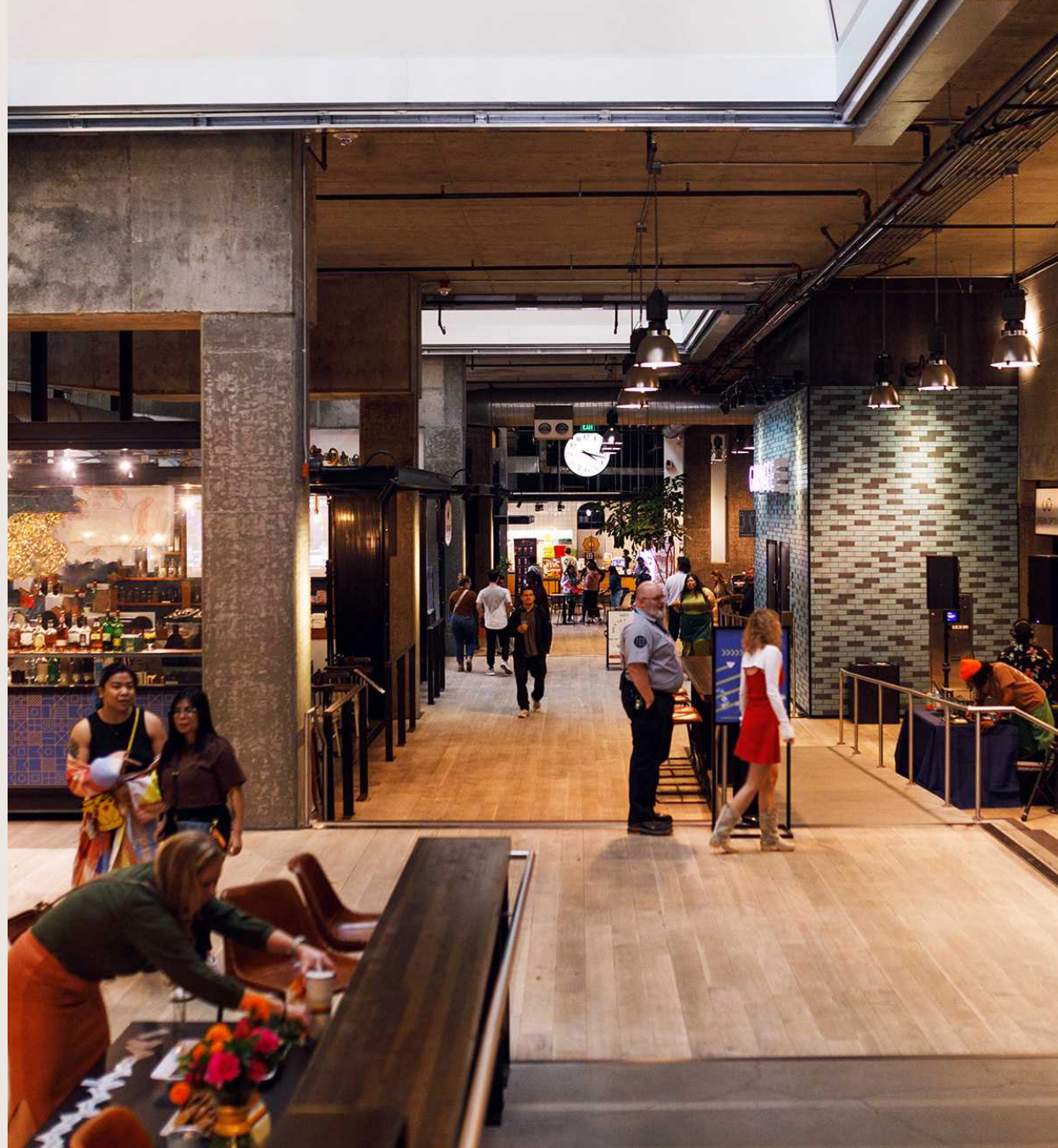


# — FAIRVIEW — MARKET HALL

A PEMBROKE PROPERTY



## Retail Leasing

FOR MORE DETAILS  
PLEASE CONTACT:

**Laura Miller**  
206.351.3573  
[laura@gibraltarusa.com](mailto:laura@gibraltarusa.com)

**Lex Petras**  
206.618.8462  
[lexp@gibraltarusa.com](mailto:lexp@gibraltarusa.com)

# South Lake Union's Neighborhood Marketplace.



Welcome to Fairview Market Hall, a hub of community and commerce in the heart of SLU.

