

FOR LEASE  
RESTAURANT + BAR

FREDONIA

534 15th Ave East, Seattle, WA 98112

AVAILABLE  
MARCH 2026



For more information please contact:

LAURA MILLER

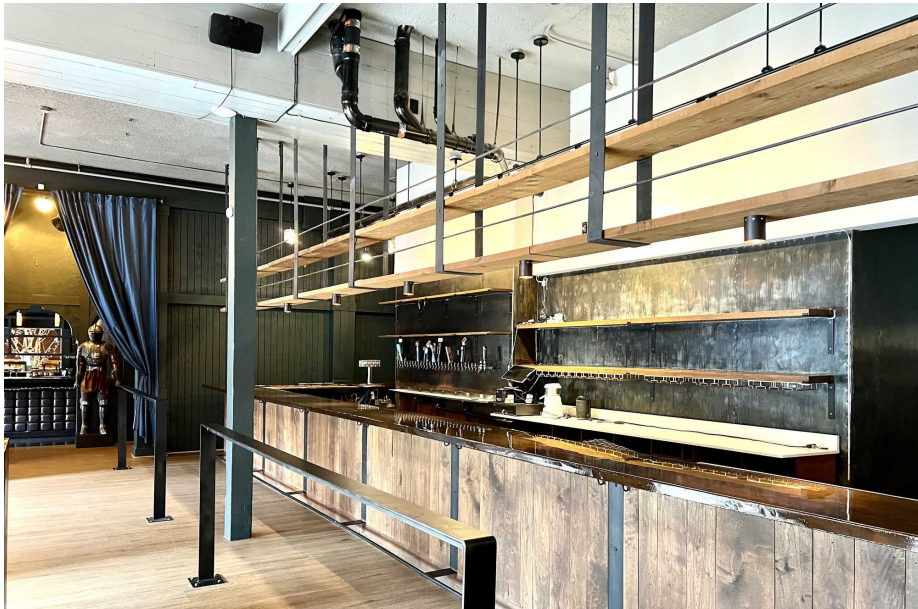
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534 15TH AVENUE EAST, SEATTLE, WA 98112

## RESTAURANT / BAR FOR LEASE



### PROPERTY HIGHLIGHTS

- Bring your concept: rare opportunity to lease a built out restaurant + bar located on Capital Hill's bustling 15th Ave E.
- 4,937 Sq Ft space (divisible to 1,752 RSF / 3,185 RSF) features main dining room with original wood paneling from a local barn, chandeliers and stained glass window, plant motif wallpaper and tons of character
- Chef's kitchen features a 20 foot type 1 hood, walk-in cooler, 2 full bars, operable/sliding storefront windows
- Landlord to complete Building storefront renovations designed by SkB Architects, to include large new storefront windows
- Monthly Rate \$40 PSF plus estimated 2025 NNN (\$9.00/RSF). Long term lease available.



