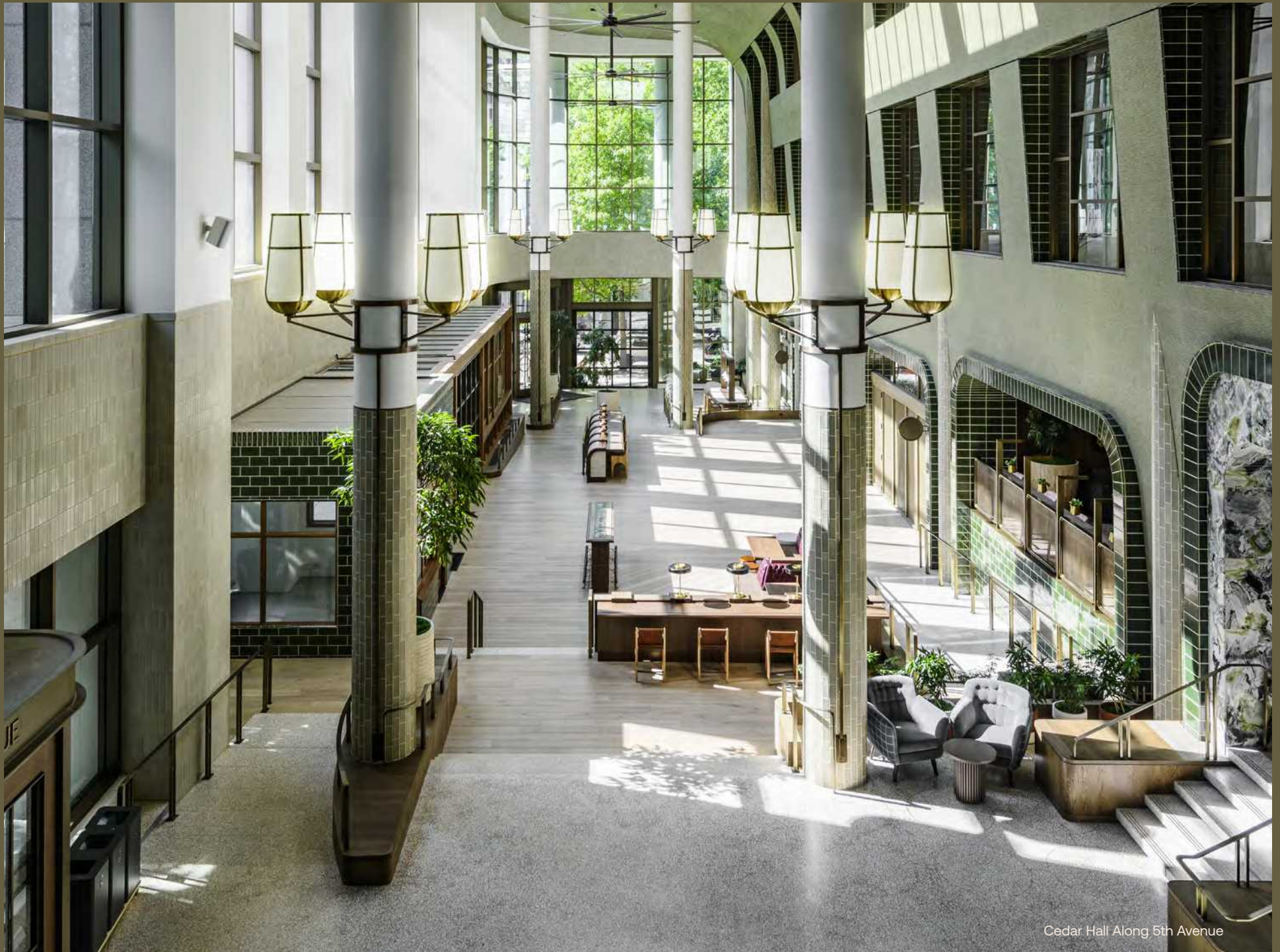
Spruce Room & Cedar Hall



Entrance at 5th & Pike Street.







