

# RETAIL FOR LEASE

PATENT 523

503-507 Broadway East, Seattle, WA 98102



For more information please contact:

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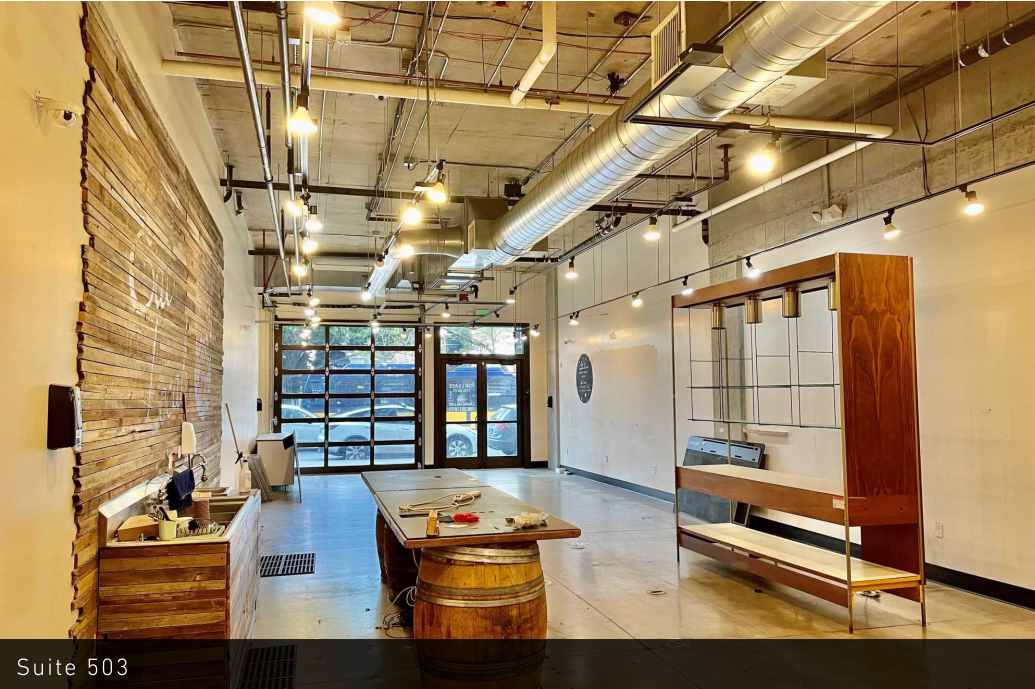
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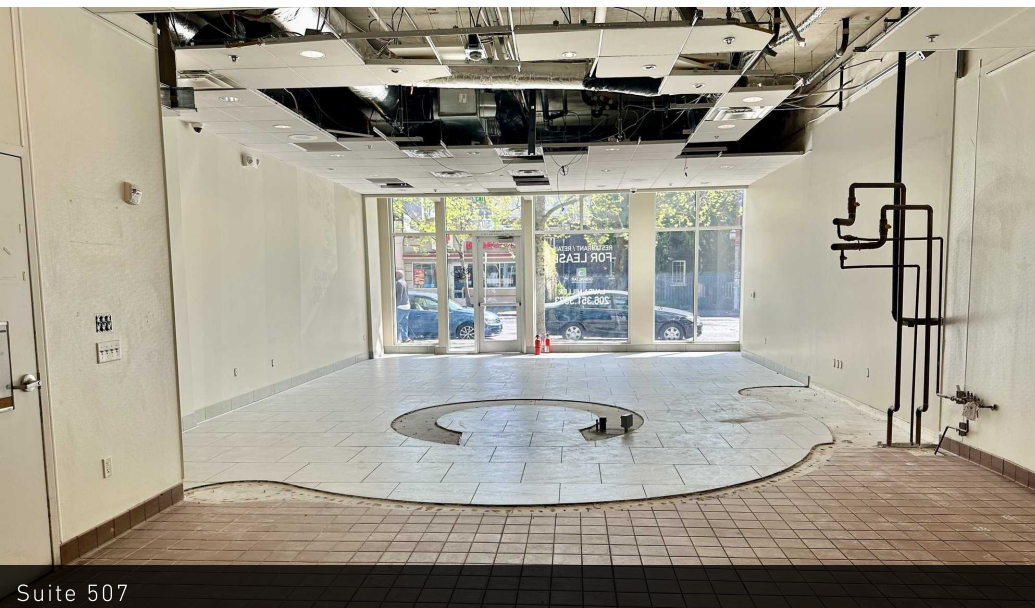


