


FOR LEASE
BUILT-OUT RESTAURANT/NIGHT CLUB

1624 4th Avenue, Seattle, WA 98101



For more information please contact:

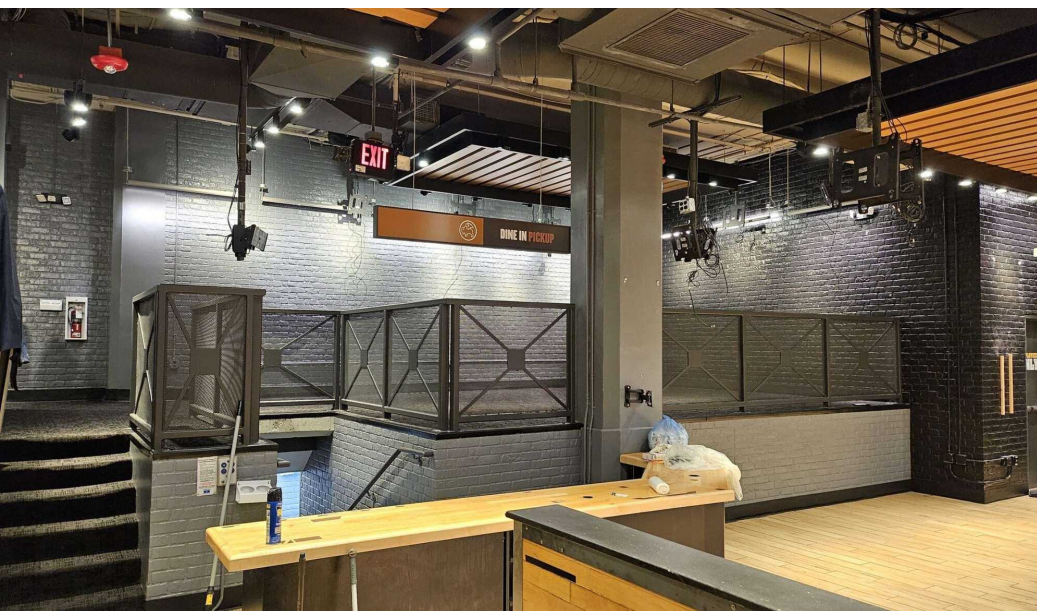
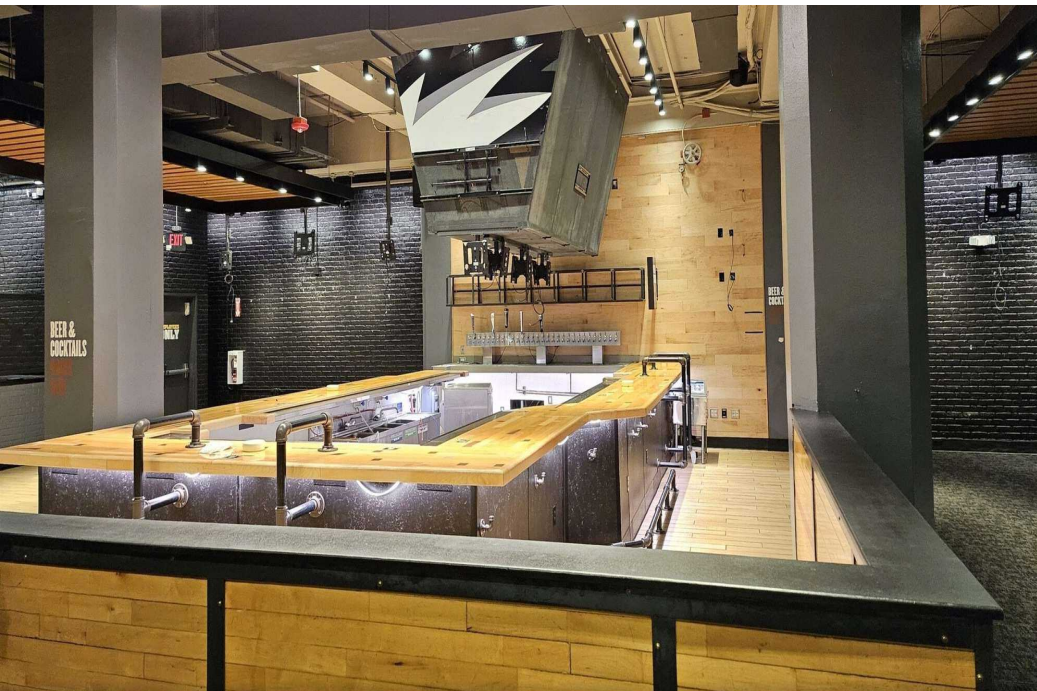
 LAURA MILLER
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 **GIBALTAR**
INVESTMENT PROPERTY SOLUTIONS

