



WESTLAKE  
ASSOCIATES



# FOR LEASE

## CAPITOL HILL RETAIL SPACE

328 15TH AVENUE E  
SEATTLE, WA 98112

**ELLEN MOHL**

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AVAILABLE	2,364 SF
LEASE RATE	\$28.00 / SF + NNN
NNN EXPENSES	approx. \$8.40 / SF
LEASE TERM	5 Years Preferred

### SPACE HIGHLIGHTS

- 2,364 SF Street-Level Retail
- High Ceilings
- Space Includes 300 SF of Private Outdoor Patio Space
- Possible Pole Sign
- Open Floorplan
- Two (2) ADA Restrooms
- Prime North Capitol Hill Location
- Walkscore: 95 - Walker's Paradise
- Excellent transit connectivity and access to downtown Seattle
- Strong pedestrian activity and neighborhood visibility
- Established residential and mixed-use surroundings
- Convenient access to Seattle's major medical centers



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## CAPITOL HILL

Located in the heart of North Capitol Hill, 15th Avenue E offers a rare blend of neighborhood charm, affluent demographics, and walkable urban convenience. The corridor is anchored by beloved local restaurants, cafés, parks, and boutique retailers, while providing quick access to Downtown Seattle, South Lake Union, and the Capitol Hill urban core. With exceptional pedestrian activity, strong residential density, and proximity to Volunteer Park, 15th Avenue E remains one of Seattle's most desirable neighborhood commercial districts.

Capitol Hill is one of Seattle's most vibrant and sought-after urban neighborhoods, known for its dynamic blend of historic character, modern development, and exceptional walkability. The neighborhood serves as a cultural and commercial hub just minutes from downtown Seattle. Residents and visitors enjoy access to abundant amenities, including parks, nightlife, arts venues, and public transit, while the neighborhood's dense residential population and strong pedestrian activity support a thriving local business environment. It is a premier destination for living, working, dining, and play.



### SCHOOLS & SERVICES

- Miller Community Center
- Miller Park Playfield
- Meredith Mathews YMCA
- Cal Anderson Park
- Volunteer Park
- Kaiser Permanente Capitol Hill
- Lowell Elementary
- Capitol Hill Station
- Seattle Asian Art Museum
- Seattle Central College



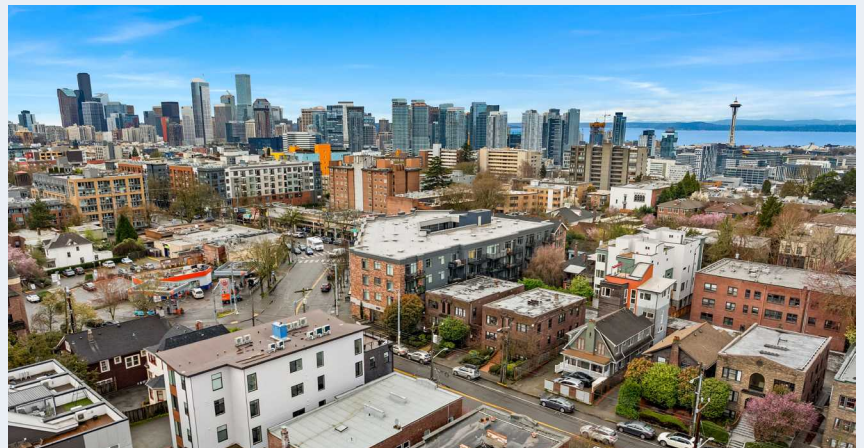
### FOOD & DRINK

- Moli Bento
- Smith
- Overcast Coffee Co
- Subway
- Tandoori Flame
- Rione XIII
- Bar Vacilando
- Palermo Pizza Pasta
- Spice Walaa
- Rubenstein Bagels
- Victrola Coffee Roasters
- Caffè Ladro
- El Farol Mexican
- Hopvine Pub
- Jamjuree Thai
- Liberty
- Harry's Bar
- NufLOURS Bakery
- Bar Cantinetta
- Olympia Pizza



### SHOPPING

- Safeway
- Ada's Technical Books
- Walgreens
- The Shop Agora
- Trader Joe's
- Bischofberger Violins
- M2M Market
- Phoenix Comic & Games
- Magpie Thrift
- Crossroads Trading



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**Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.**



Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals. Westlake currently has 25 brokers.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 50-year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

**PROUD MEMBERS OF:**

- + **COMMERCIAL BROKERS ASSOCIATION (CBA)**
- + **NORTHWEST MULTIPLE LISTING SERVICES (NWMLS)**
- + **LOOPNET NATIONAL LISTING SERVICES**
- + **COSTAR COMMERCIAL REAL ESTATE DATA & NATIONAL LISTING**
- + **COMMERCIAL REAL ESTATE EXCHANGE, INC. (CREXI)**
- + **WASHINGTON STATE REALTORS ASSOCIATION (WSMA)**

**EXCLUSIVELY LISTED BY:**

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