

PRIME DOWNTOWN LOCATION
BUILT-OUT RESTAURANT + CAFE
SPACES

2ND & SENECA

1191 2nd Ave, Seattle, WA 98101



For more information please contact:

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Conceptual Rendering Cafe (Suite 140)



Restaurant Space (Suite 110)

HIGHLIGHTS

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- Exciting New Opportunity to lease 2nd generation Cafe and Restaurant space at the corner of 2nd & Seneca a 22-story, Class A, 500,000 SF office high rise in the heart of Seattle's CBD
- Iconic design, impressive amenities, and prime location near the waterfront, local restaurants, bars, businesses, arts and entertainment that make Seattle unique
- Within walking distance to the redeveloping waterfront offering 20+ acres of lush, dynamic open spaces, rotating events, and a reactivated urban shoreline
- New Landlord is seeking "best in class" operator
- Designed by Graham Baba Architects, Ownership will be making substantial renovations to the Building's amenity spaces, further cementing its status as the premier downtown address
- Office space currently anchored by Lululemon and UBER
- Building parking available
- Easily accessible via car, bus, train, bike, or ferry



100

TRANSIT SCORE



99

WALK SCORE



81

BIKE SCORE



7178,696

TOTAL POPULATION



106,780

TOTAL HOUSEHOLDS



\$103,872

MEDIAN INCOME

* Estimated 2024 Demographics based on a 2-mile radius

This information has been obtained from sources believed reliable. No guarantee, warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and to any special listing conditions, imposed by our principals. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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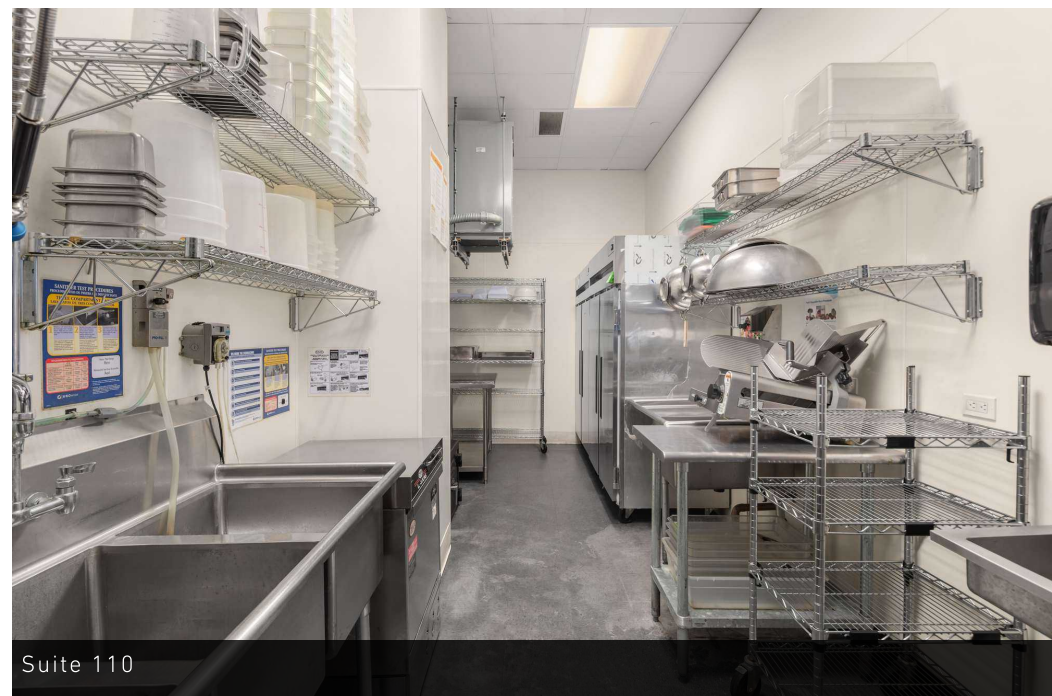
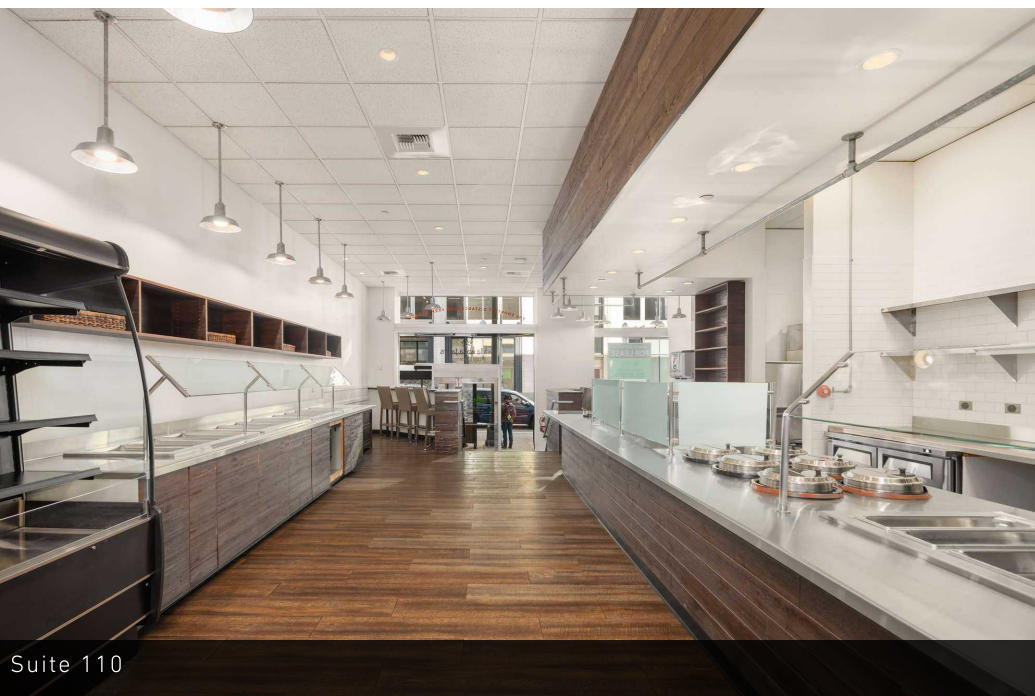
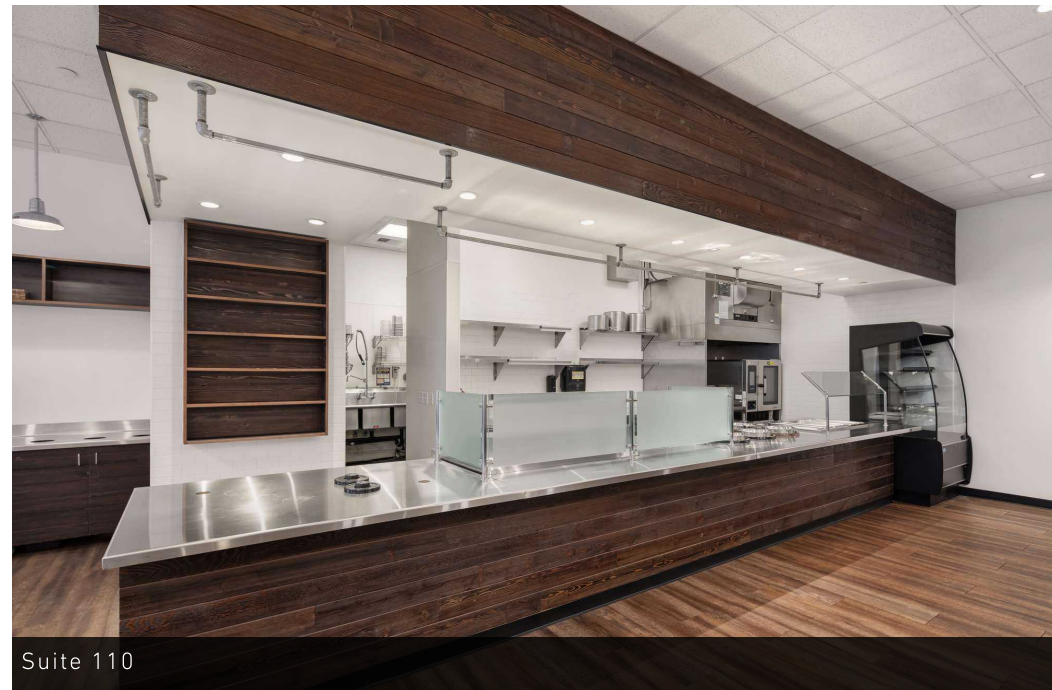
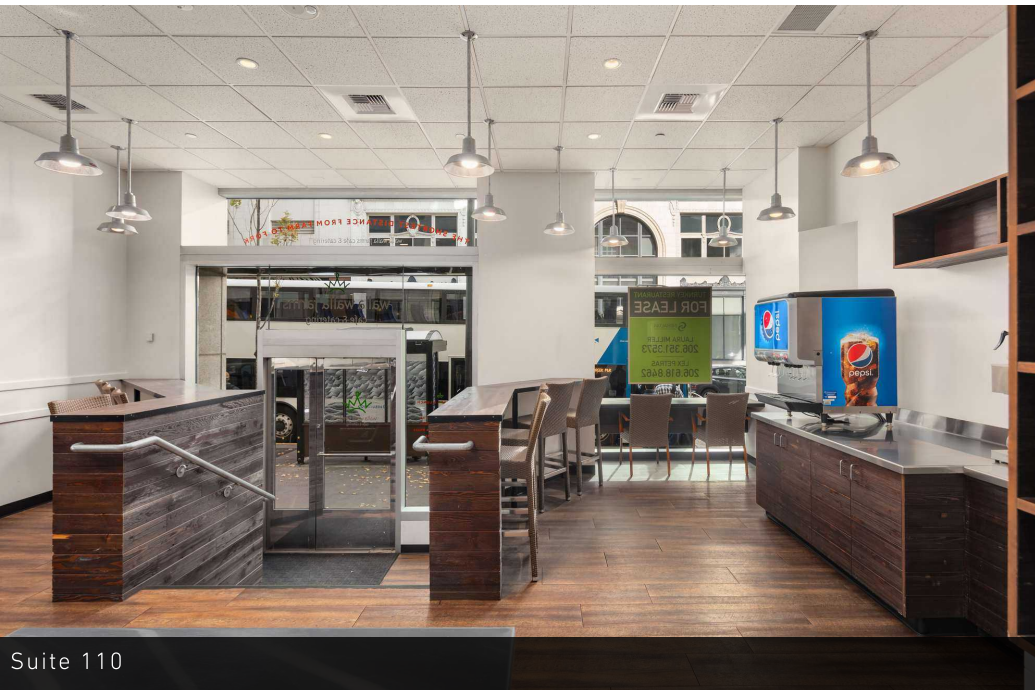


