

Northcut

LANDING

4915-5001 25TH AVENUE NE | SEATTLE, WA 98105



RETAIL & OFFICE SPACE FOR LEASE ACROSS FROM U-VILLAGE

NORTHCUT LANDING

Northcut landing located on the edge of the Universty District and Ravenna neighborhoods benefits from a highly-visible location between the University of Washington's main campus located to the west, UW Medical Center located to the south, and University Village, Seattle's premier, open-open-air retail center, directly to the east.

Located along 25th Avenue NE, one of the area's primary thoroughfares, Northcut Landing provides prominent street visibility for ground floor retail, and close proximity to a diverse mix of restaurants, retail, and services provides unparralleled tenant amenities.



1 block to U-Village



1/4 mile to UW



47K+ students at UW



PROPERTY HIGHLIGHTS

- Approximately 3,537 SF of ground level retail space available in the West Building
- Project contains two, three-story buildings surrounding a landscaped retail courtyard
- Two-level subterranean parking garage with 207 parking spaces
- Situated along the Burke-Gilman trail, a busy pedestrian & bicycle path
- Nearby University of Washington boasts over 45,000 undergraduate students annually and an employment base exceeding 20,000 employees
- Seattle Children's Hospital located to the east receives over 35,000 visits annually

NORTHCUT LANDING

Located along 25th Avenue NW, Northcut Landing is made up of two three-story buildings with a below grade two-level parking garage. The project provides 60,407 SF of office and 23,308 SF of retail overall.

SUITE	RSF	TIMING
Retail 100W	1,286 SF	Available Now
Retail 101W	2,251 SF	Available Now
Office 208W	251 RSF	Available Now



