

FOR LEASE

654 SQ FT
RETAIL/
COFFEE SHOP

9TH
THOMAS

CONTACT

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9thandthomas.com



234 9TH AVE N // SUITE 230



Prime opportunity to lease a built-out coffee shop space in the lobby of 9th/Thomas, the center of community and activity in Seattle's South Lake Union neighborhood.

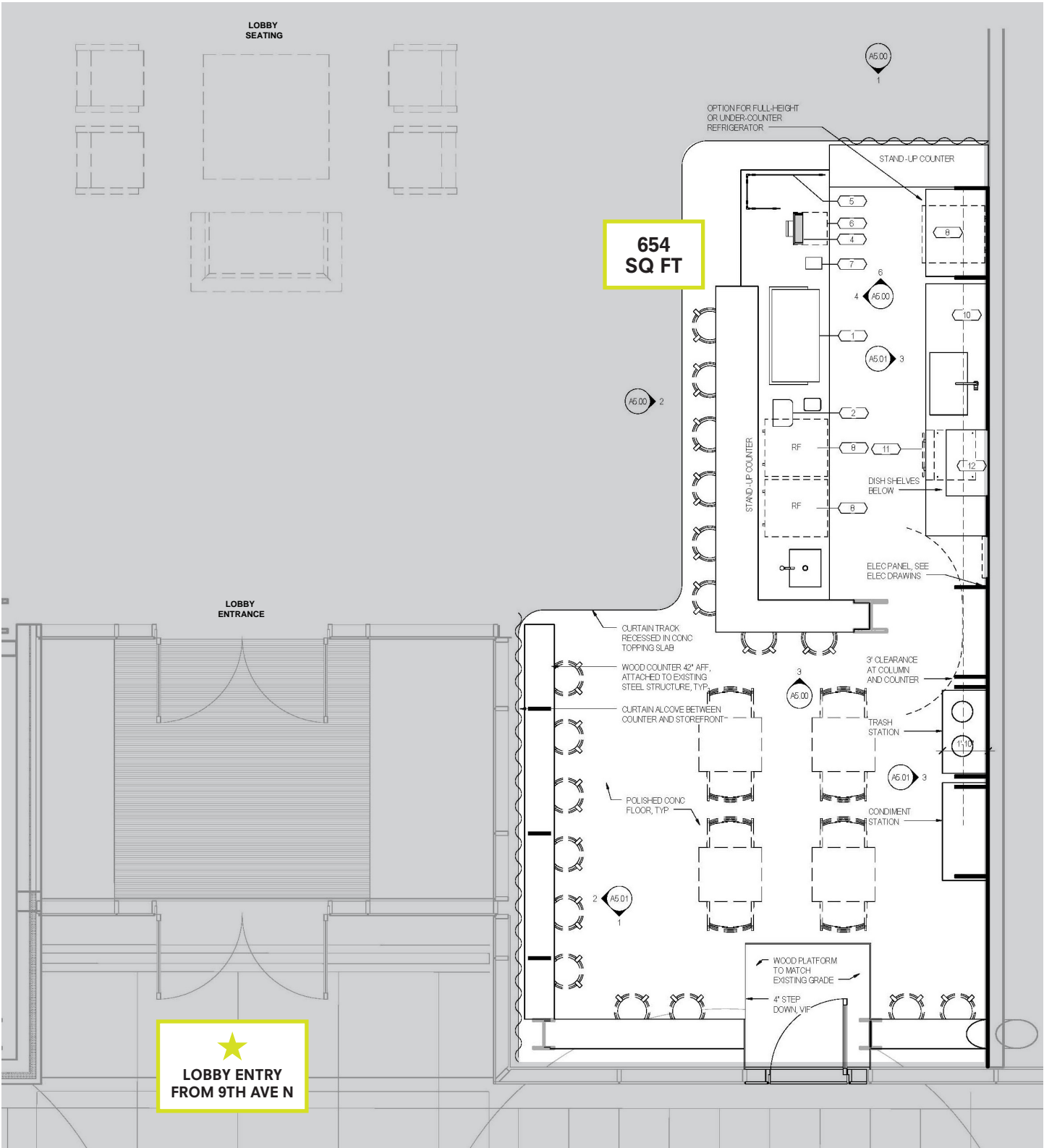
SPACE AMENITIES*

- Designed by Olson Kundig Architects, space features super high-end finishes, expansive window line, great natural light, direct connectivity to active lobby/lounge area, and access from 9th Avenue.
- Equipment package available for purchase
- Ideal for bar, juice bar, coffee, ice cream, dessert concepts
- Opportunity to lease in combination with the 2,009 SF high visibility corner retail space
- Building co-tenants include Jack's BBQ, Thomas Street Warehouse, and Amazon (office tenant)

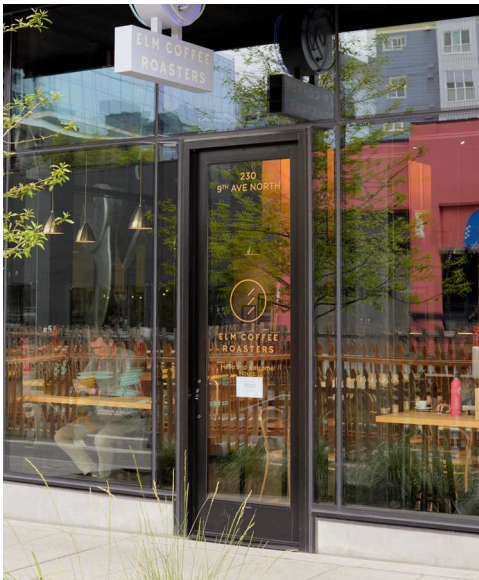
RENTAL RATE: \$47/SF/YR
Plus NNN (2022 est. \$17.50)

*Tenant to field verify all dimensions.

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SOUTH LAKE UNION BUSINESSES



SLU SCORES



97

WALK

83

BIKE

93

TRANSIT

DATA PER WALKSCORE.COM

SLU OFFERS*



53k

RESIDENTS

140k

WORKERS

10k

BUSINESSES



LOTS OF EYES
ON YOUR GOODS

*EST. 2021 DEMOGRAPHICS BASED ON A 1 MILE RADIUS