South Lake Union

FOR LEASE

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ROLLIN STREET FLATS

WESTLAKE AVENUE NORTH

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SOUTH LAKE UNION

116 Westlake Avenue N, Seattle 98109 | rollinstreet.com

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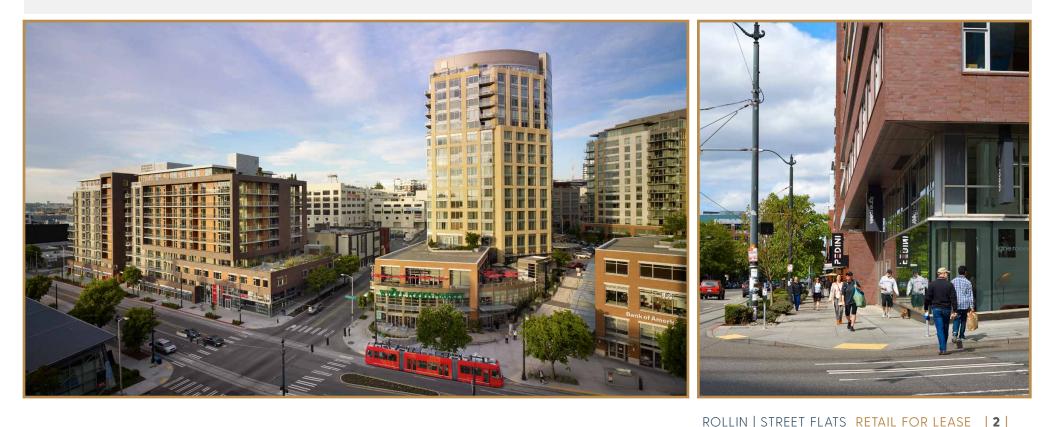
112 & 116 Westlake Avenue N Retail

Highlights

- Rare retail vacancy at South Lake Union's "Main & Main" intersection: Westlake Ave N & Denny Way
- Best retail corner space in SLU available for first time in 12 years
- Blocks from Amazon.com HQ and across from Whole Foods market
- Join Bar Method, Mio Sushi, and BECU (opening 2018)
- Parking: 20 retail stalls in building garage
- Traffic: 35,000 cars per day on Denny
- On South Lake Union Streetcar Line
- 5,362 SF and 2,106 SF Available

2018 DEMOGRAPHICS

	0.5 MILE	1 MILE	3 MILE
Population	18,418	53,308	177,486
Daytime Population	51,564	159,298	239,023
Households	10,921	33,067	78,564
Avg. Household	\$74,248	\$93,001	\$107,885



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South Lake Union

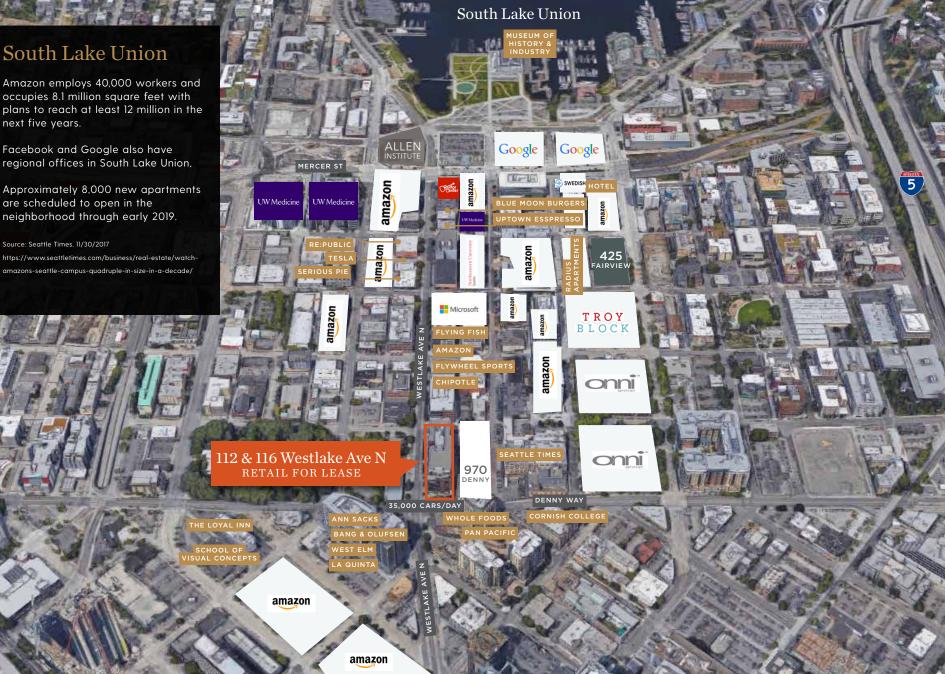
Amazon employs 40,000 workers and occupies 8.1 million square feet with plans to reach at least 12 million in the next five years.

