

FOR LEASE
PREMIER CAPITOL HILL RESTAURANT SPACE

1508 Melrose Ave, Seattle, WA 98122



For more information please contact:

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1508 MELROSE AVE, SEATTLE, WA 98122

PREMIER BUILT-OUT RESTAURANT SPACE

PROPERTY HIGHLIGHTS

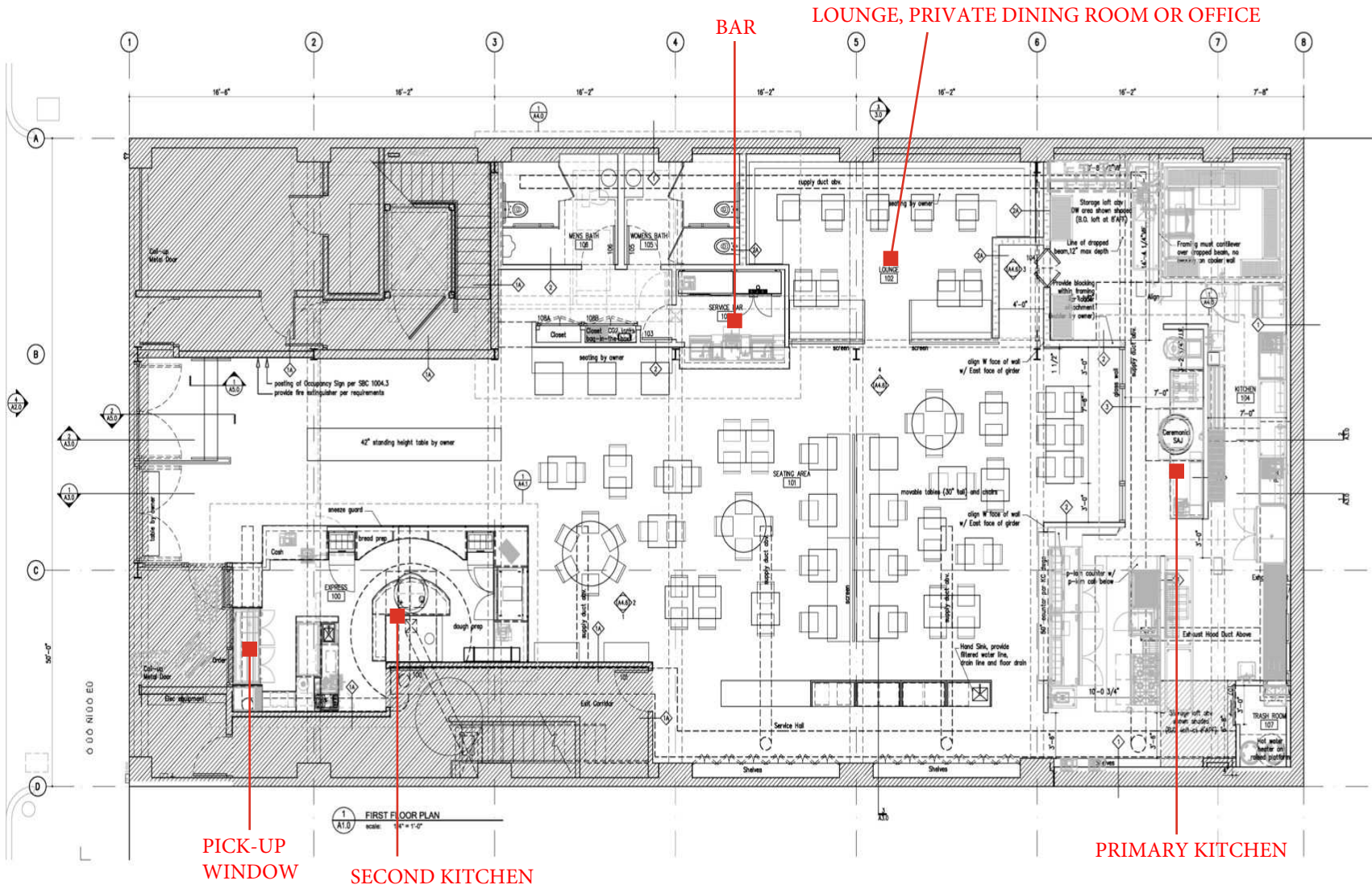
- Incredible opportunity to lease a built-out restaurant space located in the west end of Capitol Hill's "Pike/Pine Corridor" (across from Melrose Market, one of Capitol Hill's most vibrant dining, shopping and entertainment destinations) with strong day and night-time traffic
- Five minute walk from Washington State Convention Center which hosts 300,000-400,000 visitors annually
- Beautiful renovation of former automotive garage, completed in 2012, designed by Cobb Architects
- "Chef's" display kitchens include two (2) type 1 hoods (86"x54" and 144"x54") and one (1) type 2 hood (48"x48"), full bar, and pick-up window
- Unique architectural character with exposed brick, high ceilings, operable storefront windows, stunning metal beams from a sunken battleship, modern design aesthetic, fire sprinklers, HVAC, "street-eatery"
- 4,436 SF
- New Lease Rental Rate \$38.00/SF plus 2025 NNN (\$11.41/SF) = \$18,265.23. NNN includes water.



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PREMIER BUILT-OUT RESTAURANT SPACE



100

TRANSIT SCORE



99

WALK SCORE



66

BIKE SCORE



200,067

POPULATION



116,960

HOUSEHOLDS



\$137,463

HOUSEHOLD INCOME

*Estimated 2024 demographics based on a 2 mile radius

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