71

TRANSIT SCORE



93

WALK SCORE



95

BIKE SCORE



21,077

TOTAL POPULATION



11,215

TOTAL HOUSEHOLDS



\$153,204

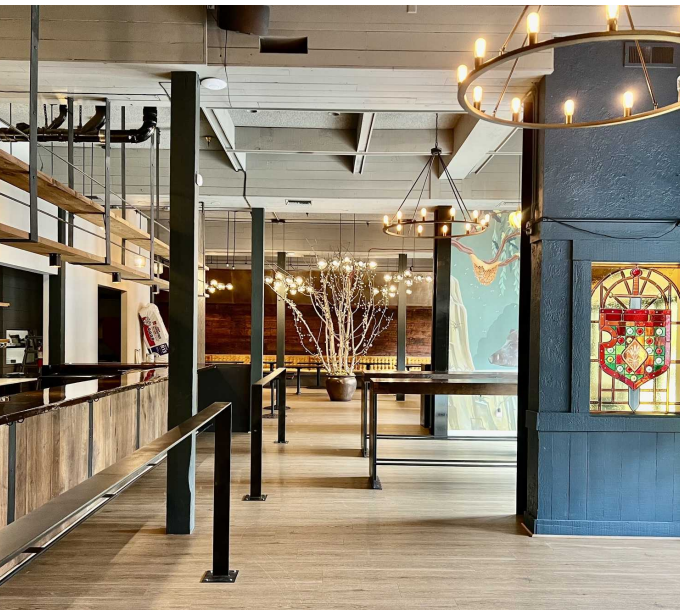
MEDIAN INCOME

\* Estimated 2024 Demographics based on a 2 mile radius



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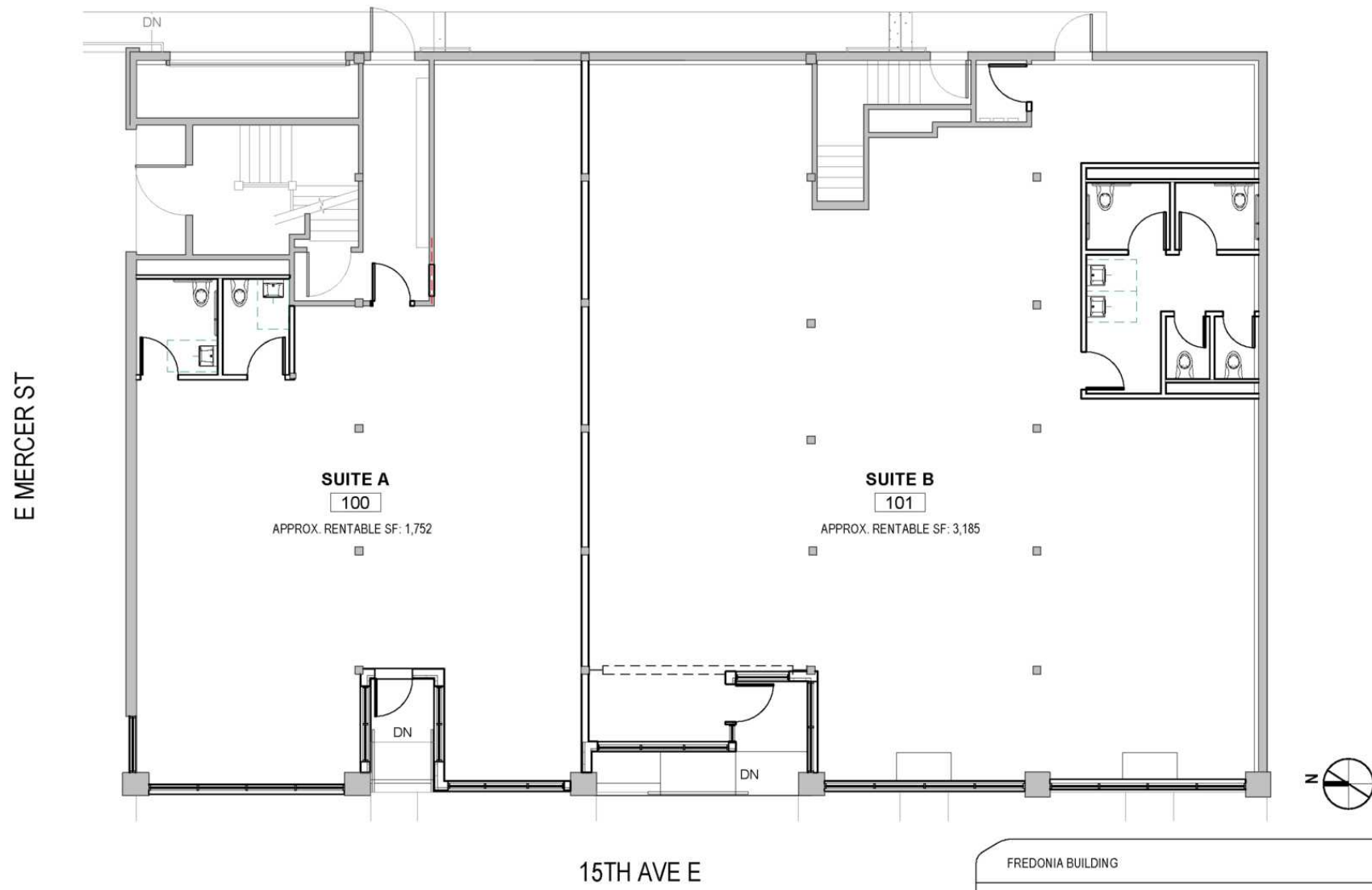


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RESTAURANT / BAR FOR LEASE



FREDONIA BUILDING

PLAN - LEVEL 1 W/ RR

Date: 06.11.25

**skB**  
ARCHITECTS

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