

SITELINE

RETAIL OPPORTUNITY

SEATTLE CENTER/UPTOWN MIXED-USE



SITELINE

SITELINE | 223 TAYLOR AVE N - SEATTLE, WA

SITELINE SEATTLE

Siteline is a new pedestrian-focused mixed-use destination at the center of Seattle's growing Uptown Urban Center, only steps away from Seattle's most iconic landmarks - The Space Needle, Climate Pledge Arena, Pacific Science Center, the Museum of Pop Culture, with easy bike and transit access to Seattle downtown.

As the new home to the Space Needle Corporate Headquarters, Siteline embraces the multi-faceted vibrancy of the Space Needle and Seattle culture. A historical speakeasy, Rocker's Lounge, a French bistro-inspired demonstration kitchen, and a sports gaming lounge all pay homage to Seattle's eclectic art and sports culture.



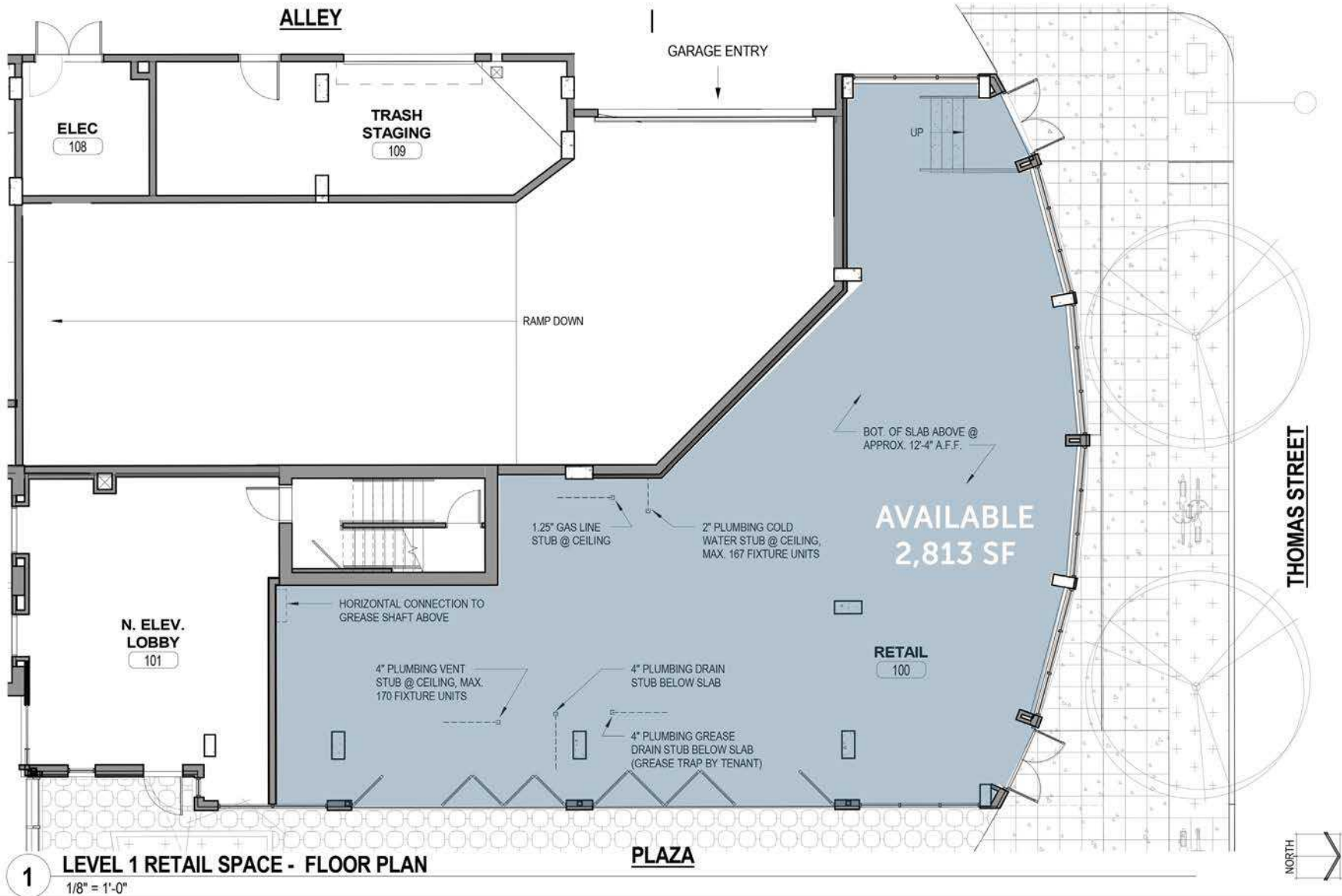
OVERVIEW

| | |
|-------------------|--------------------------------|
| Address | 223 Taylor Ave N - Seattle, WA |
| Site Area | 38,880 SF |
| Level 1 - North | 2,813 SF |
| Level 1 - South | 1,145 SF |
| Residential Units | 214 |



