

TURNKEY RESTAURANT + BAR  
THE TOWER BUILDING  
624 Olive Way, Seattle, WA 98101

AVAILABLE  
NOW



For more information please contact:

LAURA MILLER  
laura@gibraltarusa.com  
206.351.3573

 **GIBALTAR**  
INVESTMENT PROPERTY SOLUTIONS

624 OLIVE WAY, SEATTLE, WA 98101

# TURNKEY RESTAURANT + BAR



## PROPERTY HIGHLIGHTS

- Seeking experienced operator for this rare opportunity
- Premium corner restaurant space located in the heart of Seattle's retail, restaurant, and hospitality district
- Built-in customer base at the Tower Building, with 130,000 SF of office space directly above
- Excellent visibility and accessibility for locals and tourists alike, with walkable access to high-density office buildings, hotels, and entertainment venues
- Close proximity to Nordstrom, several major hotels (Grand Hyatt, Hyatt Regency, Hyatt at Olive 8, The Westin and Hotel Max) and Seattle Convention Center
- Features display kitchen with 14'3" Type 1 hood, high-end modern finishes and circular banquettes
- One (1) secure garage parking stall available for tenant/employee at \$325/mo. Easy access to public parking, including Pacific Place (across the street)
- Building co-tenants include Zum Fitness, Downtown Spirits, and Caffe Umbria
- 4,192 RSF (comprised of 3,564 SF main level and 628 SF mezzanine level)
- NNN: \$9.10/SF (NNN includes common area bathroom maintenance)
- Local Landlord offering attractive rental rate, call Broker for details



100

TRANSIT SCORE



99

WALK SCORE



79

BIKE SCORE



191,510

TOTAL POPULATION



113,642

TOTAL HOUSEHOLDS



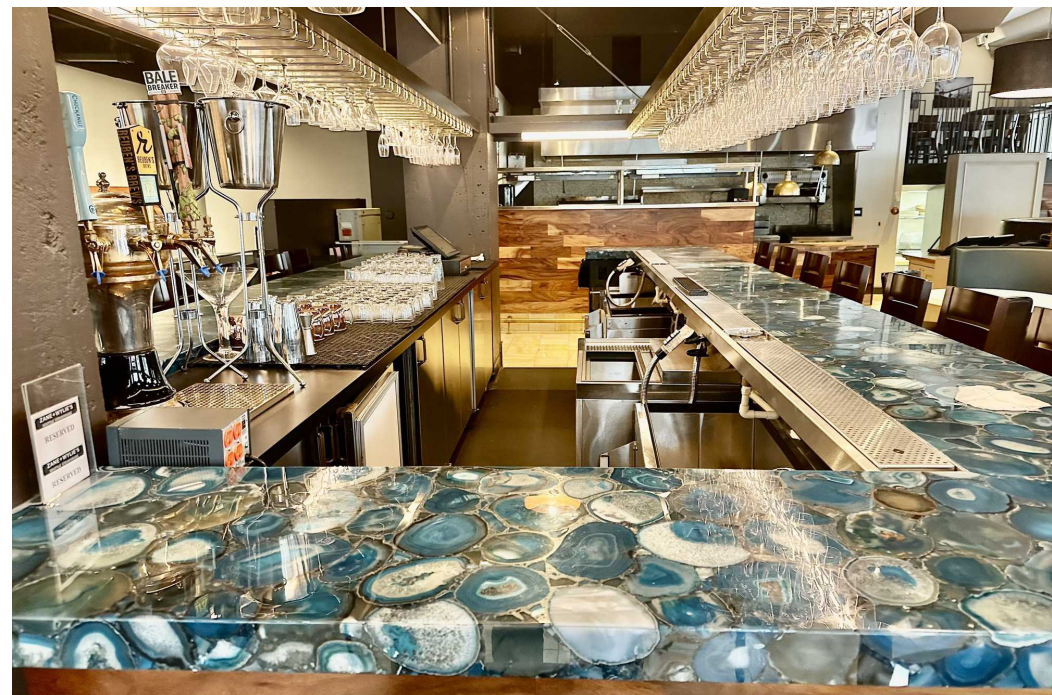
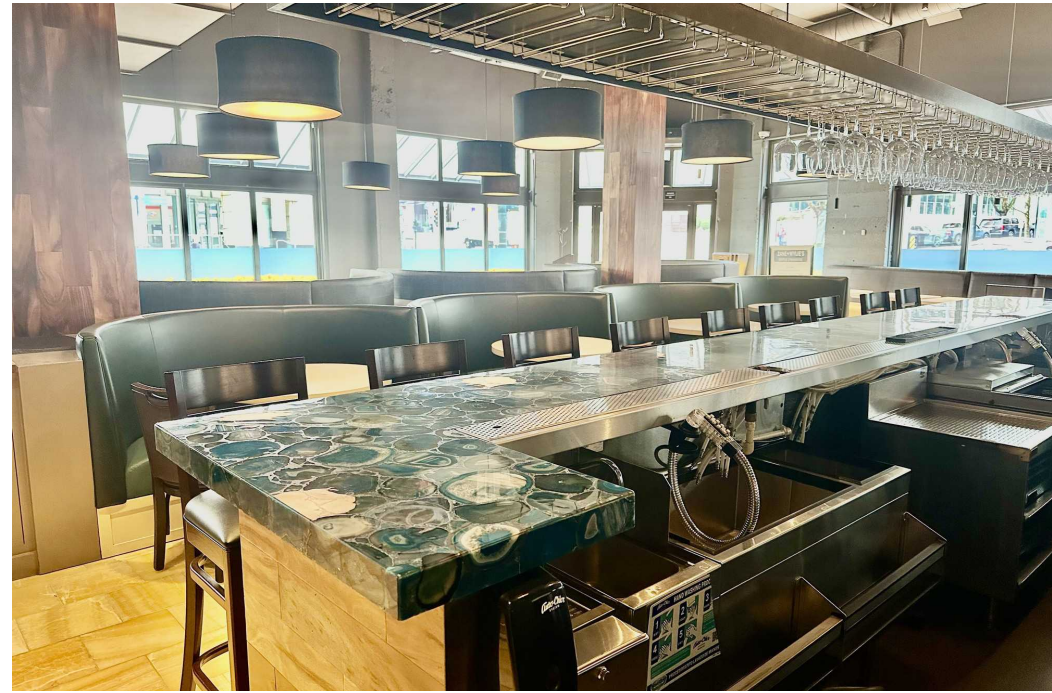
\$106,492

