

FOR LEASE

9,481 SF
IN-CITY
GARAGE/
WAREHOUSE

*508 Denny Way
Seattle, WA 98109*

Exclusively listed by

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MIA PONCE

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9,481 SF

AVAILABLE

\$18-\$25 SF

RATE

\$2.65

NNN



PREMISES

9,481 sf of "In-City" garage or warehouse space. High ceilings, car decking floors, brick walls and an enclosed and covered outdoor space. Great for a variety of fitness uses, martial arts, studio space, creative office, maker-space, auto related businesses, gallery, dog daycare, pet boarding.

NEIGHBORHOOD

508 Denny Way sits at the collision point of three of Seattle's most active urban districts -- Uptown/Lower Queen Anne, South Lake Union, and the Denny Triangle -- two blocks south of the Space Needle and directly under the monorail. The immediate trade area is one of the densest concentrations of daytime and residential population in the city, with Amazon,

the Gates Foundation, the Allen Institute, and Fred Hutch all within walking distance, and thousands of apartment units delivered along Denny in the last decade (Kiara, Onni SLU, Ren). The building sits at a high-visibility corner with direct monorail adjacency and strong pedestrian flow between Seattle Center and South Lake Union.

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DEMOGRAPHICS

POPULATION

	0.5 Mile	1 Mile	3 Miles
2020 CENSUS	22,293	64,271	252,603
2010 CENSUS	13,666	41,122	192,498
2025 ESTIMATED	29,870	80,697	291,242
2030 PROJECTED	32,028	85,751	308,501

AGE

	0.5 Mile	1 Mile	3 Miles
MEDIAN AGE	32.3	33.5	34.3
AGE 20 TO 64 YEARS	83.6%	81.6%	75.4%
AGE 65 YEARS OR OVER	7.8%	10.4%	11.8%

HOUSEHOLD INCOME

	0.5 Mile	1 Mile	3 Miles
2025 MEDIAN	\$159,825	\$146,033	\$138,108
2030 MEDIAN PROJECTED	\$160,855	\$148,394	\$138,253
2025 AVERAGE	\$189,544	\$185,959	\$187,555
2030 AVERAGE PROJECTED	\$191,248	\$188,897	\$187,256

 **99**
WALK SCORE

 **100**
TRANSIT SCORE

 **84**
BIKE SCORE



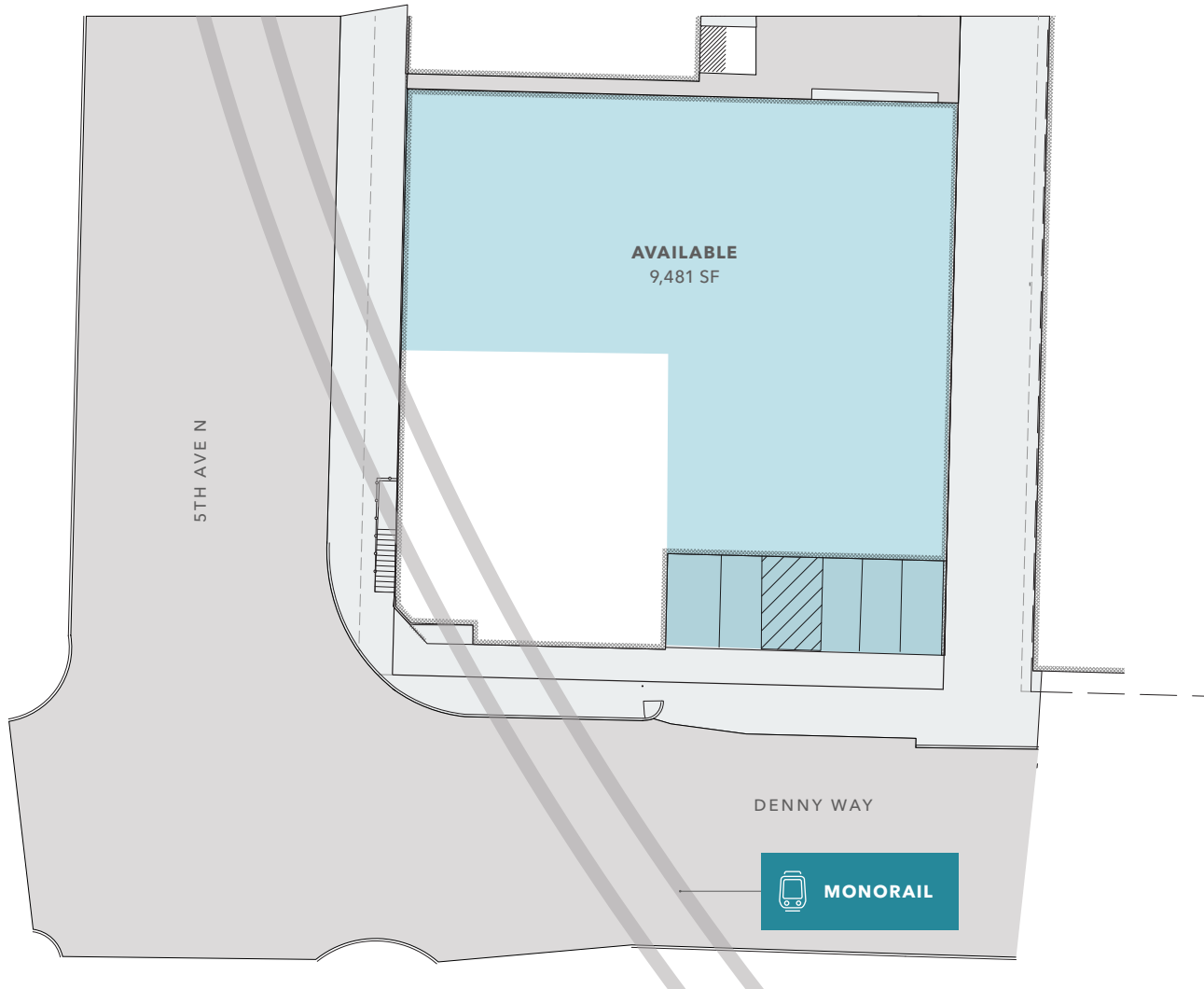
Data Source: Sites USA, 2026

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FLOOR PLANS



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18

IGRATION & CITIZENSHIP LAW

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