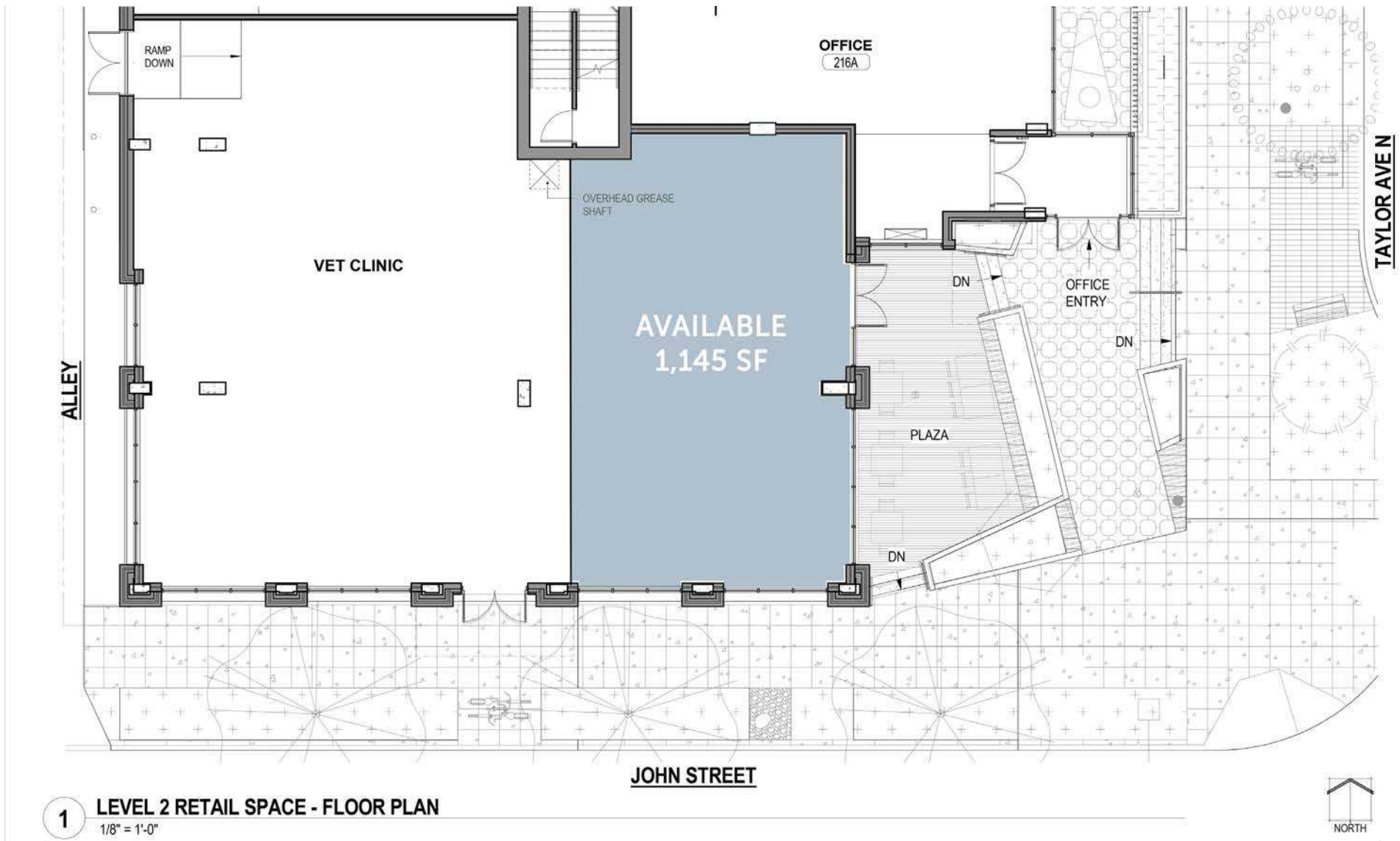
SITE MAP

LEVEL 1 - NORTH RETAIL | 2,813 SF



SITE MAP

LEVEL 1 - SOUTH RETAIL | 1,145 SF



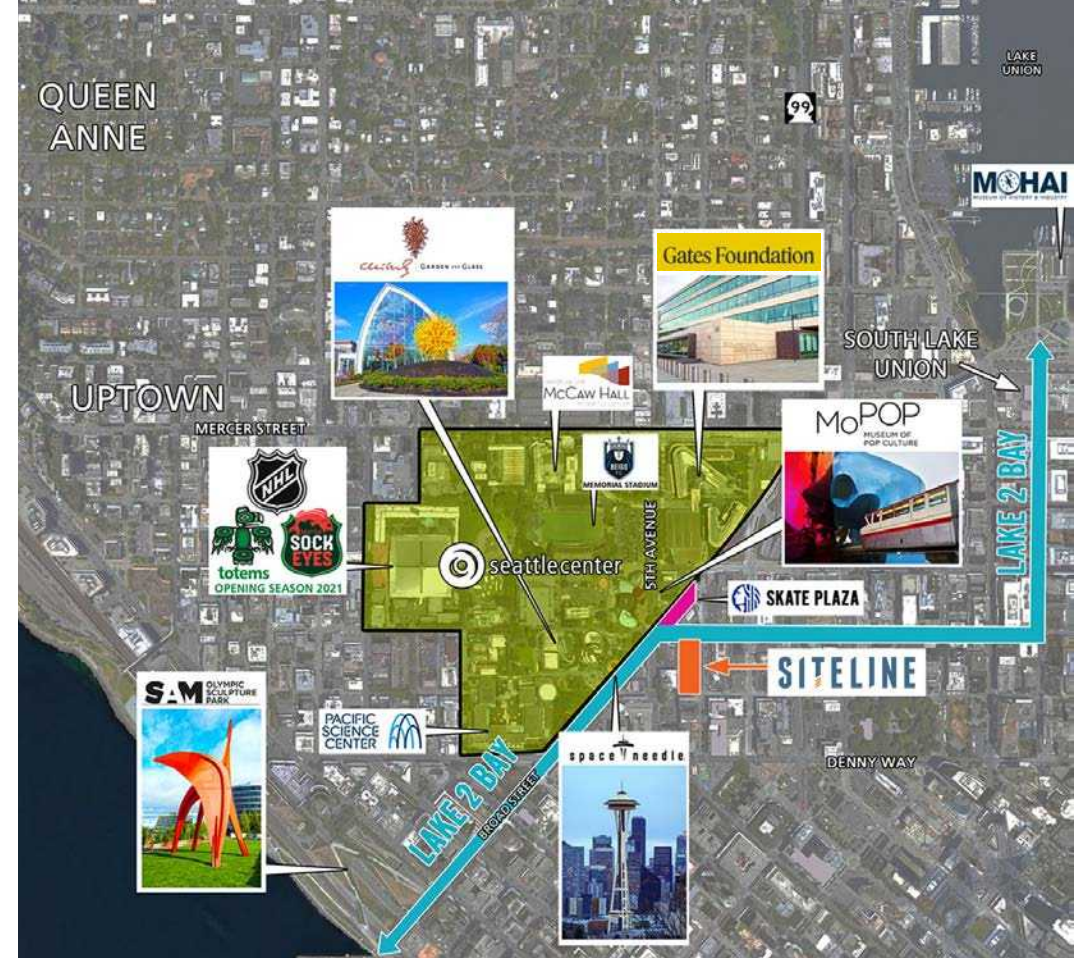
1 LEVEL 2 RETAIL SPACE - FLOOR PLAN
1/8" = 1'-0"

UPTOWN OVERVIEW

Uptown Urban Center, formerly referred to as Lower Queen Anne, is a destination for visitors throughout the region. It's home to Seattleites seeking to live close to downtown, a center for the performing arts, limitless access to recreation, and the location of a growing workforce with accompanying housing and transit expansions.

