



U.S.  
BC

# CEDAR HALL

1420 5TH AVENUE SEATTLE, WA 98101

A place to gather, to eat, to  
shop, to play.

[cedarhall.usbcseattle.com](http://cedarhall.usbcseattle.com)

# CEDAR HALL

A place to gather, to eat, to shop, to play. This is downtown built with you in mind.

An inspiring new street-level space in downtown Seattle, Cedar Hall brings together national, local and regional retail experiences.



Entrance at 5th and Pike

# A home for homegrown retail.

From wellness and casual dining to essentials like groceries and clothing, Cedar Hall's vast assortment offers in-person convenience catered to all.



Entering at 5th and Pike

# 70,361<sup>SQ. FT.</sup>

## RETAIL OVERVIEW

- Located in the downtown retail core
- Abundant below-grade parking
- Retail captures the daytime population in the building, surrounding office buildings, tourists & locals
- Easy access to I-5, light rail & metro

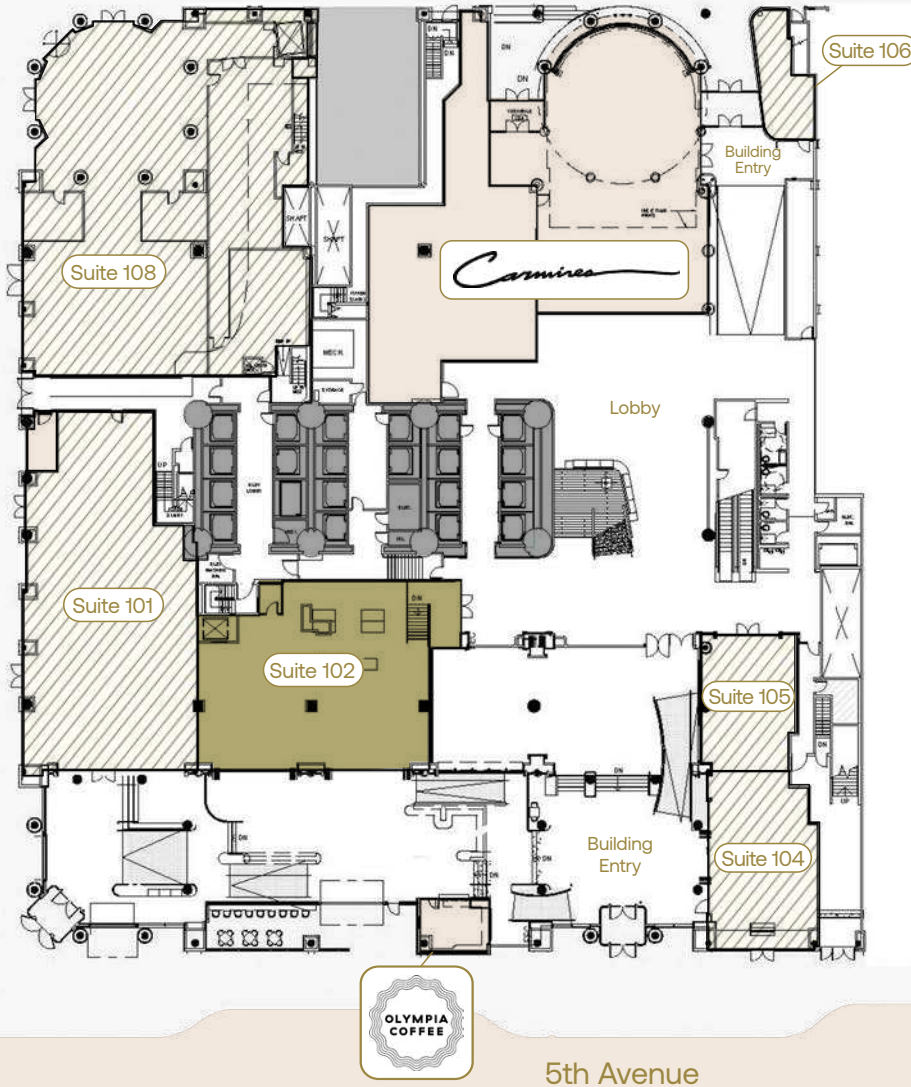
Meet for yoga, stay for lunch, grab an espresso for the road. Cedar Hall curates the most relevant retail, worthwhile wellness, and dining that spans from casual to fine.



