

An aerial photograph of Seattle's waterfront area. In the foreground, a large construction site is visible with heavy machinery and cleared land. To the left, the Seattle Great Wheel is prominent near the water. The middle ground shows a busy street with traffic and various commercial buildings. In the background, the dense downtown skyline of Seattle is visible under a clear blue sky.

FOR LEASE
RETAIL/RESTAURANT
WATERFRONT PLACE
1011 Western Ave, Seattle, WA 98104

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1011 WESTERN AVE, SEATTLE, WA 98104

WATERFRONT PLACE



THE NEIGHBORHOOD

Waterfront Place occupies a full city block fronting Seattle's transformed Waterfront. Just three blocks north is Pike Place Market and three blocks south is historic Pioneer Square district, from there a short walk to the sports stadiums. In the next few years a new cruise ship terminal just blocks away. This is an unmatched location with very high foot traffic throughout the entire year.

PROPERTY OVERVIEW

- Rare opportunity to lease prime retail/restaurant space along Seattle's revitalized waterfront
- Waterfront Place is a 13-story, mixed-use building with 18 luxury condo units and 167,749 Sf of office space above ground level retail
- Over 12,000 SF of street-level retail available
- Newly renovated Building lobby and retail storefronts
- West-facing retail suites feature large outdoor patio space
- Building garage has 168 total commercial parking stalls, open to public (hourly rates apply). Monthly parking passes available for \$300/stall.
- Surrounding places of interest include Coleman Ferry Terminal, WNDR Museum, Ivars Restaurant, Argosy Cruise Terminal, Seattle Aquarium, and The Seattle Great Wheel
- Waterfront redevelopment project features a massive park promenade, raised street crossings and widened sidewalks for pedestrians, accessible boardwalks, play structures, seating, and connections to park spaces, restaurants, stores and the Aquarium

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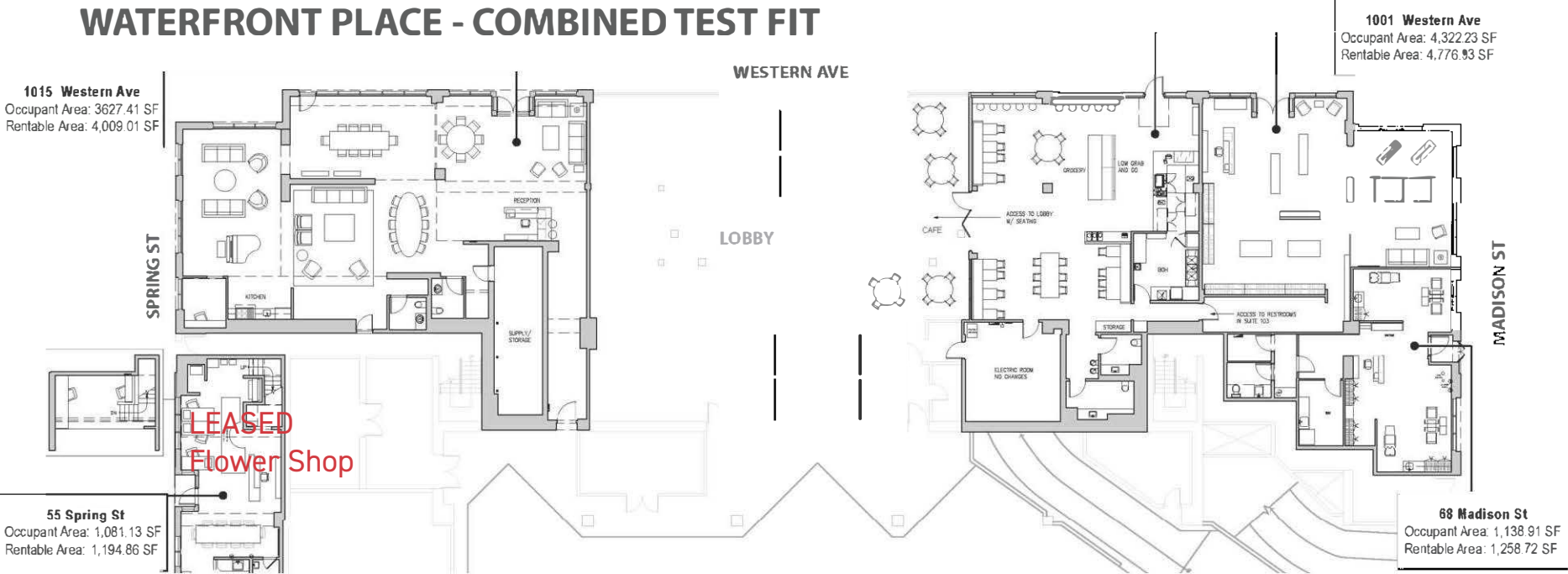
AVAILABLE SPACES

SUITE	SIZE (RSF)	2025 EST. NNN	LEASE RATE	DESCRIPTION
68 Madison Street	1,202 SF	\$10.20	\$30.00 SF/yr	Rare small space fronting Madison Street. Ceiling height ranges from 8'5" - 17'5". Ideal for boutique retail, wine bar, hair salon/barber shop, or light food and beverage that does not require venting. In-suite restroom.
1015 Western Ave	3,995 SF	\$10.20	\$30.00 SF/yr	Corner retail at the intersection of Western and Spring Streets. Large storefront windows and abundant natural light. Ceiling height ranges from 8'5" - 17'5". Ideal for gallery, showroom, furniture, or food and beverage (ability to add type 2 venting). In-suite restroom.
1001 Western Ave	4,719 SF	\$10.20	\$30.00 SF/yr	Corner retail at the intersection of Western and Madison Streets. Large storefront windows and abundant natural light. Ceiling height ranges from 8'5" - 17'5". Ideal for cafe style food & beverage, brew pub, grab n go deli with seating, coffee shop or standard retail uses. Ability to add type 2 venting. In-suite restroom. Divisible.
55 Spring Street	909 SF	-	-	Leased - Flower Shop
1022 Alaskan Way	3,992 SF	-	-	Leased - Urban Family Brewing.