Located on the ground floor of 400 Fairview Avenue, Fairview Market Hall is an industrial indoor/outdoor marketplace featuring an eclectic mix of specialty shops, buzzy eateries, and inviting gathering spaces.

Additionally, Fairview Market Hall is connected to an activated outdoor plaza, dedicated underground parking, 12 stories of fully leased office space, and a unique tenant dedicated rooftop with sweeping views of the city and Lake Union.

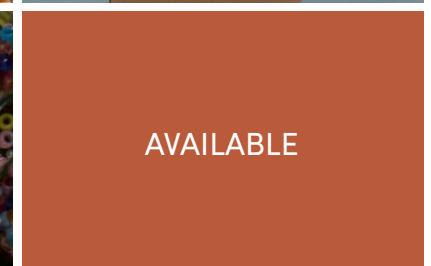
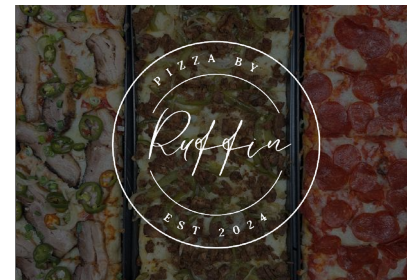
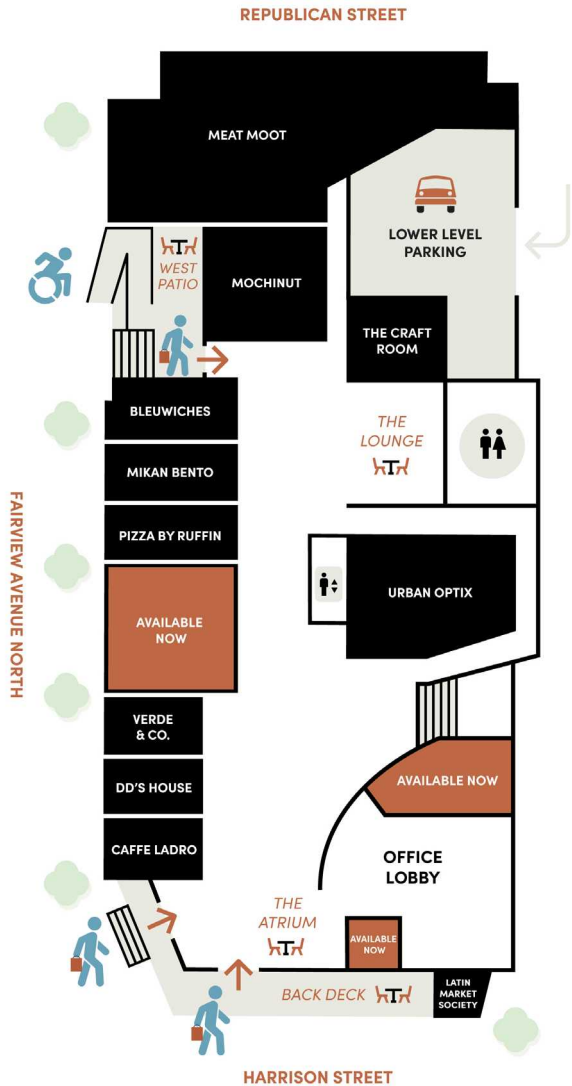


**13,360 SF TOTAL RETAIL SPACE** (2,444 SF AVAILABLE)  
**306,750 SF TOTAL OFFICE SPACE** (FULLY LEASED!)

# In Good Company

From bouquets to brews to outdoor views, Fairview Market Hall brings together a curated collection of local retailers set in a lively and open space.

Contact our Leasing Team to learn more!

