



FOR LEASE

Retail 111
1,215 SF
Available

GROUND-FLOOR RETAIL · DOWNTOWN SEATTLE

The Residence Inn

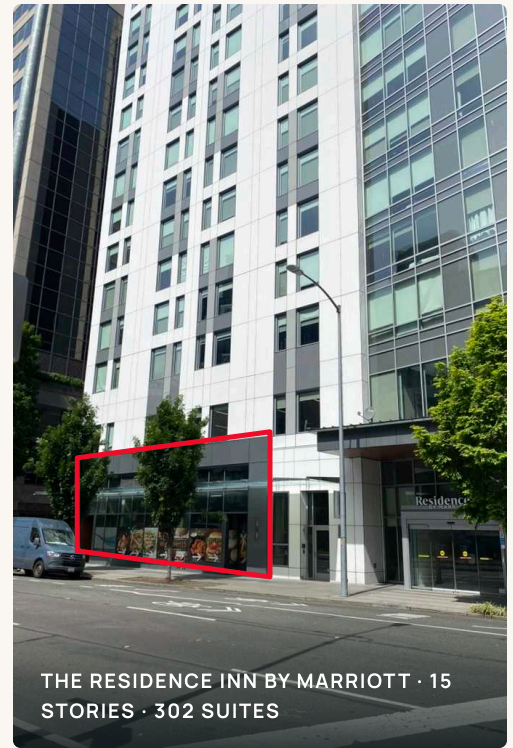
 1815 Terry Avenue · Seattle, WA 98101

THE SPACE

A signature street-level suite.

1,215 SF of prominent ground-floor retail at the base of The Residence Inn by Marriott – in the heart of Seattle’s Denny Triangle.

The suite fronts Terry Avenue directly across from the Washington State Convention Center’s Summit building, with 302 extended-stay suites overhead and Amazon’s global headquarters a short walk away. The landlord will deliver the space to white-shell condition for the right tenant.




 **1,215 SF ground-floor retail**

Corner exposure on Terry Avenue with full storefront glazing and high ceilings.

 **Delivered to white-shell condition**

Landlord will bring the space to white-shell condition for a qualified, long-term tenant.

 **Built-in hotel demand**

302 extended-stay suites and year-round convention traffic directly overhead.