Facebook and Google also have regional offices in South Lake Union,

Approximately 8,000 new apartments are scheduled to open in the neighborhood through early 2019.

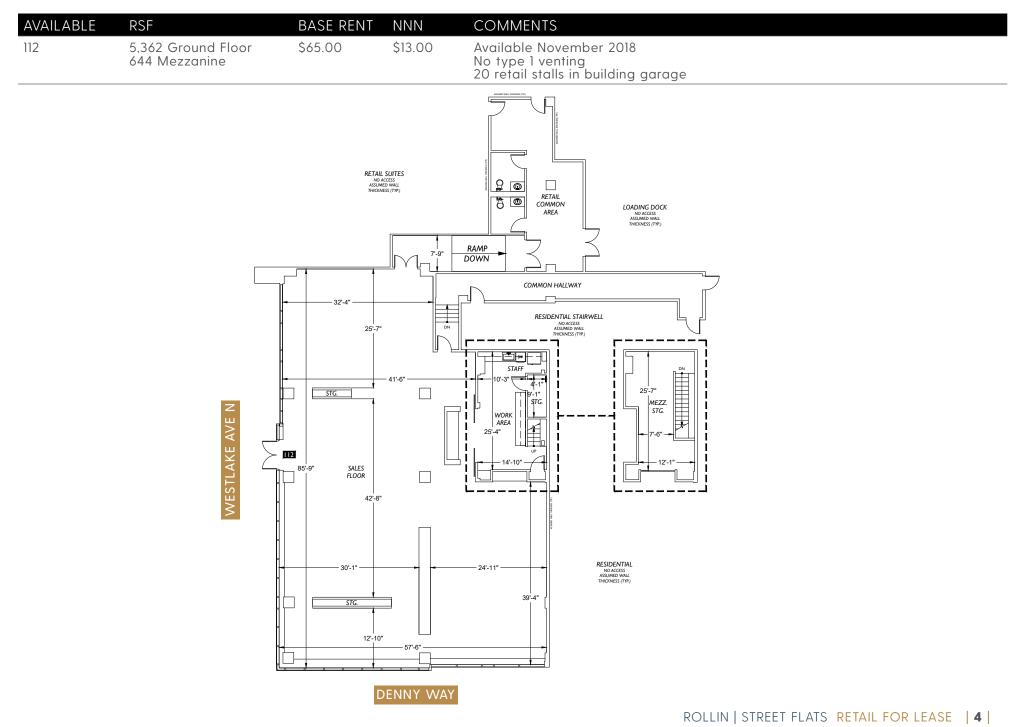
Source: Seattle Times, 11/30/2017

amazons-seattle-campus-quadruple-in-size-in-a-decade/



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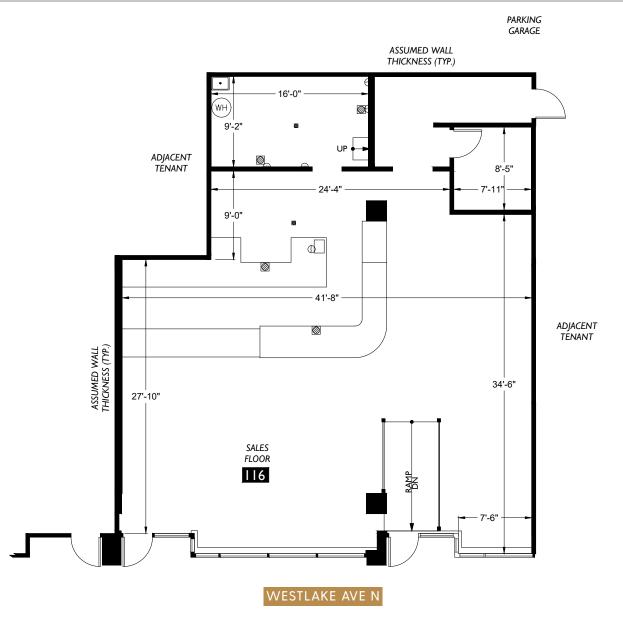
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116 Westlake Avenue N Retail

AVAILABLE	RSF	BASE RENT	NNN	COMMENTS
116	2,106	\$55.00	\$13.00	Lease Pending No type 1 venting 20 retail stalls in building garage



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