

1414 FOURTH AVE RETAIL- OFFICE

*Prime street-level retail
or office space in heart
of Seattle's Central
Business District*

1414 4TH AVE | SEATTLE, WA

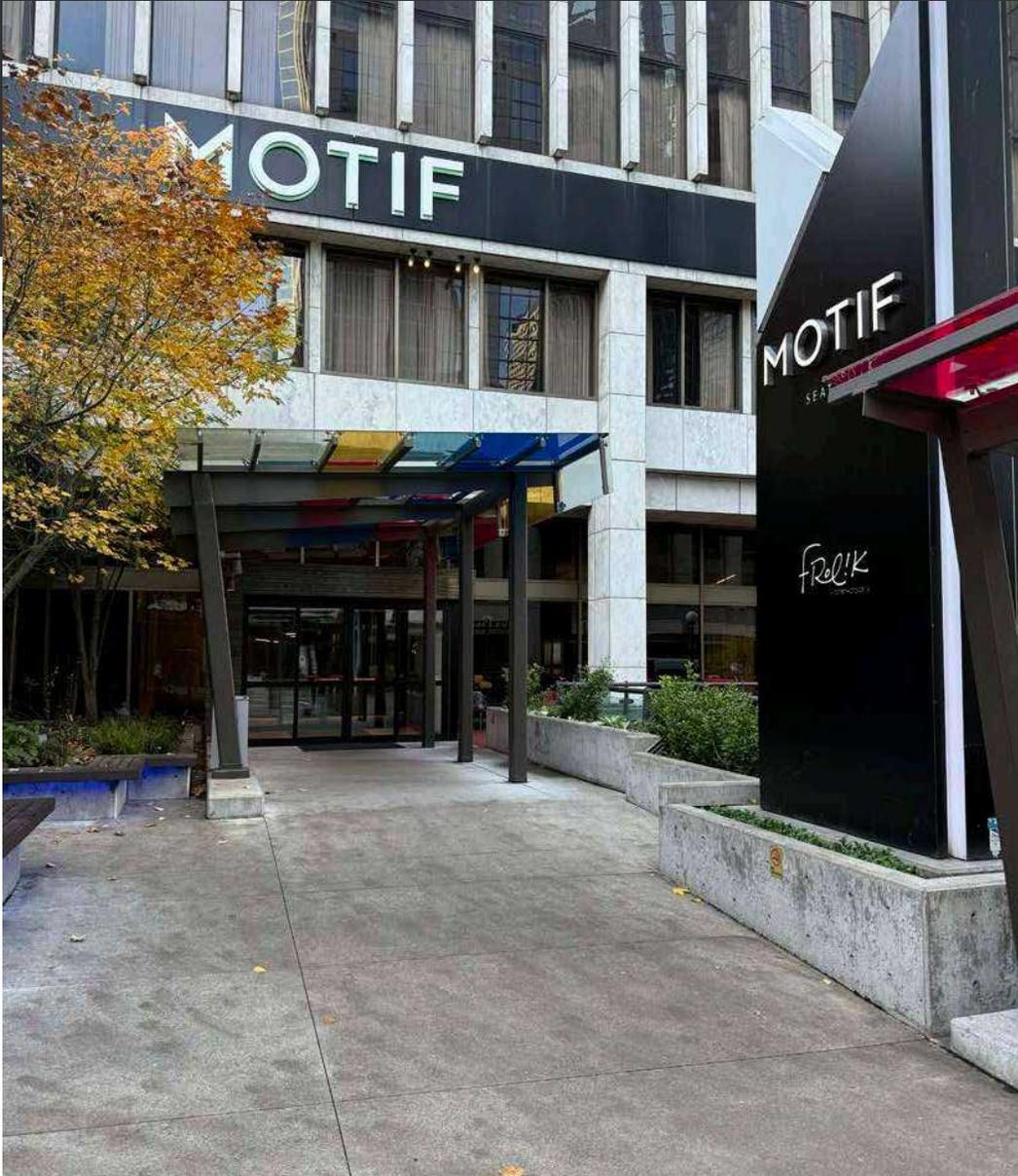
SUN CHOY
Vice President
425.450.1128
sun.choy@kiddier.com

KELLY GADDIS
Senior Vice President
425.450.1136
kelly.gaddis@kiddier.com

MIA PONCE
Senior Associate
425.450.1137
mia.ponce@kiddier.com

KIDDER.COM





Excellent retail location with high-volume pedestrian traffic on Fourth Avenue and between Union Street & Pike Street.