MEDIAN INCOME

\* Estimated 2024 demographics based on a 2-mile radius (CoStar)

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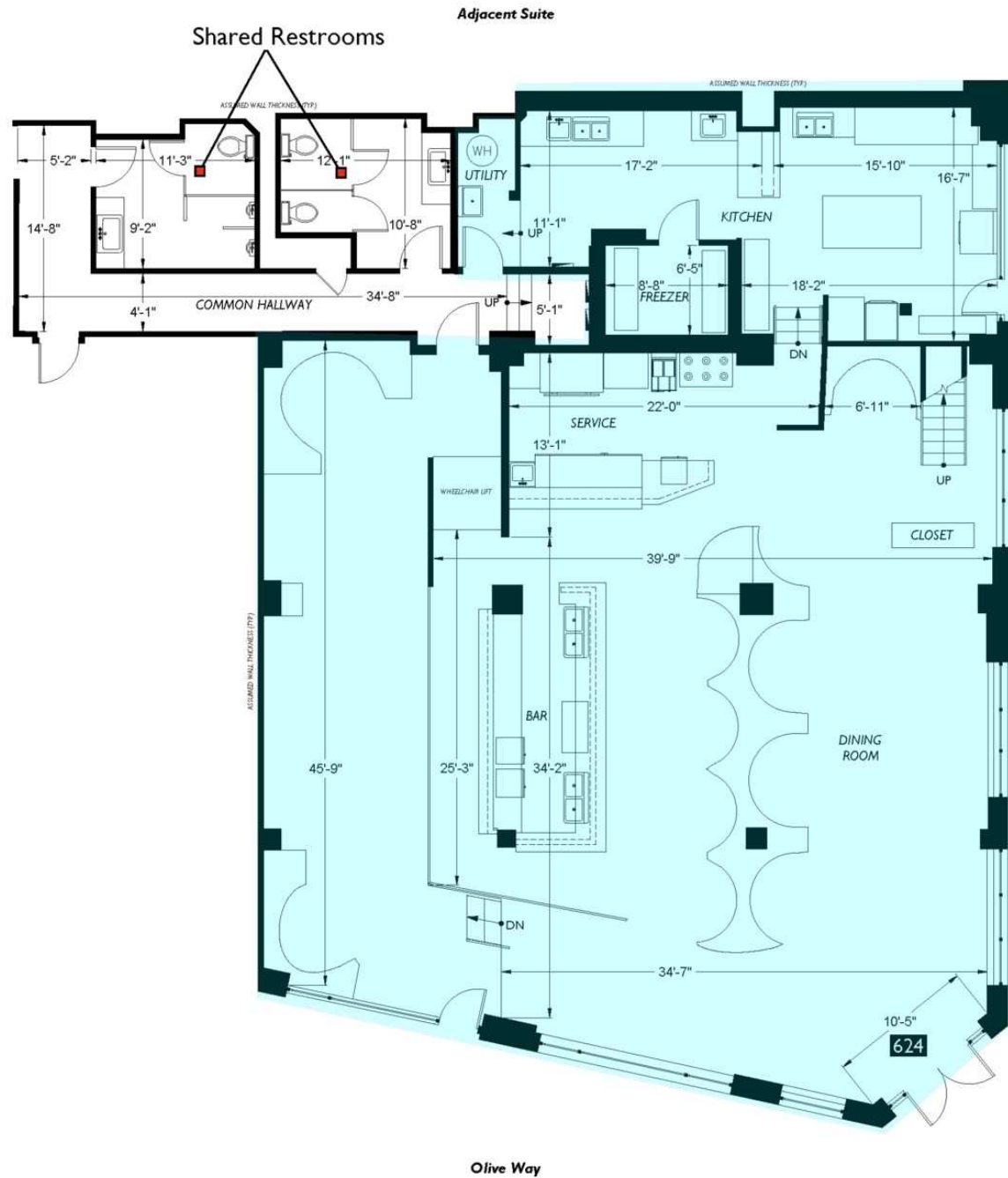
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## Main Level



