

# RETAIL/CAFE OPPORTUNITIES

WESTLAKE-SOUTH LAKE UNION CORRIDOR

DEXTER LAKE UNION

1205-1225 Dexter Avenue North, Seattle, WA 98109



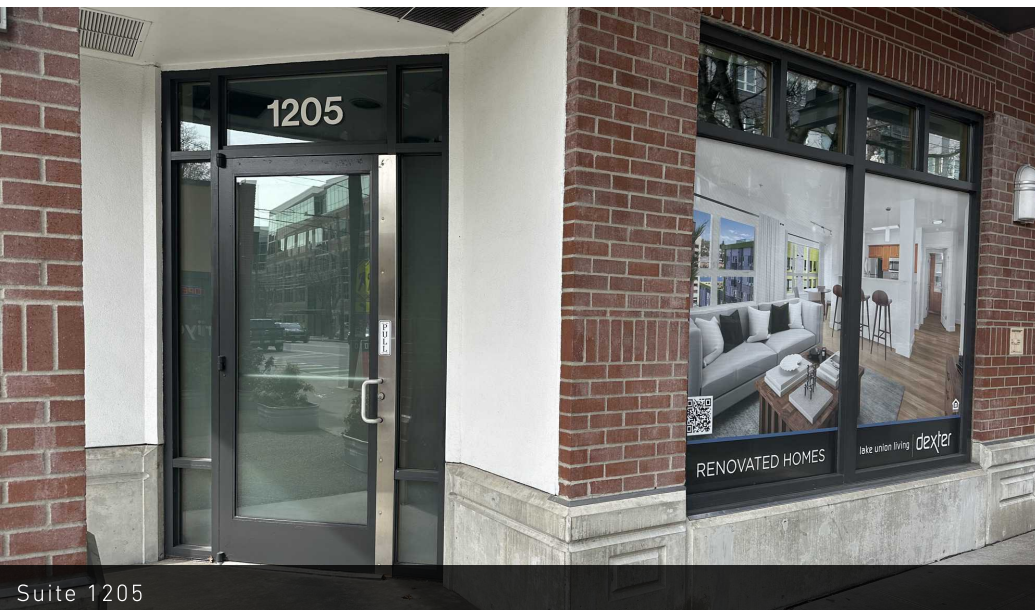
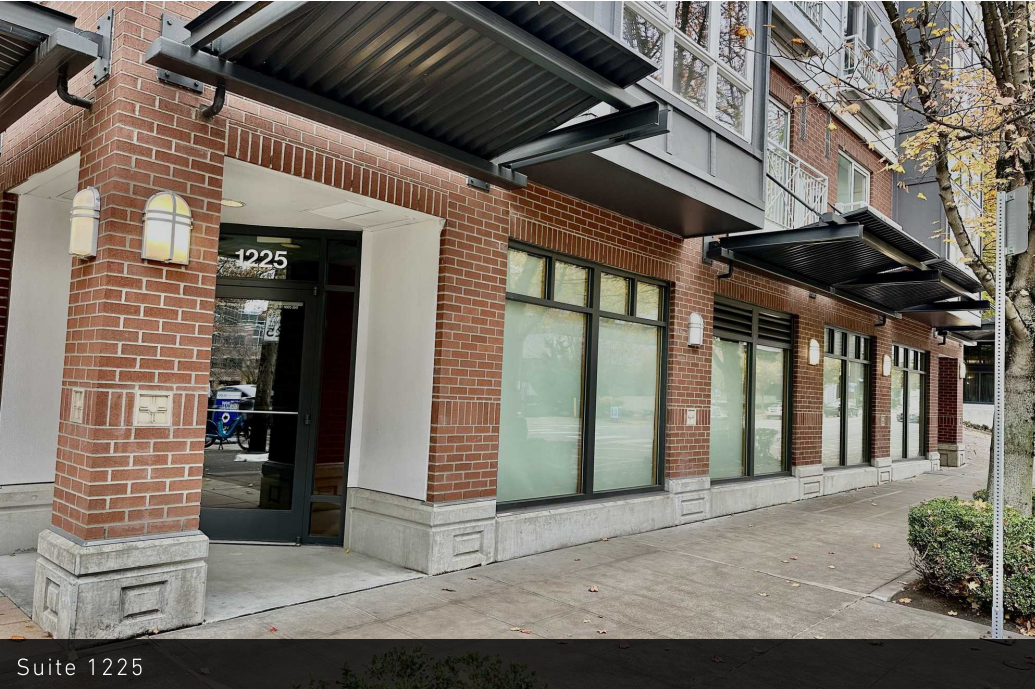
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1205-1225 DEXTER AVENUE NORTH, SEATTLE, WA 98109