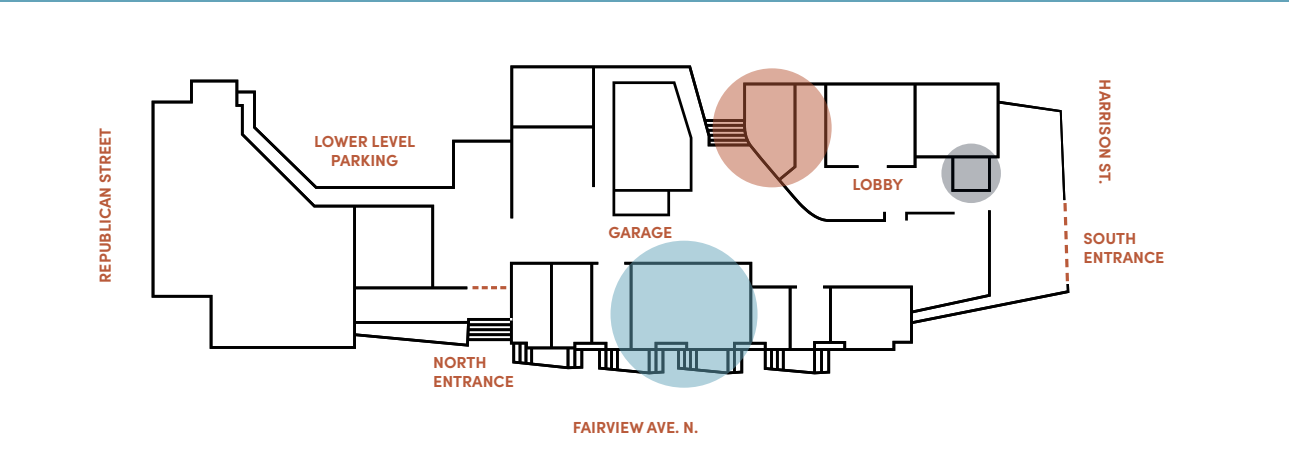


# Retail Leasing

AVAILABLE NOW

Open up shop in Fairview Market Hall.

Grow your business or test out a new concept in a small space with flexible lease terms.



# Retail Leasing

AVAILABLE NOW



## RETAIL AVAILABLE

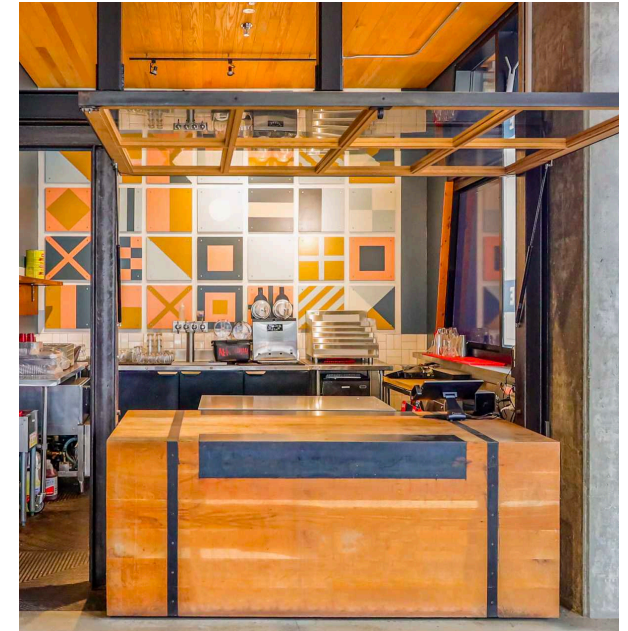
### Suite 104

1,653 RSF ideal for full-service restaurant, inclusive of full bar. Includes (2) 100-amp service panels with 3-phase power.

Asking Rate: \$45.00 PSF (NNN), with estimated 2026 NNN expenses of \$15.39 PSF.

# Retail Leasing

AVAILABLE NOW



## RETAIL AVAILABLE

### Suite 117

176 RSF ideal for pick up window and outdoor dining (e.g. ice cream window).

Can be combined with Suite 104 or leased separately.

