

# Miller Building

6113 13th Avenue S,  
Seattle, WA 98108

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Prime second-generation  
retail for lease



Unlock the potential of Seattle's oldest neighborhood, Georgetown blends historic charm with a thriving creative and industrial scene. The neighborhood is home to breweries, coffee roasters, art studios, furniture makers and more. Georgetown's location makes it an ideal setting for businesses seeking visibility and access to a diverse customer base.

#### Highlights:

- Rare Georgetown vacancy
- Second-generation spaces
- Charming historic Seattle neighborhood
- Ample street parking



# FLOOR PLAN

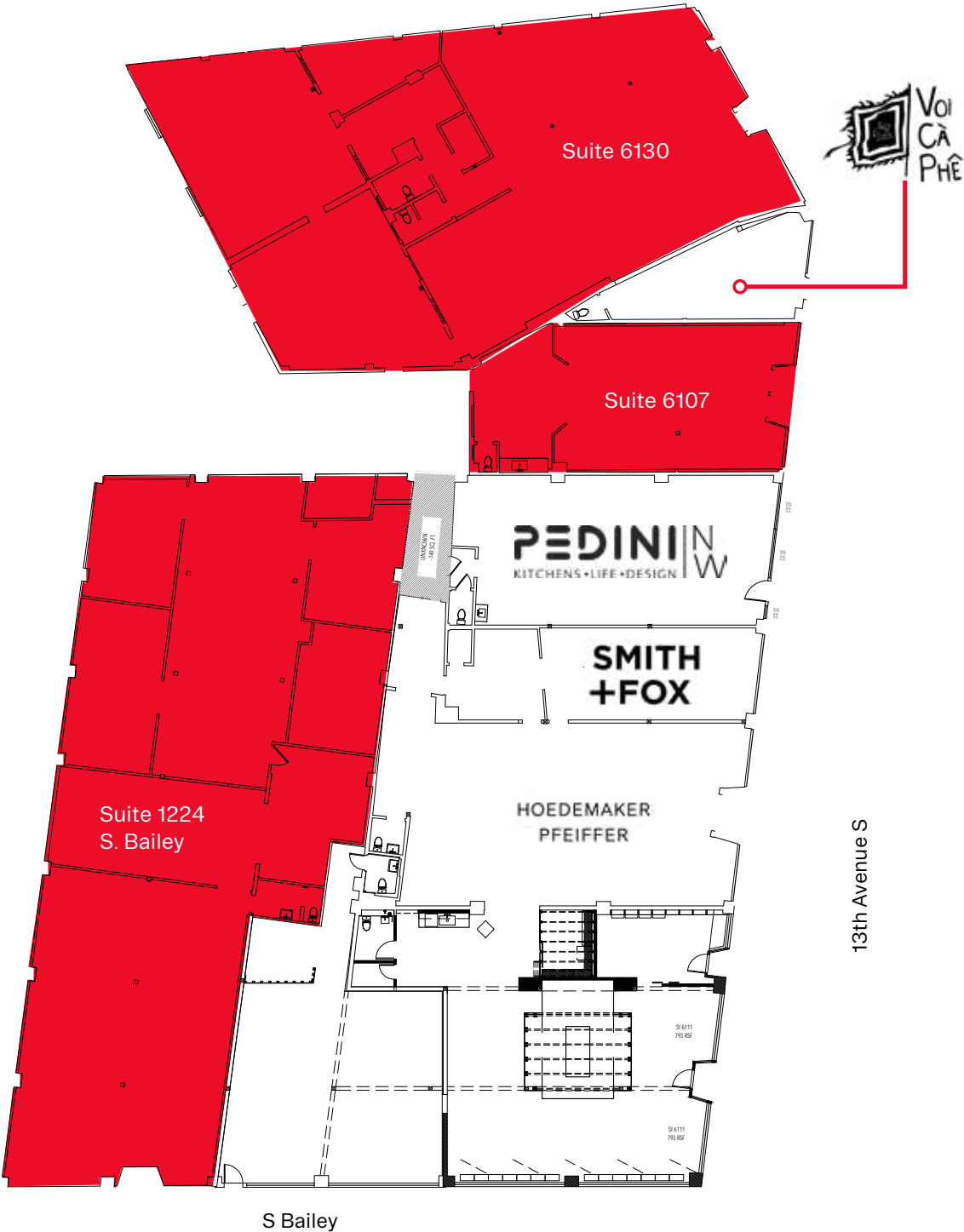
Airport Way S

## Available Spaces

Suite 6130 - 4,270 SF

Suite 6107 - 1,226 SF

Suite 1224 S. Bailey - 5,385 SF  
(Interior warehouse space)