# RETAIL / CAFE / OFFICE SALON FOR LEASE



## PROPERTY HIGHLIGHTS

- Rare opportunity to lease second generation retail, cafe and ground floor office at the crossroads of Westlake and South Lake Union, along the major, amenity-rich Dexter Avenue arterial
- Located at the base of Dexter Lake Union Apartments, a community of 201 residential units
- Adjacent to Meta's 280,000 SF corporate office
- High exposure and visibility benefitting from strong foot, bike, vehicle and transit traffic
- Directly across from a stairway with direct access to Lake Union and the Cheshiahud Lake Union Loop
- The area is home to major employers (tech, biotech) and dense multi-family dwellings, providing a built-in day and night-time population



76

TRANSIT SCORE



89

WALK SCORE



72

BIKE SCORE



190,213

TOTAL POPULATION



110,683

TOTAL HOUSEHOLDS



\$115,861

MEDIAN INCOME

\*Estimated 2024 Demographics based on a 2-mile radius

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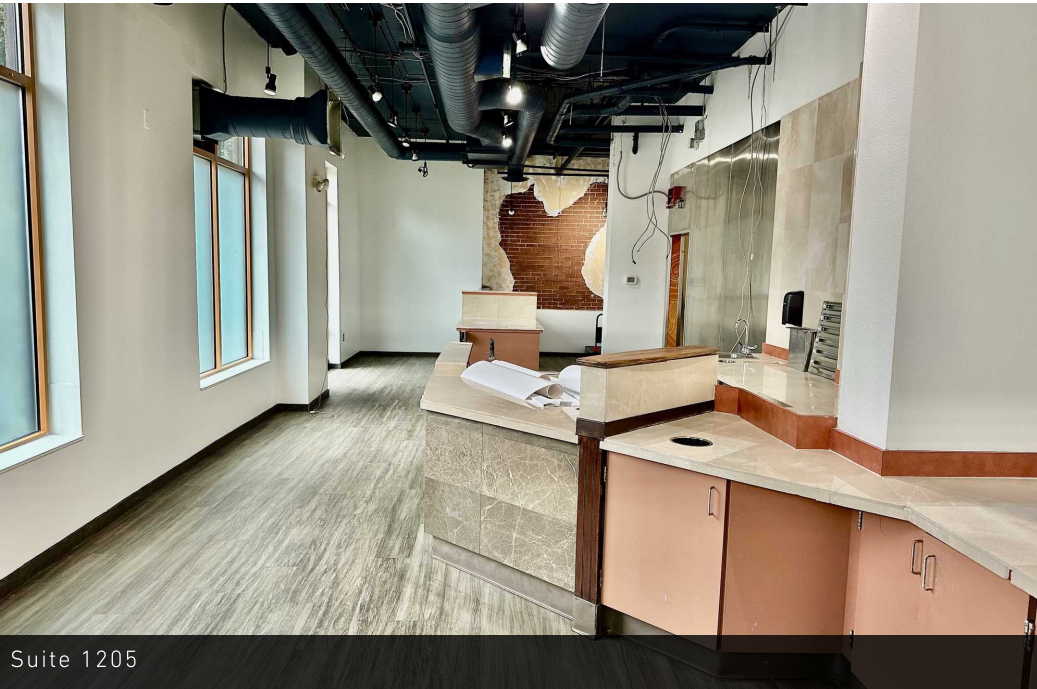
## RETAIL / CAFE / OFFICE FOR LEASE

### AVAILABLE SPACES

| SUITE        | TENANT    | SIZE (SF) | EST 2025 NNN | LEASE RATE    | DESCRIPTION  |
|--------------|-----------|-----------|--------------|---------------|--|
| ■ Suite 1205 | Available | 1,294 SF  | \$10.50      | \$28.00 SF/yr | Second generation F&B space ideal for bakery, coffee, juice bar, bubble tea or small urban market/deli (no type 1 hood). Ability to vent a type 2 hood.              |
| ■ Suite 1225 | Available | 2,244 SF  | \$10.50      | \$28.00 SF/yr | Ideal for physical therapy, health/wellness, veterinarian, medi-spa, dental office. Comprised of reception area, 5 offices, and two (2) restrooms (one with shower). |

