

800
fifth



NEWMARK

Perform Properties

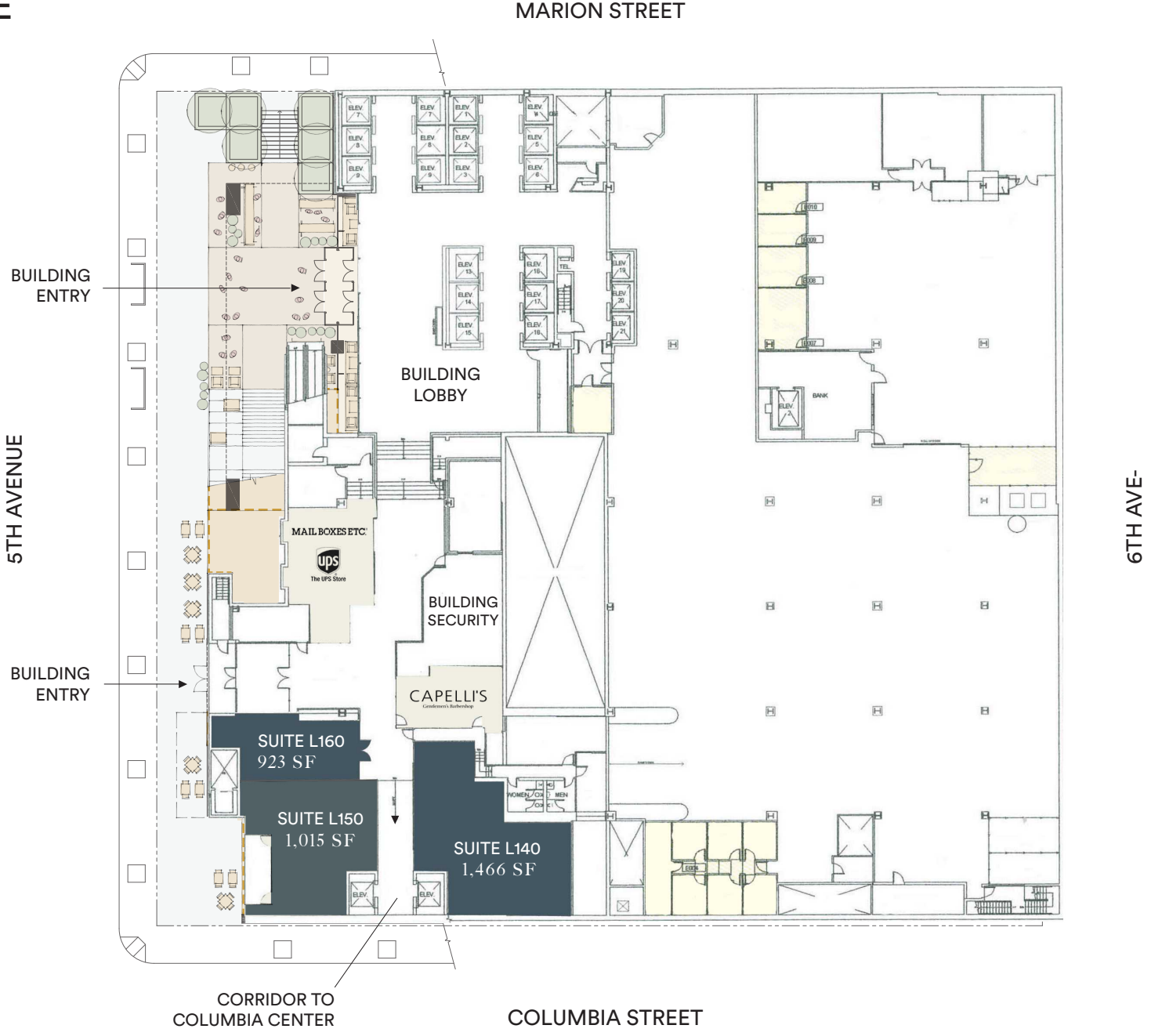


Project Details

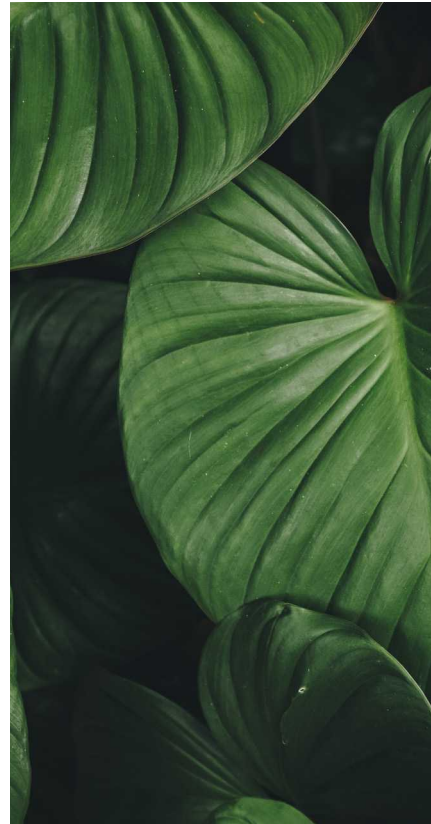
SPACE	Suite L140 - 1,466 SF Suite L150 - 1,015 SF Suite L160 - 923 SF
AVAILABLE	Suite L140 - Available Now Suite L150 - Available Now Suite L160 - 12/01/2026
RENT	Call for rates
NNN ESTIMATE	\$16.57 PSF
IDEAL USER	Suite L140 - Grab & Go Food (Sandwiches, Ramen, Sushi, Vietnamese, Salads, Juice, etc.) Suite L150 - Coffee Shop / Cafe Suite L160 - Sundry/Mercantile

Floor Plan

LEVEL ONE



Building Highlights

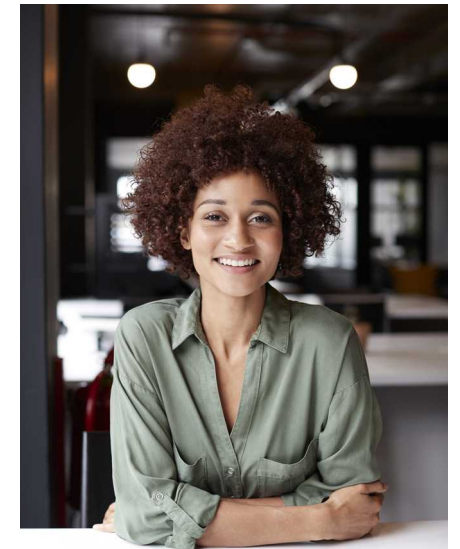


- 1,015 SF Prime corner coffee shop space available
- 1,466 SF retail deli space available, perfect for a grab & go food and beverage user
- 923 SF corner lobby retail space, perfect for a sundry/mercantile user
- Retail captures 6k+ daytime population in the building and from surrounding office buildings, including the Columbia Center connected by tunnel access
- Easy access to and from I-5 and to public transportation
- Below grade parking available for customer use
- Neighboring retailers include Belle Epicurean, Cherry Street Coffee House, Top Pot Doughnuts, and Charlotte Restaurant and Lounge



Area Demographics

	.25 MILE	.5 MILES	1 MILES
AVERAGE HH INCOME	\$154,862	\$148,344	\$156,671
RESIDENTS	5,398	20,240	74,244
DAYTIME POPULATION	54,071	145,650	248,657
MEDIAN AGE	37.6	37.3	34.2





800

fifth

Contact Exclusive Agents

ANNE MARIE KOEHLER
206 487-5167
annemarie.koehler@nmrk.com

ERIKA KOEHLER
206 487-5168
erika.koehler@nmrk.com

nmrk.com