

425

WESTLAKE AVE N | SEATTLE



NEWMARK

7,133 SF
ground-floor retail space

12,525 SF
second floor office space

Welcome to the heart of South Lake Union.

UNMATCHED LOCATION

Prominent location in SLU, easily accessible to a highly affluent and diverse demographic.

UNIQUE OFFERING

Ground-floor retail opportunity for a retail tenant looking to embrace the building's character to elevate their brand. Ideal uses include elevated neighborhood services, boutique fitness, experiential concepts or specialty retail.

ELEVATED OPPORTUNITY

The second floor office space is perfect for a boutique firm, creative agency, venture-backed startup, or professional services group looking for identity, signage presence and proximity to tech, biotech or within the broader innovation corridor.

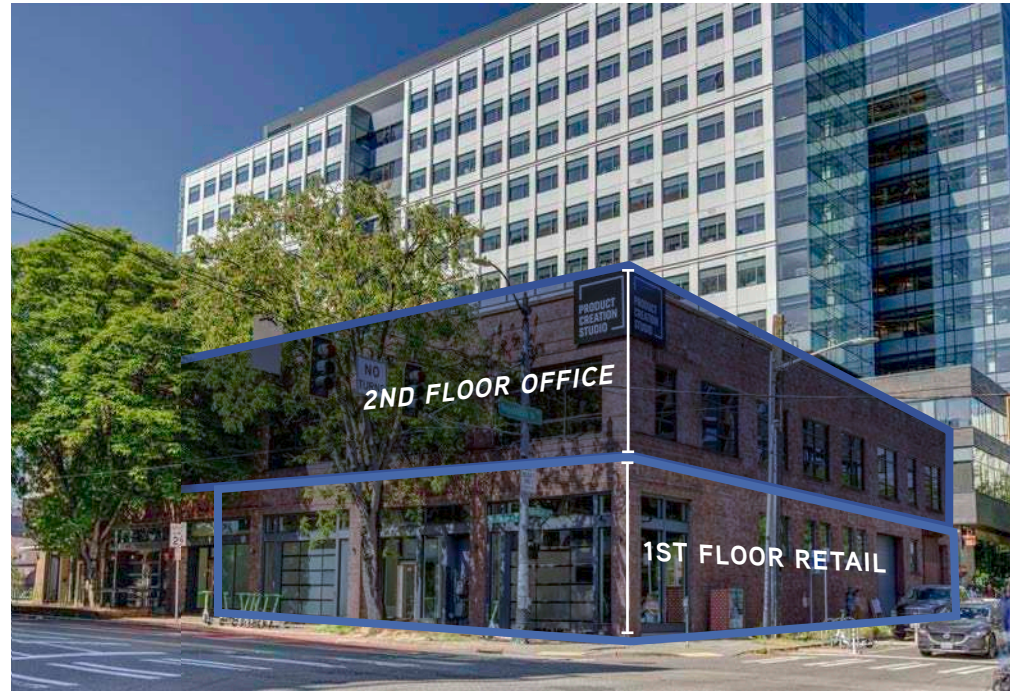
AUTHENTIC CHARACTER

Creative, restored architecture perfect for design-forward office users and boutique or experiential retailers. Rare, true brick-and-beam architecture in a modern landscape.