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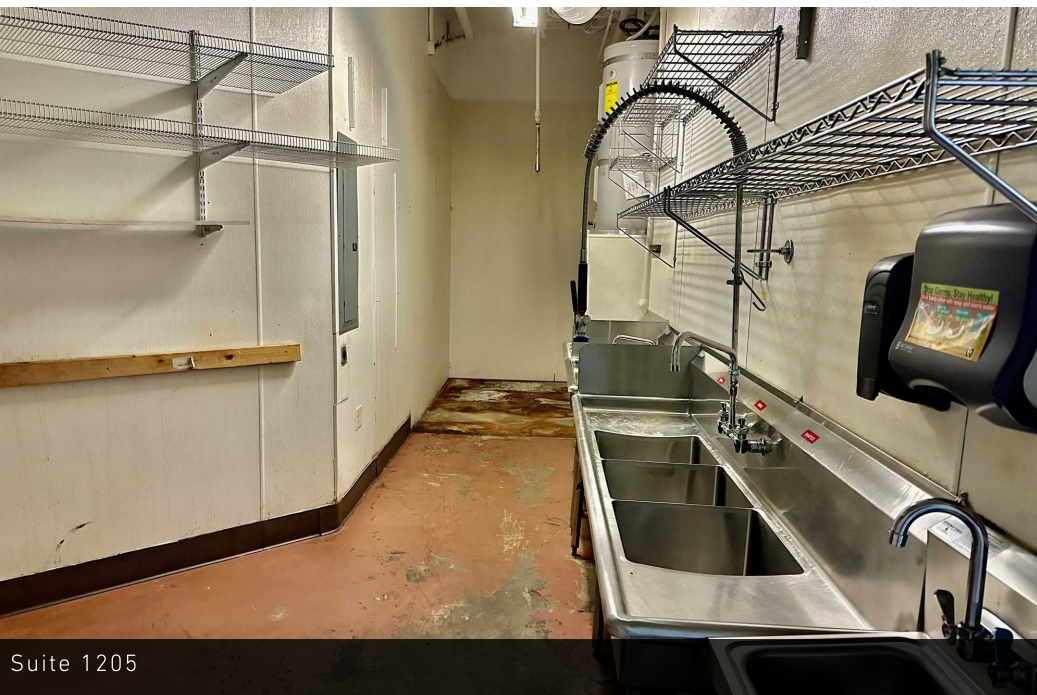
RETAIL/CAFE/OFFICE FOR LEASE



