



# TANAGER

## APARTMENTS

1407 14th Avenue  
Seattle | WA

Suite A – 1,795 SF  
Suite B – LEASE PENDING  
Retail/Restaurant for lease

**CBRE**



# Property Details



2 retail/restaurant suites  
available on the ground floor



139 luxury apartments above



Located in the busy Pike/Pine  
corridor on Madison



Project is surrounded by strong  
nightlife venues and restaurants



Available Q4 of 2025 for  
spring 2026 occupancy

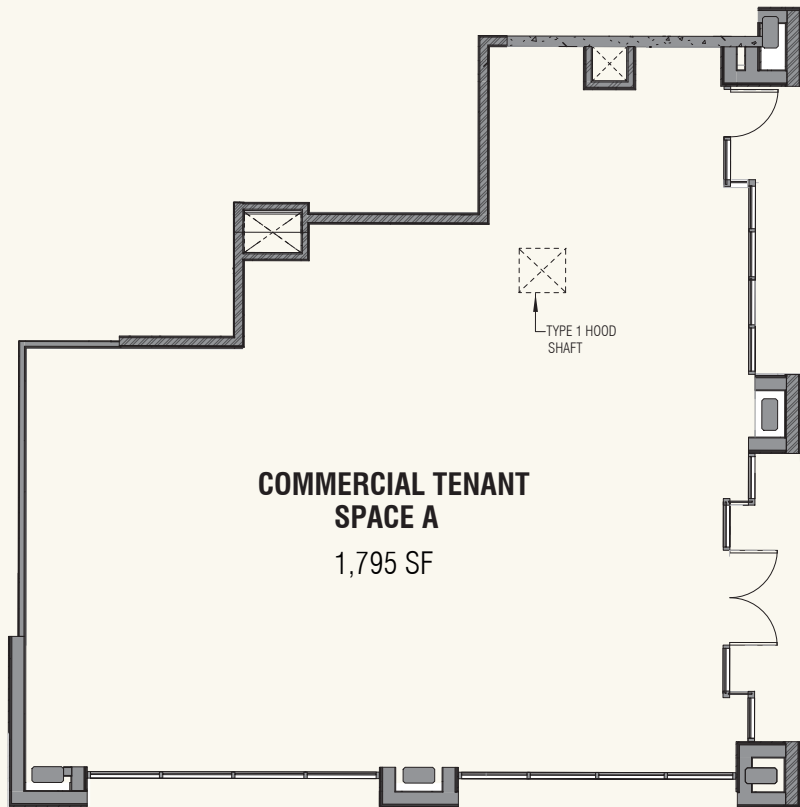


# Space Highlights

- + Type 1 hood shaft to roof in each suite
- + Grease trap
- + Two separate 200 amp (or one 400 amp) 208V 3-phase meter and power panel
- + Sprinkler system designed for an open plan and open ceiling Type M use
- + Single fire connection to the building fire panel located at the exit door
- + Standard storefront window system, double-paned glass, including entry doors, louvers and transoms
- + Water, waste and venting stubs adjacent to retail space
- + 1-inch telecommunication conduit from phone room, with pull strings
- + Metal panel awnings
- + Exterior lighting
- + Interior drywall installed only as required by code for fire rating; Ceiling to remain unfinished
- + HVAC from split heat pumps to space
- + Gas to Premises



# Floor Plans

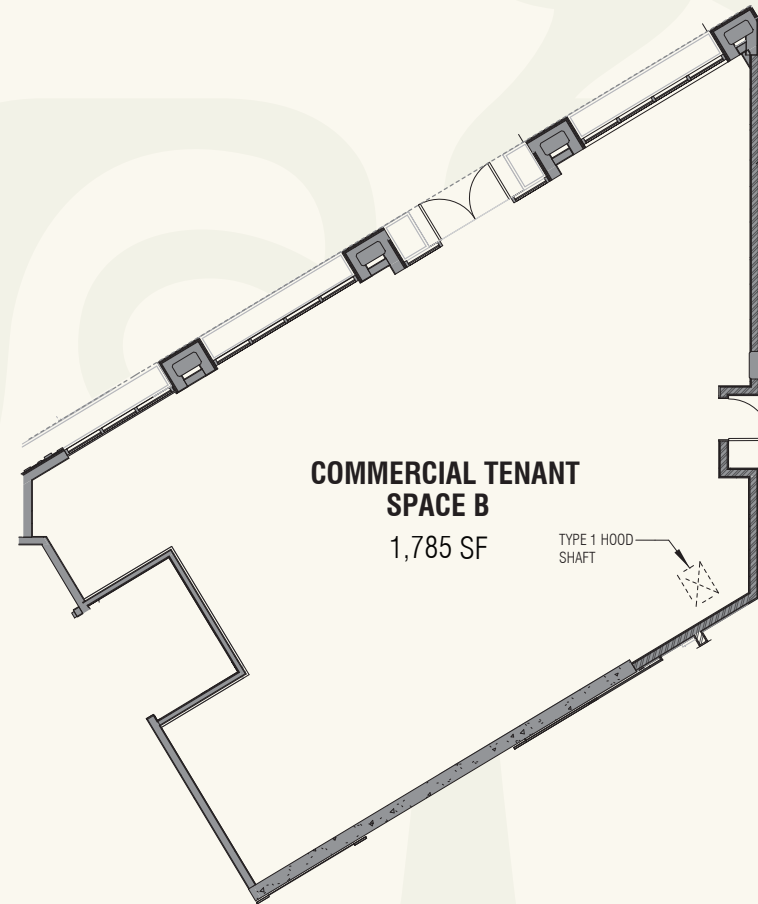


## SUITE A

Address	1407 14th Avenue, Seattle, WA
Size	1,795 SF
Ceiling Height	13'4"

## SUITE B

Address	1319 / 1321 East Madison Street, Seattle, WA
Size	LEASE PENDING
Ceiling Height	15'



# Location Highlights

## POPULATION

1 Mile: 84,305  
3 Miles: 252,160  
5 Miles: 502,674

## AVERAGE HH INCOME

1 Mile: \$159,755  
3 Miles: \$186,694  
5 Miles: \$193,636

## WALKER'S PARADISE

Walk score: 99

## EXCELLENT TRANSIT

Transit score: 78

## VERY BIKEABLE

Bike score: 83





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### JENNIFER SEVERSEN

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# CBRE



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