WEST
BUILDING

EAST
BUILDING

PARKING ENTRY

25TH AVENUE NE

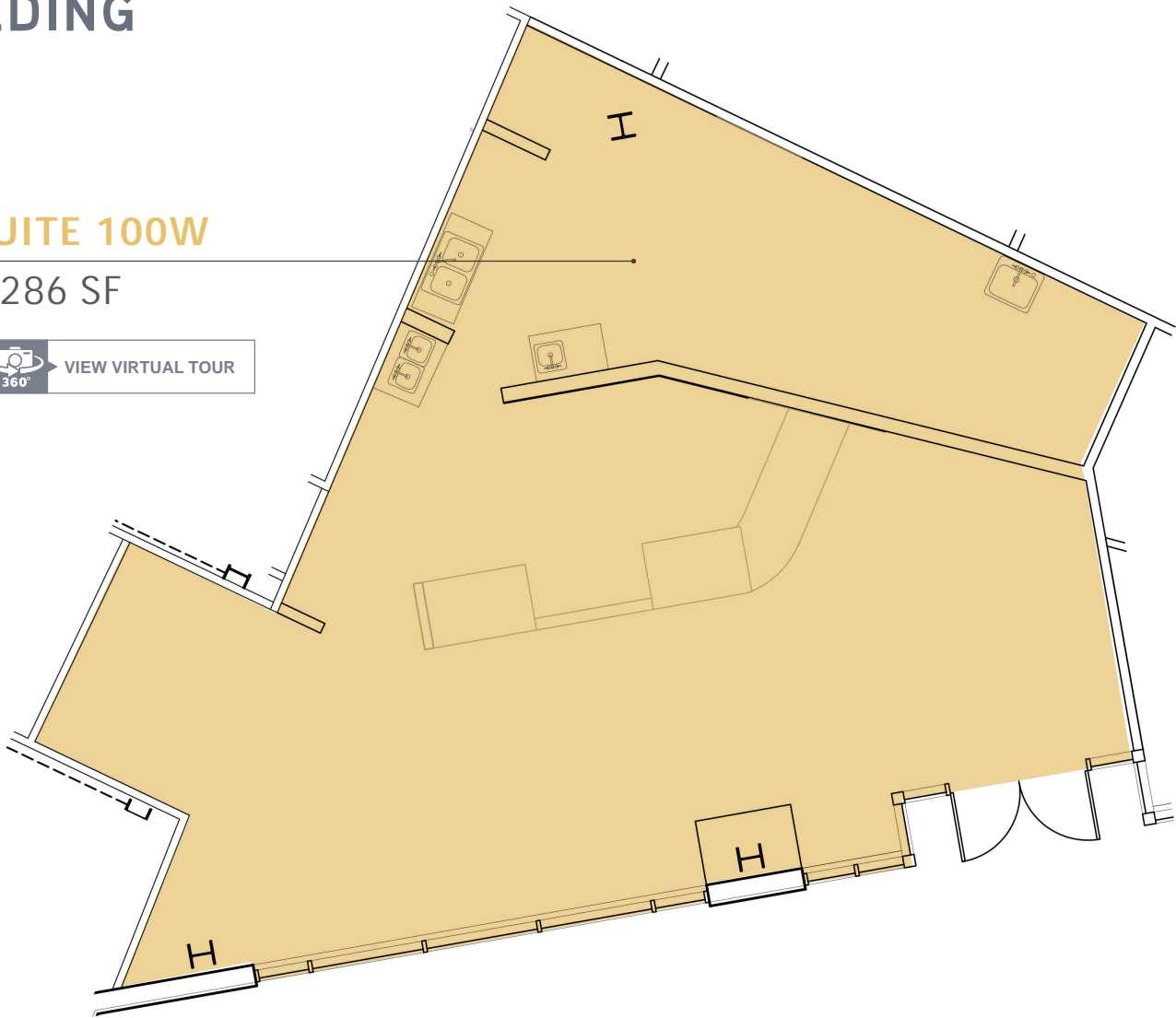
UNIVERSITY
VILLAGE

WEST BUILDING

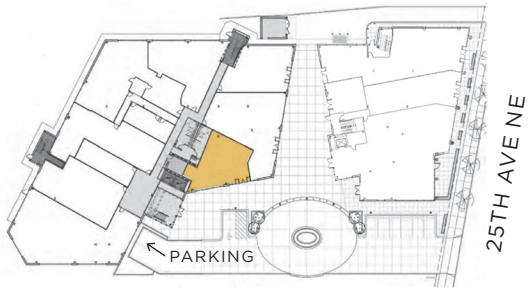
Floor 1

SUITE 100W

1,286 SF

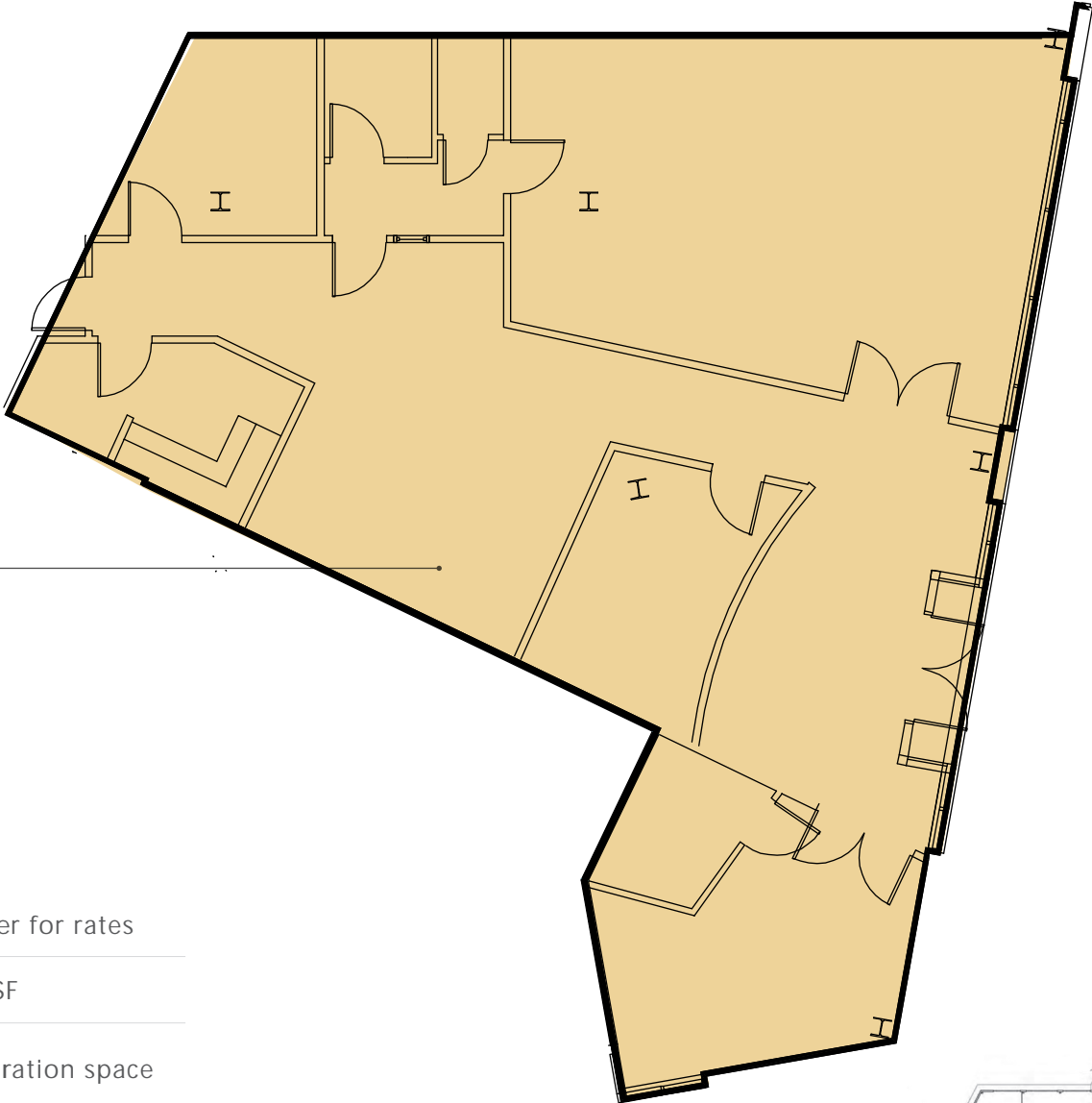


ASKING RENT	Call broker for rates
NNN'S ESTIMATE	\$16.00 PSF
DELIVERY CONDITION	Built out cafe with infrastructure in place



WEST BUILDING

Floor 1

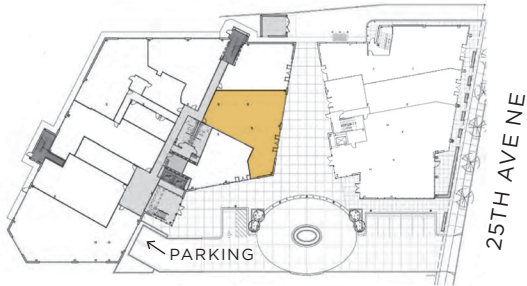


SUITE 101W

2,251 SF

ASKING RENT	Call broker for rates
NNN'S ESTIMATE	\$16.00 PSF
DELIVERY CONDITION	2nd generation space

- 2nd generation medical space with built out treatment rooms and access to common area bathrooms. The space sits right on the plaza with signage opportunities.