1624 4TH AVE, SEATTLE, WA 98101

BUILT-OUT RESTAURANT FOR LEASE



PROPERTY HIGHLIGHTS

- Rare opportunity to acquire a built-out restaurant/night club space in the heart of downtown Seattle's retail and business district
- Located at the ground-level of the WK Building, enjoy a built-in customer base with 13,800 SF of office space above
- Heavy foot traffic area near retail, hotels, offices and tourist attractions
- Adjacent to Westlake Park and Westlake Station, the building offers excellent access to public transit, including Link Light Rail and major bus routes
- Surrounding points of interest include Westlake Center, Mayflower Park Hotel, Monorail Station
- Prominent signage and street visibility on 4th Avenue
- Two (2) type 1 hoods (approx. 12' and 16'), three (3) large walk-in freezers and large walk-in fridge. Scullery and dry storage area.
- Elevator access from basement to main level
- Capacity: 300 people
- 7,625 SF (comprised of 4,603 SF main level + 3,022 SF basement)
- Rental Rate \$24/SF plus 2025 NNN



100

TRANSIT SCORE



99

WALK SCORE



81

BIKE SCORE



186,534

TOTAL POPULATION



111,340

TOTAL HOUSEHOLDS



\$105,749

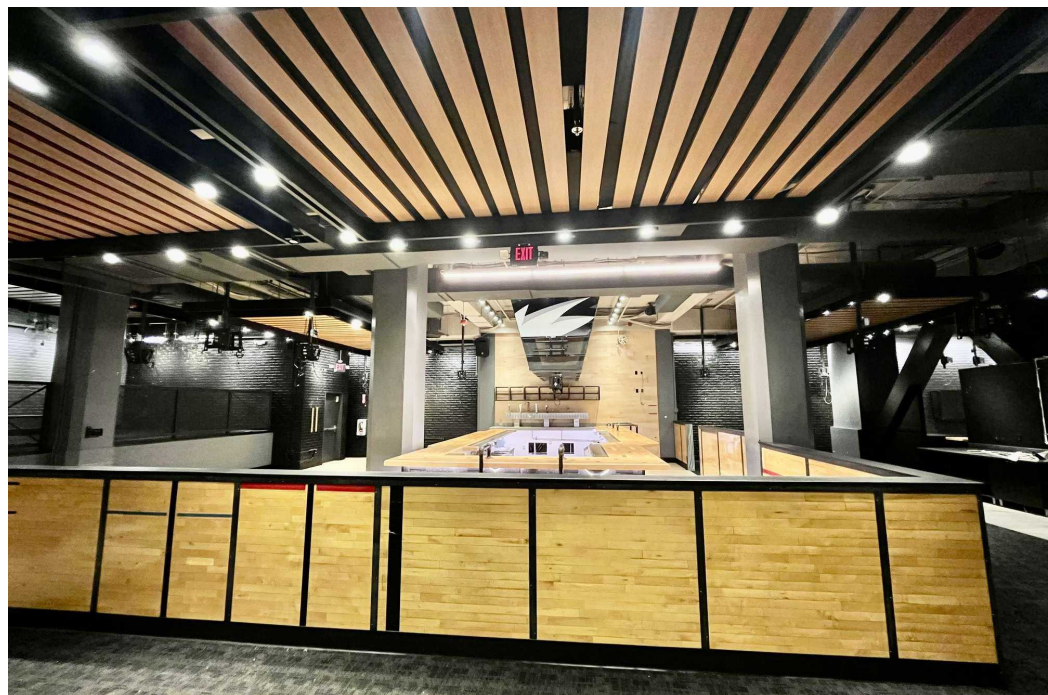
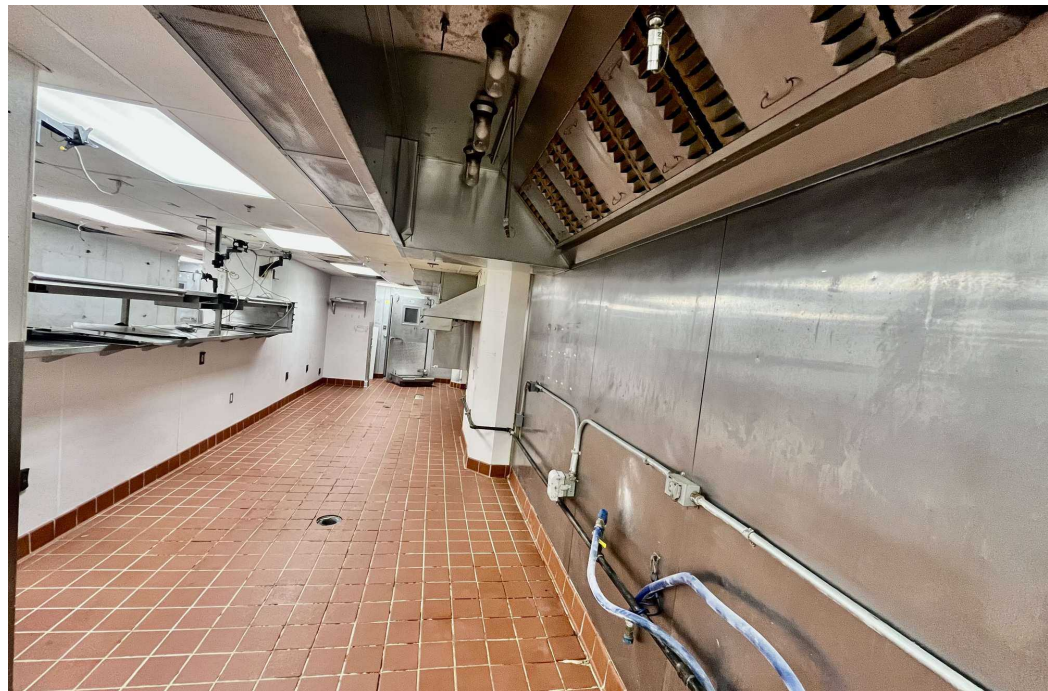
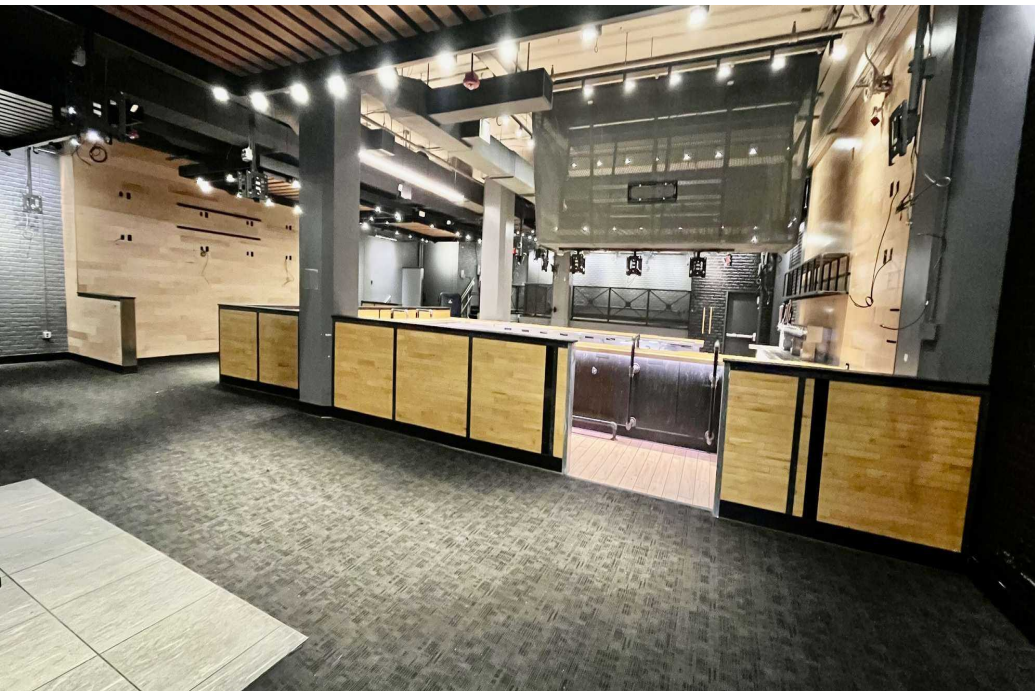
MEDIAN INCOME

