

RETAIL/CAFE/SALON OPPORTUNITIES

WESTLAKE-SOUTH LAKE UNION CORRIDOR

DEXTER LAKE UNION

1205-1225 Dexter Avenue North, Seattle, WA 98109



For more information please contact:

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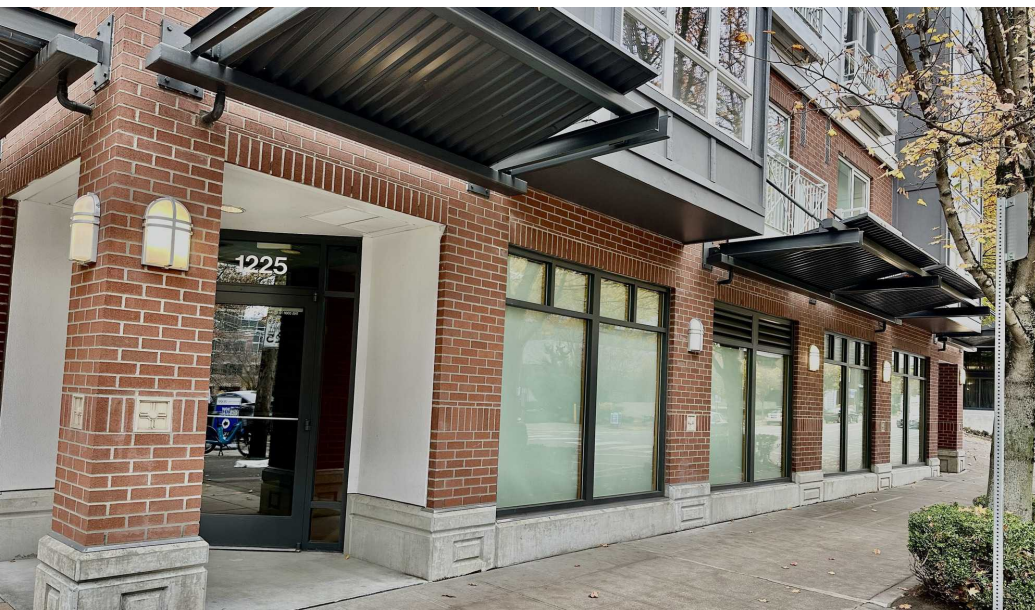
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 **GIBALTAR**
INVESTMENT PROPERTY SOLUTIONS

1205-1225 DEXTER AVENUE NORTH, SEATTLE, WA 98109

RETAIL / CAFE / SALON FOR LEASE



PROPERTY HIGHLIGHTS

- Rare opportunity to lease second generation retail, cafe and salon spaces at the crossroads of Westlake and South Lake Union, along the major, amenity-rich Dexter Avenue arterial
- Located at the base of Dexter Lake Union Apartments, a community of 201 residential units
- Adjacent to Meta's 280,000 SF corporate office
- High exposure and visibility benefitting from strong foot, bike, vehicle and transit traffic
- Directly across from a stairway with direct access to Lake Union and the Cheshiahud Lake Union Loop
- The area is home to major employers (tech, biotech) and dense multi-family dwellings, providing a built-in day and night-time population



76

TRANSIT SCORE



89

WALK SCORE



72

BIKE SCORE



190,213

TOTAL POPULATION



110,683

TOTAL HOUSEHOLDS



\$115,861

MEDIAN INCOME

*Estimated 2024 Demographics based on a 2-mile radius

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AVAILABLE SPACES

	SUITE	TENANT	SIZE (SF)	EST 2025 NNN	LEASE RATE	DESCRIPTION
■	Suite 1205	Available	1,294 SF	\$10.50	\$28.00 SF/yr	Second generation F&B space ideal for bakery, coffee, juice bar, bubble tea or small urban market/deli (no type 1 hood). Ability to vent a type 2 hood.
■	Suite 1211	Available	1,086 SF	\$10.50	\$28.00 SF/yr	Built-out salon space.
■	Suite 1225	Available	2,244 SF	\$10,50	\$28.00 SF/yr	Ideal for physical therapy, health/wellness, veterinarian, medi-spa, dental office. Comprise of reception area, 5 offices, and two (2) restrooms (one with shower).

