

# Northcut

LANDING

4915-5001 25TH AVENUE NE | SEATTLE, WA 98105



RETAIL & OFFICE SPACE FOR LEASE ACROSS FROM U-VILLAGE

# NORTHCUT LANDING

Northcut landing located on the edge of the University District and Ravenna neighborhoods benefits from a highly-visible location between the University of Washington's main campus located to the west, UW Medical Center located to the south, and University Village, Seattle's premier, open-air retail center, directly to the east.

Located along 25th Avenue NE, one of the area's primary thoroughfares, Northcut Landing provides prominent street visibility for ground floor retail, and close proximity to a diverse mix of restaurants, retail, and services provides unparalleled tenant amenities.



1 block to U-Village



1/4 mile to UW



47K+ students at UW



## PROPERTY HIGHLIGHTS

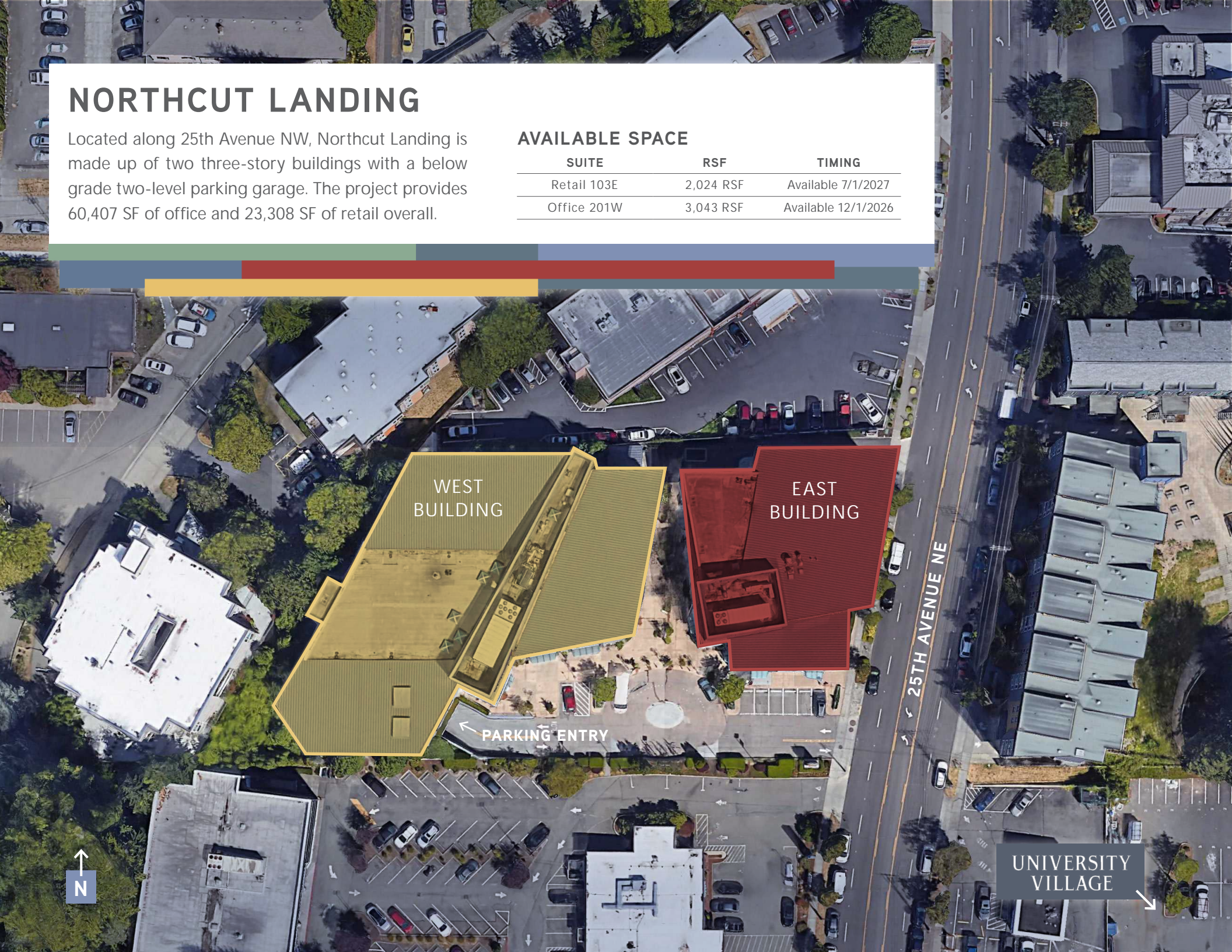
- Approximately 2,024 SF of ground level retail/office space available in the East Building and 3,043 SF of office space available on the 2nd floor in the West Building.
- Project contains two, three-story buildings surrounding a landscaped retail courtyard
- Two-level subterranean parking garage with 207 parking spaces
- Situated along the Burke-Gilman trail, a busy pedestrian & bicycle path
- Nearby University of Washington boasts over 45,000 undergraduate students annually and an employment base exceeding 20,000 employees
- Seattle Children's Hospital located to the east receives over 35,000 visits annually