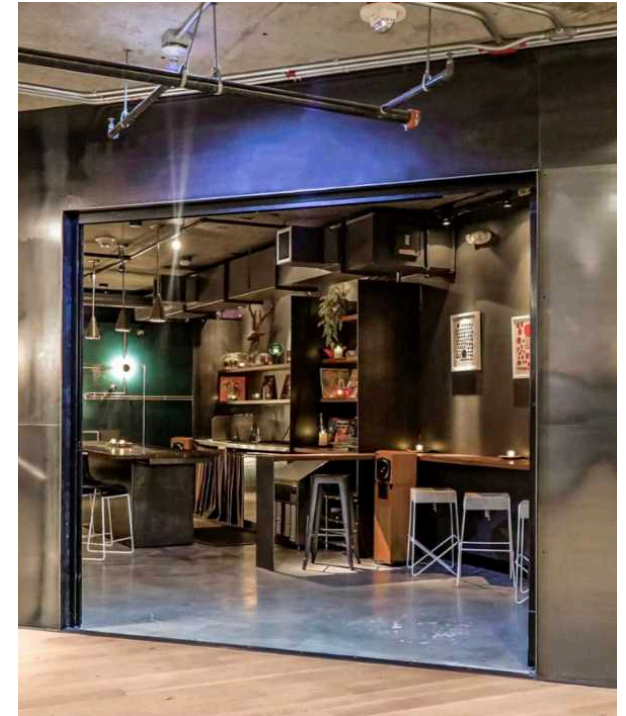
Includes (1) 100-amp service panels with 3-phase power.

Asking Rate: \$45.00 PSF (NNN), with estimated 2026 NNN expenses of \$15.39 PSF.

# Retail Leasing

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AVAILABLE NOW



## RETAIL AVAILABLE

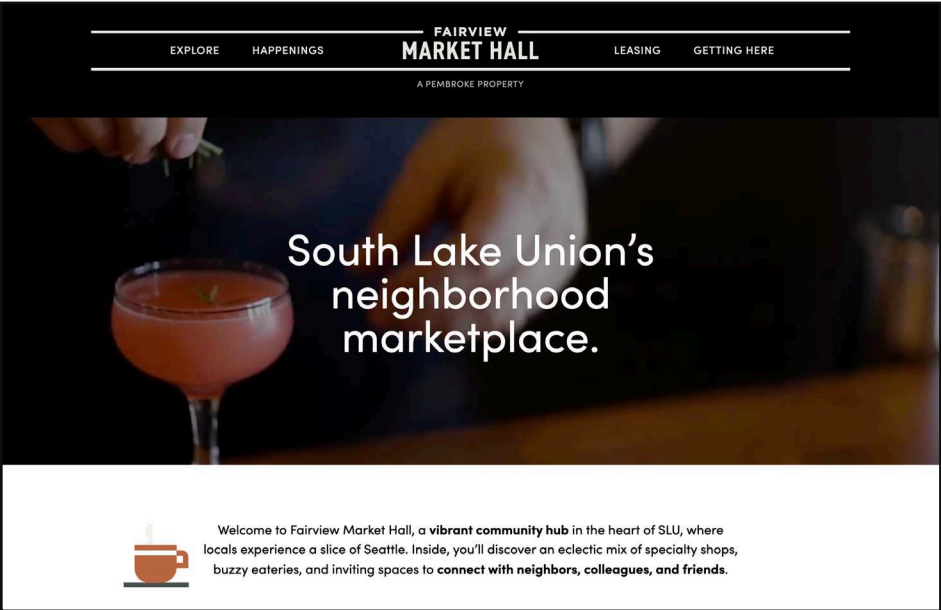
### Suite 116

615 RSF retail space equipped with plumbing and ideal for beauty bar, craft cocktail bar, wine bar, or ice cream shop.

Asking Rate: \$45.00 PSF (NNN), with estimated 2026 NNN expenses of \$15.39 PSF.