The design character is dynamic and evolving. Open space in this dense pedestrian-oriented mixed-use urban center includes mid-block crossings and alleys that provide open space connections and gathering places throughout the neighborhood.

Uptown is connected to downtown and other neighborhoods by bus transit and the Monorail. It's proximity to downtown makes walking and biking easy. A future light rail station, located near Queen Anne and Republican Street, will add high-capacity transit to the mix.

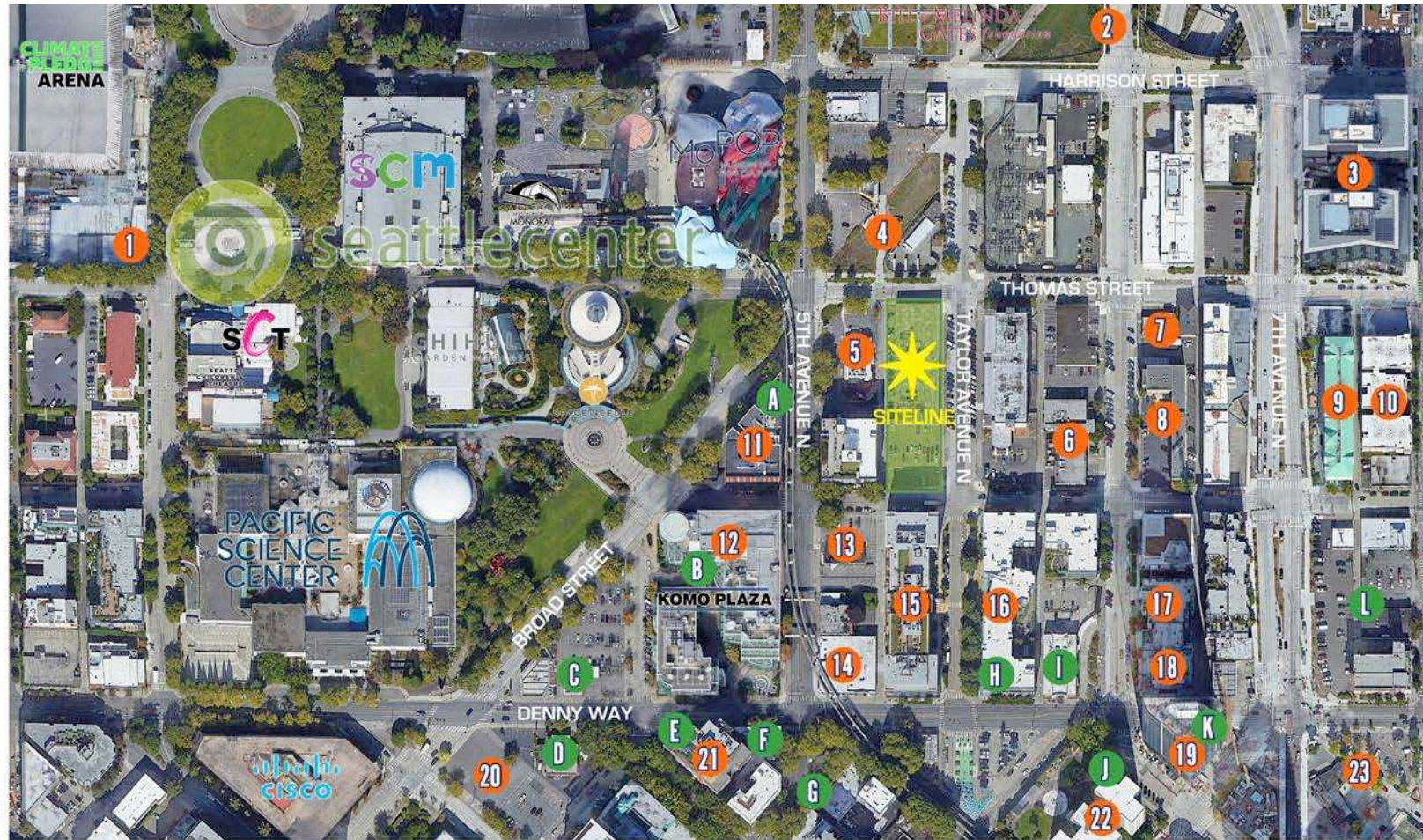


UPTOWN HIGHLIGHTS

SITELINE

POINTS OF INTEREST

- 1 Seattle Center: 12M annual visitors. \$1.15B
- 2 The Gates Foundation: 1,602 employees
- 3 Apple Dexter: 4,500 employees
- 4 Skate Park
- 5 Approved: 9-story office bldg. with retail
Parking for 116 vehicles
- 6 Applied: 8-story office building
Parking for 191 vehicles
- 7 Applied: 7-story, 48 DU apt.
No parking proposed.
- 8 Travelodge by Wyndham: 50 A
- 9 Fairfield Inn and Suite by Marriott: 200 A
- 10 Holiday Inn and IHG Hotel: 196 A
- 11 Hyatt House: 172 A
- 12 KOMO Plaza: 294,000 SF Class A office bldg.
- 13 Applied: New hotel with 200+ rooms
- 14 Applied: 18-story, 154 DU apt.
3,430 SF retail, Parking for 60 vehicles.
- 15 The Century: 258 DU
- 16 Taylor 28 Apartments: 197 DU
- 17 Annaliese Apartments: 56 DU
- 18 Hyatt Place Seattle Downtown: 160 A
- 19 Spire Seattle Condos: 43-story, 400 DU
1,950 SF retail, Parking for 315 vehicles
- 20 Approved: 9-story, 152 DU apt.
Parking for 117 vehicles
- 21 Verve Apartments: 161 DU
- 22 Sky at Belltown: 371 DU
- 23 Applied: 44-story, 455 DU apt. with retail
Parking for 268 vehicles