# NORTHCUT LANDING

Located along 25th Avenue NW, Northcut Landing is made up of two three-story buildings with a below grade two-level parking garage. The project provides 60,407 SF of office and 23,308 SF of retail overall.

## AVAILABLE SPACE

| SUITE       | RSF       | TIMING              |
|-------------|-----------|---------------------|
| Retail 103E | 2,024 RSF | Available 7/1/2027  |
| Office 201W | 3,043 RSF | Available 12/1/2026 |



WEST BUILDING

EAST BUILDING

PARKING ENTRY

25TH AVENUE NE

N

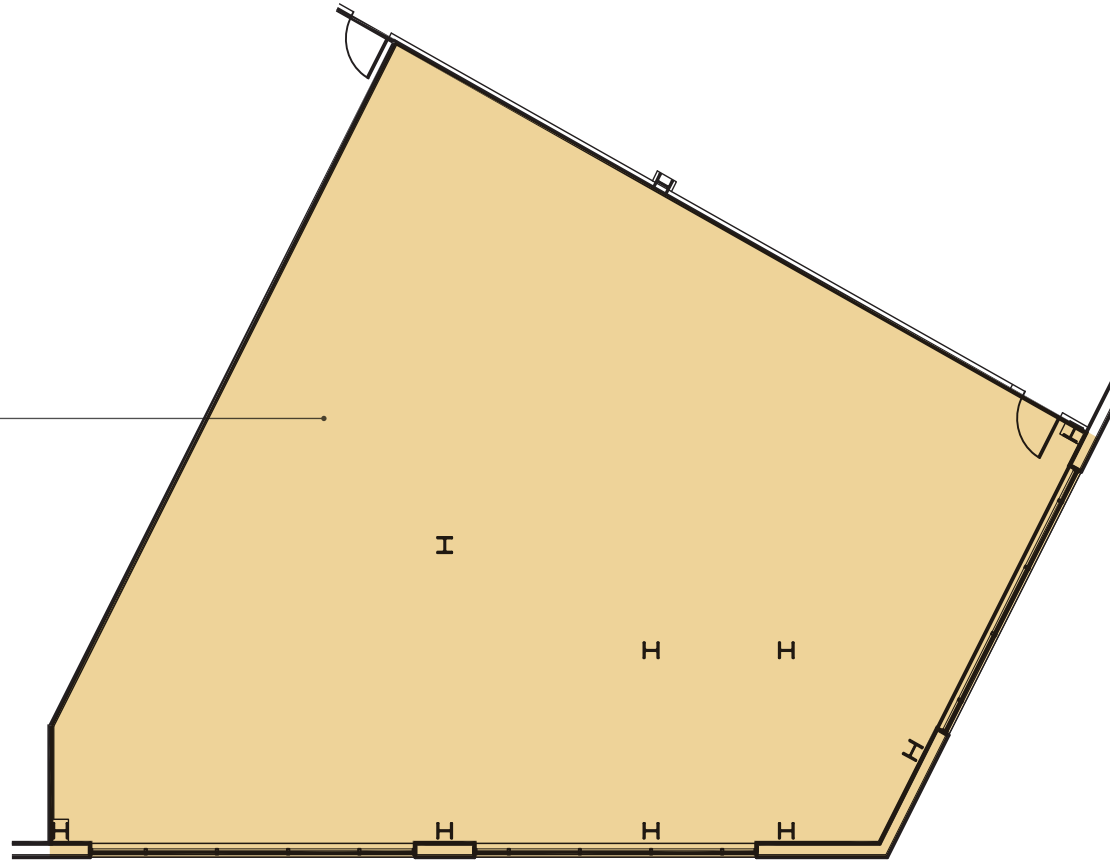
UNIVERSITY VILLAGE

# WEST BUILDING

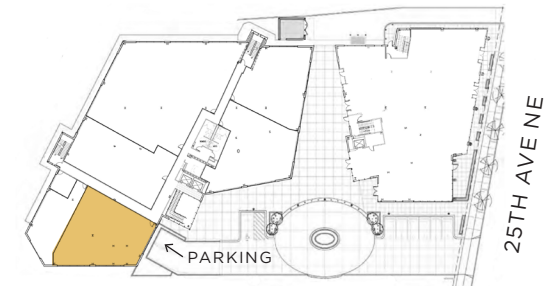
Floor 2

## SUITE 201W

3,043 SF

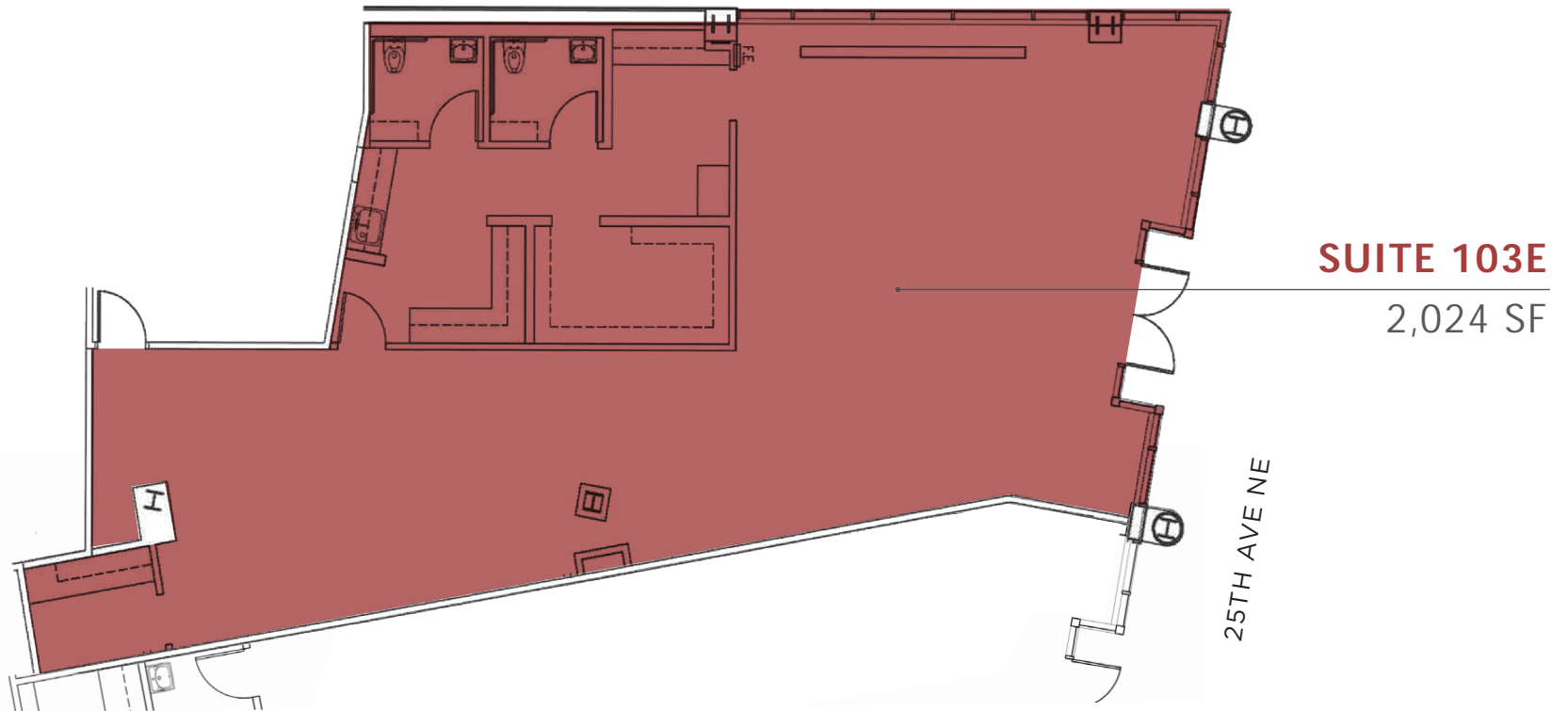


|                           |                       |
|---------------------------|-----------------------|