HIGH DEMAND

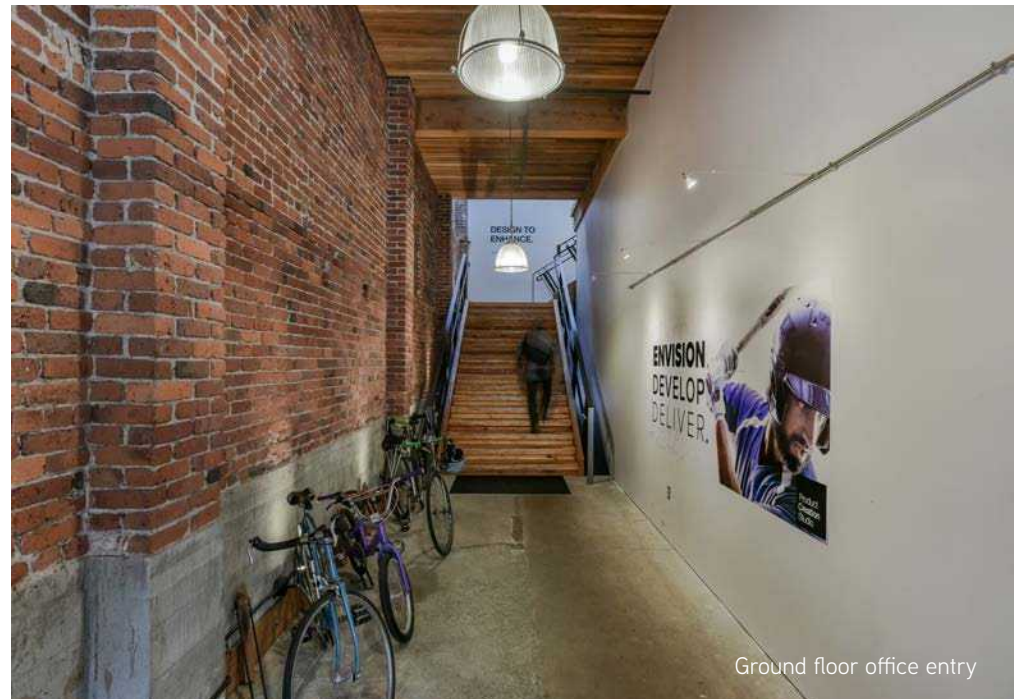
Ideal location for retail and dining experiences due to proximity to residential neighborhoods, corporate offices, and tourist destinations, ensuring a steady stream of high-quality foot traffic and consumer engagement.





Where community thrives.

With its authentic character, exposed structure, and walkable urban setting, 425 Westlake Ave N offers a rare opportunity to blend activated ground-floor retail with highly desirable boutique office space above. Perfect for tenant brands looking to complement the building's architectural integrity while capitalizing on South Lake Union's dense residential, tech, and life science ecosystem.