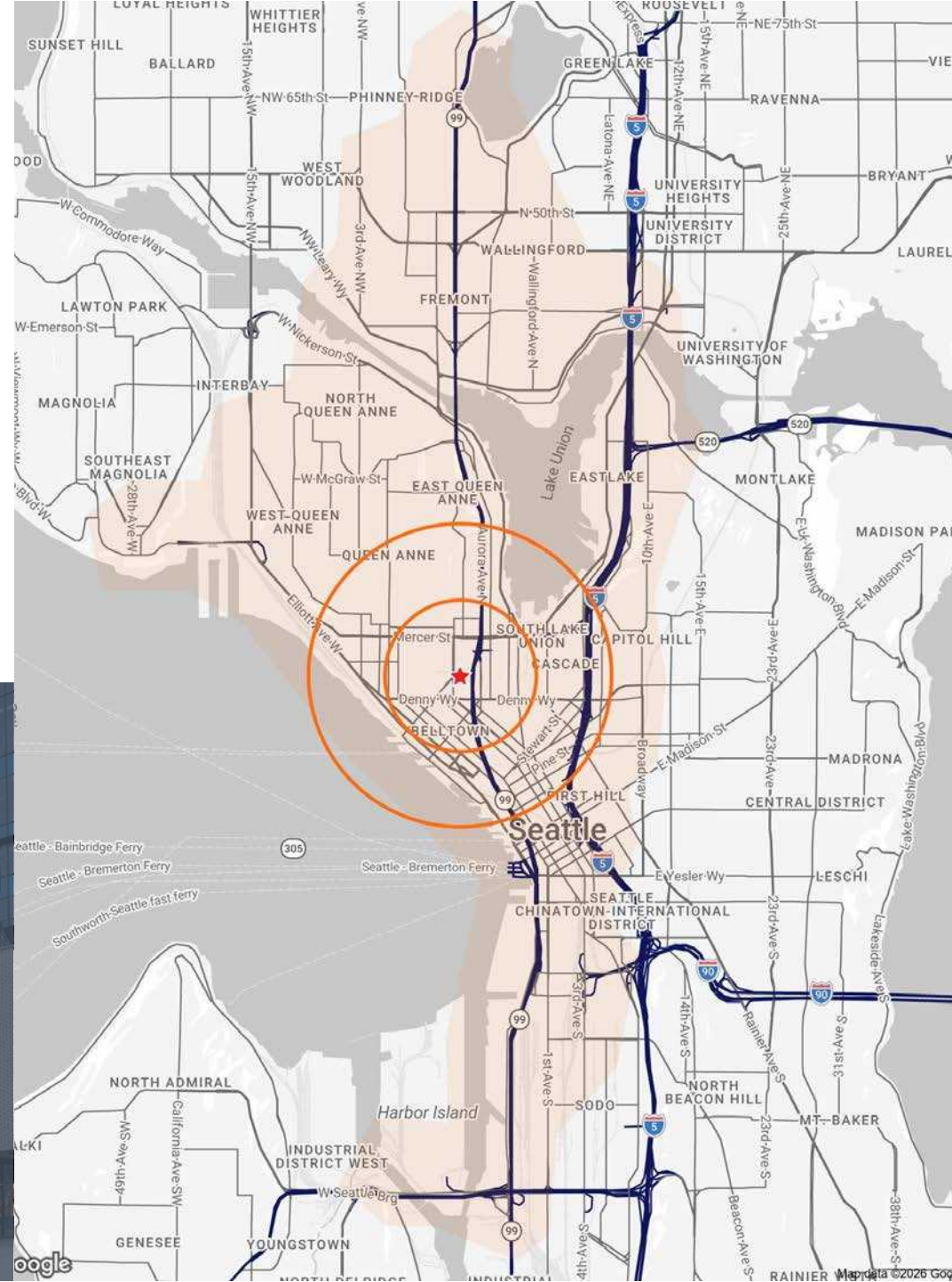


RETAIL

- | | | |
|--|--|------------------|
| A H Bar | E Mantra Thai, Breathe Hot Yoga | I Walgreens |
| B Grecian Corner, Caffeinated Coffee, Subway, Avis | F Zeek's Pizza | J A Pizza Mart |
| C 7-Eleven | G Golden Singha, Pho Viet Anh, The 5 Point Cafe, Wa'Z, Tilikum Place | K Himalayan Java |
| D Wells Fargo | H TeKu Tavern & Cafe | L Simply Dental |

SEATTLE OVERVIEW

Seattle is the cultural and economic heart of the Pacific Northwest, positioned between the shores of Elliott Bay and Lake Washington with convenient access to the entire Puget Sound region. As a global hub for innovation, the city serves as the headquarters for world-renowned leaders in e-commerce, aerospace, and global health, fostering a robust and resilient economy. Seattle offers a premier urban lifestyle defined by its iconic skyline, a legendary arts and music scene, and a sophisticated culinary landscape that celebrates local Pacific Coast flavors. Known for its "Emerald City" moniker, it balances dense, walkable urban centers with an expansive network of waterfront parks and lush green spaces. Seattle remains committed to forward-thinking sustainable development and a vibrant, diverse community, making it a world-class destination for both business and residence.