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## Interior photos

Suite 6107 - 1,226 SF



# Demographics

## AVERAGE HOUSEHOLD INCOME

1-Mile: \$124,766

2-Mile: \$120,591

## TOTAL POPULATION

1-Mile: 10,433

2-Mile: 55,808

## TRAFFIC COUNTS

10,972 Vehicles per day

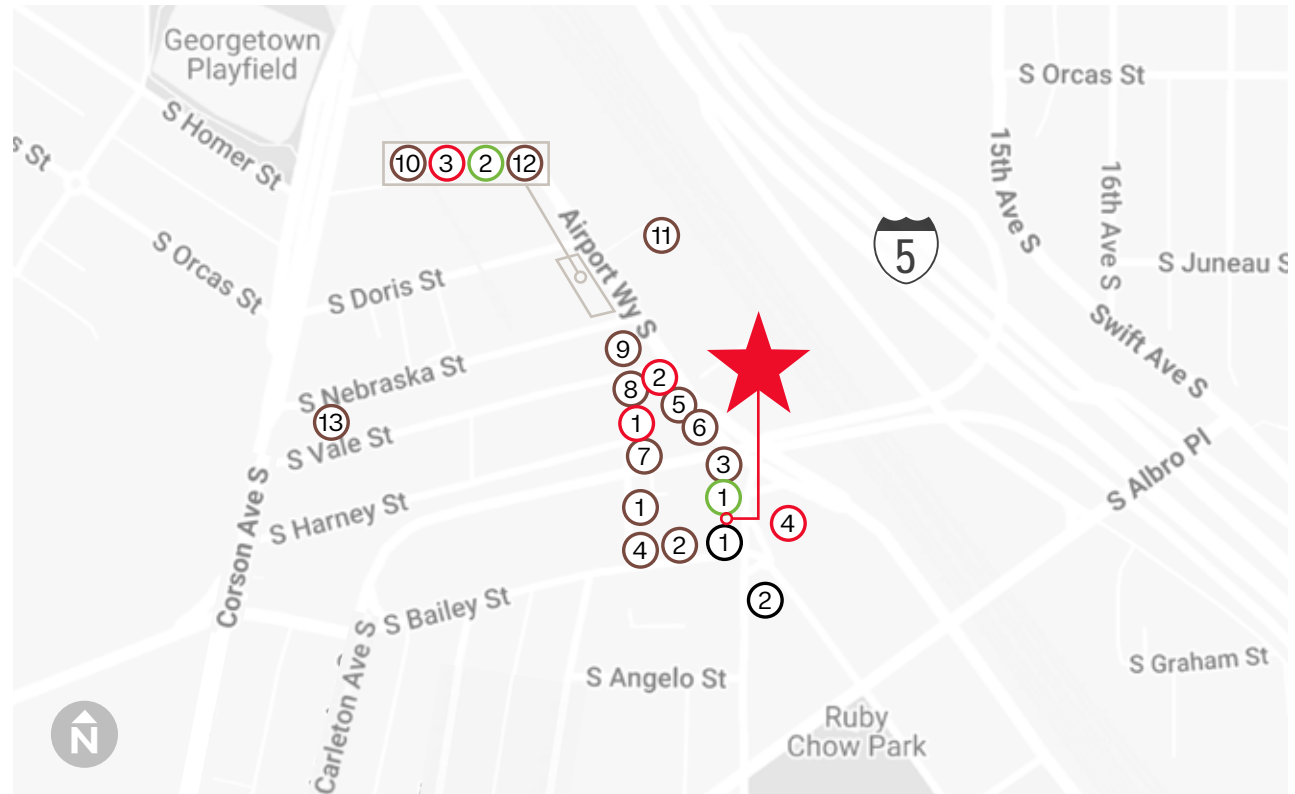
@NW 13th Avenue South & S Albro Pl

11,086 Vehicles per day

@Airport Way South & 13th Ave S NW

16,508 Vehicles per day

@S Albro Pl & Stanley Ave S



## RETAIL

- ① The Barn Owl Vintage Goods
- ② Fantagraphics Bookstore and Gallery
- ③ A Dog's Dream Pet Store
- ④ Miller Paint - Georgetown

## HEALTH & BEAUTY

- ① Smith + Fox
- ② YogaSmith

## OTHER

- ① Hoedemaker Pfeiffer
- ② Georgetown Old City Hall

## RESTAURANTS, CAFES & NIGHTLIFE

- ① Ciudad
- ② Mezzanotte
- ③ Voi Ca Phe
- ④ El Pirata Tortas
- ⑤ Maude's
- ⑥ Smarty Pants
- ⑦ Matcha Man Ice Cream
- ⑧ All City Coffee
- ⑨ Tinte Cellars
- ⑩ Fonda la Catrina
- ⑪ Fran's Chocolate
- ⑫ Jules Maes Saloon
- ⑬ Jellyfish Brewing Company



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