

FOR LEASE  
CAFE/RESTAURANT SPACE

TILT 49

1812 Boren Avenue, Seattle, WA 98101

tilt<sup>49</sup>



For more information please contact:

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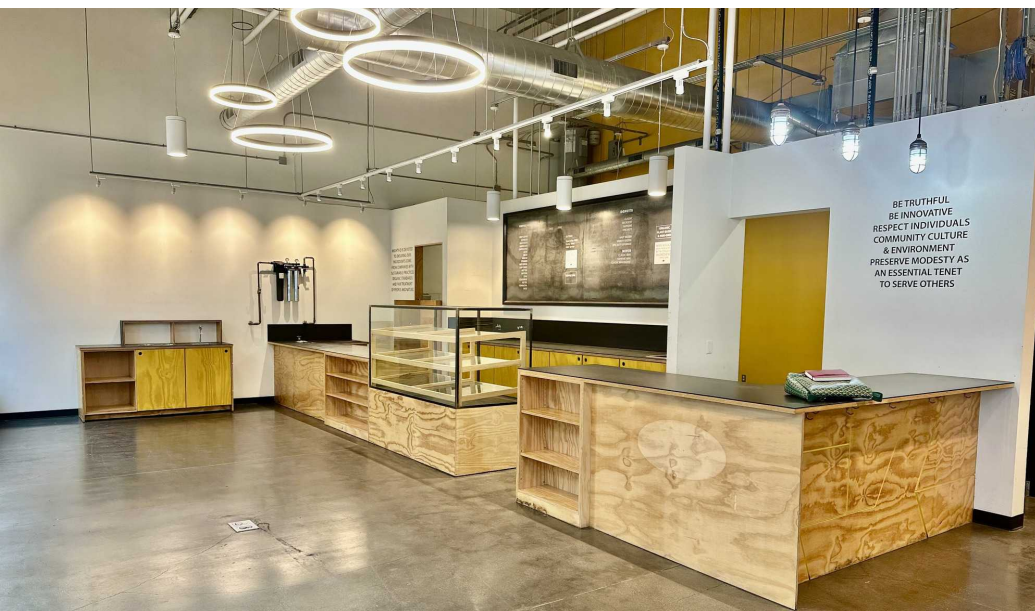
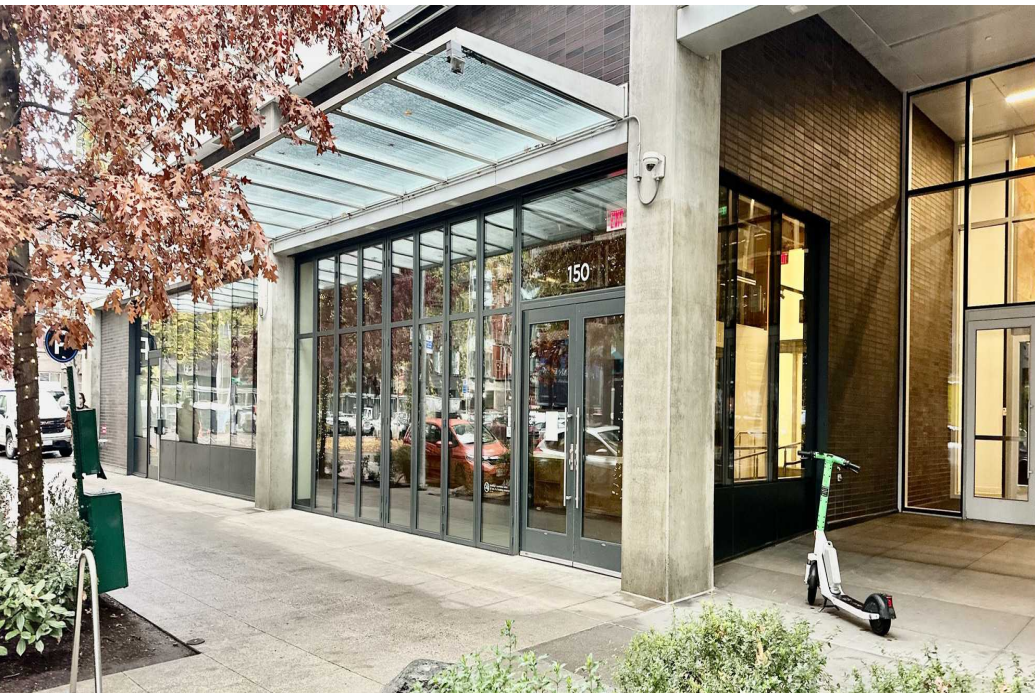
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 **GIBALTAR**  
INVESTMENT PROPERTY SOLUTIONS