# Learn More About the Market Hall

Visit our website:  
[FairviewMarketHall.com](https://FairviewMarketHall.com)



Follow us on Instagram:  
[@FairviewMarketHall](https://www.instagram.com/FairviewMarketHall)



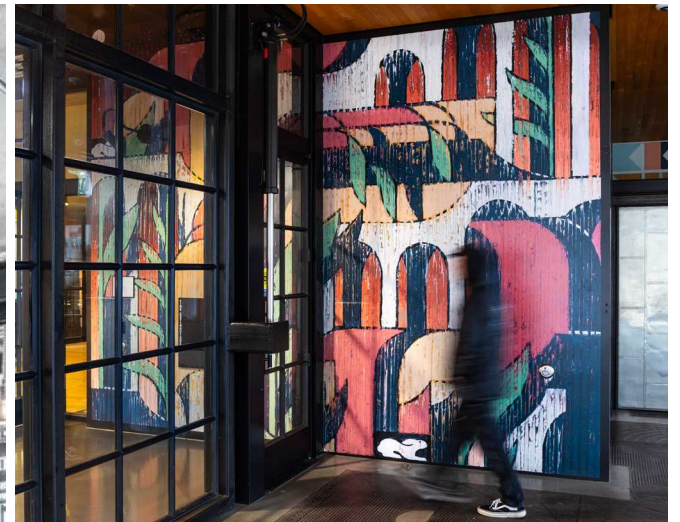
Subscribe to our newsletter:  
[Click Here to Sign Up](#)

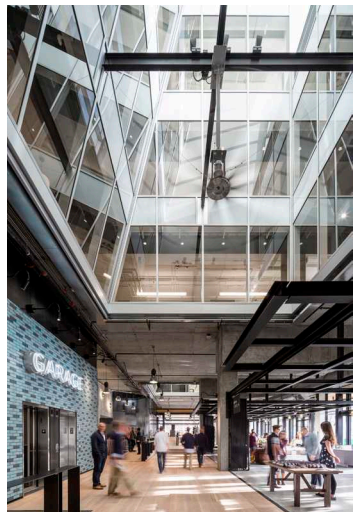
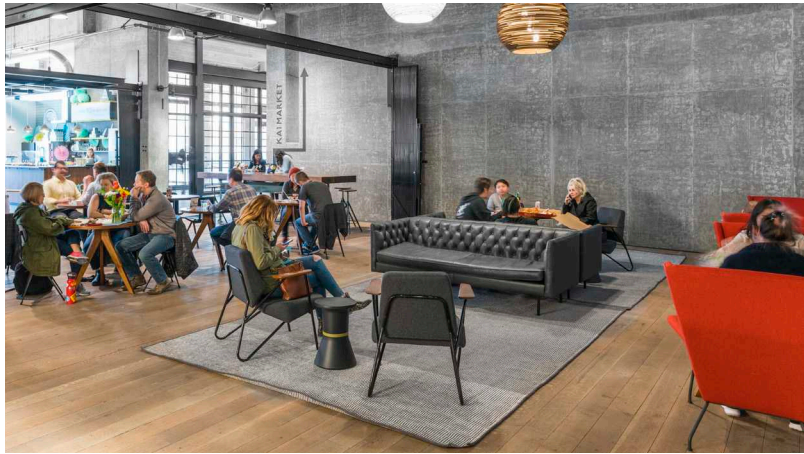
# An Urban Destination

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Locals and visitors alike spend an hour—or entire day—exploring some of **Seattle's most creative shops and restaurants.**

“Meet Me at the Market Hall.”

