

425 Fairview Retail & Restaurant
FOR LEASE
OPENING SUMMER 2018



Marlowe

ASCENT SOUTH LAKE UNION

RETAIL

RESTAURANT

RETAIL

HARRISON ST

FAIRVIEW AVENUE N

REPUBLICAN ST

425 FAIRVIEW

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MARLOWE 1146 Harrison St., Seattle, WA 98109 | MarloweSLU.com
ASCENT 1145 Republican St., Seattle, WA 98109 | LiveAscentSLU.com



Vibrant. Urban. Revitalized.

425 FAIRVIEW RETAIL & RESTAURANT



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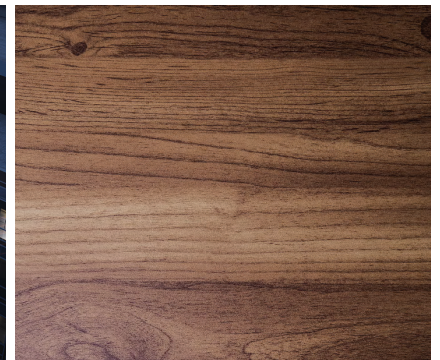
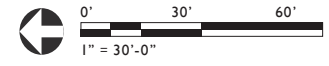
- » 8,727 SF of ground floor retail directly on Fairview Avenue below 432 new high-end apartment homes at Marlowe (180) and Ascent (252) South Lake Union.
- » Excellent visibility to Fairview Ave – the primary arterial bisecting South Lake Union with access onto I-5 N & S at Mercer.
- » 21,771 thousand cars per day pass the site.
- » Blocks from Amazon.com corporate HQ, Tommy Bahama HQ, Fred Hutchinson Cancer Research, and Google's planned HQ.
- » 8.2 million square feet of office in the South Lake Union sub-market with an additional 1.6 million under construction.
- » Over 10,000 new apartment units planned and under construction in South Lake Union to house booming tech industry.
- » Immediately adjacent to 307,000sf office; the SLU neighborhood and Denny Triangle are project to add 3M square feet of Amazon office space, 600k square feet of Google office space, and 400k square feet of Facebook office space by 2020.
- » Unique opportunity for Tenants to collaborate with Landlord on vibrant retail / restaurant in South Lake Union.

RESTAURANT OPPORTUNITY

- » High profile restaurant opportunity available with type 1 venting and prominent store front.
- » 75 Commercial retail parking stalls available at market rates.
- » Asking rates \$40 - \$45 / SF plus NNN.
- » NNN= \$8.59
- » Turnover to Tenant: March 2018.
- » Building TCO scheduled July 2018.
- » 419 Fairview - Vertical Type 1 hood welded available.

CORNER COFFEE SHOP OPPORTUNITY

- » Ability to have small coffee shop on corner of Fairview Ave N. and Harrison Street.
- » 156 SF Space with 80 SF B.O.H
- » Residential lobby access with 296 SF patio.
- » Walk-up coffee window.





HARRISON STREET MIDRISE RESIDENTIAL ENTRY



FAIRVIEW RETAIL



FAIRVIEW AND HARRISON RETAIL CORNER



ASCENT SOUTH LAKE UNION

Marlowe

2017 DEMOGRAPHICS

	.5 MILE	1 MILE
POPULATION	12,936	66,600
HOUSEHOLDS	8,811	45,293
AVG. HOUSEHOLD INCOME	\$100,749	\$101,130
WORKPLACE POPULATION	\$25,759	\$136,827

*Convenient.
Modern.
Familiar.*

425 FAIRVIEW

425 FAIRVIEW RETAIL & RESTAURANT FOR LEASE | 4 |

425

TECHNOLOGY
REVITALIZED
AMBITIOUS
URBAN
REFRESHING
SMART
WARM
NEIGHBORHOOD