Floor Plan

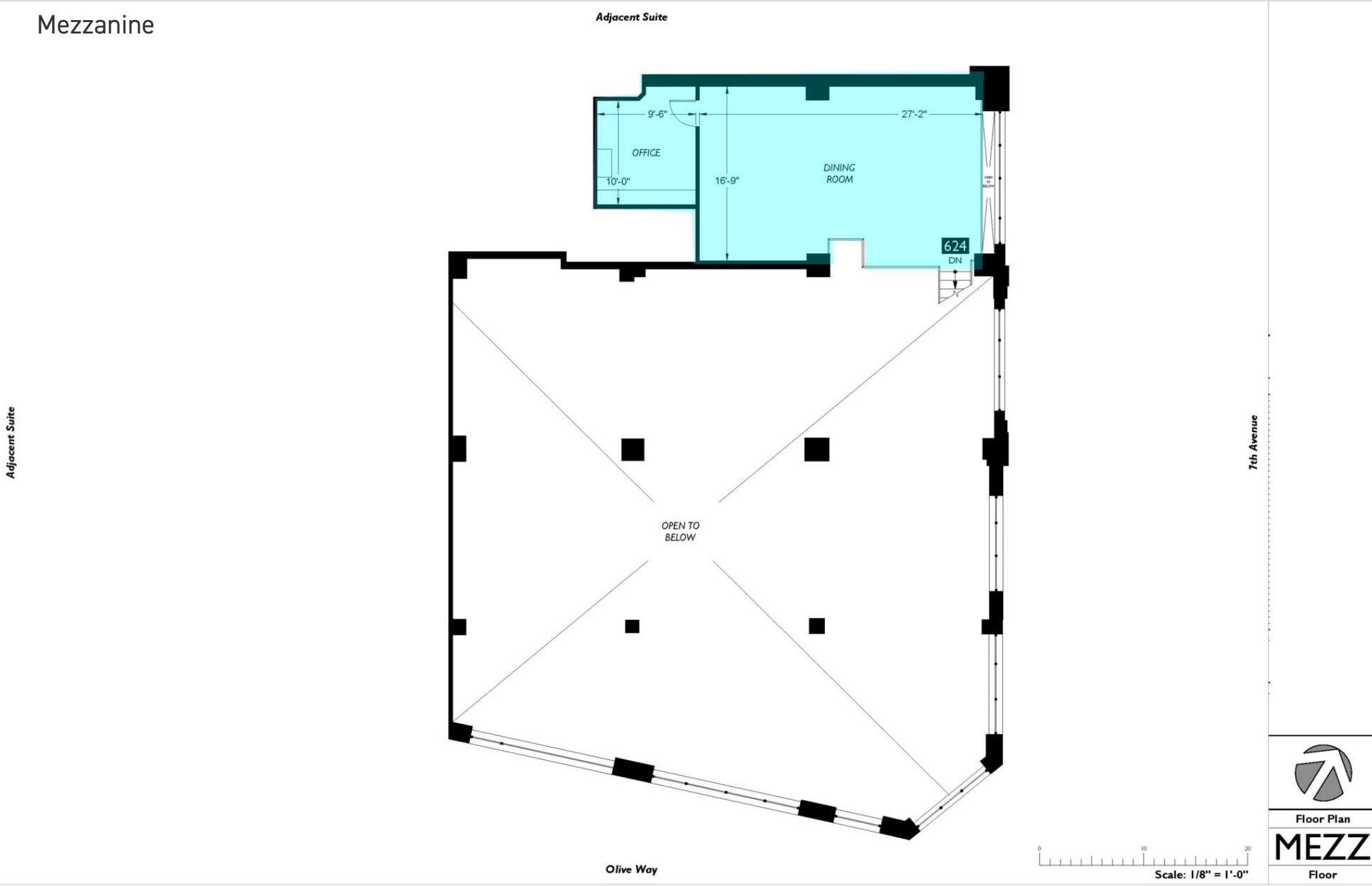
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Floor