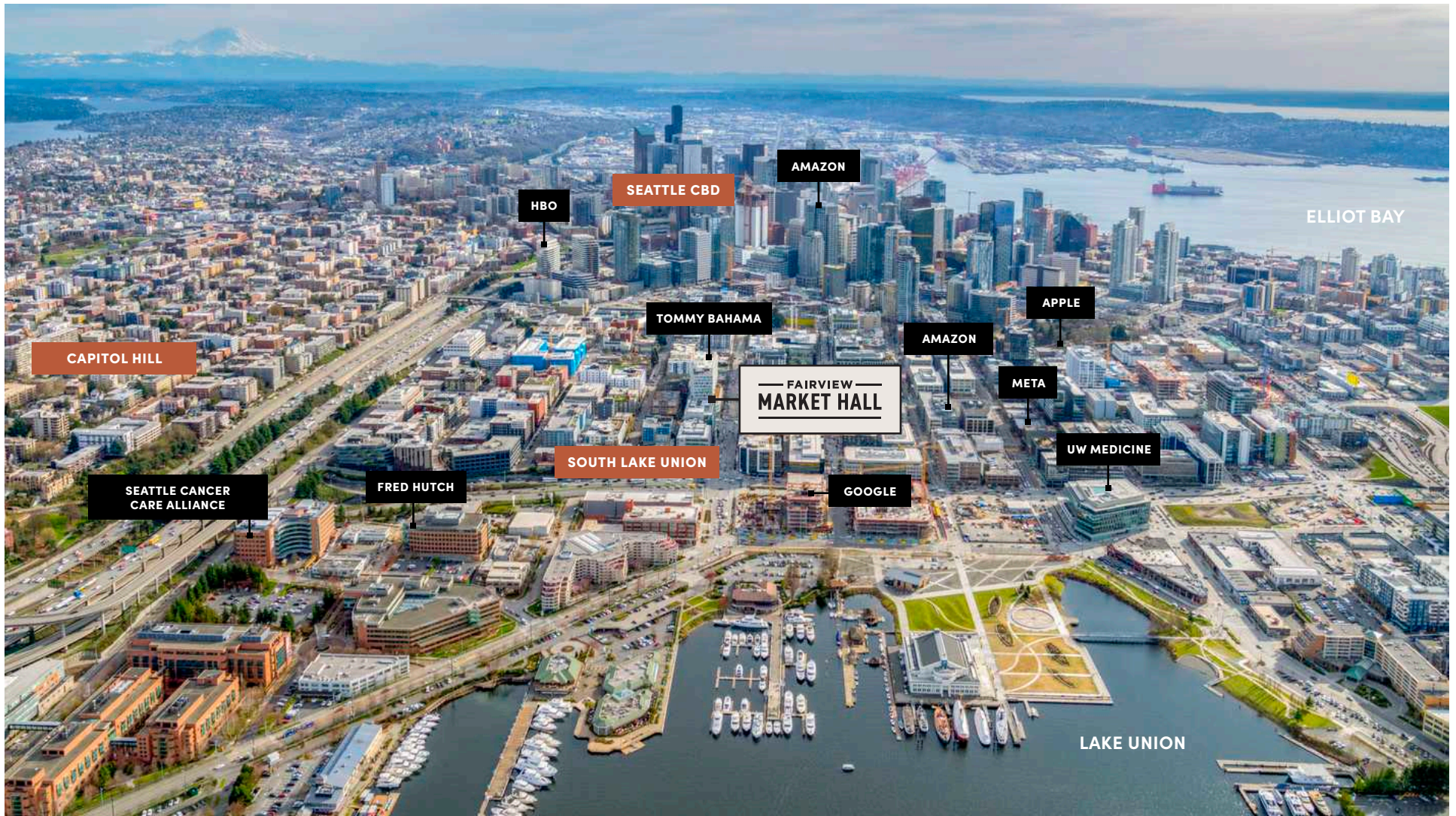




# Your Surroundings

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Nestled between Downtown Seattle, Capitol Hill and Lake Union, SLU is home to leading tech companies, startups, residential high-rises, and more.



# Your Surroundings



Be part of Seattle's fastest developing urban epicenter.

AREA AVERAGE  
HH INCOME: \$173,806

1/2-MILE

Population: 25,778  
Daytime: 38,453

1-MILE

Population: 95,489  
Daytime: 191,570


3-MILE

Population: 293,155  
Daytime: 541,451

5-MILE

Population: 529,640  
Daytime: 764,224





# Your Opportunity Awaits

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PEMBROKE



GIBRALTAR  
INVESTMENT PROPERTY SOLUTIONS

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