Ground floor office entry

Floor 1

425

APPROX.
7,133 SF

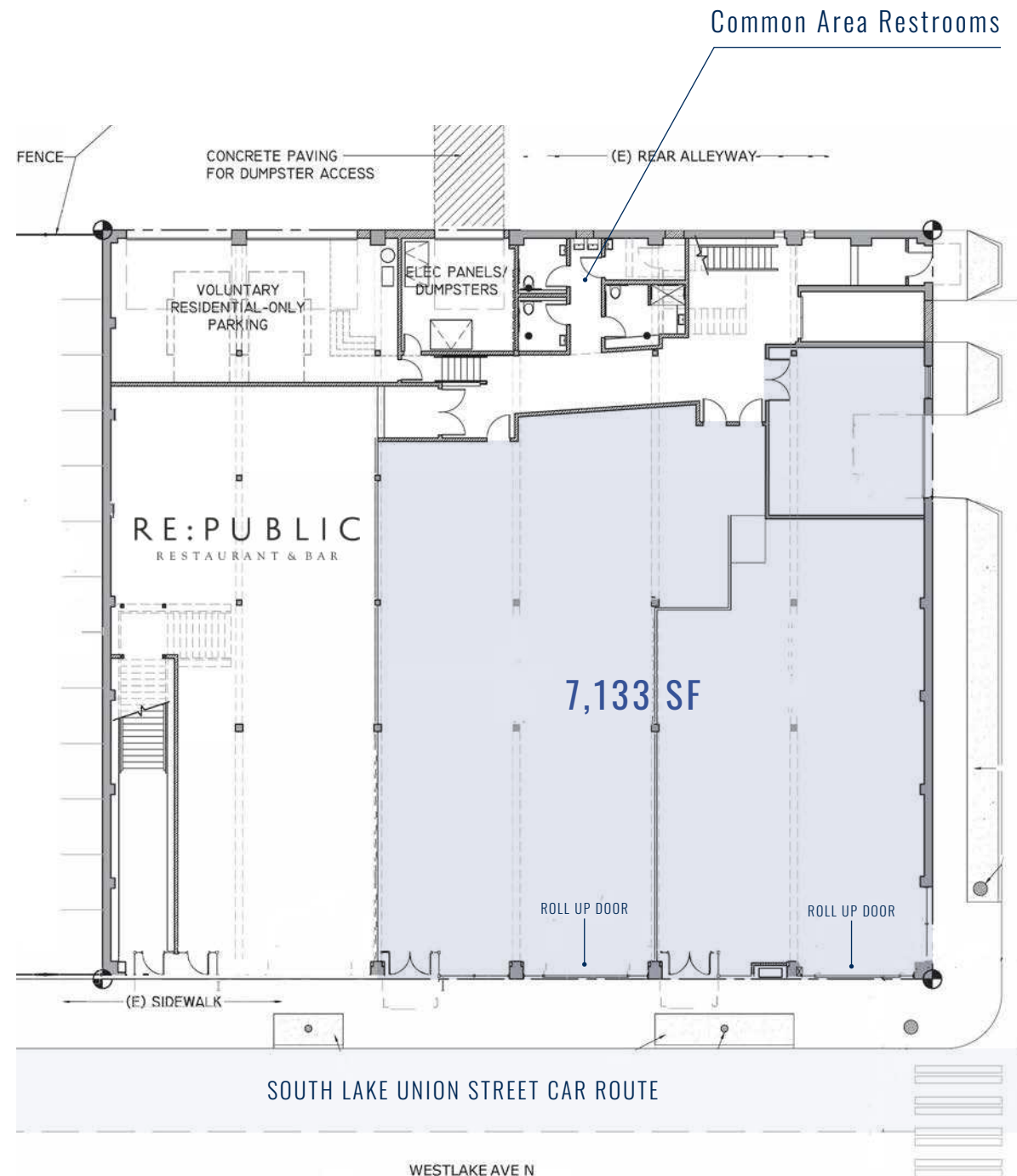
ASKING RATE
Contact Broker

NNN ESTIMATE
TBD

TI ALLOWANCE
Negotiable

AVAILABLE
Available Now

- Activated ground-floor retail in one of Seattle's most walkable, high-growth corridors.
- Perfect for users offering elevated neighborhood services, boutique fitness, experiential concepts or specialty retail.
- Two roll up doors located along Westlake Ave N.
- Located along the southbound SLU Street Car Route



