

RETAIL/OFFICE FOR LEASE

115 NORTH BUILDING

115 N 85th St, Suite 105 | Greenwood



Laura Miller
206.351.3573
laura@gibraltarusa.com

Connor Sims
253.797.3896
connors@gibraltarusa.com

 **GIBALTAR**
INVESTMENT PROPERTY SOLUTIONS
www.gibraltarusa.com

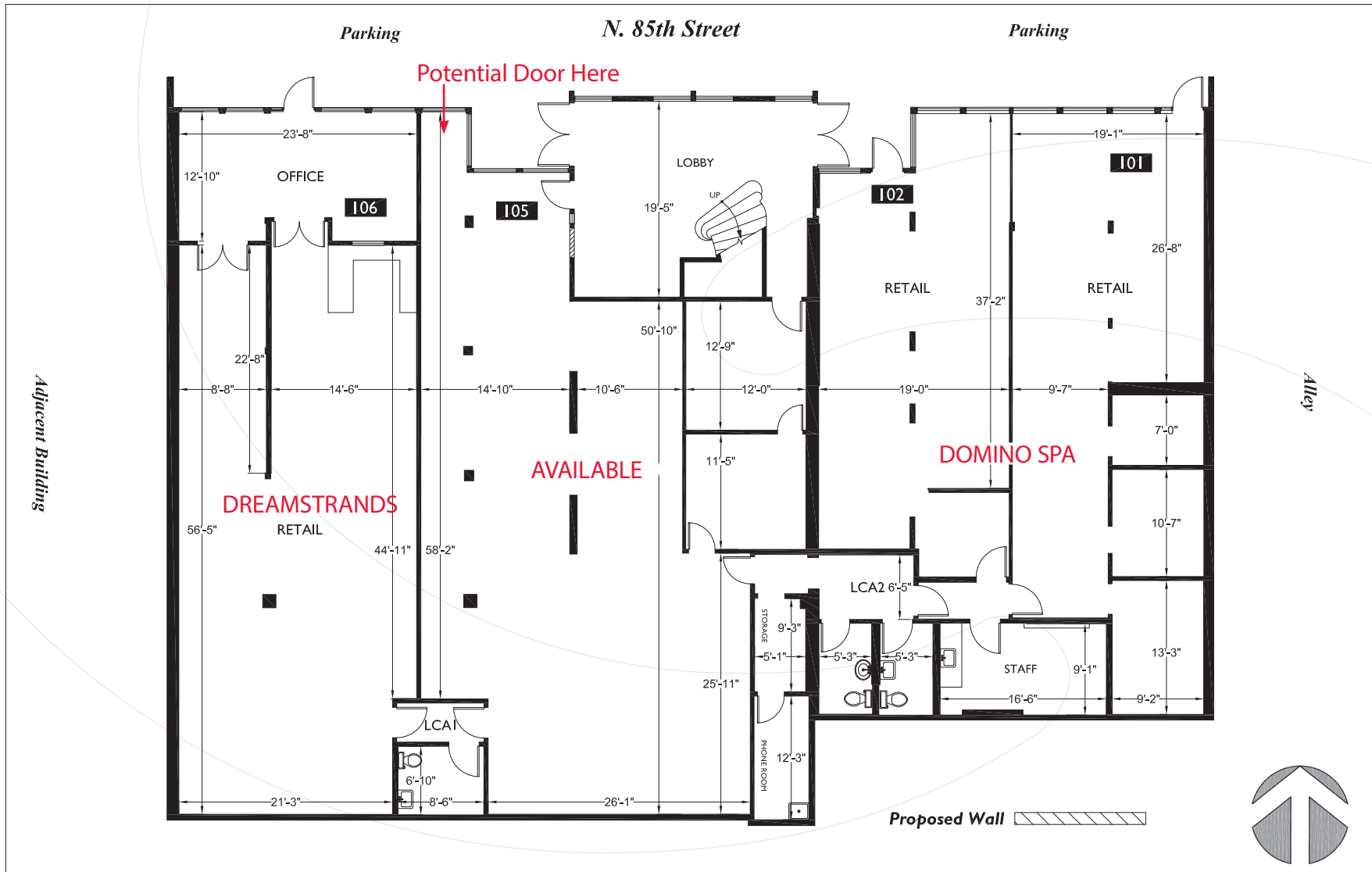


Neighborhood Overview

Retail/office availability in the heart of Greenwood's bustling business core. Greenwood is a vibrant neighborhood, between Green Lake and Ballard, and is booming with an electric mix of retailers including coffee houses, bars, breweries, boutique shops and dining spots. This Family friendly business hub also hosts several major events each year including the Greenwood Car Show (Seattle's largest), Seafair Parade, and the "Art Up" monthly art walk every 2nd Friday. It is also home to the Taproot Theatre, one of the largest mid-size theatre companies in Seattle. Surrounding businesses Coyle's Bakeshop, Flint Creek, The Yard Cafe, Chaco Canyon, The Lodge, and Naked City Brewing.

HIGHLIGHTS

- Street level retail/office space fronting NW 85th Street in the Bustling Greenwood neighborhood
- Bring your vision! Blank canvas features concrete floors with exposed ceiling, open floor plan, HVAC
- Strong pedestrian and vehicle traffic
- Ideal for retail, fitness or service office
- Shared on-site surface parking - first come first served
- Walk Score: "Walker's Paradise" (94)
- 2,587 sq ft
- Available immediately
- Rental Rate: \$22/SF plus NNN (\$4.50/sq ft estimate 2019 includes water, sewer, gas, electric) = \$5,713/month including NNN





Demographics (2018)	1 mile	2 mile	3 mile
Daytime Population	35,029	113,315	227,593
Total Households	15,654	52,063	103,604
Average Household Income	\$116,757	\$117,835	\$110,239