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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GIBRALTAR
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	89	72
TRANSIT SCORE	WALK SCORE	BIKE SCORE
190,213	**110,683**	**$115,861**
TOTAL POPULATION	TOTAL HOUSEHOLDS	MEDIAN INCOME

*Estimated 2024 Demographics based on a 2-mile radius

This information has been obtained from sources believed reliable. No guarantee, warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and to any special listing conditions, imposed by our principals. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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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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RETAIL/SALON/CAFE FOR LEASE

Suite 1205 - Cafe

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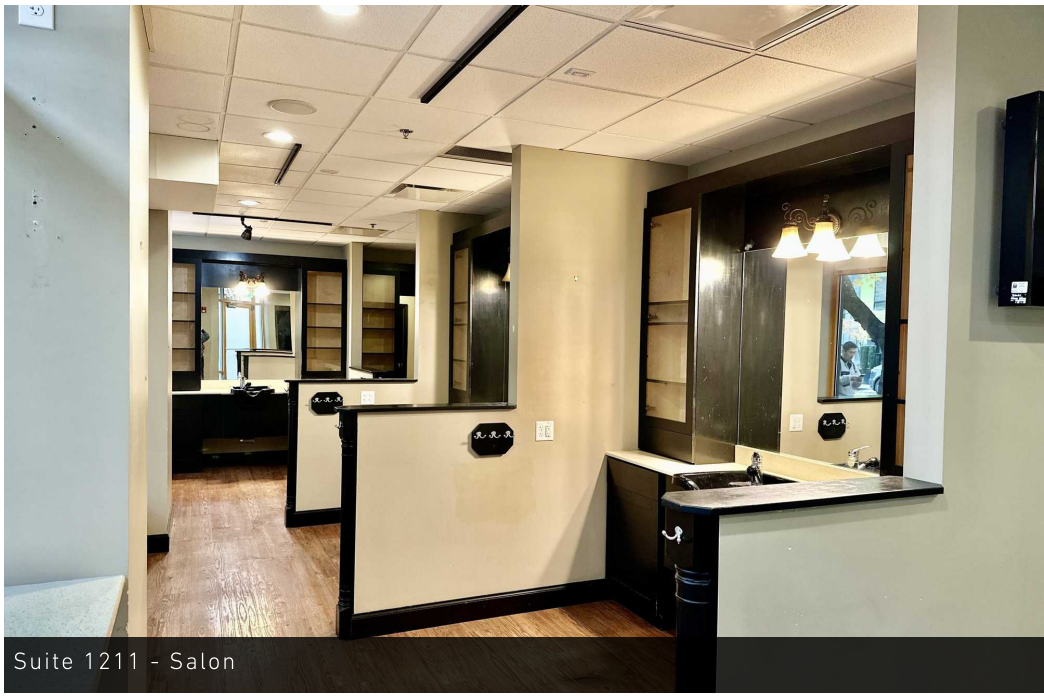
RETAIL/CAFE/SALON FOR LEASE