Floor 2

425

APPROX.
12,525 SF

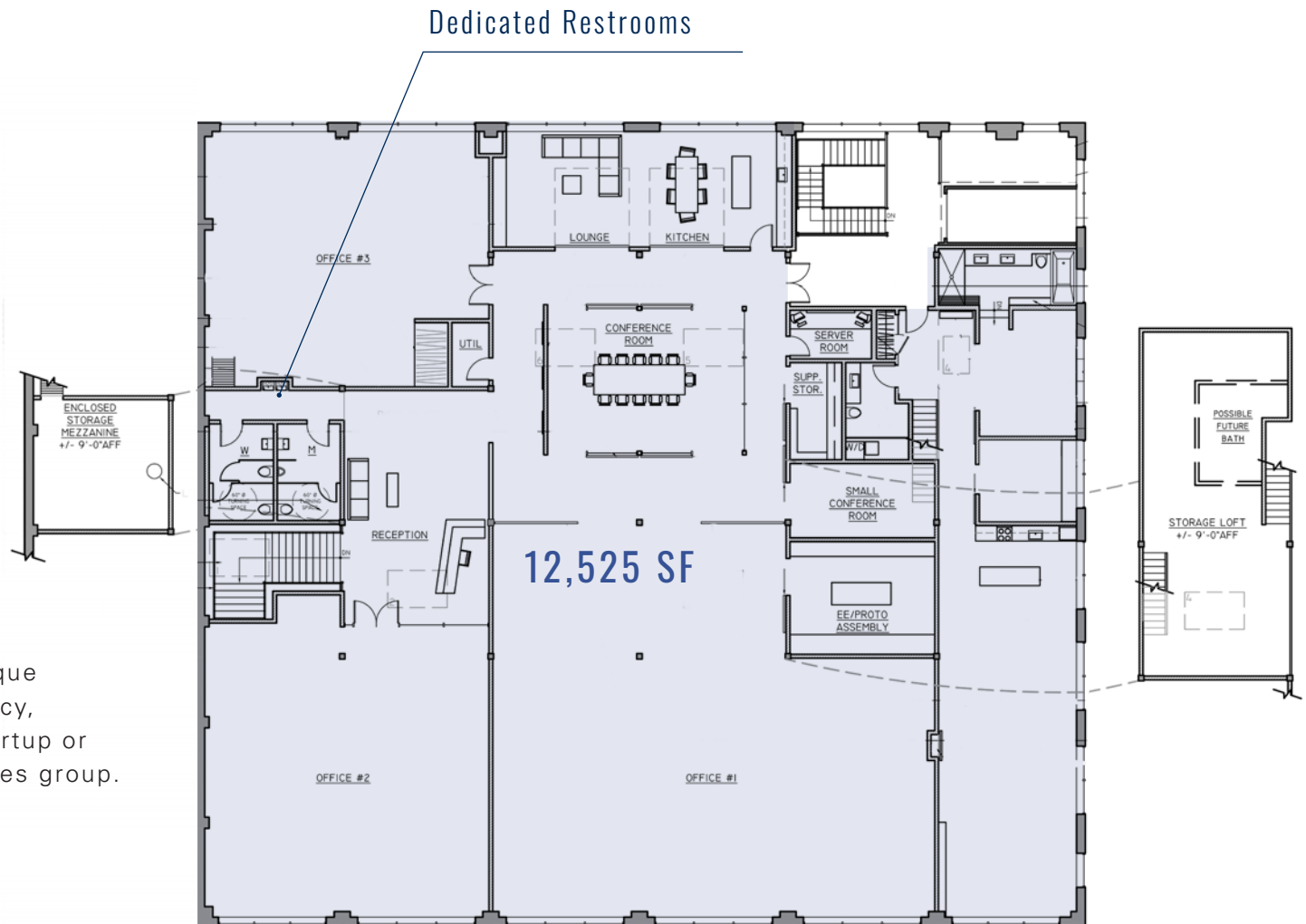
ASKING RATE
Contact Broker

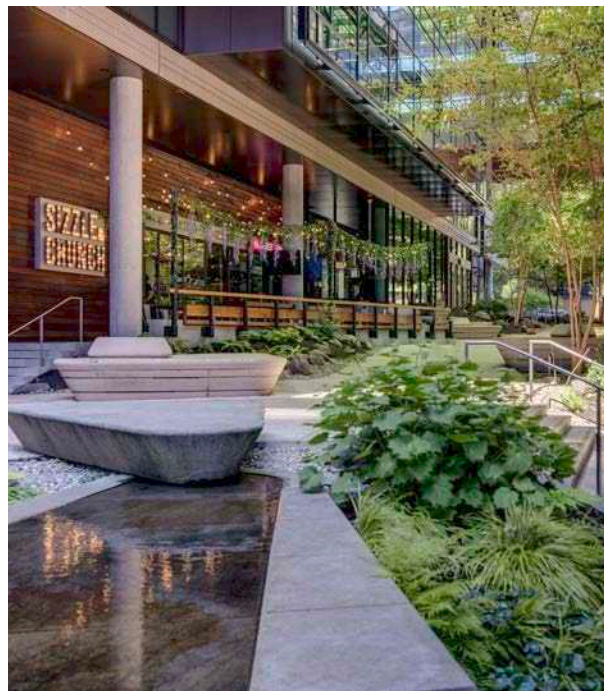
NNN ESTIMATE
TBD

TI ALLOWANCE
Negotiable

AVAILABLE
Available Now

- Second floor office space well-suited for creative users, boutique firms, or users seeking presence and identity in a supply-constrained submarket. base.
- Perfect for a boutique firm, creative agency, venture-backed startup or professional services group.





Where community thrives.

With the surrounding residential density, adjacent tech employers, local tourist attractions and nearby destination retail, the building sits at the intersection of top tourism activity, daily-needs traffic and a built-in professional customer base.

It's all happening here.

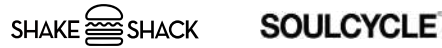
Located in the heart of Seattle's tech scene, 425 Westlake Ave N is surrounded by an exciting mix of sights, shops, eats and activities at every turn.

