

Former
**HARD
ROCK
CAFÉ**
Space

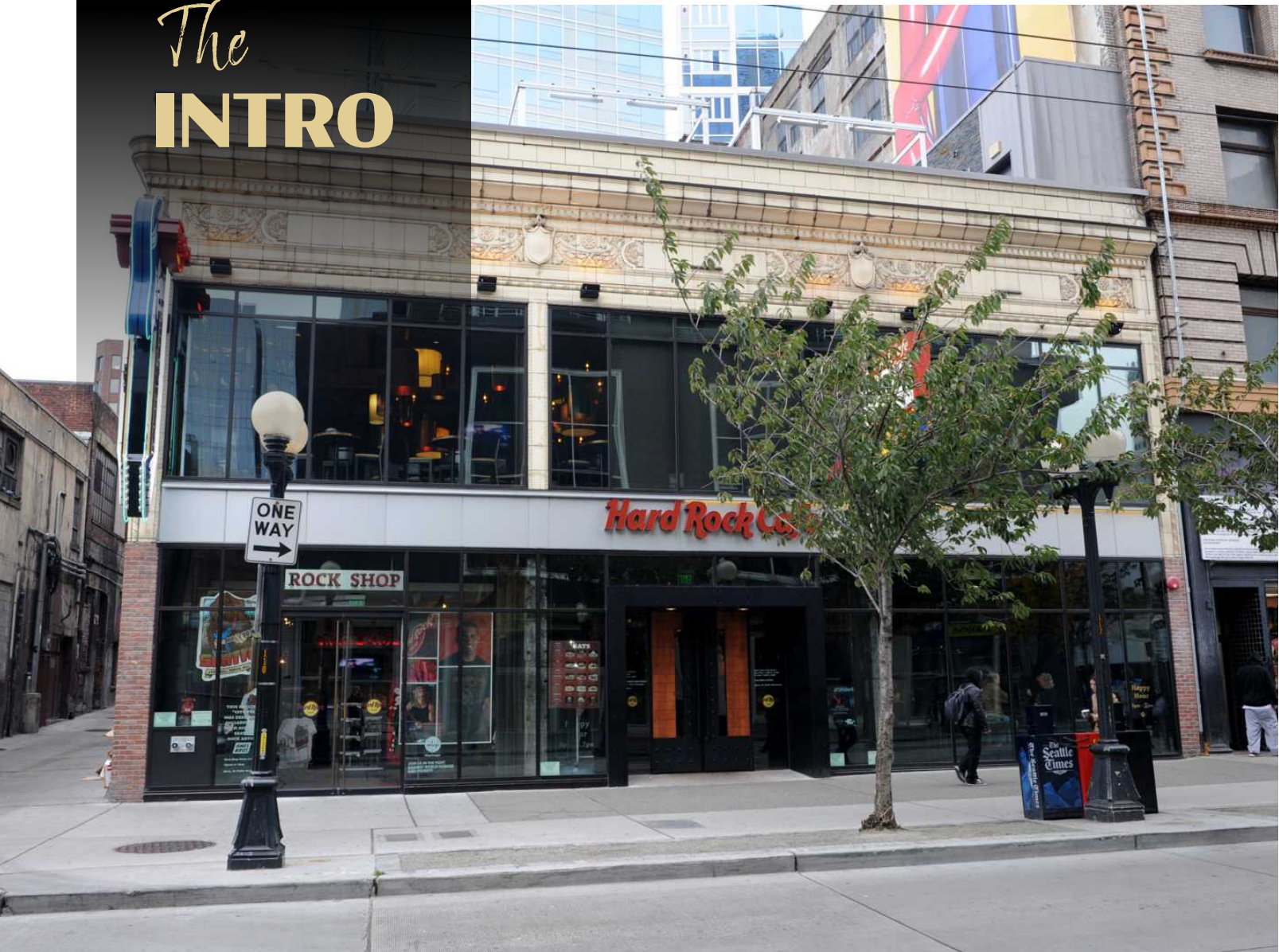
**116 Pike Street
Seattle, WA**

Rare Flagship
Restaurant / Retail
Opportunity near
Pike Place Market

CBRE



The INTRO



BECOME THE NEXT CHAPTER IN THE STORY OF THE YANCY-DONWORTH BUILDING



18,977 SF
restaurant-
ready space
in high foot
traffic area



Available for
the first time
in 15 years



Built in 1924,
designed
by Nevins
& Horrocks
Architects



Located ½ block
from Historic Pike
Place Market,
boasting more
than **10 million**
annual visitors