AVAILABLE SPACES

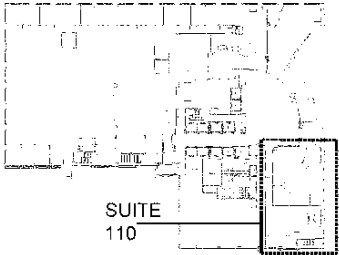
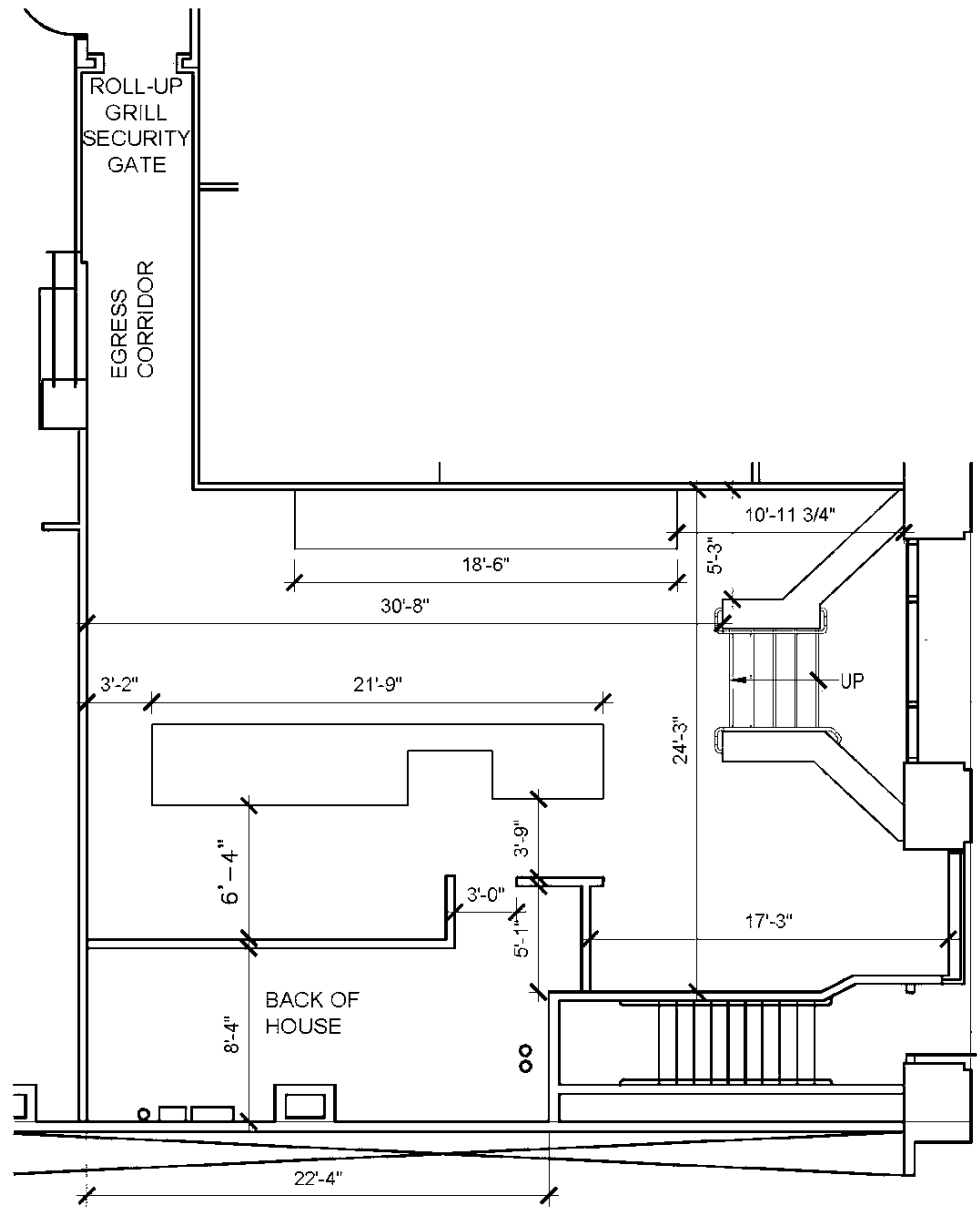
SUITE	SIZE (SF)	2025 NNN	LEASE RATE	DESCRIPTION
Suite 110	1,471 SF	\$16.39	\$30.00 SF/yr	Available now. Turn-key, quick-serve restaurant space. This rare opportunity features built-in salad bar/cold hold station, built in soup hold and hot hold at the service counter, and non-vented 6' type 1 hood. Fully outfitted with top-end equipment, bring your concept, plug it in, and go. Features dual entry (direct lobby and 2nd Ave entries). Equipment list is available.
Suite 140	1,823 SF	\$16.39	\$30.00 SF/yr	Available August 2025. Graham Baba designed, coffee/cafe space with corner frontage located at 2nd Avenue and Seneca Street. Landlord is offering a "turn-key" cafe build out for qualified operator (tenant just brings FF&E). Features large outdoor patio area and refreshed Building lobby.