6th Avenue

Pike Street

Union Street



-  Main Restaurant
-  Retail
-  Mercantile
-  Leased

- Suite 108 includes 7,807 RSF on main floor and 1,333 RSF in mezzanine
- Level A space (former bank vault) provides direct access to the building loading dock
- Join Olympia Coffee and Carmine's at Cedar Hall

5th Avenue

**BUILDING PLAN**  
**Level 1**

Suite 101	4,448 RSF	Suite 105	1,033 RSF
Suite 102	PENDING	Suite 106	515 RSF
Suite 103	OLYMPIA COFFEE	Suite 107	CARMINE'S
Suite 104	1,517 RSF	Suite 108	9,140 RSF*

\* See Notes

Asking Rate	Call for rates
NNN Estimate	\$19.94 PSF
Improvements	Negotiable
Parking	Abundant below-grade parking



6th Avenue

Pike Street

Union Street

-  Retail
-  Leased - Financial
-  Leased - Retail



5th Avenue

**BUILDING PLAN**  
**Level 2**

Suite 209	1,130 RSF
Suite 210	5,309 RSF*
Suite 211	5,350 RSF*

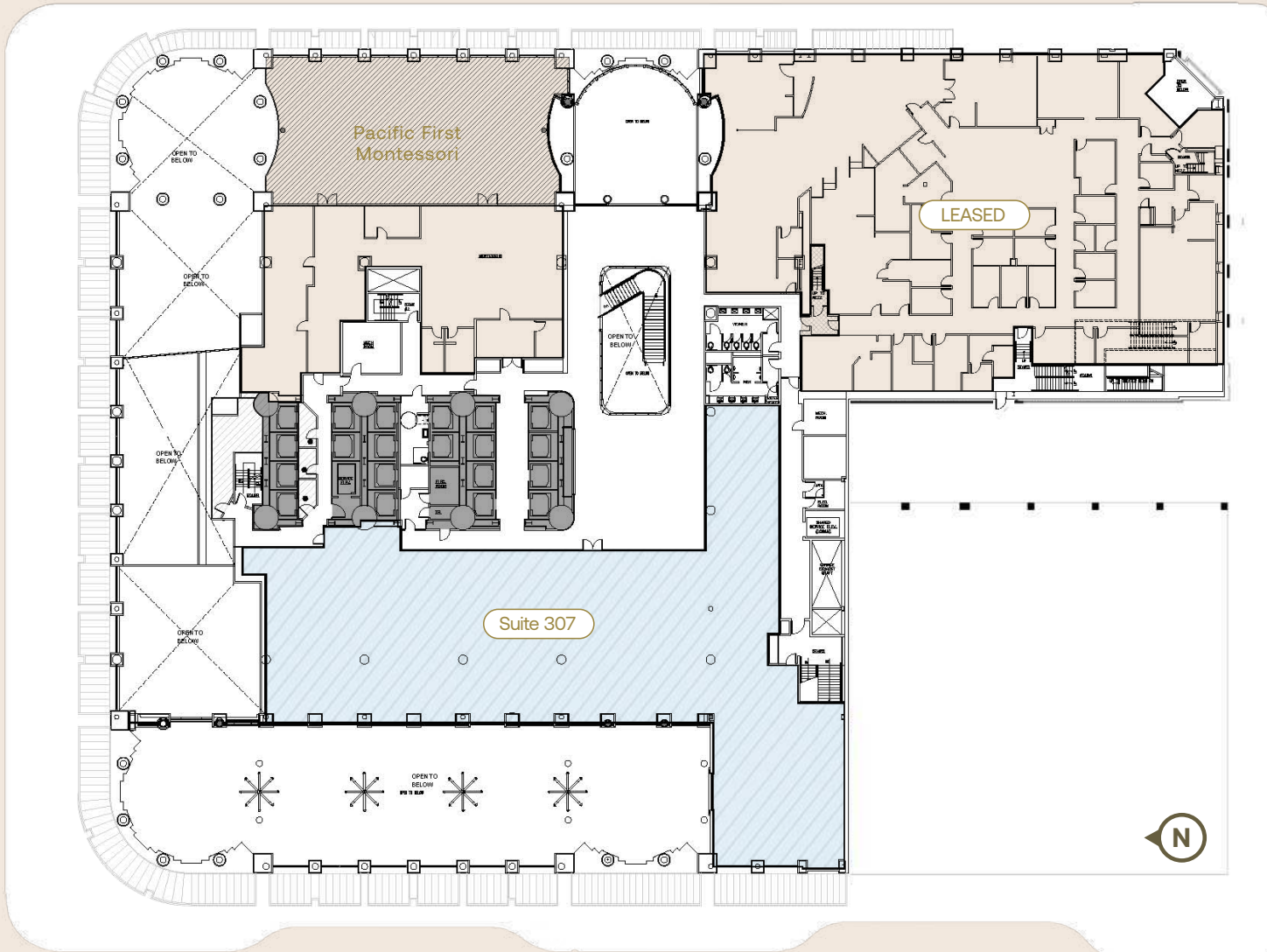
\* Able to demise

Asking Rate	Call for rates
NNN Estimate	\$19.94 PSF
Improvements	Negotiable
Parking	Abundant below-grade parking

6th Avenue



Pike Street



- Retail / Entertainment
- Leased

Union Street

5th Avenue

**BUILDING PLAN**

# Level 3

Suite 305    LEASED  
 Suite 307    13,063 RSF\*

\* Demisable

Asking Rate	Call for rates
NNN Estimate	\$19.94 PSF
Improvements	Negotiable
Parking	Abundant below-grade parking

## RESTAURANTS & RETAIL

# Active new street-level storefronts in downtown Seattle and the interior Cedar Hall brings together national, local and regional retail experiences.

The thoughtful design of the building's renovation offers flexibility and endless opportunities to allow for several retail uses including wellness, medical, fitness, entertainment and retail goods in the center of the City's density.

Cedar Hall's unique food & beverage assortment offers in-person convenience, from casual dining to grab & go options, groceries and more. Operable storefronts allow for open-air dining and activity in Cedar Hall for patrons during favorable weather months.

A built-in customer base with class A office above mixed with the local and regional traffic from many of Seattle's adjacent landmarks, including Pike Place Market and the Convention Center, create a unique and exceptional destination to work, play and eat.