Suite 1211 - Salon



Suite 1211 - Salon

Suite 1211 - Salon

1205-1225 DEXTER AVENUE NORTH, SEATTLE, WA 98109

RETAIL/CAFE/SALON FOR LEASE

Suite 1225 - Office/Retail

Suite 1225 - Office/Retail

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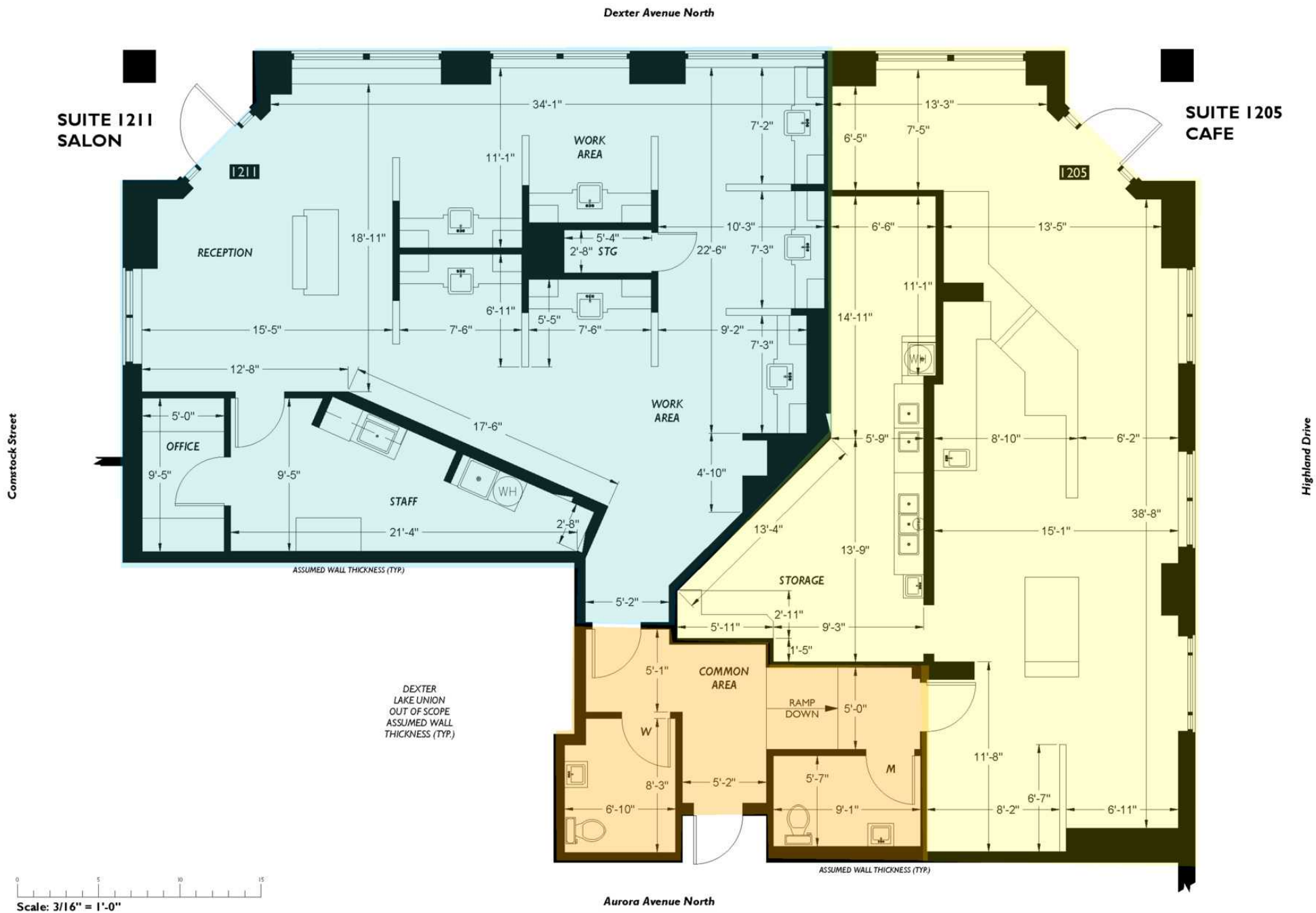
RETAIL/CAFE/SALON FOR LEASE



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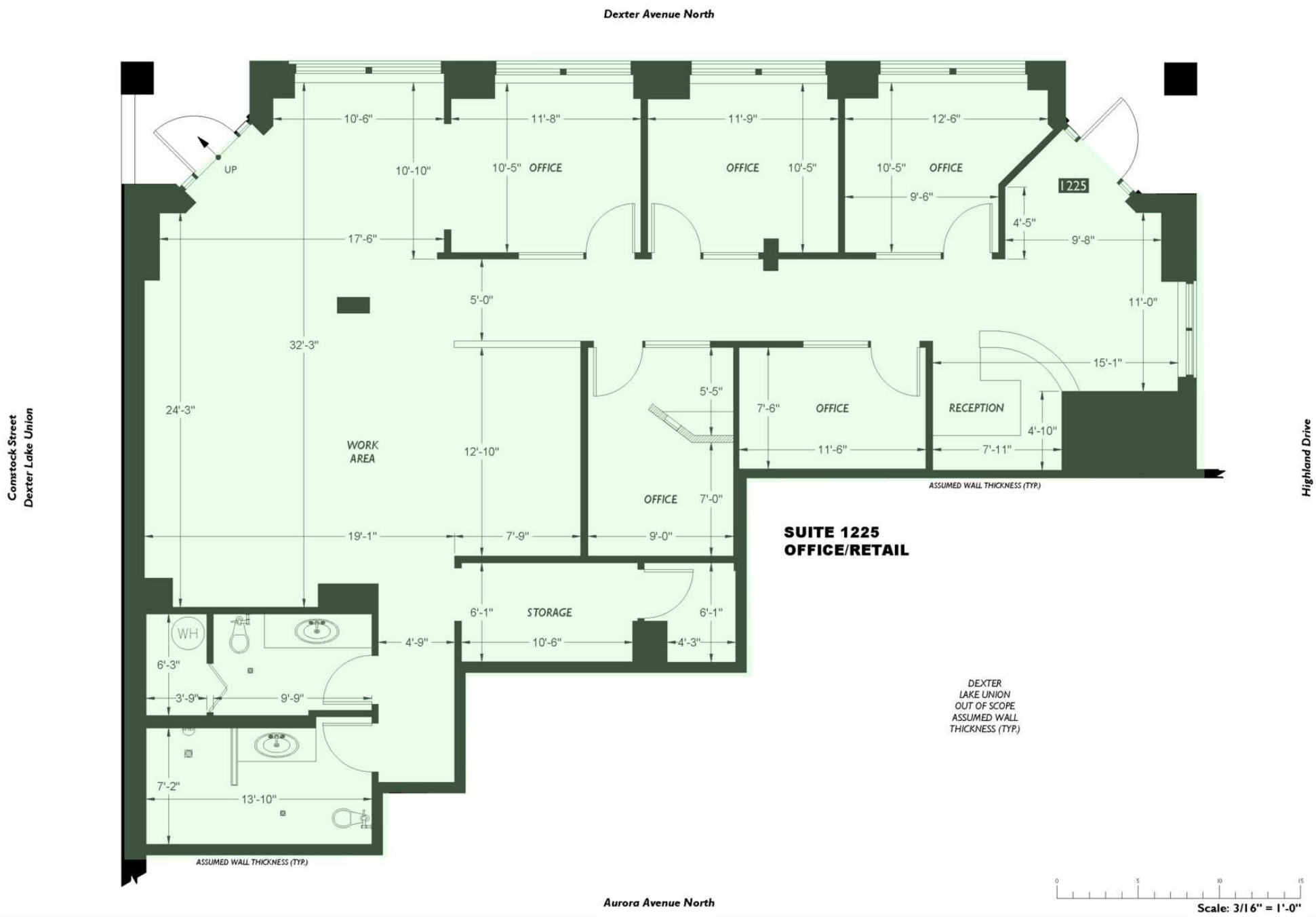