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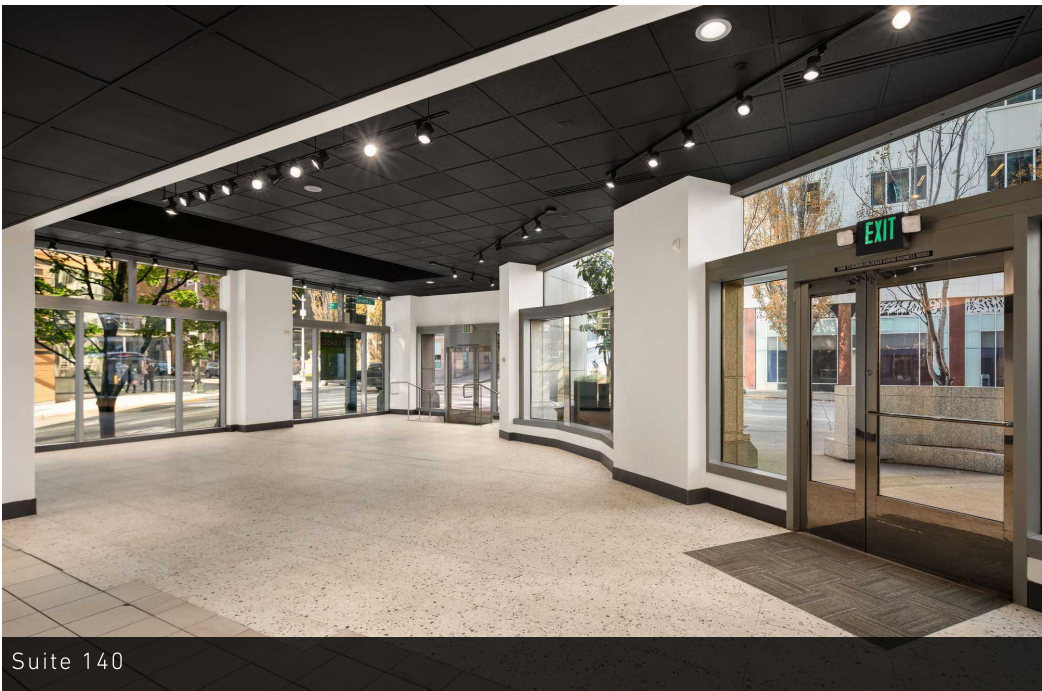
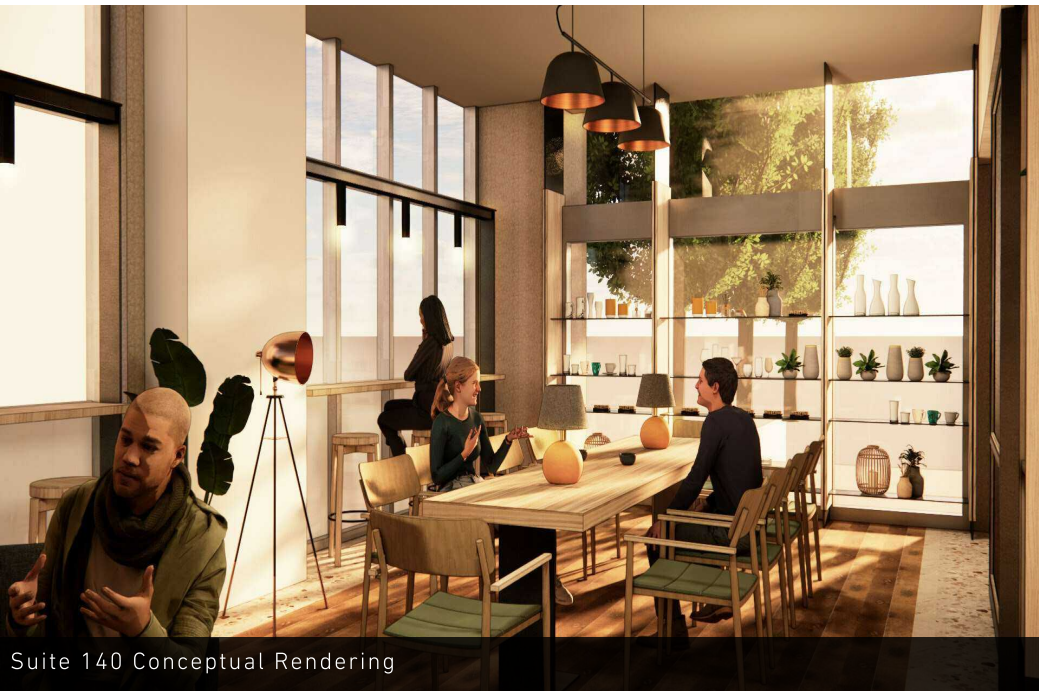
KEY PLAN