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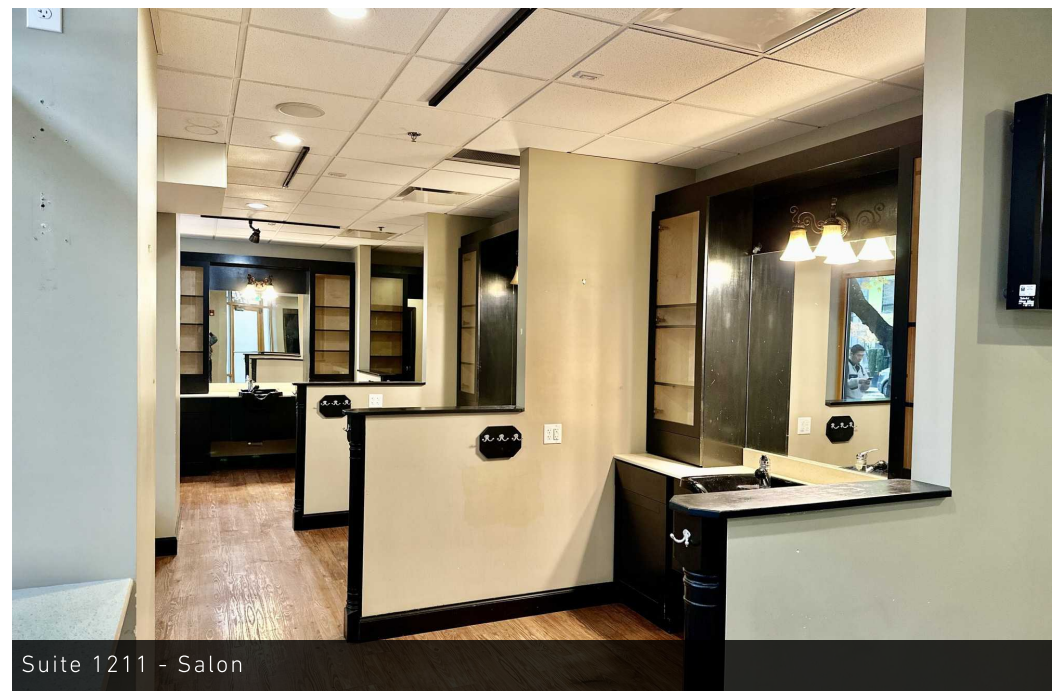