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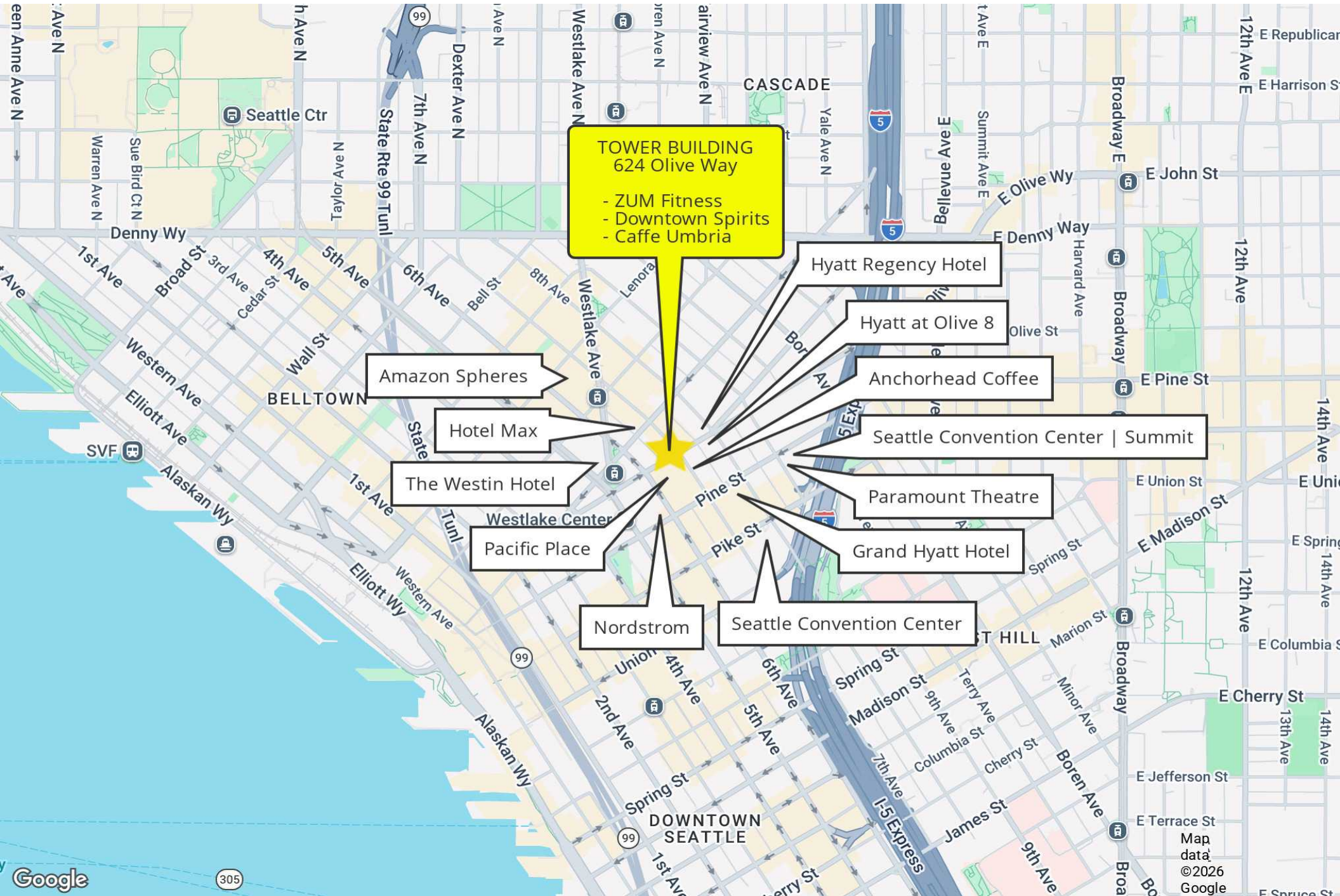
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## Mezzanine



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**TOWER BUILDING**  
624 Olive Way

- ZUM Fitness
- Downtown Spirits
- Caffe Umbria

Amazon Spheres

Hotel Max

The Westin Hotel

Pacific Place

Nordstrom

Seattle Convention Center

Hyatt Regency Hotel

Hyatt at Olive 8

Anchorhead Coffee

Seattle Convention Center | Summit

Paramount Theatre

Grand Hyatt Hotel