

# FOR LEASE RESTAURANT/RETAIL

ORI STONE WAY

4455 Stone Way N, Seattle, WA 98103



For more information please contact:

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### THE NEIGHBORHOOD

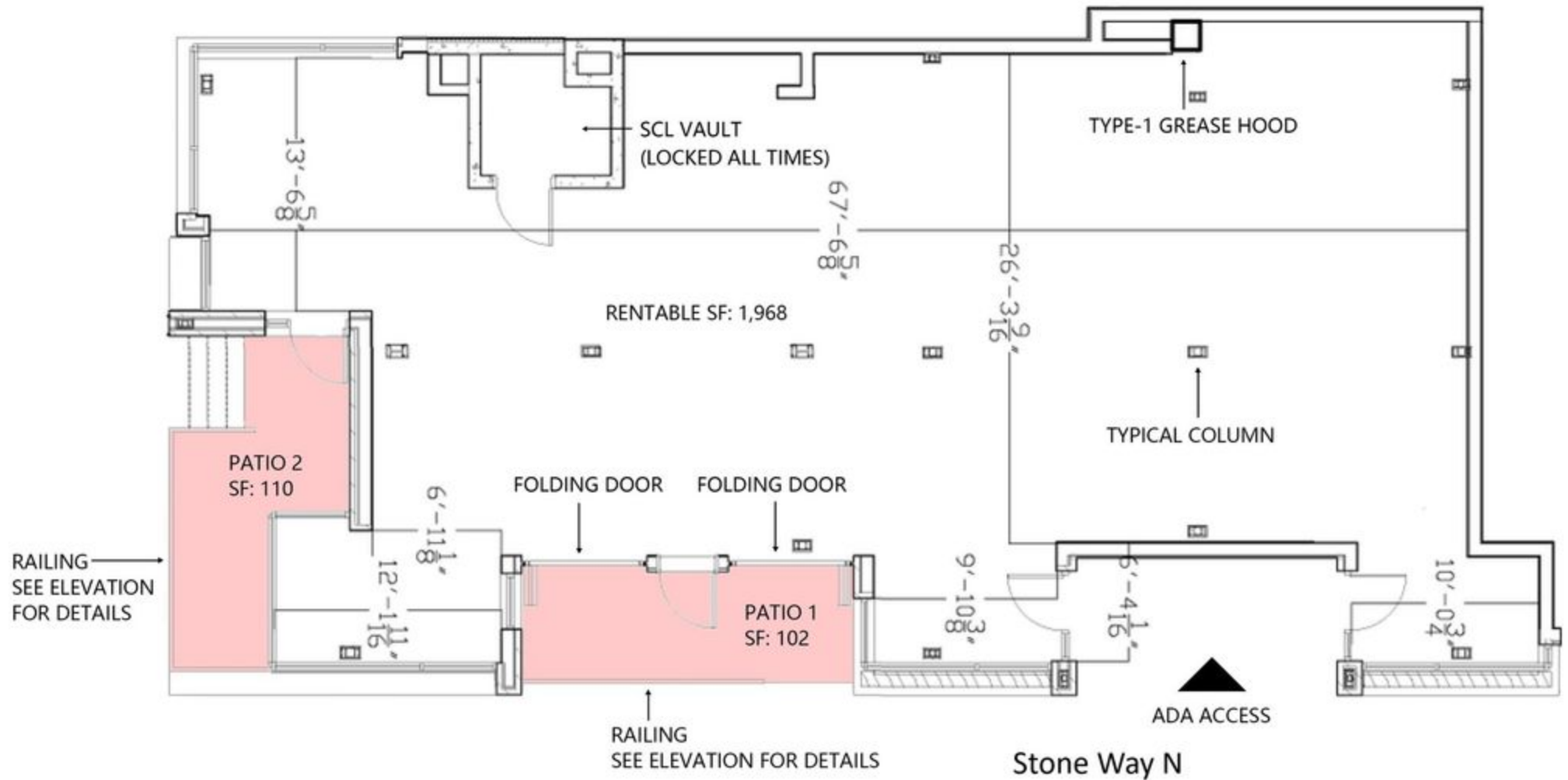
This classic Seattle neighborhood occupies an advantageous position on the north shore of Lake Union, flanked by the city's two major north-south arterials, I-5 and SR 99/Aurora Avenue, and boasting a privileged connection to Burke-Gilman Trail enjoyed by thousands of bicycle commuters and outdoor enthusiasts. The software company Tableau has its main campus in Fremont, along with a significant presence from Google and Adobe, together comprising over 4,000 full-time employees which raises the demand for restaurants, bars, cafes, services, and housing. Surrounding neighborhood businesses include Tutta Bella Neapolitan Pizzeria, Russell's, Grand Central Bakery, Musashi's, Archi McPhee, Bizzarro Italian Cafe, and more!

### THE OPPORTUNITY

- Rare opportunity to lease restaurant/retail space at ORI Stone Way, a 42-unit, Millennial inspired-apartment building situated in the heart of Seattle's booming Wallingford neighborhood
- Features Type 1 hood shaft, 1.2M b.t.u. gas line, 12 foot ceilings, operable storefront folding system and designated outdoor dining area
- One secure on-site employee parking stall
- 1,968 RSF
- Delivery Date for Tenant to start build-out: January 2022
- Building Opening Date: May 12, 2022
- Rental Rate \$32/SF plus NNN

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61

TRANSIT SCORE



94

WALK SCORE



86

BIKE SCORE



150,968

POPULATION



68,287

HOUSEHOLDS



\$137,431

AVG HOUSEHOLD INCOME

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