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NEWMARK

Perform Properties



Project Details

SPACE	Suite L140 - 1,466 SF
	Suite L150 - 1,015 SF
	Suite L160 - 923 SF
AVAILABLE	Suite L140 - Available Now
	Suite L150 - Available 12/1/2025
	Suite L160 - Available Now
RENT	Call for rates
NNN ESTIMATE	TBD (2025)
IDEAL USER	Suite L140 - Grab & Go Food (Sandwiches, Ramen, Sushi, Vietnamese, Salads, Juice, etc.)
	Suite L150 - Coffee Shop / Cafe
	Suite L160 - Sundry/Mercantile

Floor Plan

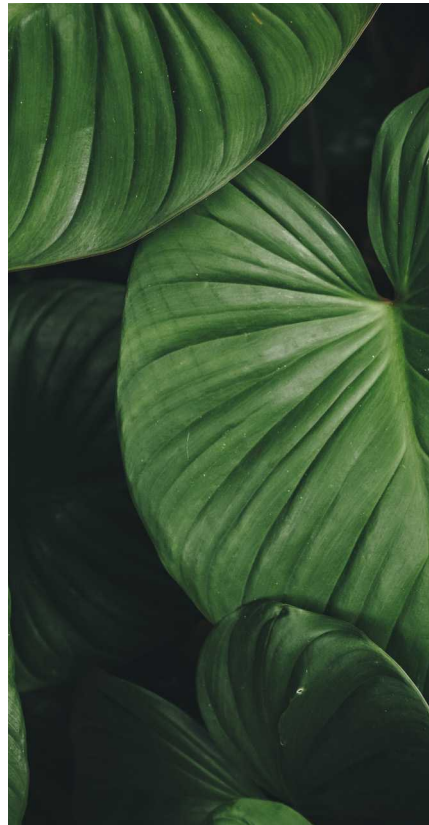
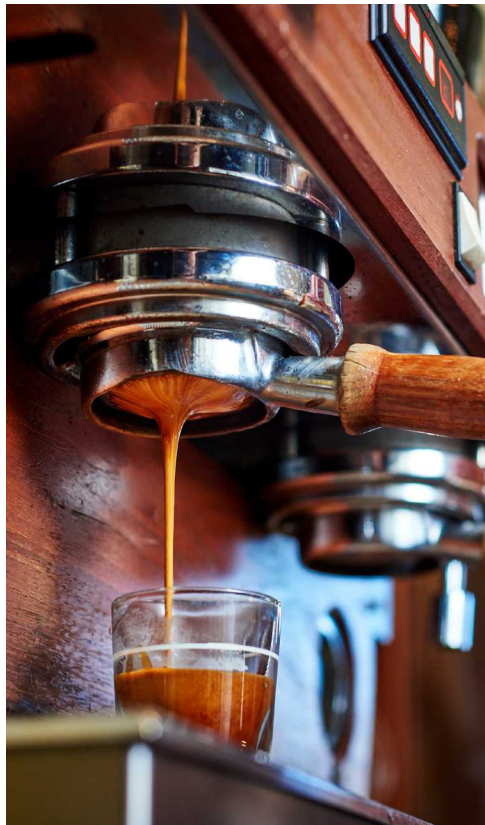
LEVEL ONE





Building Highlights

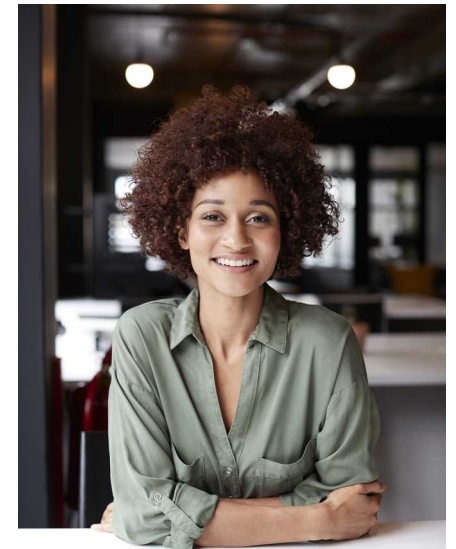
- 1,015 SF Prime corner coffee shop space available
- 1,466 SF retail deli space available, perfect for a grab & go food and beverage user
- 923 SF corner lobby retail space, perfect for a sundry/mercantile user
- Retail captures 6k+ daytime population in the building and from surrounding office buildings, including the Columbia Center connected by tunnel access
- Easy access to and from I-5 and to public transportation
- Below grade parking available for customer use
- Neighboring retailers include Belle Epicurean, Cherry Street Coffee House, Top Pot Doughnuts, and Charlotte Restaurant and Lounge





Area Demographics

	.25 MILE	.5 MILES	1 MILES
AVERAGE HH INCOME	\$154,862	\$148,344	\$156,671
RESIDENTS	5,398	20,240	74,244
DAYTIME POPULATION	54,071	145,650	248,657
MEDIAN AGE	37.6	37.3	34.2





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Contact Exclusive Agents

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