Prime location
for Flagship
Retail on one
of Seattle's
busiest blocks



The OPPORTUNITY



HIGHLIGHTS

- Levels 1 & 2: 7,006 SF
- Partially enclosed 3rd level roof deck with waterfront views
- 100-year-old building with historic brick interior walls
- 14' ceiling height on Levels 1 & 2
- Extensive restaurant infrastructure in place
- Kitchen equipment, tables and chairs available
- Like-new systems and equipment throughout the space (electrical, sound, HVAC, etc)

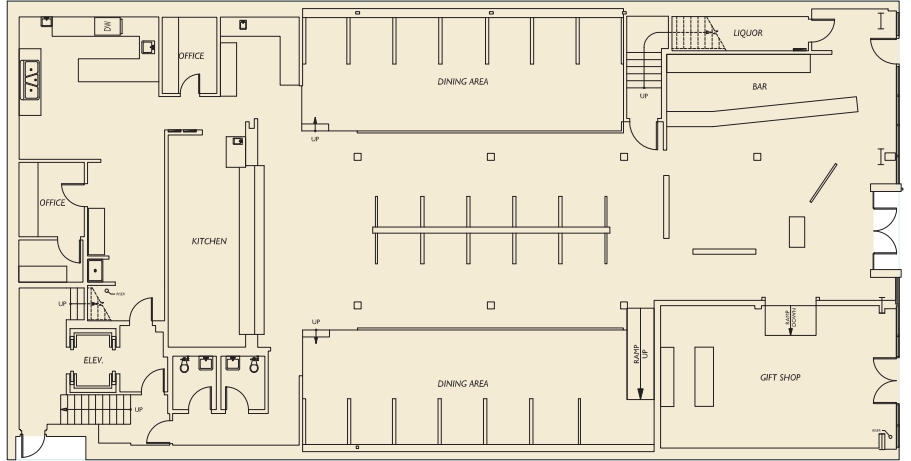




1ST FLOOR

7,006 SF

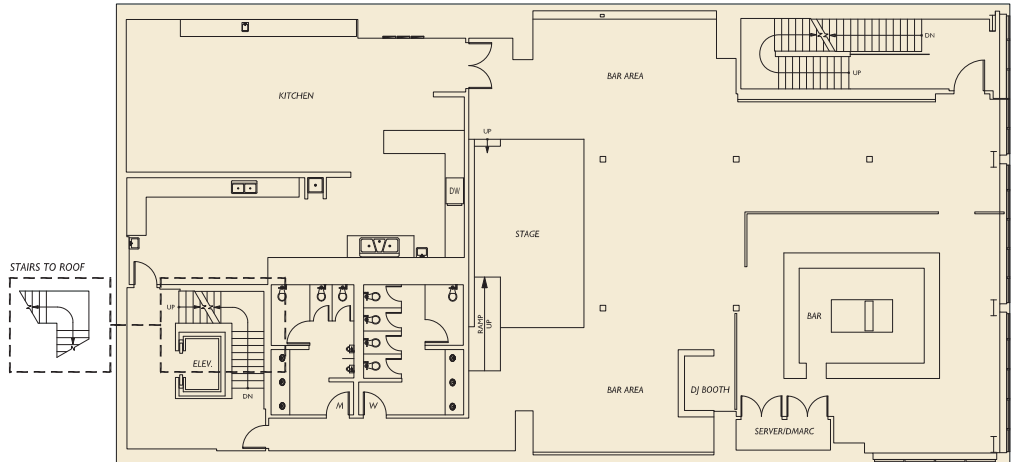
CLICK TO VIEW
VIRTUAL TOUR



2ND FLOOR

7,006 SF

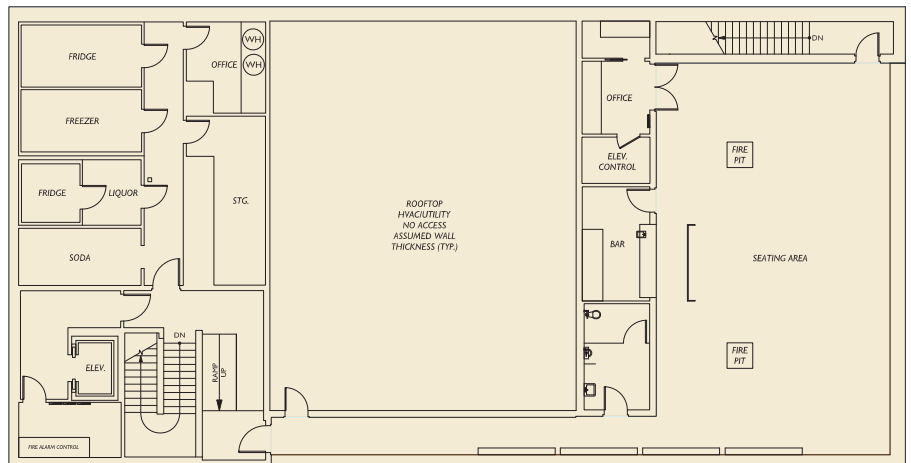
CLICK TO VIEW
VIRTUAL TOUR



3RD FLOOR ROOFTOP

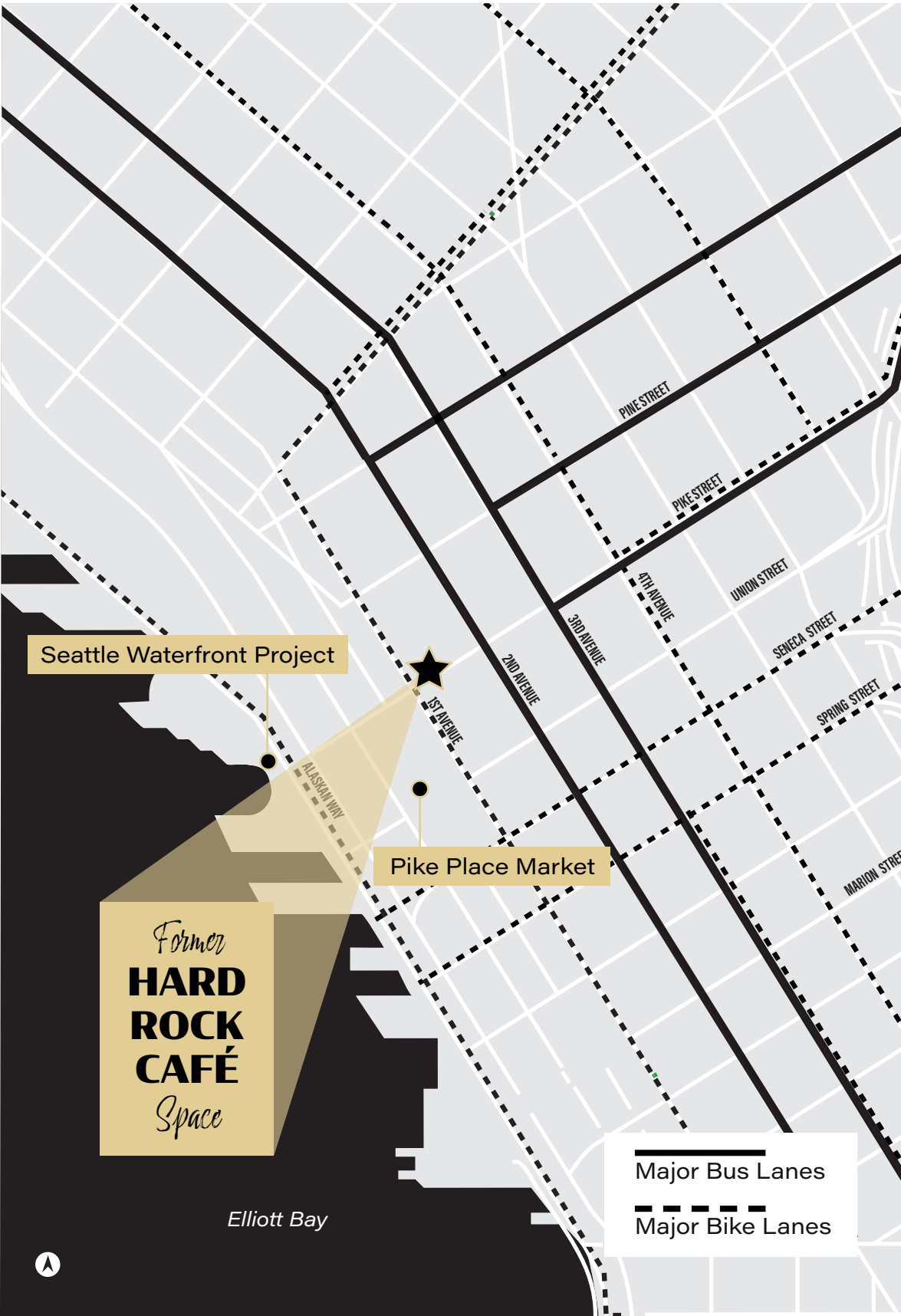
4,965 SF

CLICK TO VIEW
VIRTUAL TOUR



The AREA/LOCATION







**FOR
ADDITIONAL
INFORMATION,
PLEASE
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