* Estimated 2024 Demographics based on a 2 mile radius

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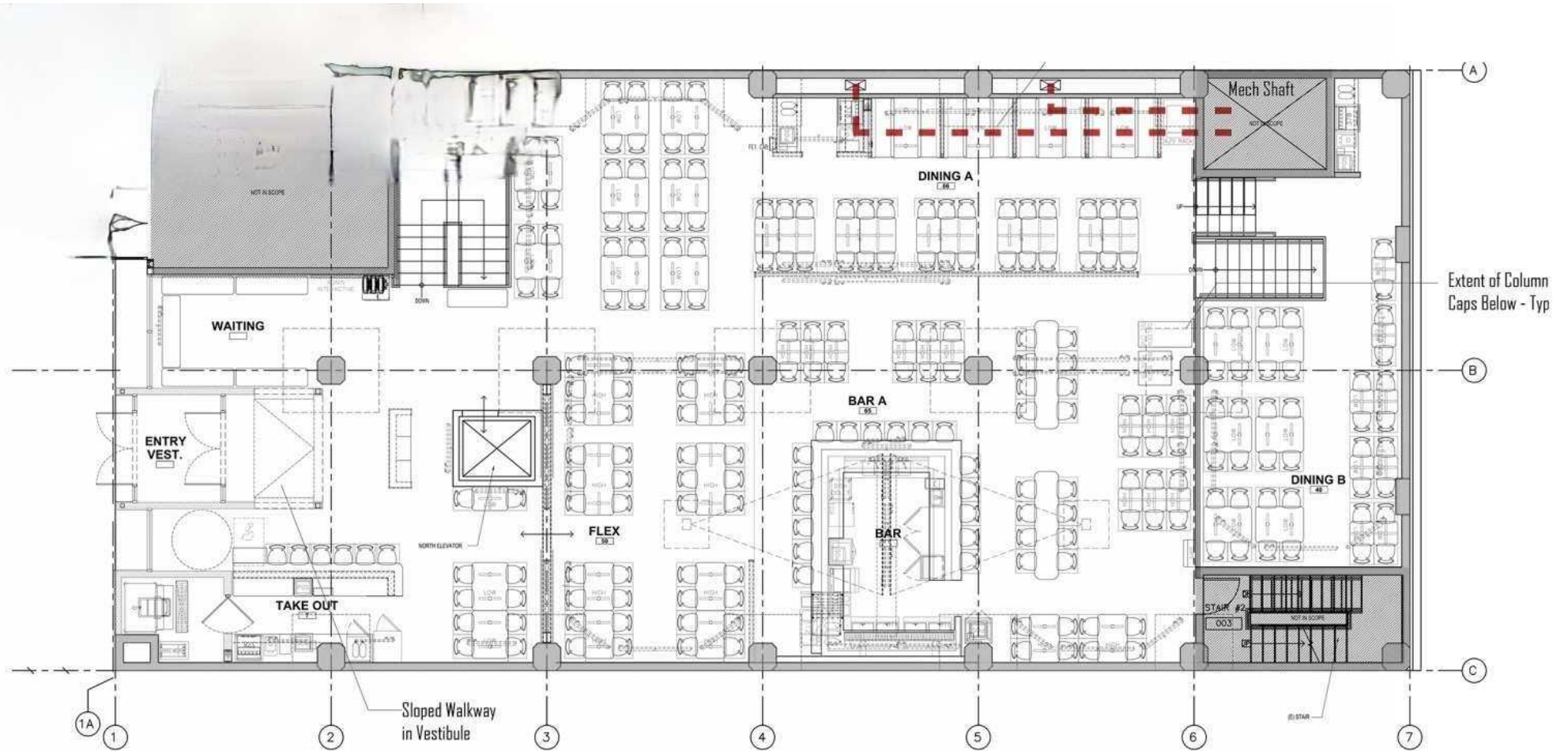
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BUILT-OUT RESTAURANT FOR LEASE



1624 4TH AVE, SEATTLE, WA 98101

BUILT-OUT RESTAURANT FOR LEASE



1624 4TH AVE, SEATTLE, WA 98101

BUILT-OUT RESTAURANT SPACE