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RETAIL/CAFE/SALON FOR LEASE



Suite 1211 - Salon



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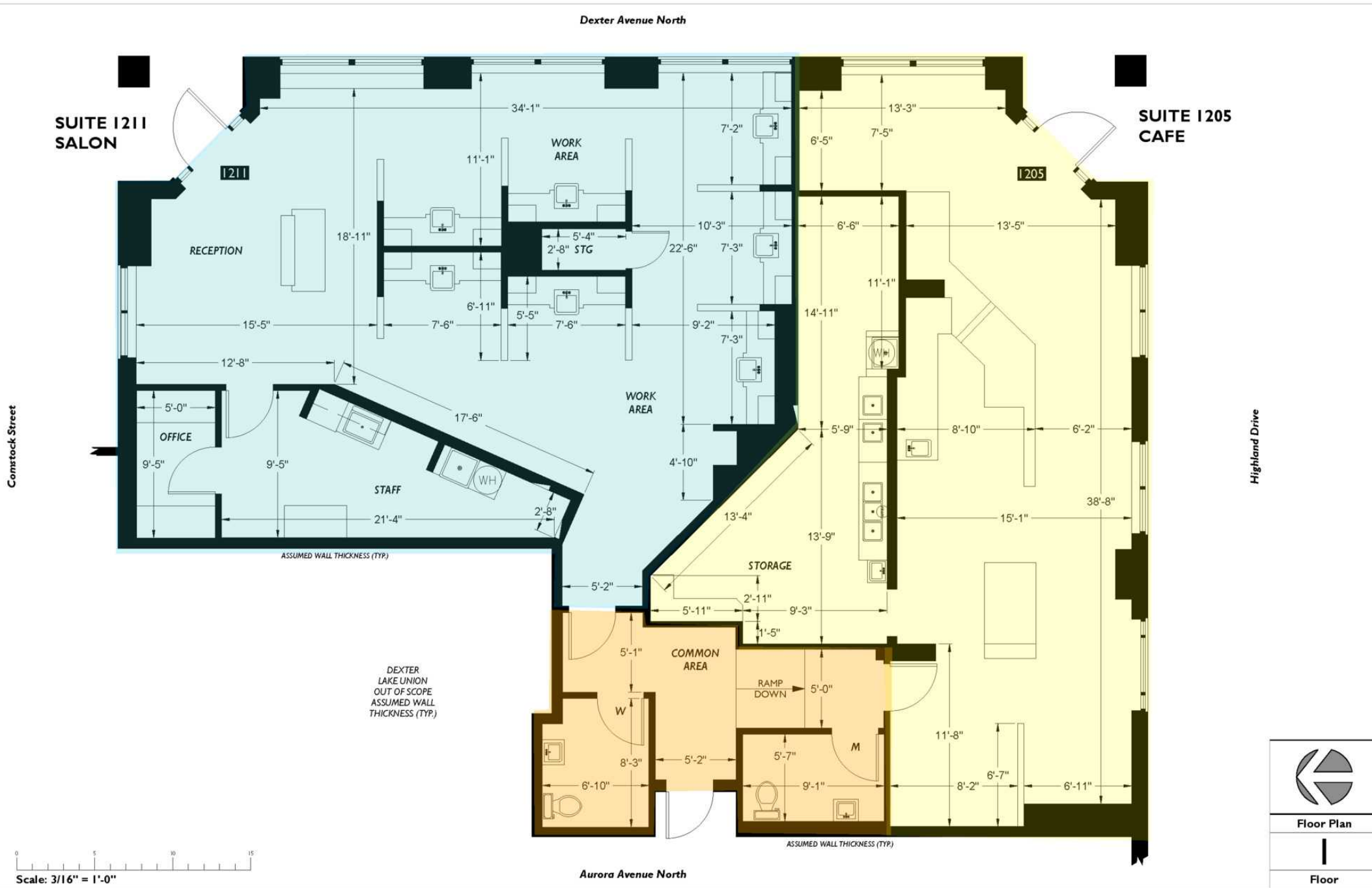
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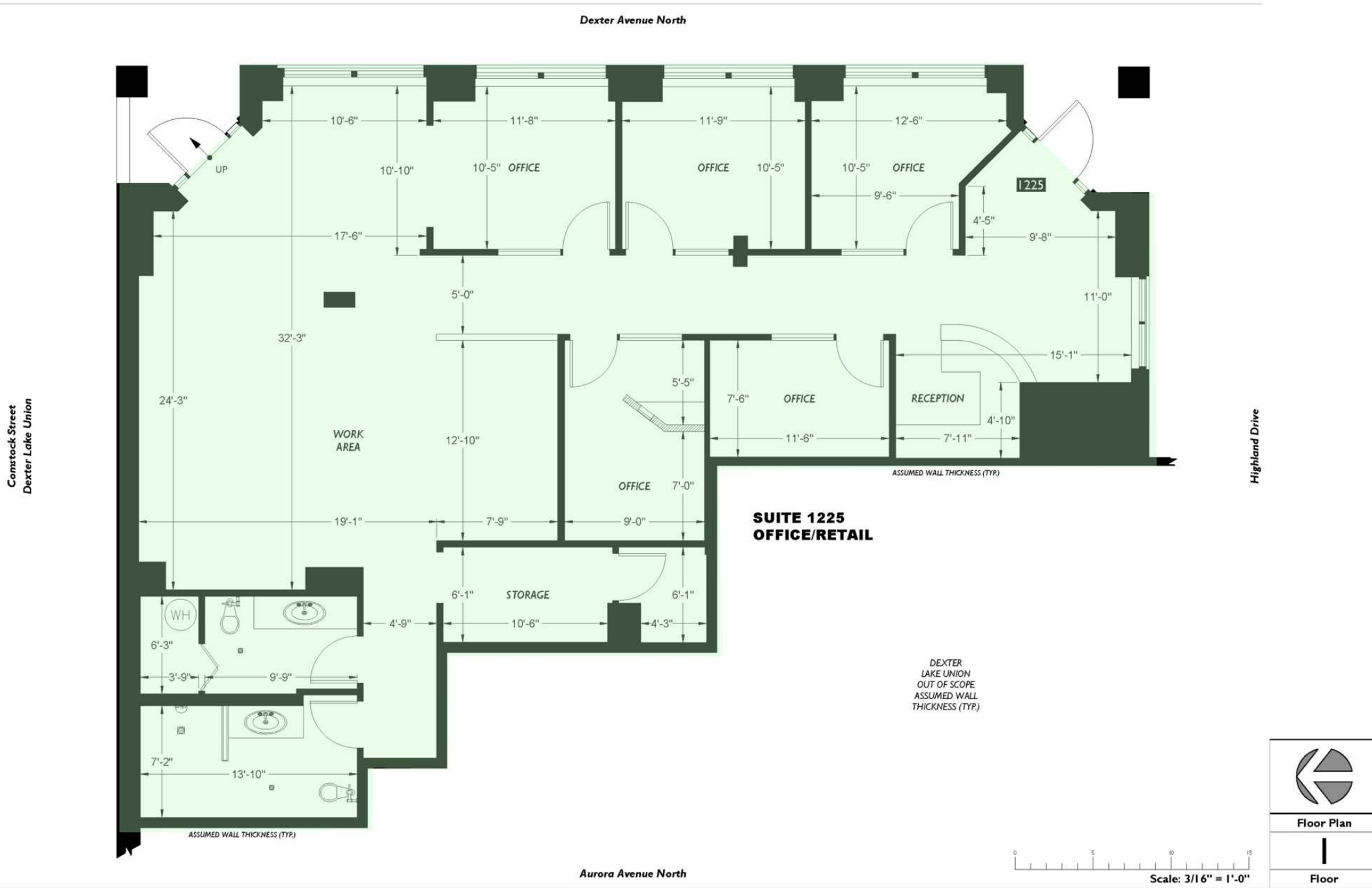
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