Cedar Hall Along 5th Avenue





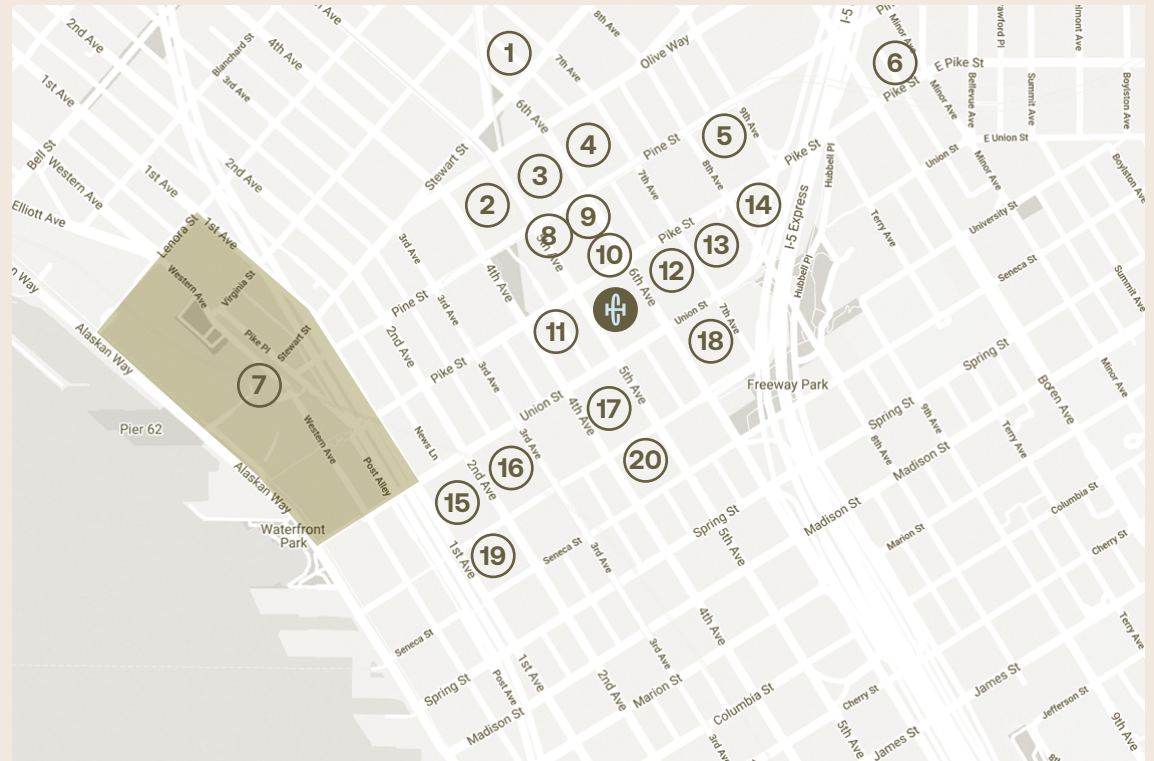
# 14205<sup>TH</sup> AVENUE

## NEIGHBORHOOD MAP

We're in good company.

Within walking distance of Seattle staples like Pike Place Market and Pacific Place, Cedar Hall has the best neighbors in the Northwest.

- |                        |                                |
|------------------------|--------------------------------|
| 1 - Le Caviste         | 8 - Ben Bridge Jeweler         |
| 2 - Westlake Center    | 9 - Pandora Jewelry            |
| 3 - Nordstrom Flagship | 10 - Mario's                   |
| 4 - Pacific Place      | 11 - Arc'teryx                 |
| 5 - Dough Zone         | 12 - Sheraton                  |
| 6 - Starbucks Roastery | 13 - ACT Theatre               |
| 7 - Pike Place Market  | 14 - Seattle Convention Center |
|                        | 15 - Seattle Art Museum        |
|                        | 16 - Benaroya Hall             |
|                        | 17 - Rainier Square            |
|                        | 18 - Cortina                   |
|                        | 19 - The Village @ 2+U         |
|                        | 20 - Fairmont Olympic Hotel    |





# CEDAR HALL

1420 5th Avenue  
Seattle, WA 98101

NEWMARK

Perform  
Properties

## RETAIL LEASING

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## PROPERTY MGMT.

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shop, to play—coming 2023.

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