503-507 BROADWAY EAST, SEATTLE, WA 98102

PATENT 523



Suite 503



Suite 507

## PROPERTY HIGHLIGHTS

- Prime retail spaces in the heart of Seattle's vibrant Capitol Hill neighborhood, known for great food and entertainment!
- High visibility location on Broadway East, at the base of Patent 523, a 295 unit apartment building
- 55 shared retail parking stalls in on-site garage with 1 hour validation. Monthly employee parking available in secure garage for \$260/stall.
- Co-tenants include CorePower Yoga, Orangetheory Fitness, Local Bigger Burger, Gentle Dental, Timeless Tea, and SugaringNYC
- Steps from dominant area grocer (QFC)
- Property is monitored by roaming security



79

TRANSIT SCORE



98

WALK SCORE



92

BIKE SCORE



205,623

TOTAL POPULATION



119,392

TOTAL HOUSEHOLDS



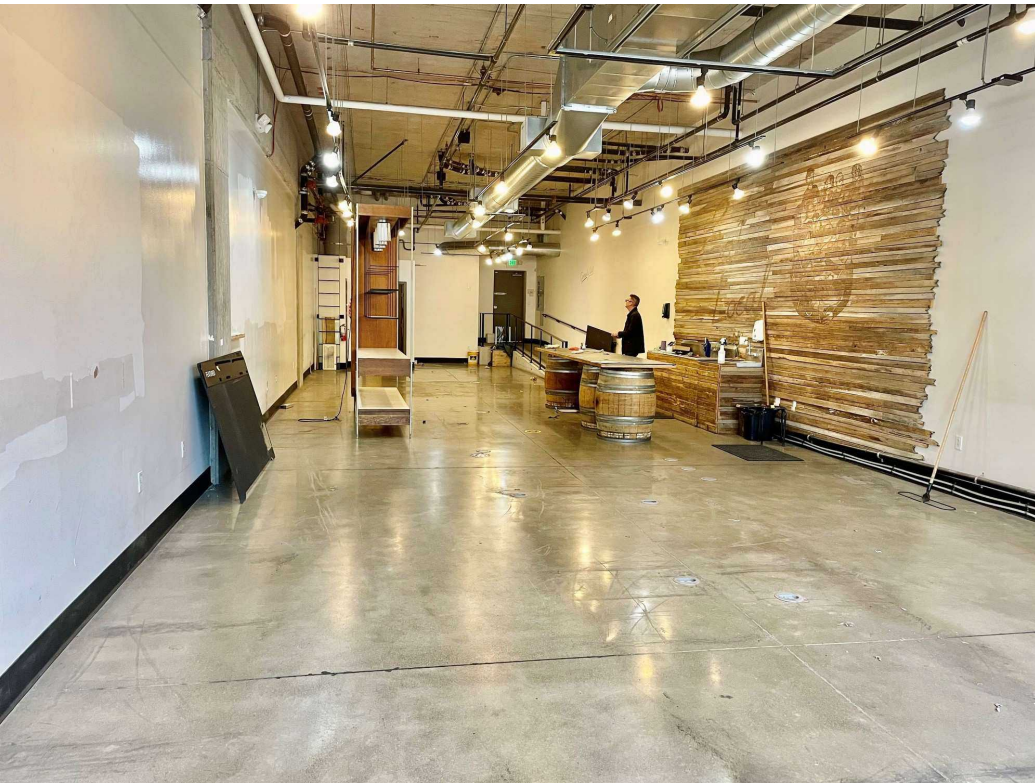
\$110,408

MEDIAN INCOME

\* Estimated 2025 demographic data based on 2 mile radius

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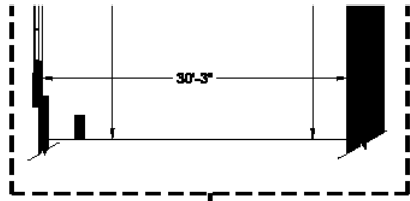
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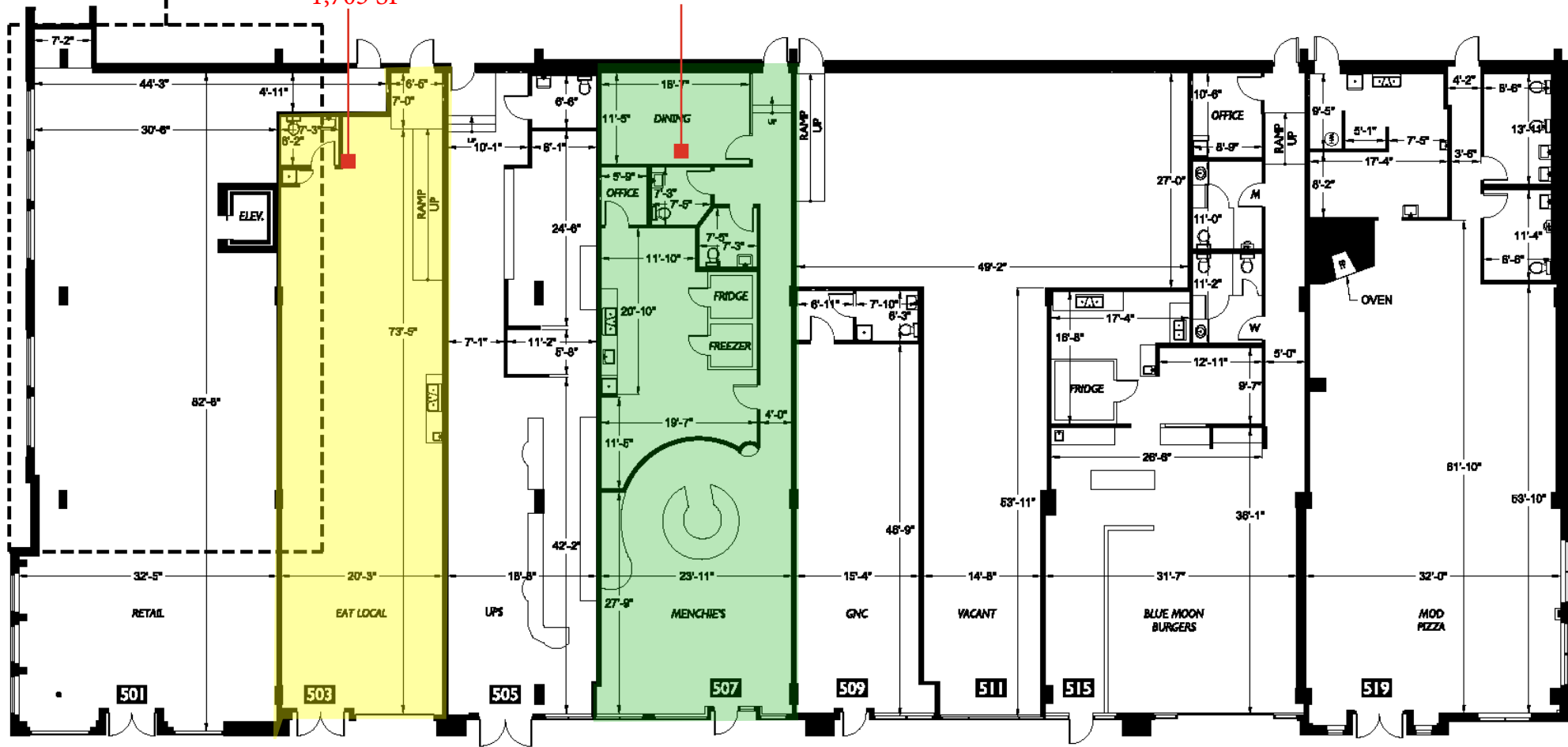
### AVAILABLE SPACES

SUITE	SIZE	2026 NNN	LEASE RATE	AVAILABILITY
Suite 503	1,703 SF	\$16.87	\$34.00 SF/yr	Available now. Space features operable roll-up storefront door, soaring exposed ceilings, and concrete floors. In-suite ADA restrooms.
Suite 507	1,991 SF	\$16.87	\$34.00 SF/yr	Available now. Space has large storefront windows and restaurant plumbing, Ideal for food + beverage related use. Two (2) in-suite restrooms.