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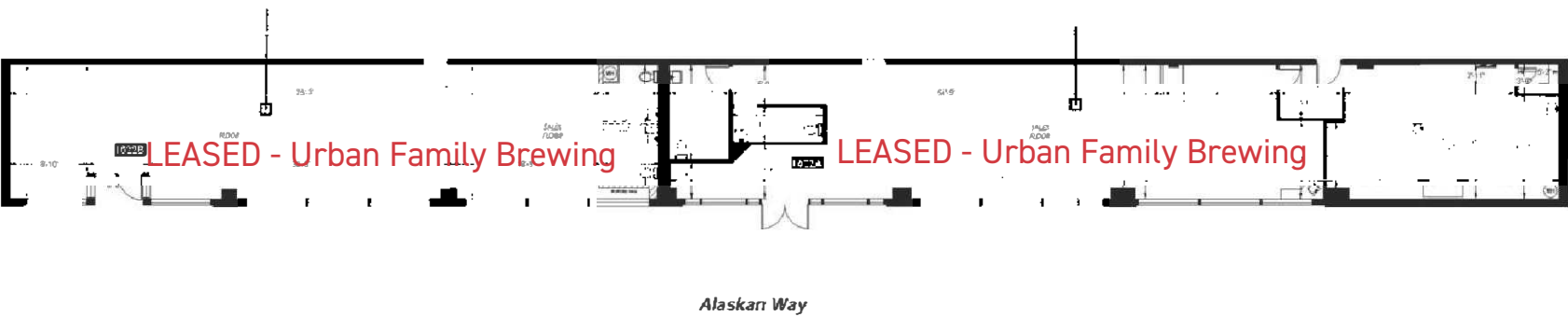
WATERFRONT PLACE

WATERFRONT PLACE - COMBINED TEST FIT



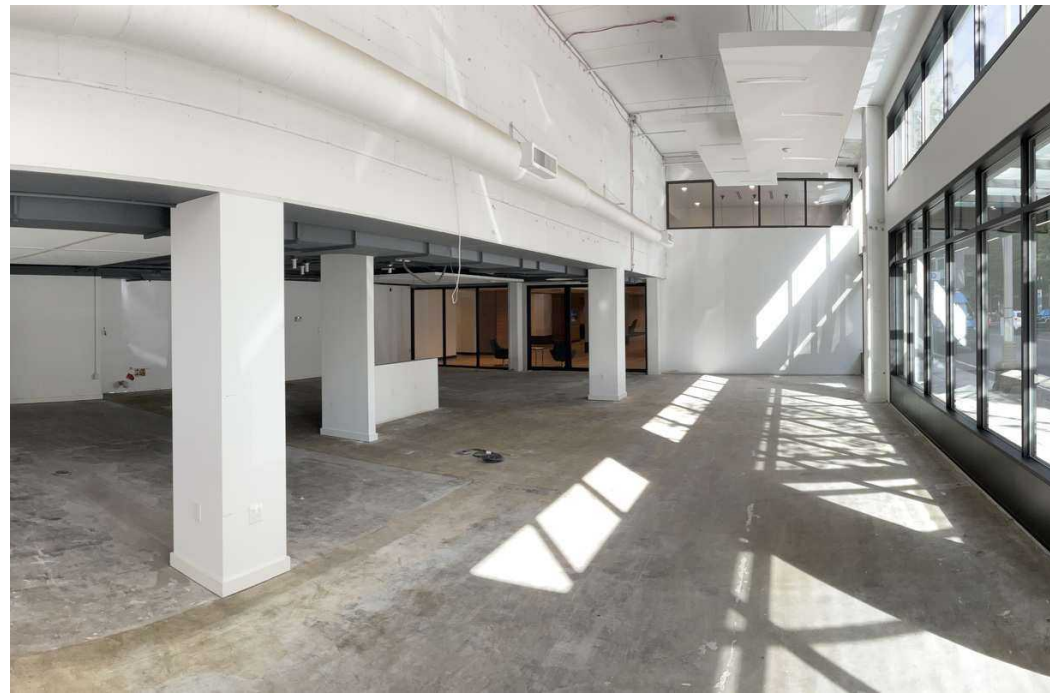
1022B Alaskan Way
1,718 RSF

1022A Alaskan Way
2,345 RSF



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WATERFRONT PLACE



100

TRANSIT SCORE



98

WALK SCORE



85

BIKE SCORE



67,569

POPULATION



39,092

HOUSEHOLDS



\$88,371

HOUSEHOLD INCOME

* Demographic data derived from 2022, 1 mile radius

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