1812 BOREN AVENUE, SEATTLE, WA 98101

## CAFE / RESTAURANT SPACE FOR LEASE



### PROPERTY HIGHLIGHTS

- Rare opportunity to lease a second generation cafe space at the corner of Stewart Street and Boren Ave, a high-traffic arterial
- Located at the base of Tilt49, a retail/mixed use property with 288,927 sf of office above, occupied by Amazon
- Strong office and residential density, sitting at the confluence of downtown core and South Lake Union/Denny Triangle
- Modern design (buildout complete in 2018) features large, operable storefront windows, high ceilings, polished concrete floors, sidewalk seating
- Ability to install a type 1 or type 2 hood (lined shaft installed)
- 5 ton ClimateMaster TCH-060 heat pump and 225AMP electrical panel
- Ceiling height: 21'+
- 1,646 SF
- Rental Rate \$30/SF/YR plus 2025 NNN \$15/SF/YR = \$6,172.50 per month. NNN includes common area restrooms.



100

TRANSIT SCORE



99

WALK SCORE



83

BIKE SCORE



196,932

TOTAL POPULATION



115,910

TOTAL HOUSEHOLDS



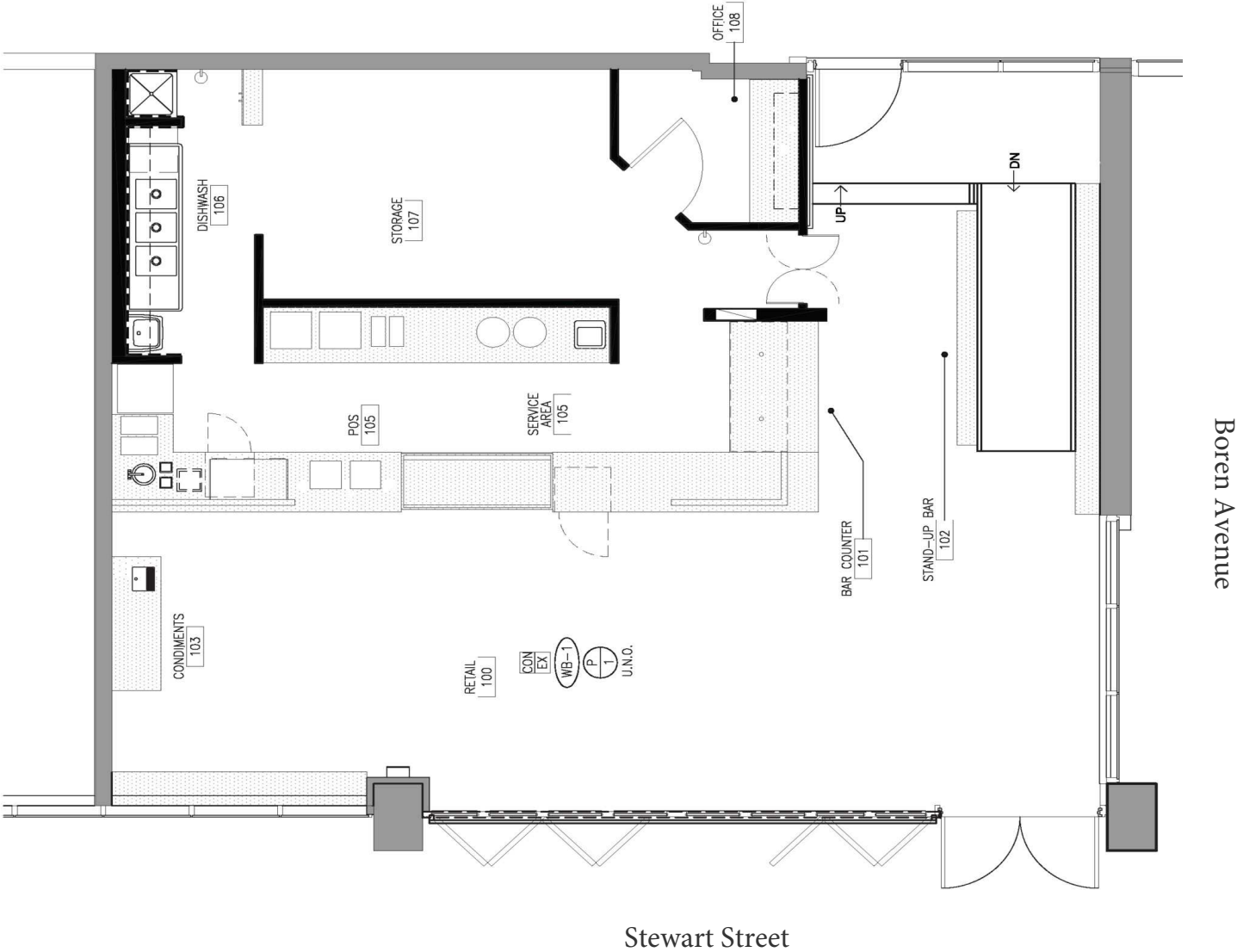
\$107,925

MEDIAN INCOME

\*Estimated demographics based on a 2-mile radius (CoStar)

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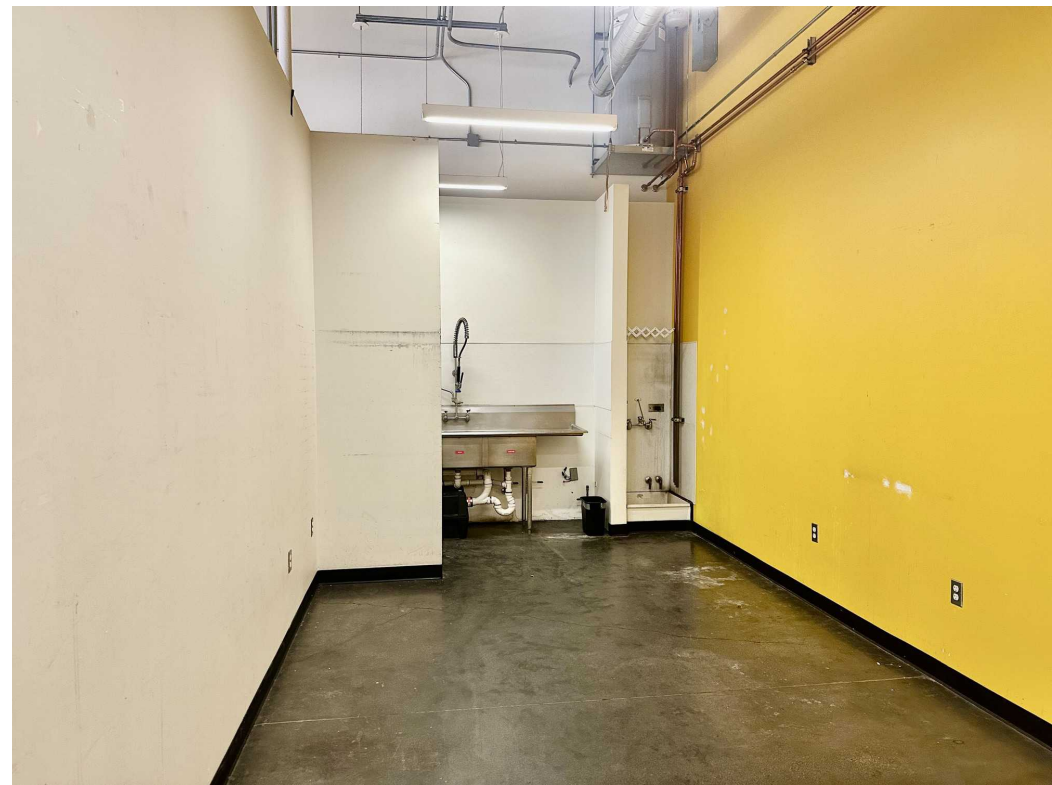
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