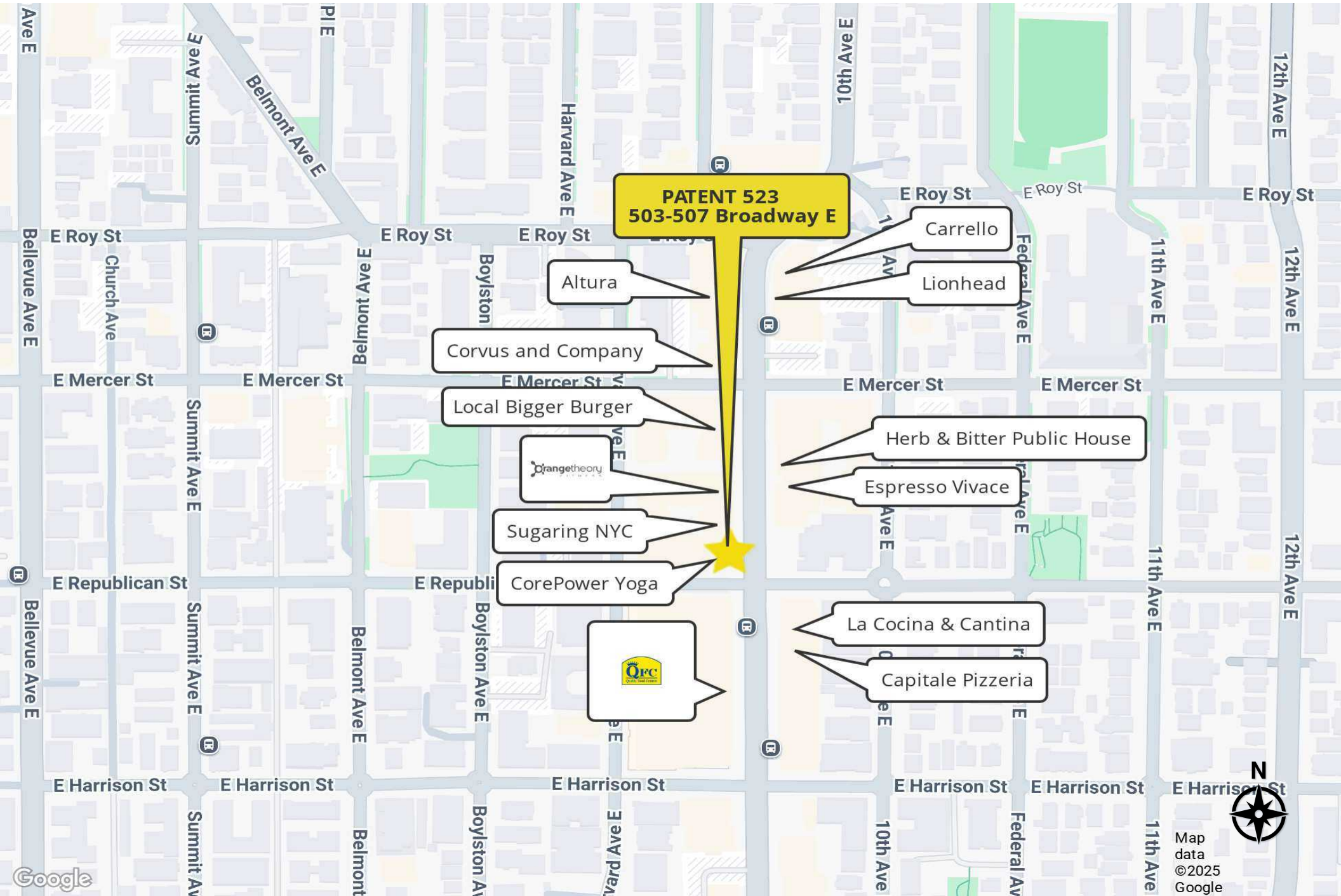
Suite 503  
1,703 SF

Suite 507  
1,991 SF



Parking Garage

Broadway East



**PATENT 523**  
503-507 Broadway E

Altura

Corvus and Company

Local Bigger Burger

Orangetheory

Sugaring NYC

CorePower Yoga



Carrello

Lionhead

Herb & Bitter Public House

Espresso Vivace

La Cocina & Cantina

Capitale Pizzeria

