


FOR LEASE
BUILT-OUT RESTAURANT/EVENT/NIGHT CLUB
1624 4th Avenue, Seattle, WA 98101



For more information please contact:

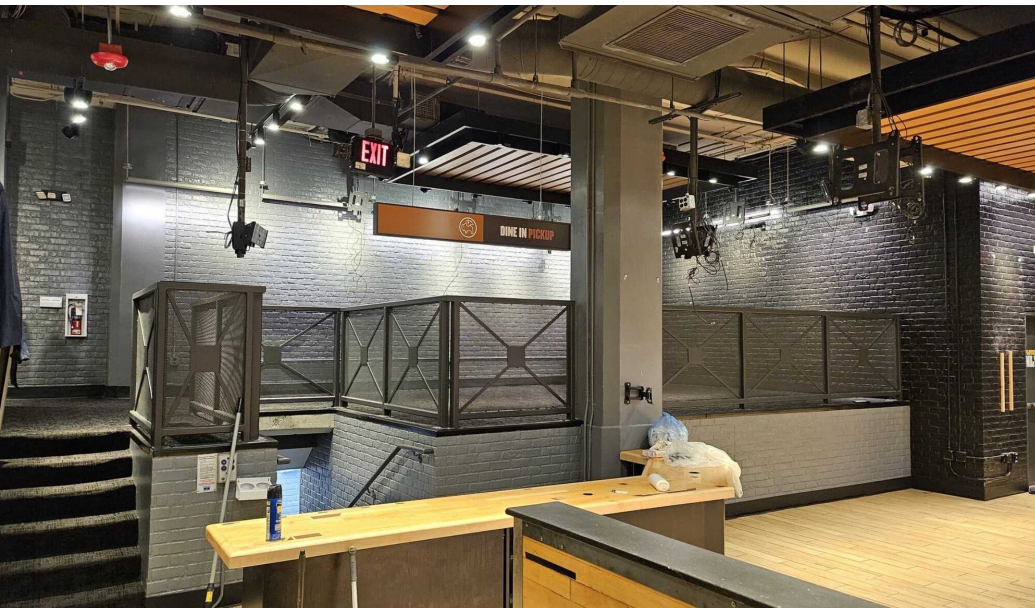
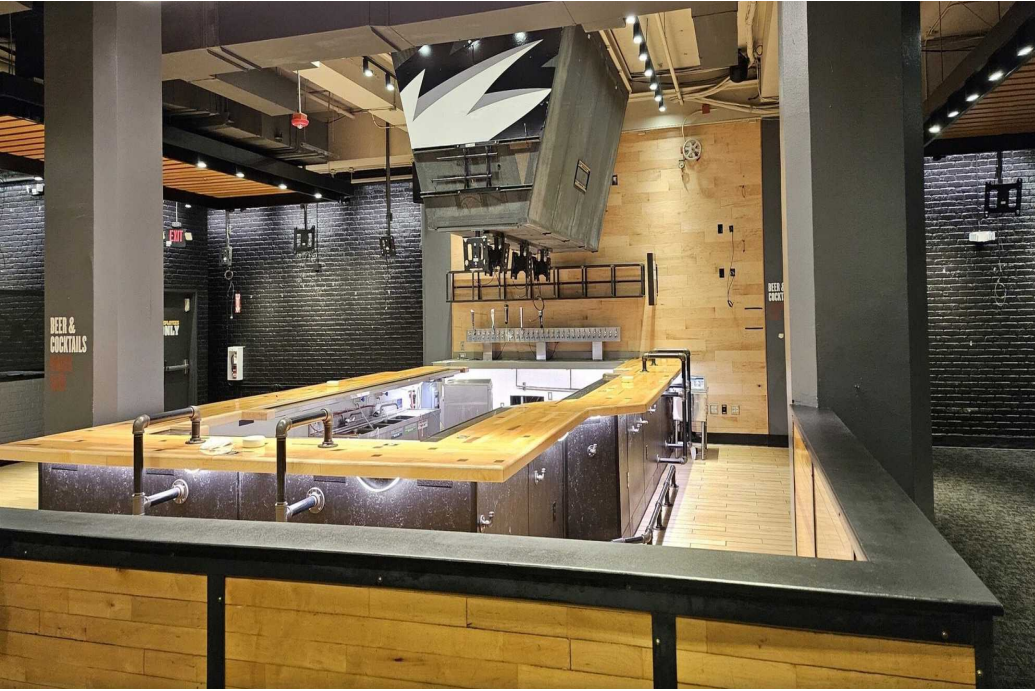