SUITE 110 PLAN - 1,470.55 RSF



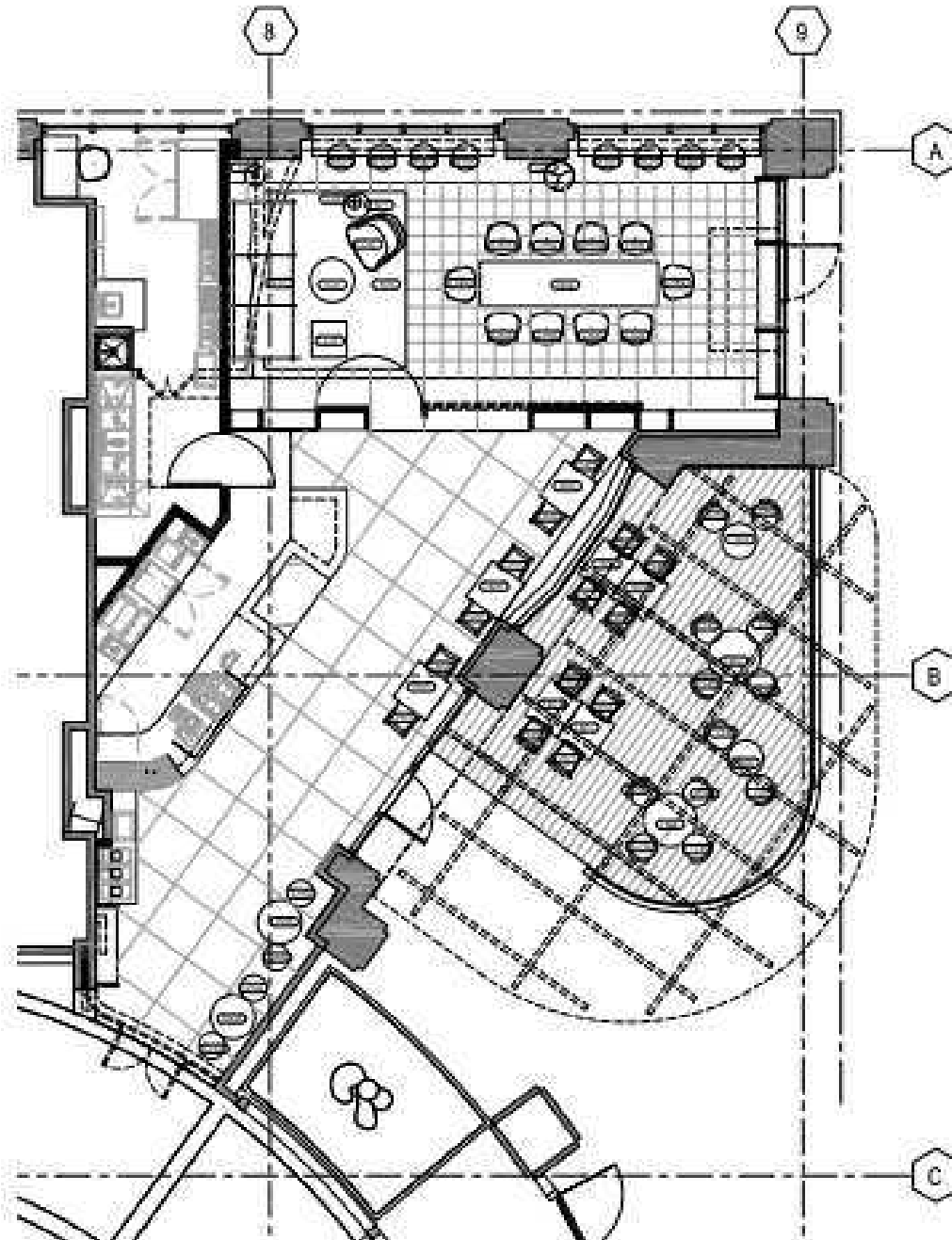
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STEPS FROM BENAROYA HALL AND SAM



WALKING DISTANCE FROM THE WATERFRONT



EASILY ACCESSIBLE FROM I-5 AND 99



FINE DINING AND ENTERTAINMENT



4,000 + HOTEL ROOMS WITHIN 3 BLOCKS