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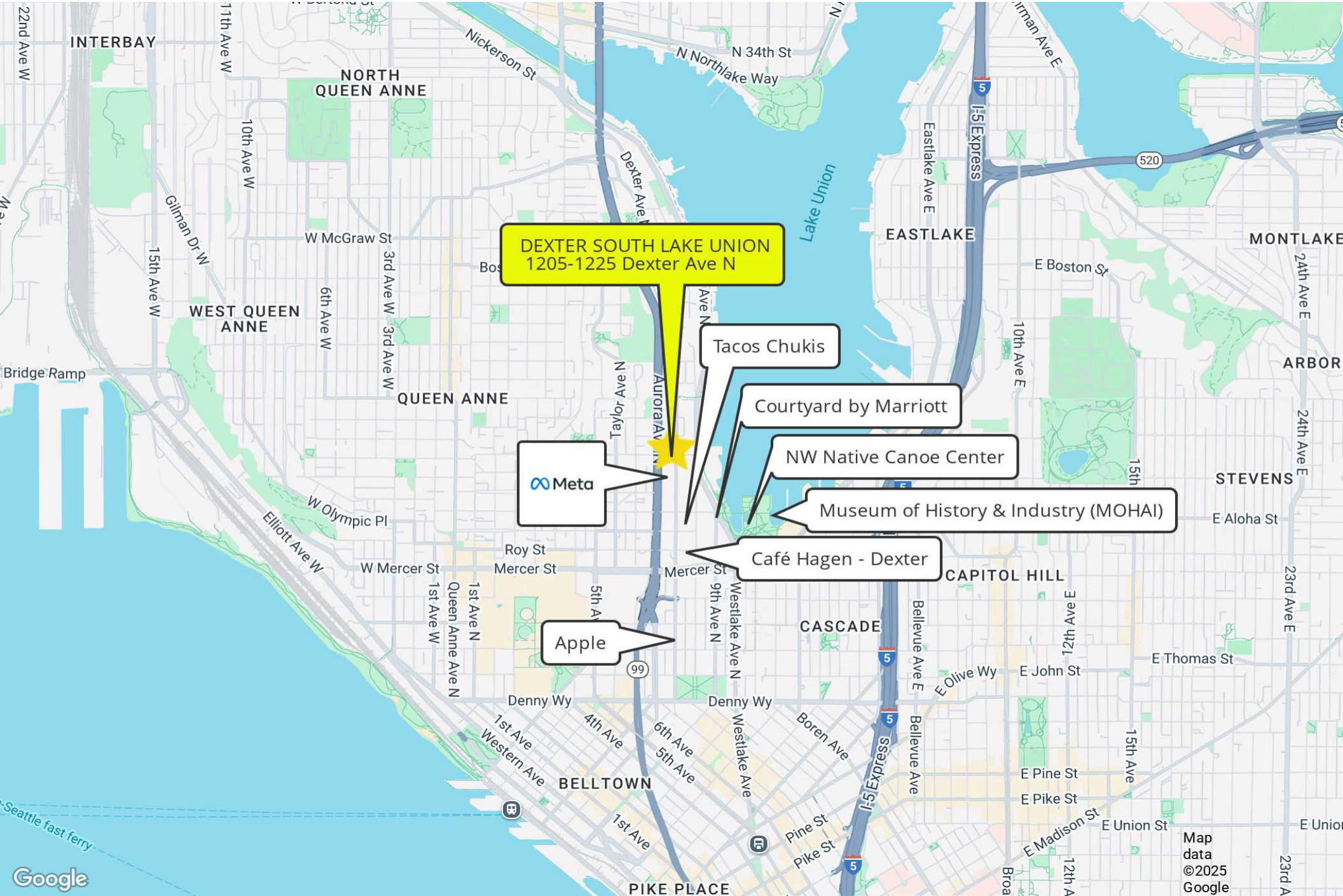
RETAIL/CAFE/SALON FOR LEASE