**ICONIC
TOURIST
DESTINATION**



**HIGH-
VISIBILITY
STOREFRONT**



**STRONG
DEMOGRAPHIC
GROWTH**



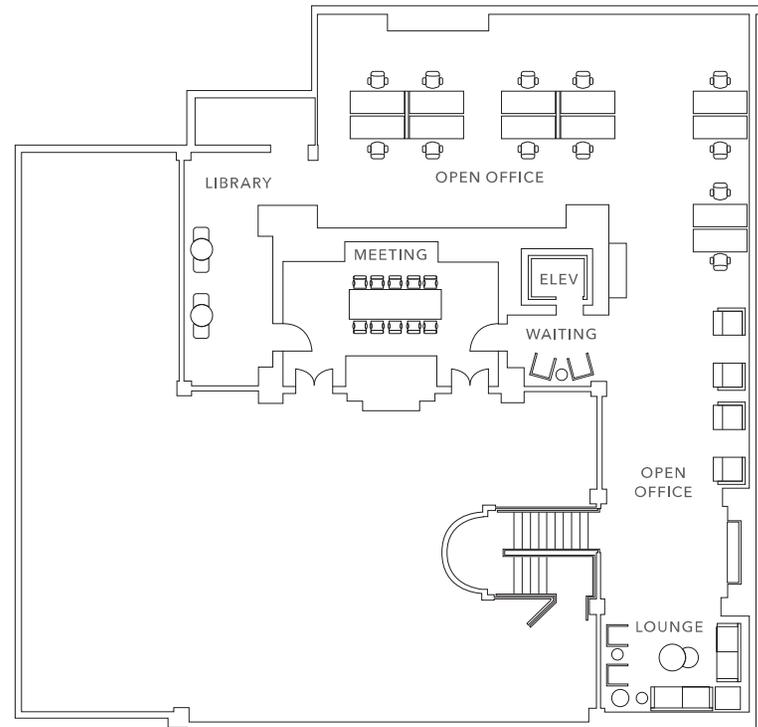
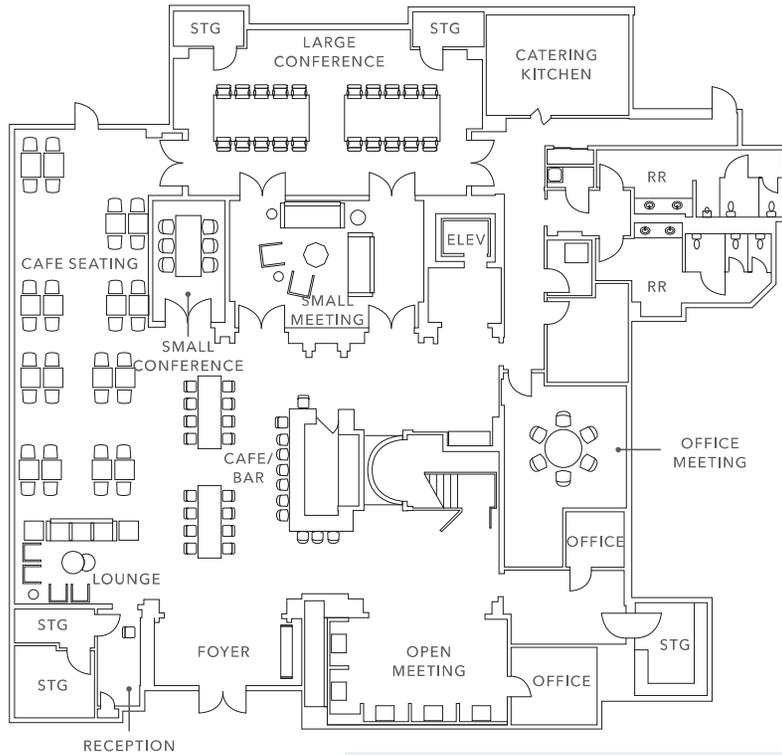
**TRANSIT
PARADISE
98/100**

- Located in Seattle's Central Business District
 - 11,520 SF total / 10,815 usable SF available
 - 7,040 SF floor 1 / 3,775 SF floor 2
 - Call for rental rates
 - \$9.11 est. NNN

Retail or office space at Hilton Motif. Formerly Coterie Worklounge, this space is currently configured as a stylish coworking space and business lounge located at 1414 Fourth Avenue in downtown Seattle. The modern design combines elements of a professional workplace with the atmosphere of a private club.

Neighboring retail includes Arc'teryx, Yardhouse, Men's Wearhouse, Portland Leather, Equinox Gym, and Mendocino Farms.

FLOOR PLAN



11,520 SF

TOTAL AVAILABLE

SPACE HIGHLIGHTS

Located in Seattle's Central Business District

11,520 SF total, 10,815 SF usable across 2 floors

Former Coterie Worklounge

Excellent proximity to shopping district for retail exposure

Coworking/office and bar infrastructure

Elegant yet flexible layout featuring private meeting rooms, lounge areas, private work spaces, open flexible desk seating, and bar infrastructure

Furniture and equipment package available

1414 FOURTH AVE RETAIL



BE IN THE *CENTER* OF SEATTLE'S *REFRESHED* RETAIL DISTRICT

Positioned at the dynamic junction between Union Street & Pike St and 4th Avenue this commercial space boasts exceptional visibility and accessibility. With the Westlake Light Rail station, Rainier Tower, and Westlake Shopping Center just blocks away.

Iconic tourist destinations are just down the road, with 10M+ overnight visitors annually to Seattle's Pike Place Market, Seattle Center, Seattle Art Museum and more.



1411 FOURTH AVE RETAIL



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION (2023)	91,378	255,095	502,177
PROJECTED POPULATION (2028)	110,173	293,299	557,412
PROJECTED ANNUAL GROWTH (2023-2028)	18,795 (4.1%)	38,204 (3.0%)	55,235 (2.2%)

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
ESTIMATED HOUSEHOLDS (2023)	58,968	144,296	254,931
PROJECTED HOUSEHOLDS (2028)	70,850	164,844	282,840
PROJECTED ANNUAL GROWTH (2023-2028)	11,882 (4.0%)	20,549 (2.8%)	27,909 (2.2%)
ESTIMATED AVERAGE HOUSEHOLD INCOME (2023)	\$127,249	\$166,698	\$175,906
PROJECTED AVERAGE HOUSEHOLD INCOME (2028)	\$115,022	\$159,113	\$173,235

DAYTIME DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	12,616	25,285	41,888
TOTAL EMPLOYEES	172,265	284,937	400,277

Data Source: ©2023, Sites USA



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Exclusively leased by

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sun.choy@kidder.com

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Senior Vice President
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