1,215 SF

AVAILABLE

White Shell

DELIVERY

98101

DENNY TRIANGLE

99 /100

WALK SCORE

FLOOR PLAN

Ground floor

302

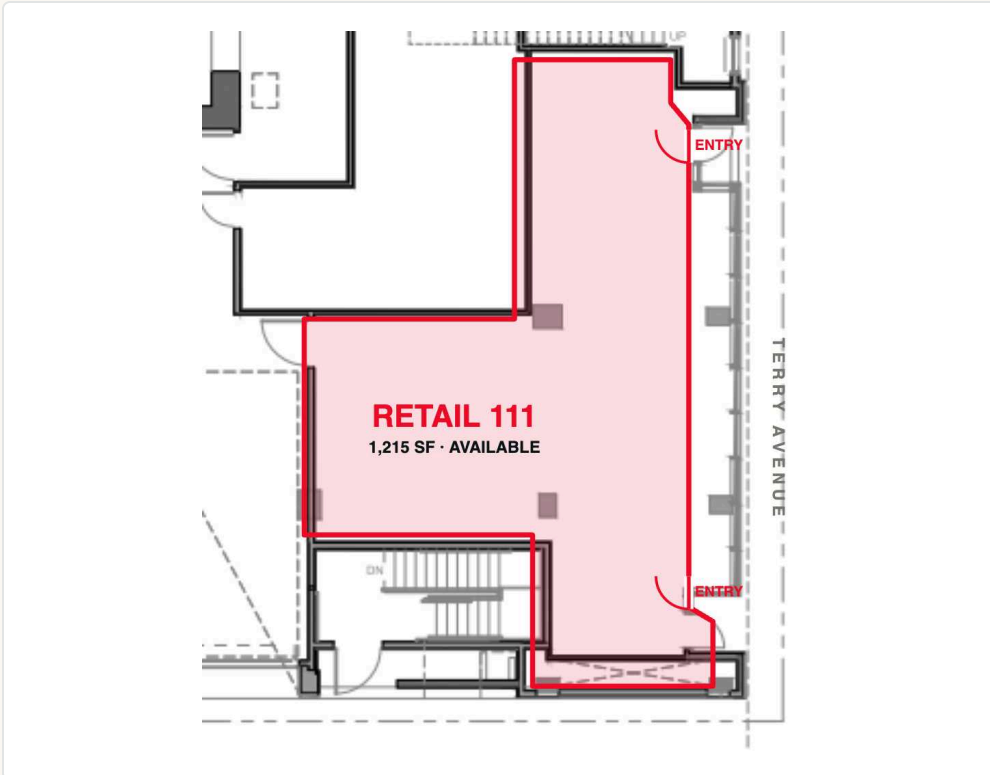
EXTENDED-STAY SUITES ABOVE

15

FLOORS OF GUEST DEMAND

Year-round

CONVENTION & CORPORATE BASE



AVAILABLE SUITE

Retail 111
1,215 SF

AVAILABLE

FRONTAGE	Terry Avenue
ENTRANCES	Two
DELIVERY	White shell
FLOOR	Ground level



WHITE-SHELL INTERIOR · EXPOSED CEILINGS, POLISHED SLAB



FLOOR-TO-CEILING STOREFRONT GLAZING · TERRY AVENUE

MARKET & DEMOGRAPHICS

A captive downtown trade area

POPULATION

56,800 1 MILE	281,400 3 MILE	524,900 5 MILE
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AVG. HOUSEHOLD INCOME

\$121,300 1 MILE	\$138,600 3 MILE	\$133,400 5 MILE
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DAYTIME EMPLOYEES

198,500 1 MILE	372,000 3 MILE	540,200 5 MILE
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99 /100
WALK SCORE
Walker's Paradise

100 /100
TRANSIT SCORE
Rider's Paradise

73 /100
BIKE SCORE
Very Bikeable

LANDLORD COMMITMENT

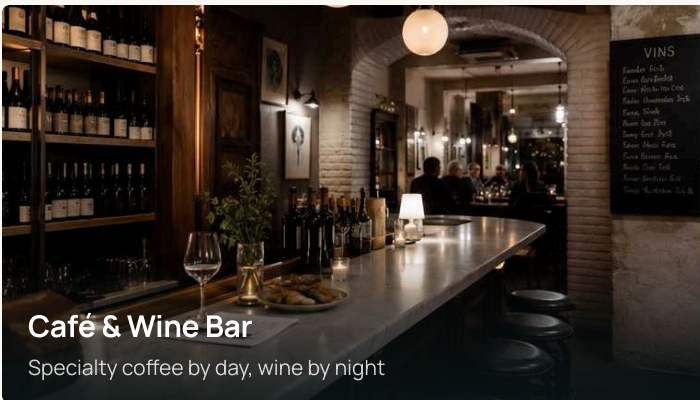
Delivered to white-shell condition for the right tenant.

Ownership will deliver the space to white-shell condition for the right long-term tenant – a rare opportunity to anchor a brand-new ground-floor address in Seattle's fastest-growing downtown district.

IDEAL USES

A storefront with a built-in crowd

Few corners in Seattle open onto this much daily demand – 302 suites overhead, the region’s largest convention center directly across Terry Avenue, and Amazon’s campus minutes away. Bring a concept worth stopping for:



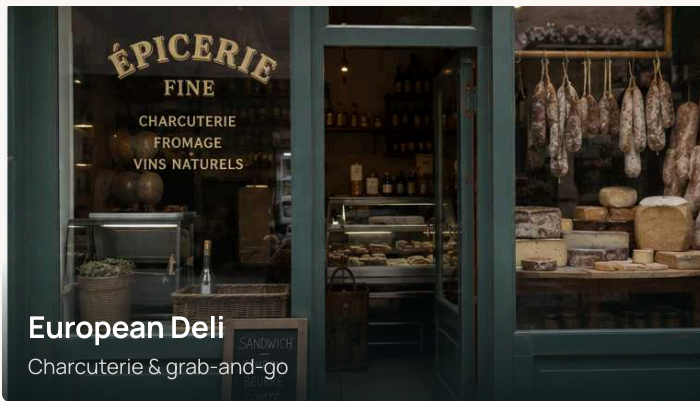
Café & Wine Bar

Specialty coffee by day, wine by night



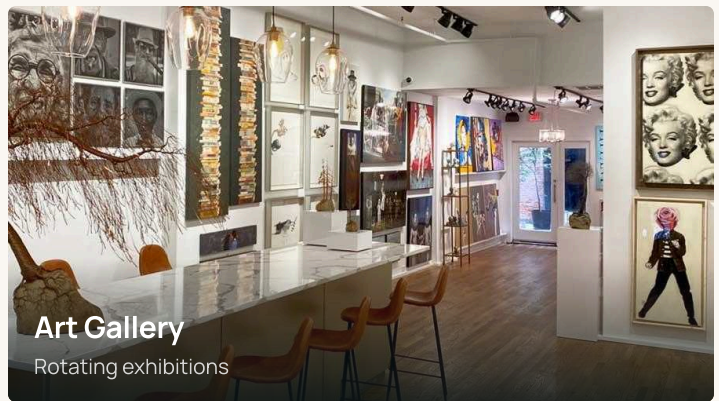
Juice Bar

Cold-pressed juice & smoothies



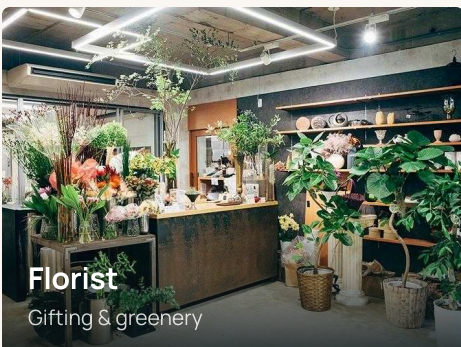
European Deli

Charcuterie & grab-and-go



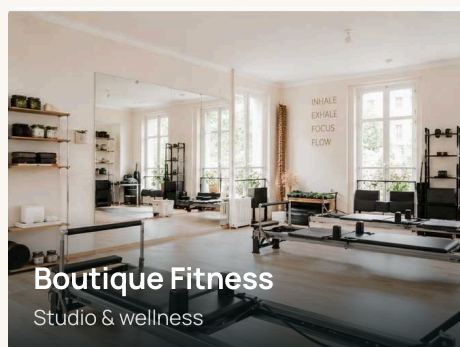
Art Gallery

Rotating exhibitions



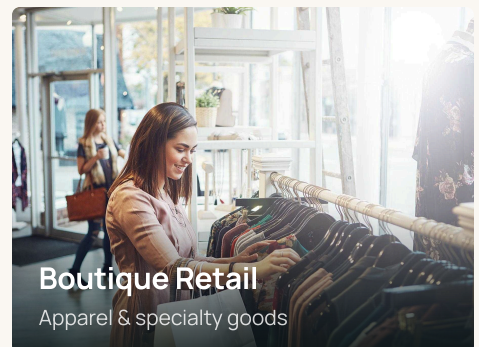
Florist

Gifting & greenery



Boutique Fitness

Studio & wellness



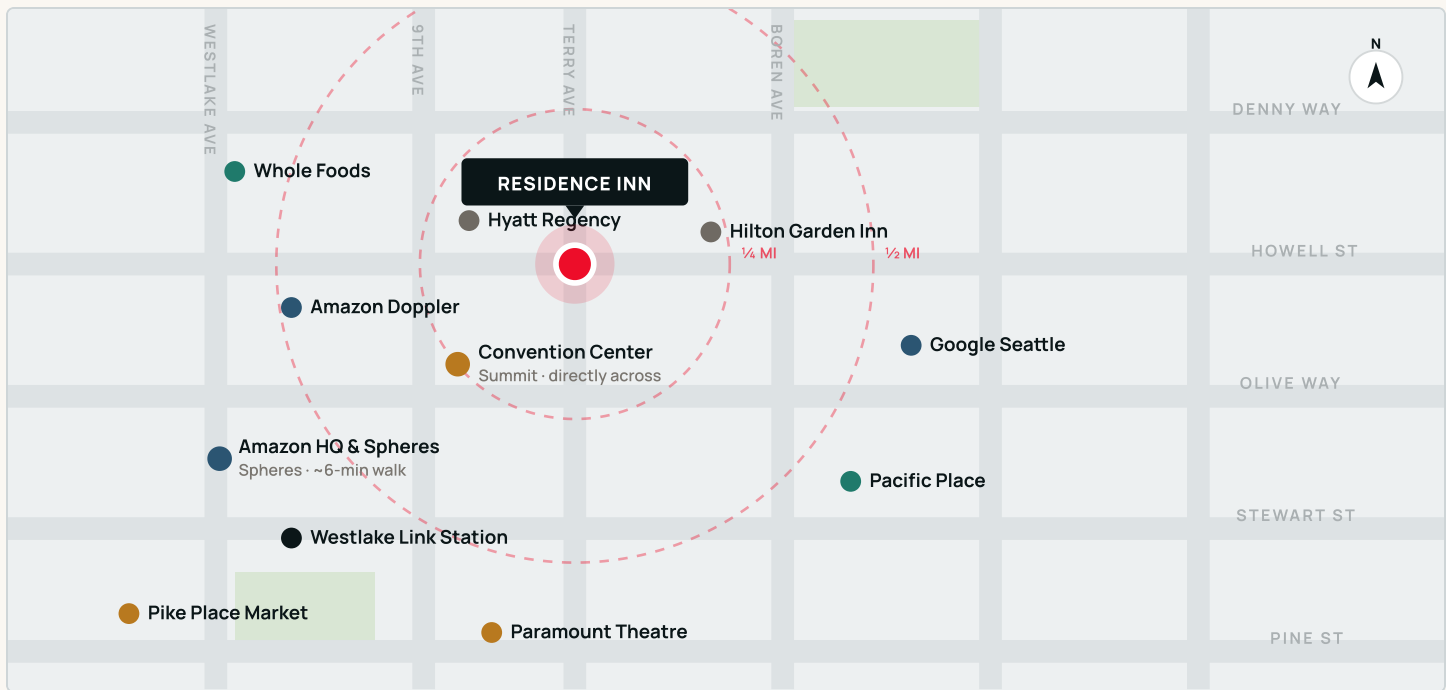