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 **GIBALTAR**
INVESTMENT PROPERTY SOLUTIONS

1624 4TH AVE, SEATTLE, WA 98101

BUILT-OUT RESTAURANT / EVENT / NIGHT CLUB



PROPERTY HIGHLIGHTS

- Rare opportunity to acquire a built-out restaurant/night club space in the heart of downtown Seattle's retail and business district
- Located at the ground-level of the WK Building, enjoy a built-in customer base with 13,800 SF of office space above
- Heavy foot traffic area near retail, hotels, offices and tourist attractions
- Adjacent to Westlake Park and Westlake Station, the building offers excellent access to public transit, including Link Light Rail and major bus routes
- Surrounding points of interest include Westlake Center, Mayflower Park Hotel, Monorail Station
- Prominent signage and street visibility on 4th Avenue
- Two (2) type 1 hoods (approx. 12' and 16'), three (3) large walk-in freezers and large walk-in fridge. Scullery and dry storage area.
- Elevator access from basement to main level
- Capacity: 300 people
- 7,045 SF (comprised of 4,214 SF main level + 2,831 SF basement)
- Rental Rate \$24/SF plus 2026 NNN \$7.58/SF



100

TRANSIT SCORE



99

WALK SCORE



81

BIKE SCORE



186,534

TOTAL POPULATION



111,340

TOTAL HOUSEHOLDS



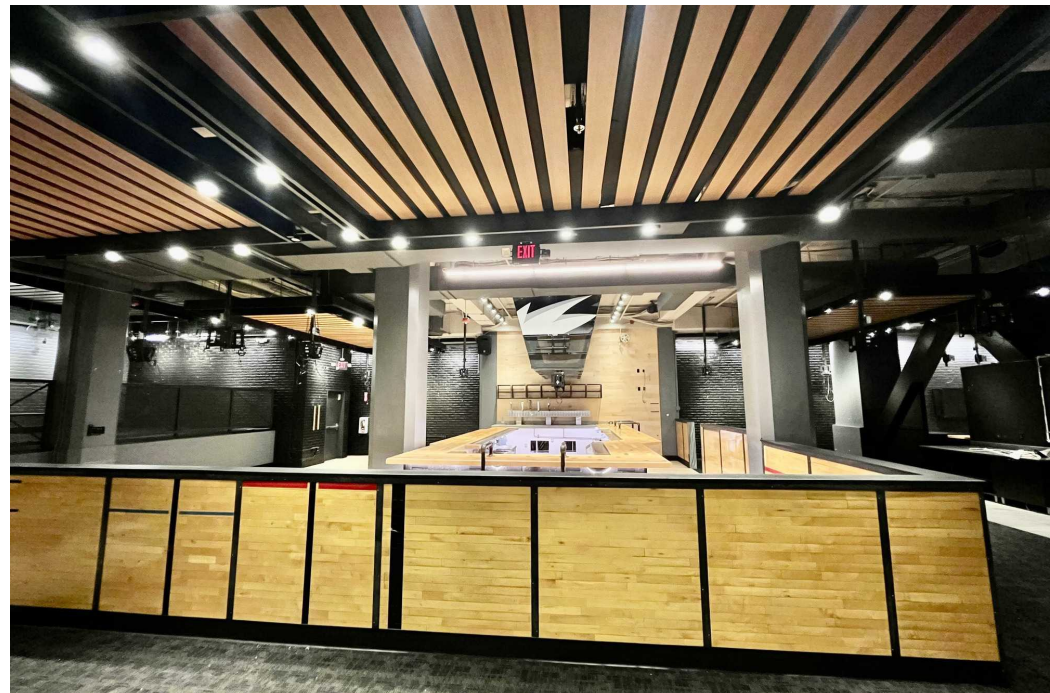
\$105,749

MEDIAN INCOME

* Estimated 2024 Demographics based on a 2 mile radius

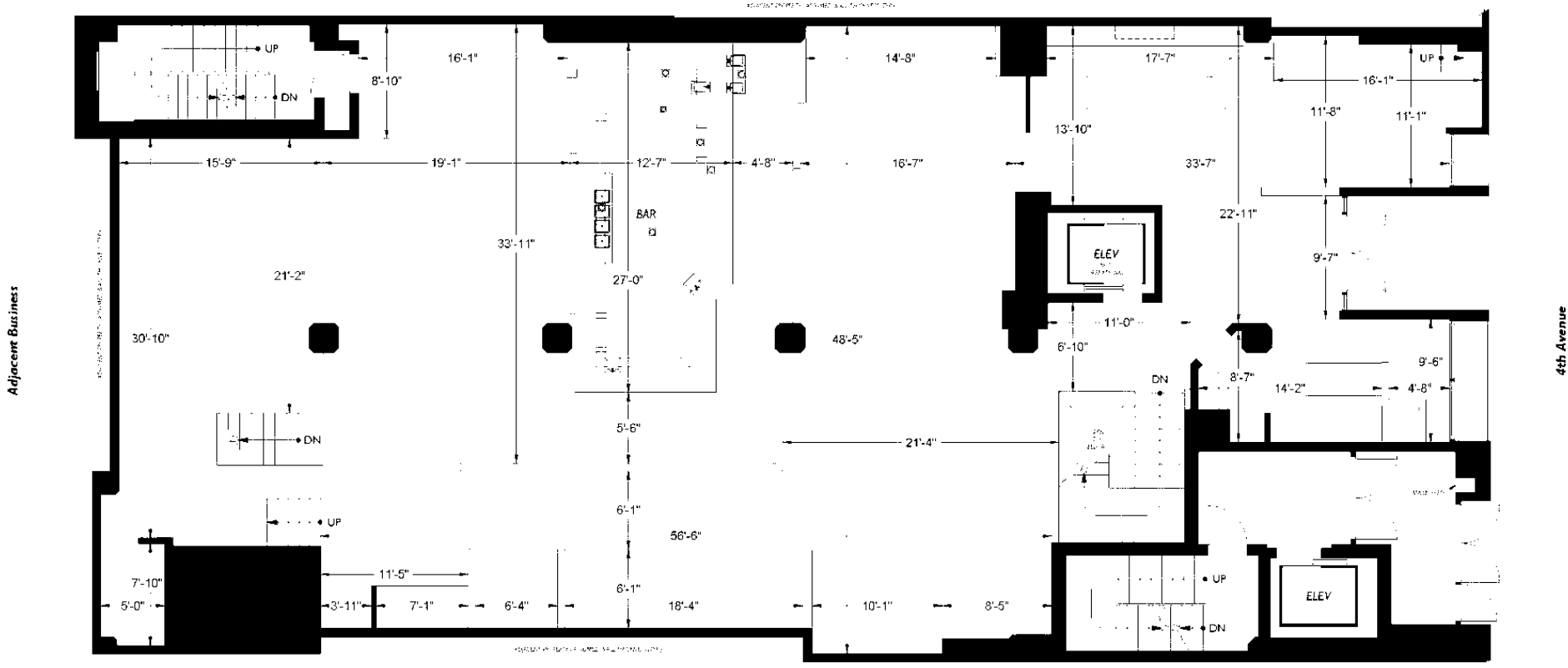
1624 4TH AVE, SEATTLE, WA 98101

BUILT-OUT RESTAURANT/EVENT/NIGHT CLUB



BUILT-OUT RESTAURANT/EVENT/NIGHT CLUB

Adjacent Business

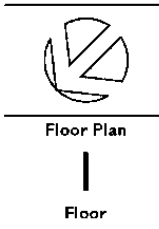


Adjacent Business

4th Avenue

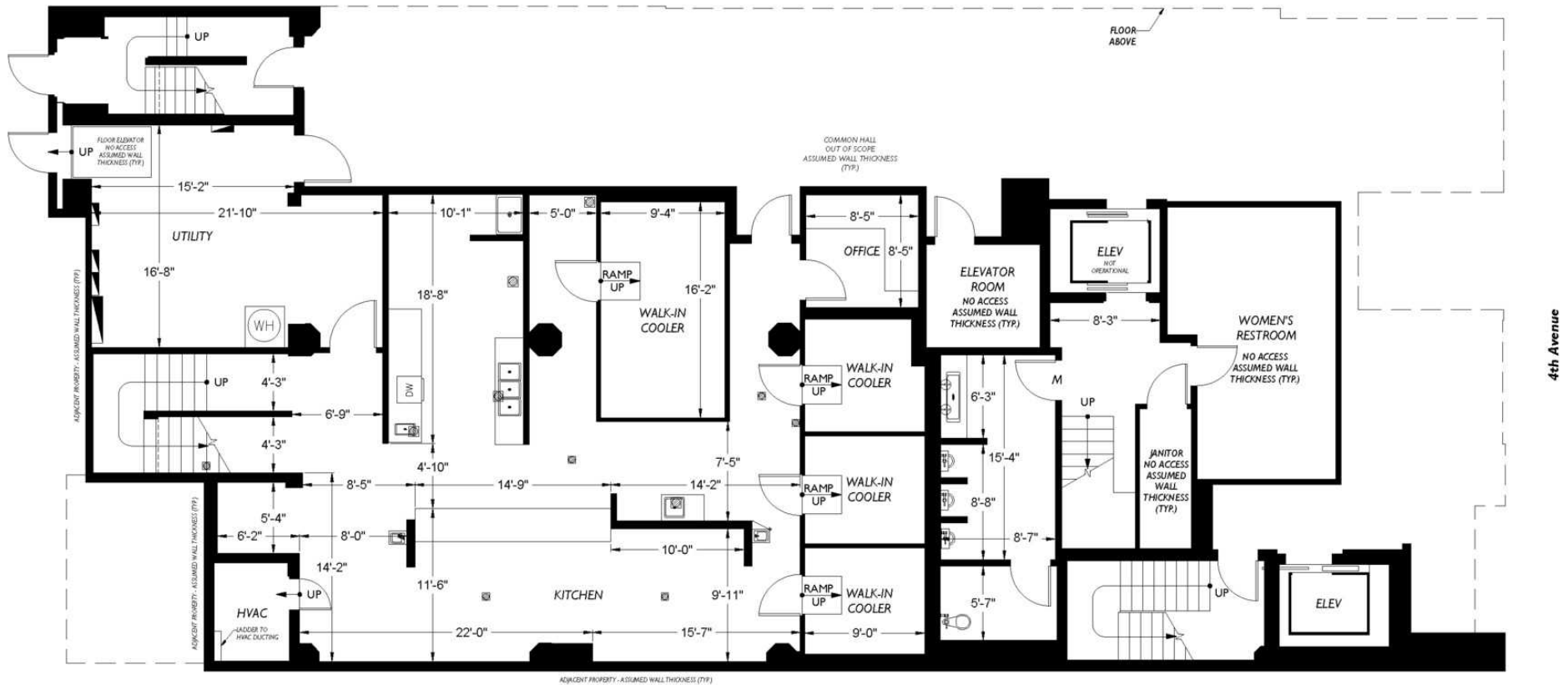
Adjacent Business

Scale: 1/8" = 1'-0"



BUILT-OUT RESTAURANT/EVENT/NIGHT CLUB

Adjacent Business



ADJACENT PROPERTY - ASSUMED WALL THICKNESS (TYP.)

