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**NEWMARK**

Perform Properties



# Project Details

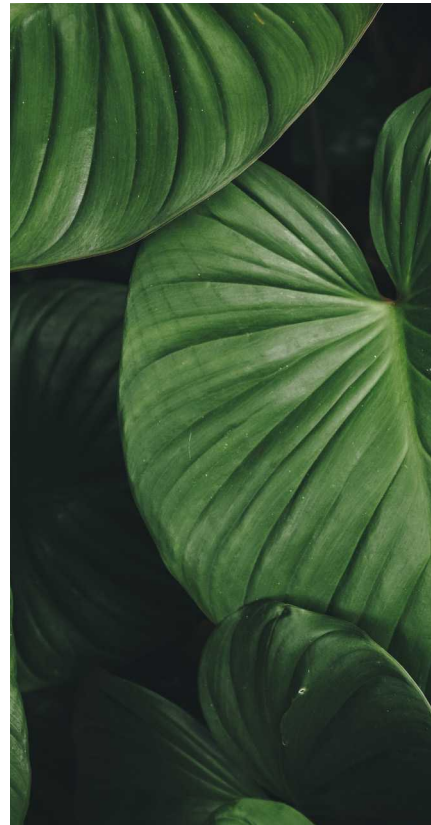
<b>SPACE</b>	Suite L140 - 1,466 SF Suite L150 - 1,015 SF Suite L160 - 923 SF
<b>AVAILABLE</b>	Suite L140 - Available Now Suite L150 - Available Now Suite L160 - Available Now
<b>RENT</b>	Call for rates
<b>NNN ESTIMATE</b>	TBD (2026)
<b>IDEAL USER</b>	Suite L140 - Grab & Go Food Sandwiches, Ramen, Sushi, Salads, Juice, Vietnamese, etc. - No type I hood venting capabilities  Suite L150 - Coffee Shop / Cafe  Suite L160 - Sundry/Mercantile

# Floor Plan

## LEVEL ONE



# Building Highlights

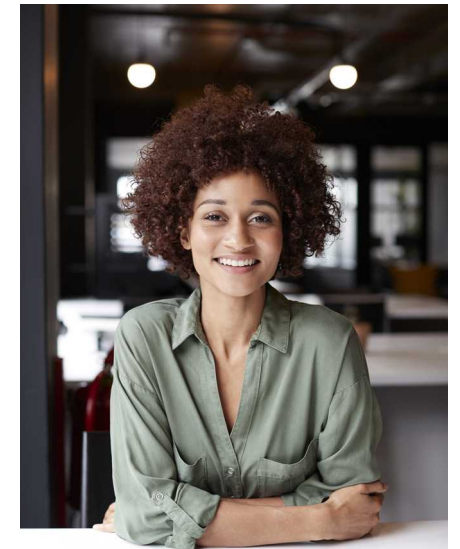


- 1,015 SF Prime corner coffee shop space available
- 1,466 SF retail deli space available, perfect for a grab & go food and beverage user
- 923 SF corner lobby retail space, perfect for a sundry/mercantile user
- Retail captures 6k+ daytime population in the building and from surrounding office buildings, 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





RETAIL  
RESTAURANT  
HOTEL

800

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## Contact Exclusive Agents

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