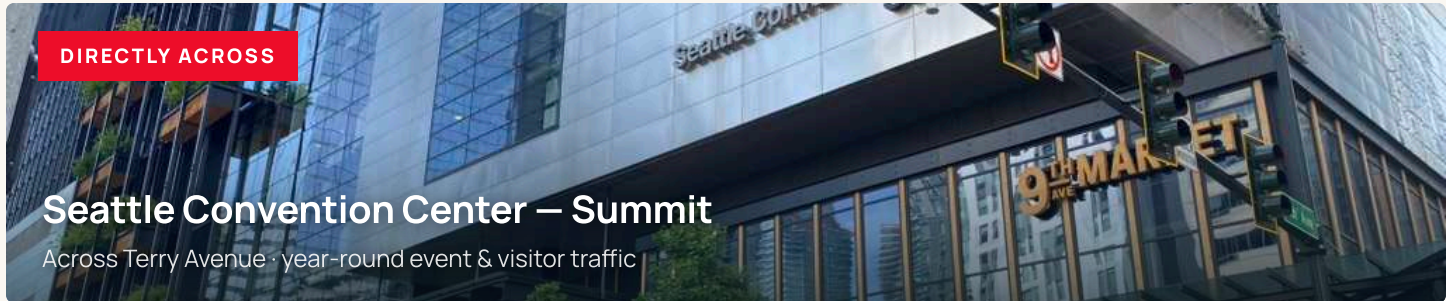
Boutique Retail

Apparel & specialty goods

LOCATION

The center of it all

At Terry & Howell in the Denny Triangle, the space sits directly across from the Convention Center's Summit building and within a short walk of Amazon's headquarters, Whole Foods, and Pike Place Market.



Schematic trade-area map · 1/4 and 1/2-mile rings · Denny Triangle, Downtown Seattle. Positions approximate.

- The Residence Inn
- Office & tech
- Civic & venue
- Grocery & retail
- Hotel
- Transit