DEMOGRAPHIC

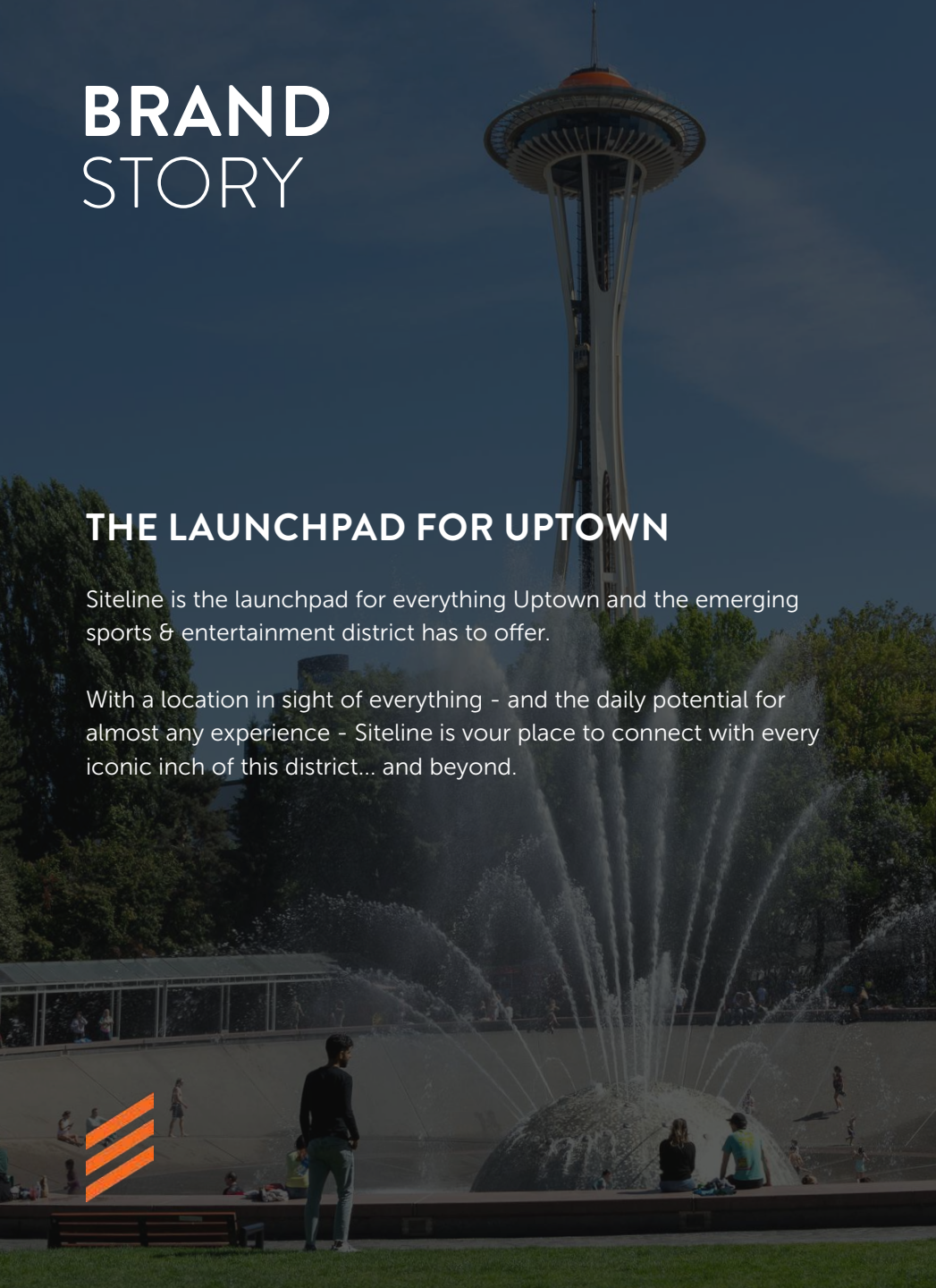
| Data | 0.5 Mile | 1 Mile | 10 Min. DT |
|-------------------|-----------|-----------|------------|
| 2025 Population | 30,440 | 82,563 | 208,440 |
| 2030 Population | 32,708 | 87,618 | 217,925 |
| 2025 Households | 20,060 | 54,695 | 120,716 |
| Median HH Income | \$158,373 | \$145,106 | \$138,861 |
| Avg. HH Size | 3.0 | 3.0 | 2.9 |
| Median Age | 31.9 | 33.4 | 34.0 |
| Adj. Daytime Pop. | 29,427 | 130,868 | 293,749 |

BRAND STORY

THE LAUNCHPAD FOR UPTOWN

Siteline is the launchpad for everything Uptown and the emerging sports & entertainment district has to offer.

With a location in sight of everything - and the daily potential for almost any experience - Siteline is your place to connect with every iconic inch of this district... and beyond.



SITELINE

INQUIRE

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Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

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