



RETAIL
FOR LEASE

STONE WAY & 45TH STREET RETAIL

FREMONT/WALLINGFORD
1235 N 45TH STREET, SEATTLE WA 98103

 JSH | PROPERTIES, INC.

AARON BENNETT
aaronb@jshproperties.com
206.859.4500

JOHN RITTER
jackr@jshproperties.com
206.859.4500

1235 N 45th Street, Seattle WA 98103

HIGHLIGHTS

- 1,574 SF for lease
- Located conveniently between Wallingford, Fremont and Green Lake
- Short distance to the University of Washington
- Extremely dense neighborhood with thriving restaurant and bar scene
- Located at primary intersection of 45th and Stone Way – 37,400 ADT
- Shared restrooms with Verizon Wireless
- No Type 1 venting available
- Four Secured parking stalls available for purchase

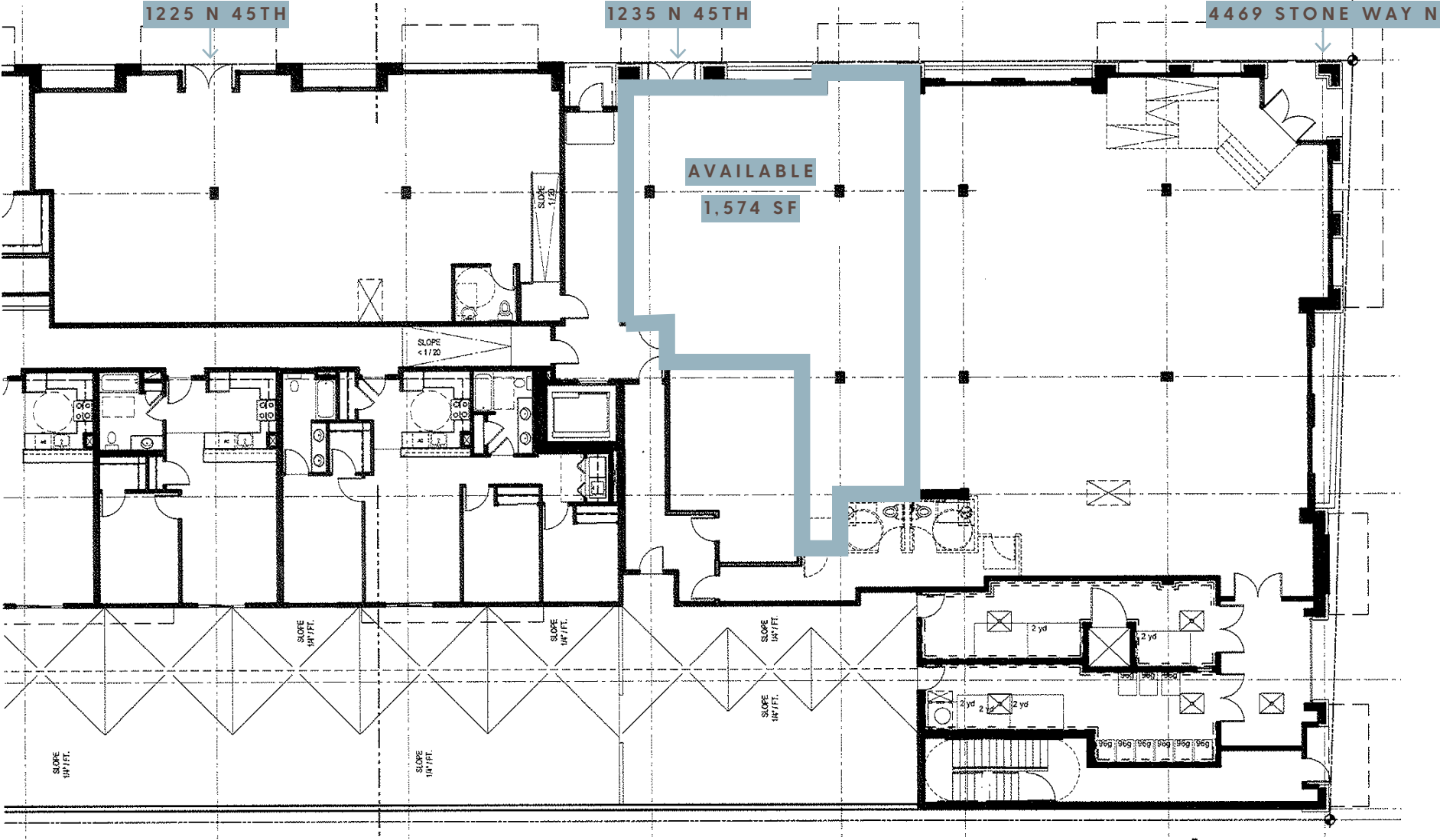
2019 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	35,719	294,850	511,355
Daytime Population	30,275	305,685	683,764
Households	17,438	142,401	253,885
Avg. Household	\$145,021	\$134,827	\$131,441



1235 N 45th Street, Seattle WA 98103

AVAILABLE	RSF	BASE RENT	NNN	COMMENTS
SUITE 115B	1,574	\$32.00	\$5.02	Available



1235 N 45th Street, Seattle WA 98103



1235 N 45th Street, Seattle WA 98103

