

FOR LEASE | 2ND GENERATION CAFE SPACE

AMAZON'S BIGFOOT CAMPUS

515 WESTLAKE AVE N, SEATTLE, WA



FOR MORE INFORMATION PLEASE CONTACT:

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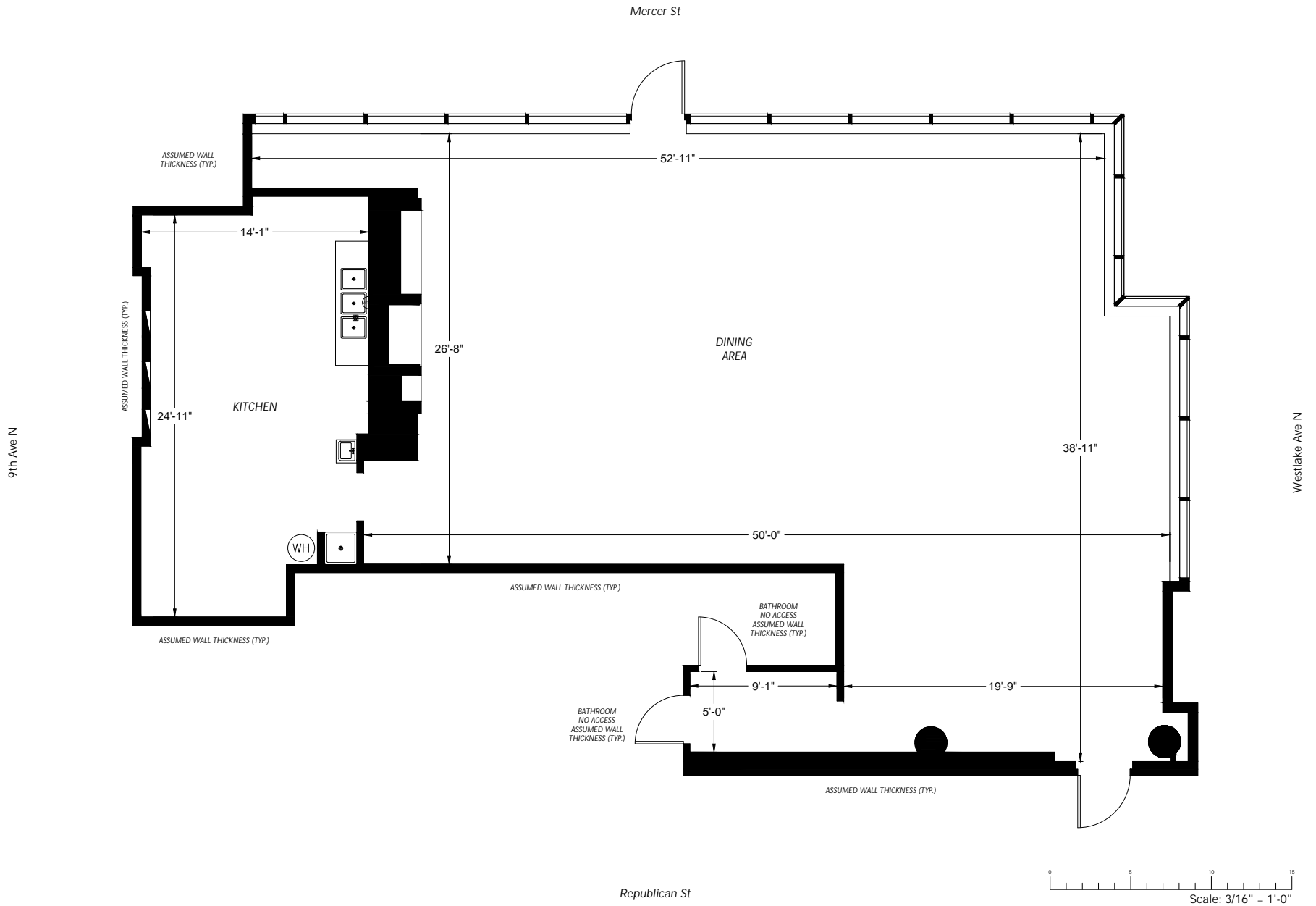
PROJECT OVERVIEW

- Rare opportunity to lease second generation café space
- Located at Amazon's BIGFOOT campus representing 400,000 Sf of Class A office space, more than 540 below grade parking stalls, activated streetscapes, public gathering spaces, and amenities creating an engaging urban experience
- High-density daytime population, strong walkability, and transit connectivity. South Lake Union Streetcar stops directly in front of space.
- Synergy with tech, office and residential tenants in South Lake Union offer a consistent customer base seeking quality café experiences
- Retail Customer Parking Garage (12 shared hourly stalls). Landlord can work with tenant to provide validation.
- Surrounding businesses include Sizzle & Crunch, La Palmera, re:public, Sam's Tavern, Flatstick Pub, Tapster, Portage Bay Café, UW Medicine, Moxy Hotel, CitizenM Hotel, Astra Hotel and Paju
- 2,483 RSF with seating for 55 inside plus 18 on outdoor patio
- Rental Rate \$36/SF plus \$19.74 NNN (est. 2026)
- NNN includes water, sewer, trash, recycling, compost and HVAC maintenance

SOUTH LAKE UNION

Home to some of the largest companies in Washington State, this dynamic district by the lake showcases lake and skyline views as well as top-notch dining and outdoor pursuits like paddling, sailing, and shoreline strolling. Employment giants include Amazon, Apple, Facebook, Google, Fred Hutchinson Cancer Research Center, NBBJ, University of Washington Medicine, PEMCO, and Seattle Cancer Care Alliance.







DEMOGRAPHICS

POPULATION	198,324
HOUSEHOLDS	116,691
AVERAGE HH INCOME	\$140,031

* 2024 DEMOGRAPHICS BASED ON A 2-MILE RADIUS

98
WALK SCORE

91
TRANSIT SCORE

85
BIKE SCORE