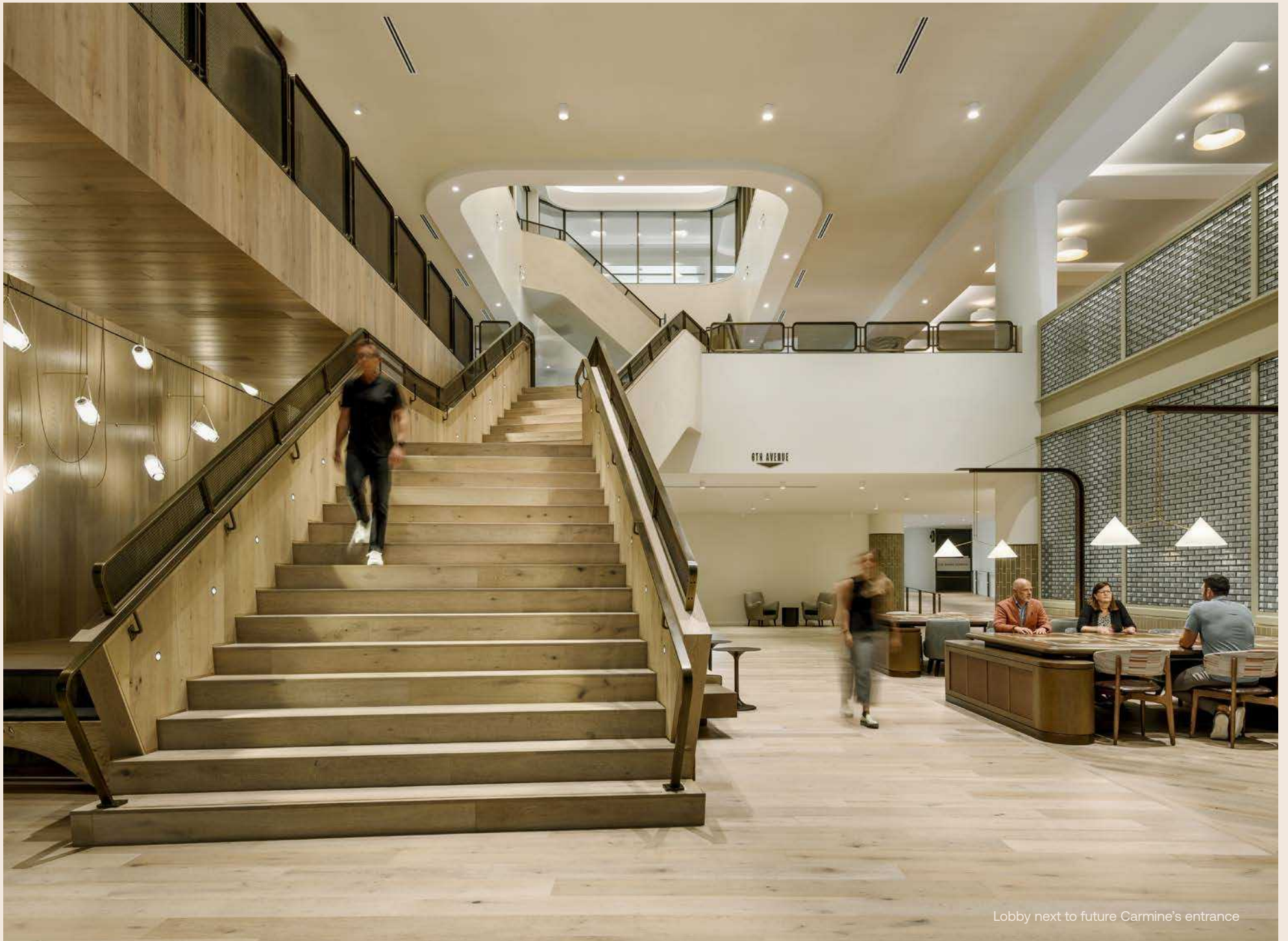


Entering at 5th and Pike



Cedar Hall Retail





Lobby next to future Carmine's entrance



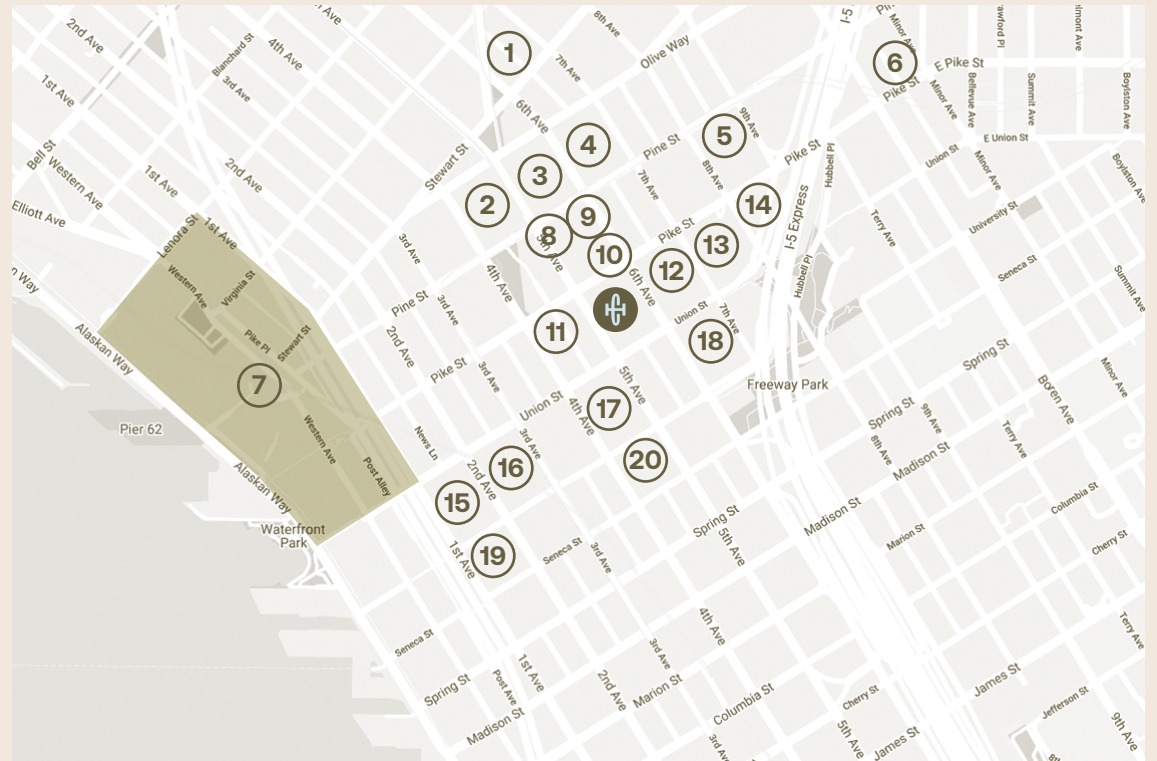
# 14205<sup>TH</sup> AVENUE

## NEIGHBORHOOD MAP

We're in good company.

Within walking distance of Seattle staples like Pike Place Market and Pacific Place, Cedar Hall has the best neighbors in the Northwest.

- |                        |                                |
|------------------------|--------------------------------|
| 1 - Le Caviste         | 8 - Ben Bridge Jeweler         |
| 2 - Westlake Center    | 9 - Pandora Jewelry            |
| 3 - Nordstrom Flagship | 10 - Mario's                   |
| 4 - Pacific Place      | 11 - Arc'teryx                 |
| 5 - Dough Zone         | 12 - Sheraton                  |
| 6 - Starbucks Roastery | 13 - ACT Theatre               |
| 7 - Pike Place Market  | 14 - Seattle Convention Center |
|                        | 15 - Seattle Art Museum        |
|                        | 16 - Benaroya Hall             |
|                        | 17 - Rainier Square            |
|                        | 18 - Cortina                   |
|                        | 19 - The Village @ 2+U         |
|                        | 20 - Fairmont Olympic Hotel    |



# CEDAR HALL

1420 5th Avenue  
Seattle, WA 98101

NEWMARK

Perform  
Properties

## RETAIL LEASING

Anne Marie Koehler  
annemarie.koehler@nmrk.com  
(206) 487-5167

Erika Koehler  
erika.koehler@nmrk.com  
(206) 487-5168

## PROPERTY MGMT.

Amy Baker, General Manager  
O (206) 624-8800  
D (206) 652-1930



A place to gather, to eat, to  
shop, to play.

[cedarhall.usbcseattle.com](http://cedarhall.usbcseattle.com)