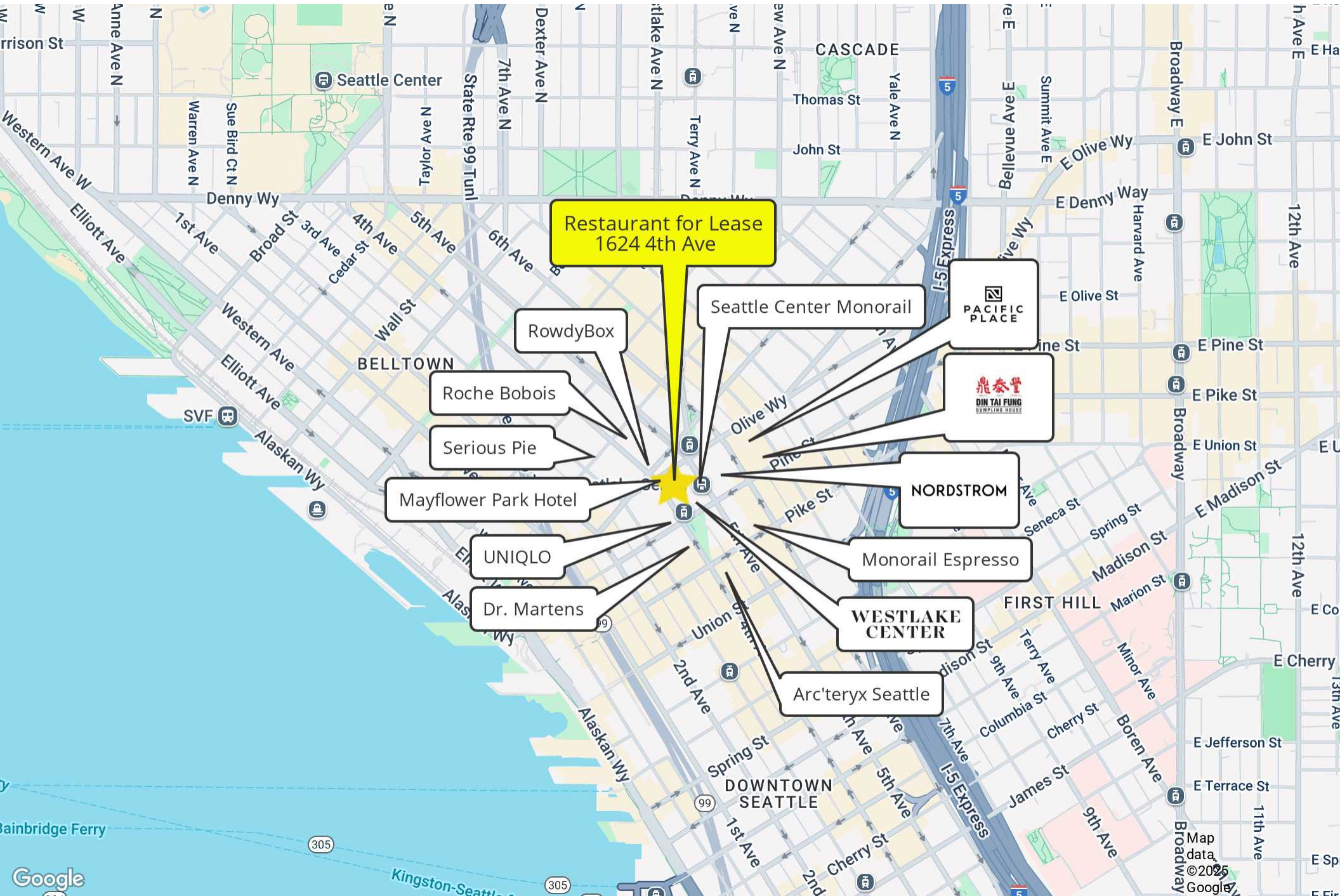
Adjacent Business



Floor Plan
BSMT
Floor

1624 4TH AVE, SEATTLE, WA 98101

BUILT-OUT RESTAURANT/EVENT/NIGHT CLUB



Restaurant for Lease
1624 4th Ave

RowdyBox

Roche Bobois

Serious Pie

Mayflower Park Hotel

UNIQLO

Dr. Martens

Seattle Center Monorail

PACIFIC PLACE

鼎泰豐
DIN TAI FUNG
DUMPLING HOUSE

NORDSTROM

Monorail Espresso

WESTLAKE CENTER

Arc'teryx Seattle