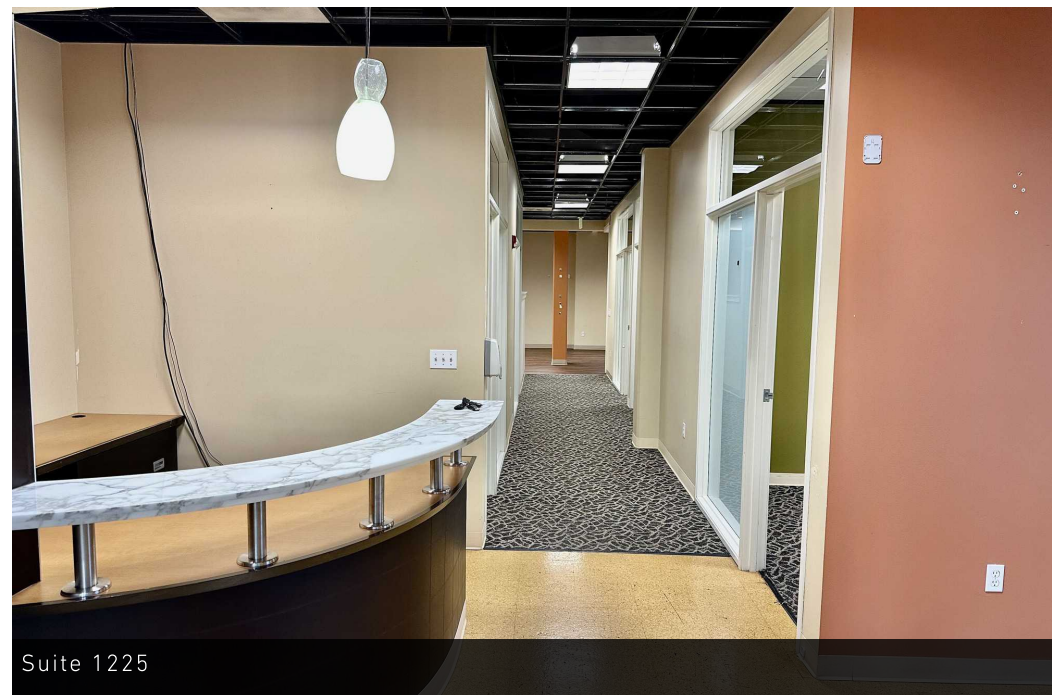
Suite 1205



Suite 1225

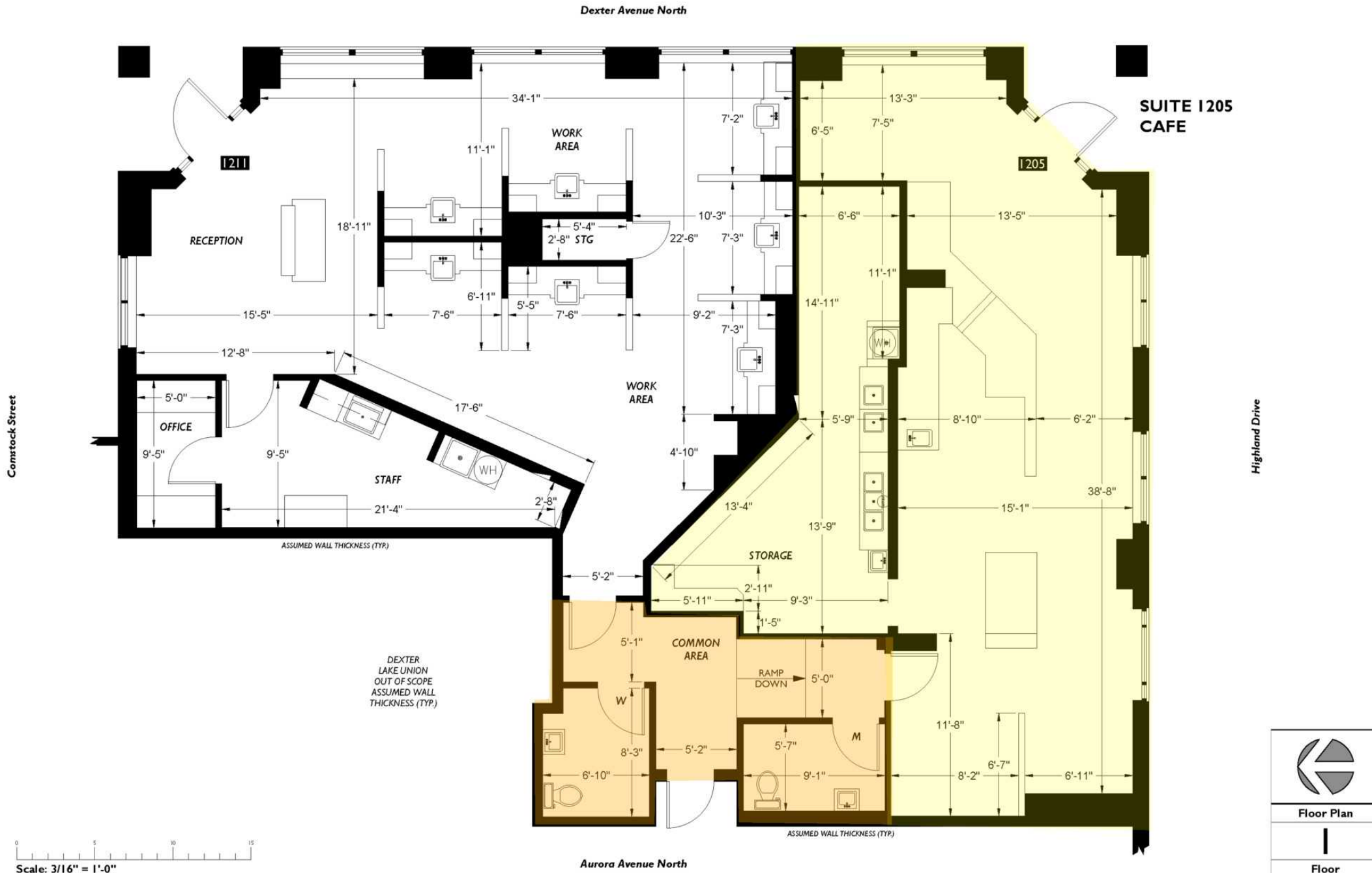


Suite 1205



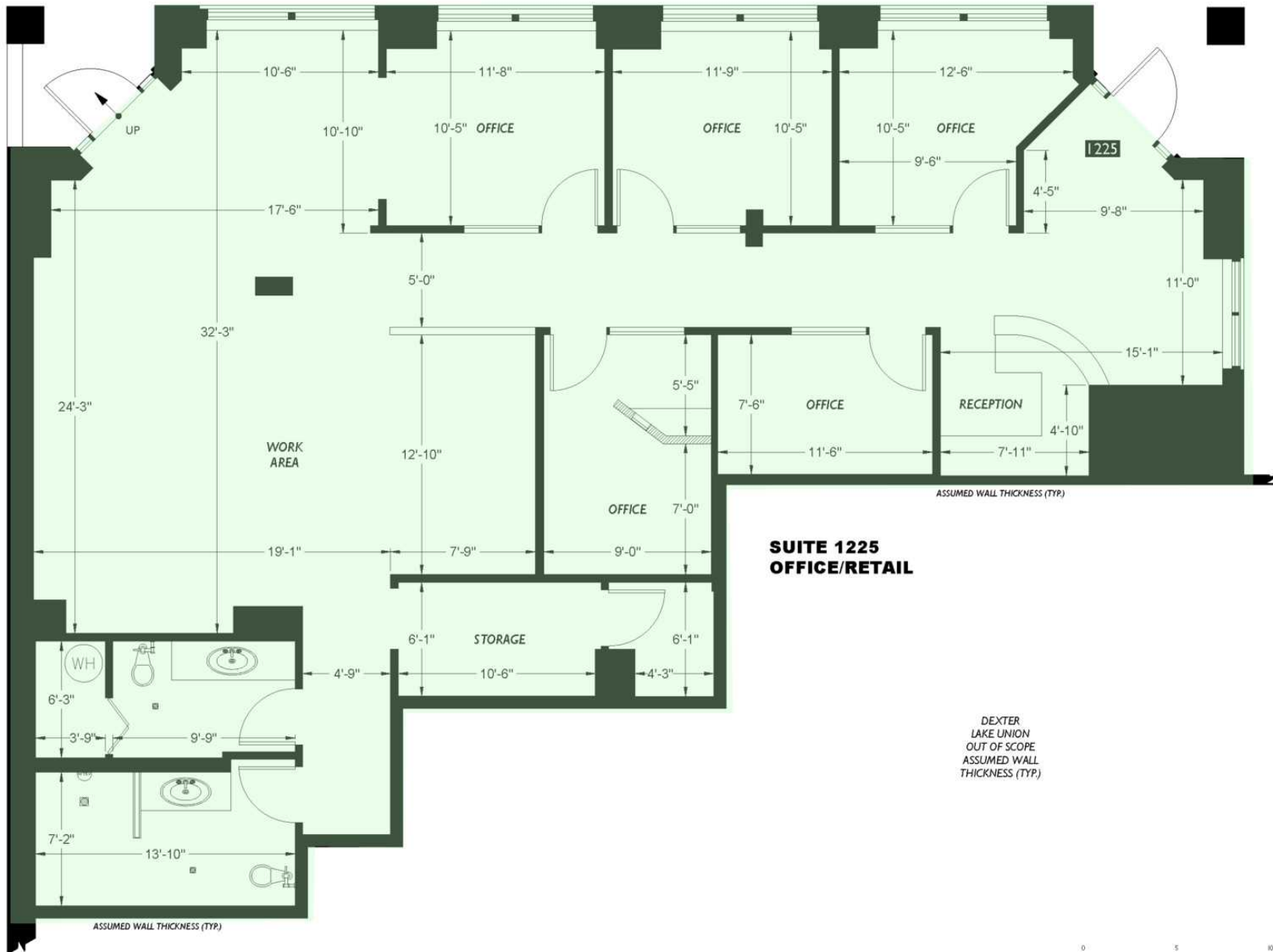
Suite 1225

# RETAIL/CAFE/OFFICE FOR LEASE



# RETAIL/SALON/OFFICE FOR LEASE

Dexter Avenue North



**SUITE 1225  
OFFICE/RETAIL**

ASSUMED WALL THICKNESS (TYP.)

DEXTER  
LAKE UNION  
OUT OF SCOPE  
ASSUMED WALL  
THICKNESS (TYP.)

Aurora Avenue North



Floor Plan



Floor

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RETAIL/CAFE/OFFICE FOR LEASE