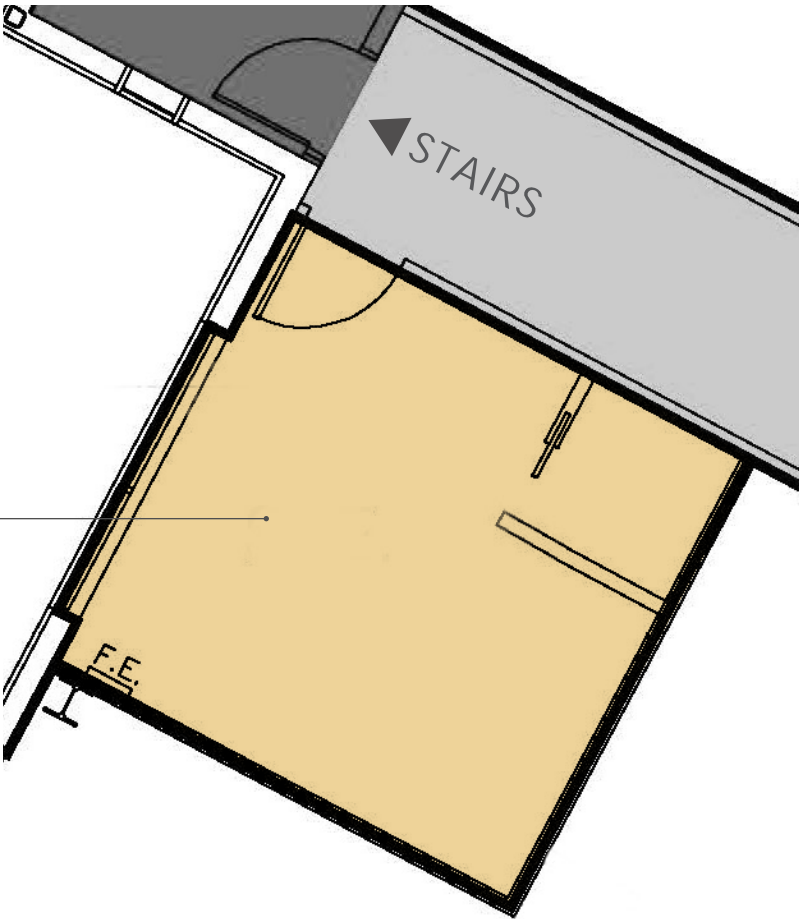


WEST BUILDING

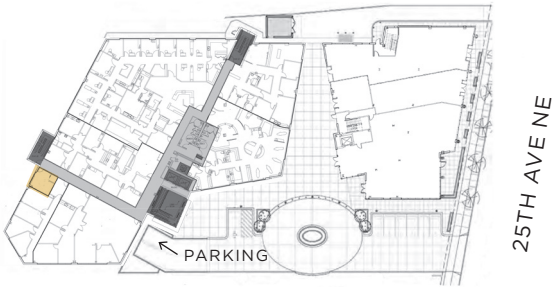
Floor 2

SUITE 208W

251 SF



ASKING RENT	Call broker for rates
NNN'S ESTIMATE	\$16.00 PSF
DELIVERY CONDITION	2nd generation space





DEMOGRAPHICS

	.25 MILE	.5 MILE	1 MILE
POPULATION	4,281	16,882	47,312
DAYTIME POPULATION	5,249	16,746	48,420
AVERAGE HH INCOME	\$51,814	\$82,212	\$102,338



92 Walk Score



71 Transit Score



92 Bike Score





AMENITIES

- RETAIL
- RESTAURANTS
- RECREATION
- U-VILLAGE
- BURKE-GILMAN TRAIL

Ravenna Park

Ravenna Brewing

Duchess Tavern

Pair

Mamma Melina

Blazing Bagels

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NE BLAKELEY ST

Soul Cycle

Crate & Barrel

Athleta

Apple

Peloton

Bartell Drug

lululemon

Ravenna Woods

Restoration Hardware

UNIVERSITY
VILLAGE

QFC

SEATTLE CHILDREN'S →

General Porpoise

Amazon Books

Evergreens

Din Tai Fung

BaBar

Burgermaster

← UNIVERSITY OF WA

↙ UW MEDICAL CENTER

Tesla

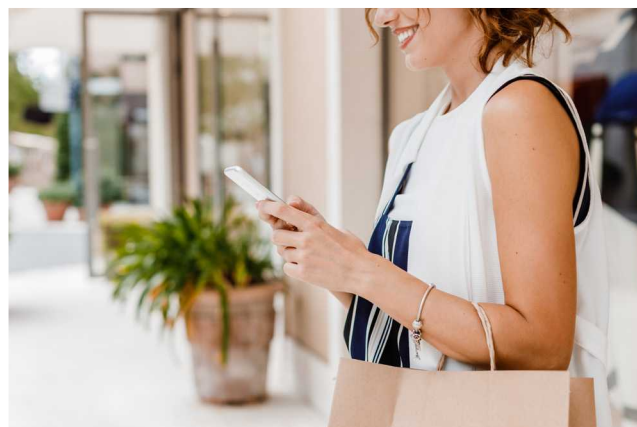
Virginia Mason

NE 45TH STREET



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