



# Waterfront Restaurant

Space for lease



Well established restaurant and bar on Westlake Ave N in booming South Lake Union

Unobstructed views of Lake Union, with a private use deck on 3rd level

Class I hood, walk in cooler and well-appointed bar

Ideal for any upscale dining and banquet concept

2nd floor 11,800 SF  
3rd floor 5,904 SF  
Total 17,704 SF

Rent: \$35,000/mo/NNN (NNN = approx \$3.93/sf/yr)

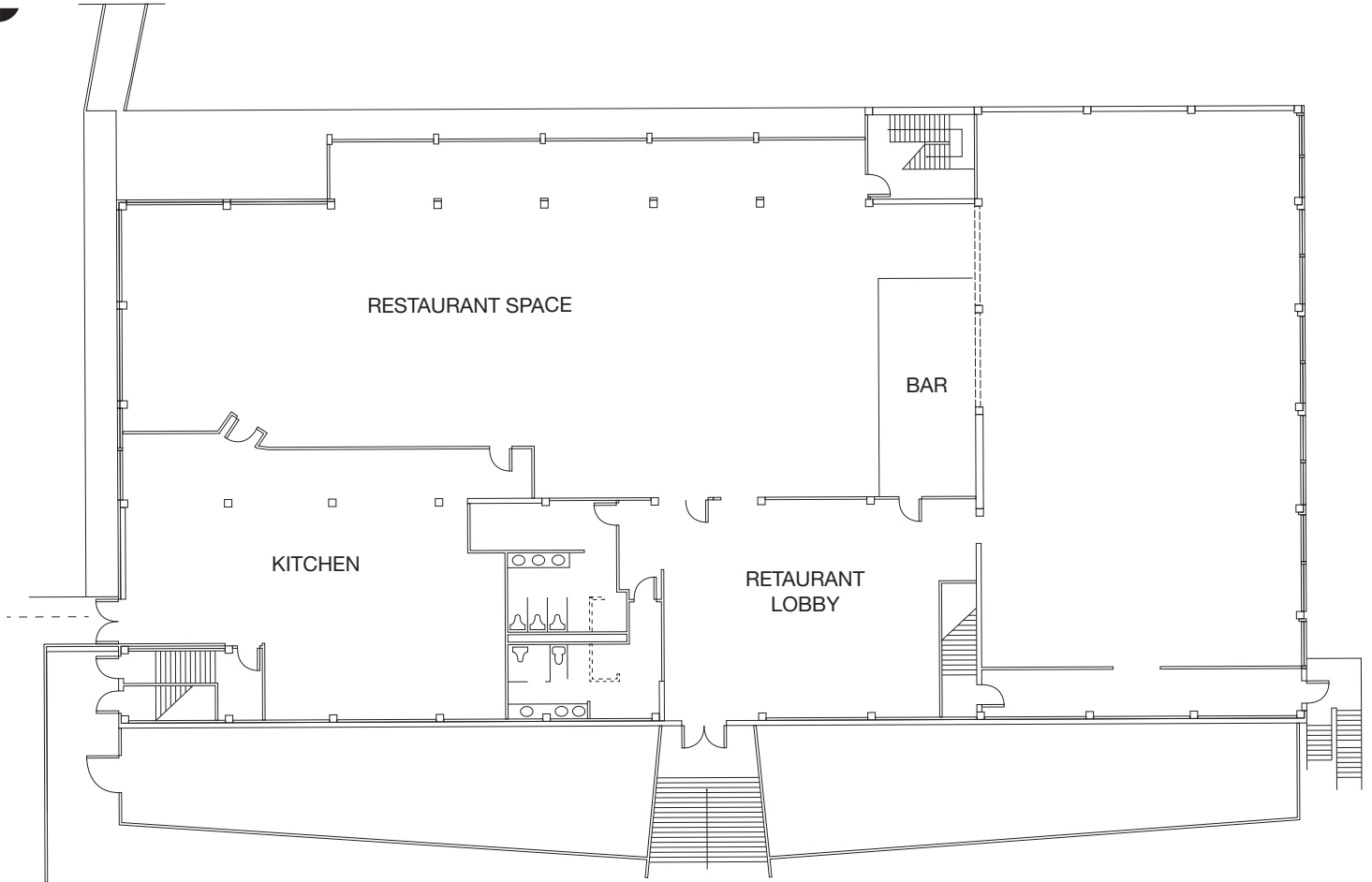
### Contact

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# For Lease

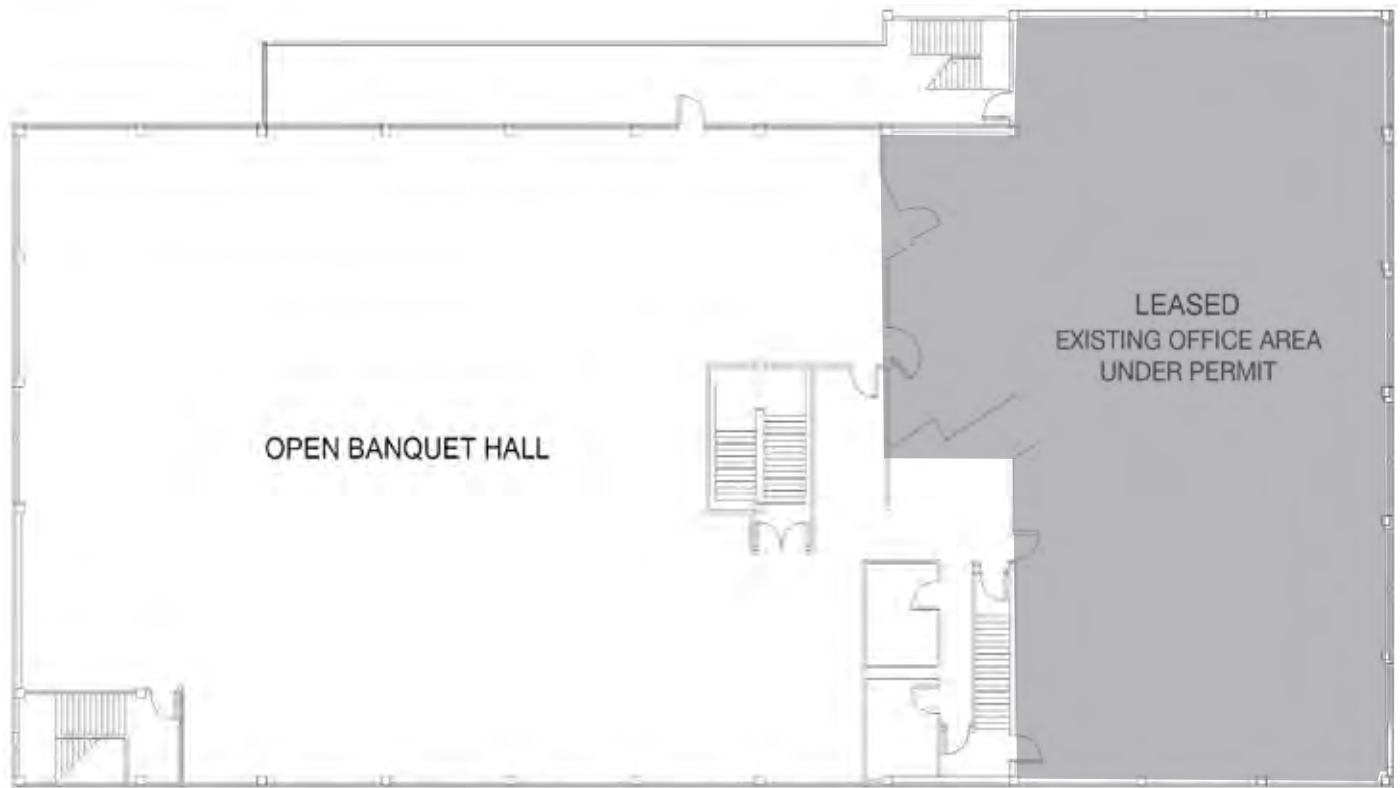
## 2nd Floor - 11,800 SF



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3rd Floor - 5,904 SF



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## Aerial



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## Additional Information



### DEMOGRAPHICS

| Miles | Population | Daytime Population | Avg. HH Income |
|-------|------------|--------------------|----------------|
| 1     | 28,443     | 30,663             | \$99,438       |
| 2     | 149,717    | 199,672            | \$84,806       |
| 3     | 260,855    | 372,221            | \$84,953       |

### TRAFFIC COUNTS

| Collection Street | Cross Street   | Traffic Volume |
|-------------------|----------------|----------------|
| Westlake Ave N    | Crockett St    | 26,800         |
| Aurora Bridge     | 6th Ave N      | 102,895        |
| Aurora Ave N      | Westlake Ave N | 89,528         |