98
WALK
SCORE

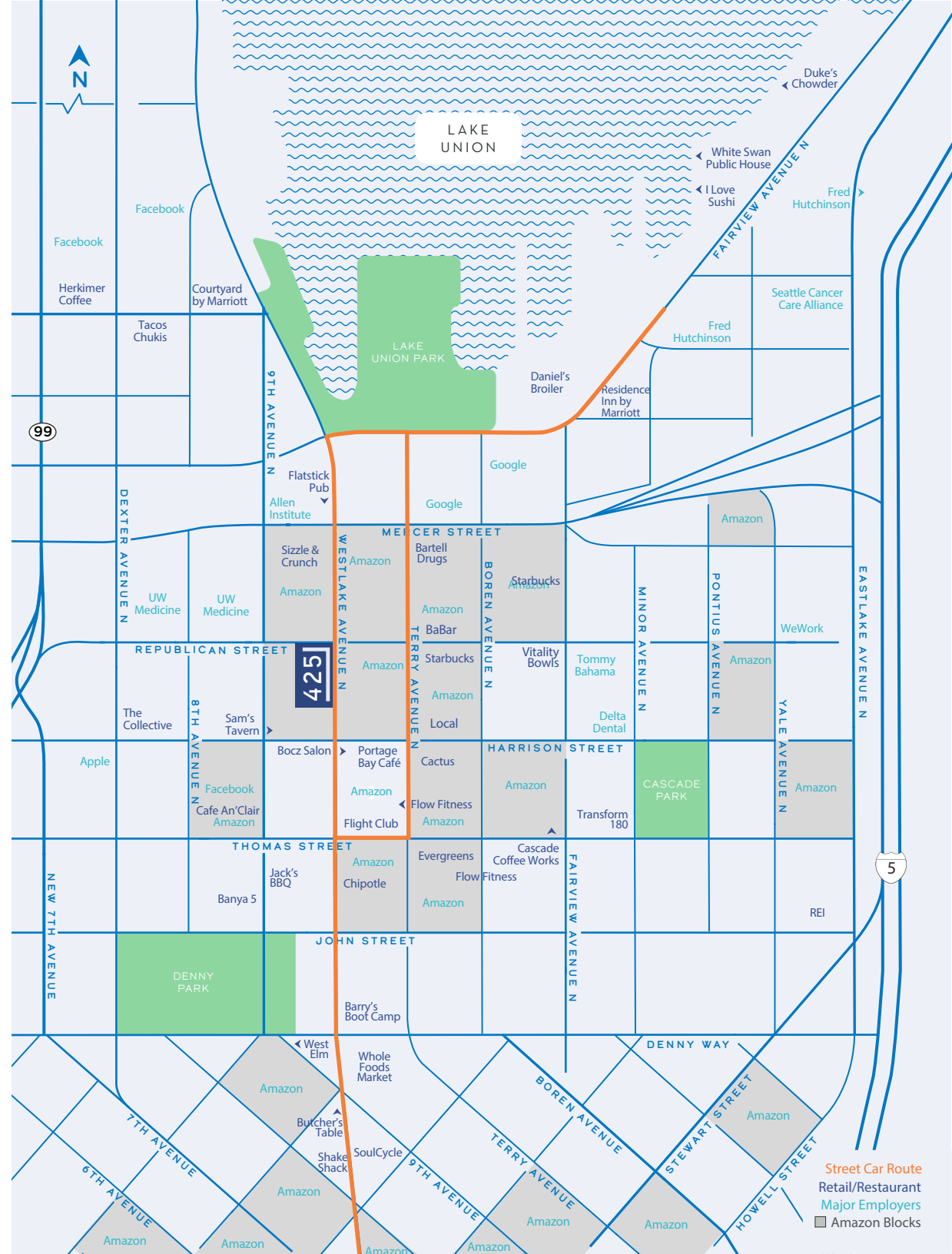
90
TRANSIT
SCORE

85
BIKE
SCORE

MAJOR AREA RETAIL TENANTS



MAJOR AREA EMPLOYERS





A thriving retail hub.

Join the vibrant South Lake Union retail scene with day and night foot traffic. Top national and local retailers in the area include West Elm, Whole Foods, BaBar, Flight Club, Soulcycle, The Butcher's Table, Flatstick Pub, Barry's Bootcamp, and re:public (located onsite).



425

In the heart of South Lake Union, 425 WESTLAKE AVE N is surrounded by major tech and life science leaders: Amazon, Google, and institutions like Fred Hutch and the Allen Institute.



425

WESTLAKE AVE N | SEATTLE

Contact:

ANNE MARIE KOEHLER

206.487.5167

annemarie.koehler@nmrk.com

ERIKA KOEHLER

206.487.5168

erika.koehler@nmrk.com

LUKE SIKMA

206.607.6599

luke.sikma@nmrk.com



NEWMARK

NEWMARK | 1420 5th Avenue, Suite 2600, Seattle, WA 98101 | www.nmrk.com

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 06/26