| <b>ASKING RENT</b>        | Call broker for rates |
| <b>NNN'S ESTIMATE</b>     | \$16.00 PSF           |
| <b>AVAILABLE</b>          | Available 12/1/2026   |
| <b>DELIVERY CONDITION</b> | 2nd generation space  |

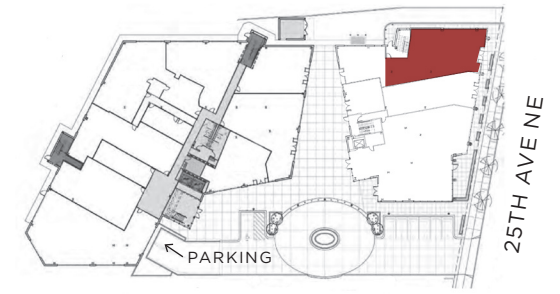


# EAST BUILDING

## Floor 1



|                           |                       |
|---------------------------|-----------------------|
| <b>ASKING RENT</b>        | Call broker for rates |
| <b>NNN'S ESTIMATE</b>     | \$16.00 PSF           |
| <b>AVAILABLE</b>          | Available July 2027   |
| <b>DELIVERY CONDITION</b> | 2nd generation space  |



# DEMOGRAPHICS

|                    | .25 MILE | .5 MILE  | 1 MILE    |
|--------------------|----------|----------|-----------|
| POPULATION         | 4,281    | 16,882   | 47,312    |
| DAYTIME POPULATION | 5,249    | 16,746   | 48,420    |
| AVERAGE HH INCOME  | \$51,814 | \$82,212 | \$102,338 |



92 Walk Score



71 Transit Score



92 Bike Score





## AMENITIES

- RETAIL
- RESTAURANTS
- RECREATION
- U-VILLAGE
- BURKE-GILMAN TRAIL

Ravenna Park

Ravenna Brewing

Duchess Tavern

Pair

Mamma Melina

Blazing Bagels

**Northcut**  
LANDING

NE BLAKELEY ST

Soul Cycle

Crate & Barrel

Athleta

Apple

Peloton

Bartell Drug

lululemon

Restoration Hardware

UNIVERSITY VILLAGE

QFC

SEATTLE CHILDREN'S →

Ravenna Woods

General Porpoise

Amazon Books

Evergreens

Din Tai Fung

BaBar

Burgermaster

← UNIVERSITY OF WA

← UW MEDICAL CENTER

Tesla

Virginia Mason

NE 45TH STREET



# Northcut

LANDING



**LEASING INFO:**

**ANNE MARIE KOEHLER**

+1 206 487 5167

[annemarie.koehler@nmrk.com](mailto:annemarie.koehler@nmrk.com)

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