

GROUP HEALTH SPACE FOR SUBLEASE

Retail 24/7.

# PROMINENT RETAIL SPACE IN SOUTH LAKE UNION

1021 & 1041 MERCER STREET :: SEATTLE, WASHINGTON



## FEATURES

- Rent: \$32.00 PSF + NNN
- 14,883 SF of urban retail available
- 65 parking stalls available for customer use in on-site parking garage
- Tenant has access to dock high loading dock for deliveries

## FOR MORE INFORMATION CONTACT:

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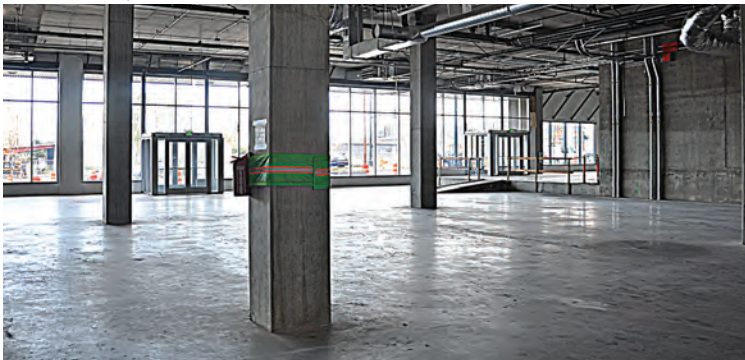
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**CBRE**

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## HIGHLIGHTS

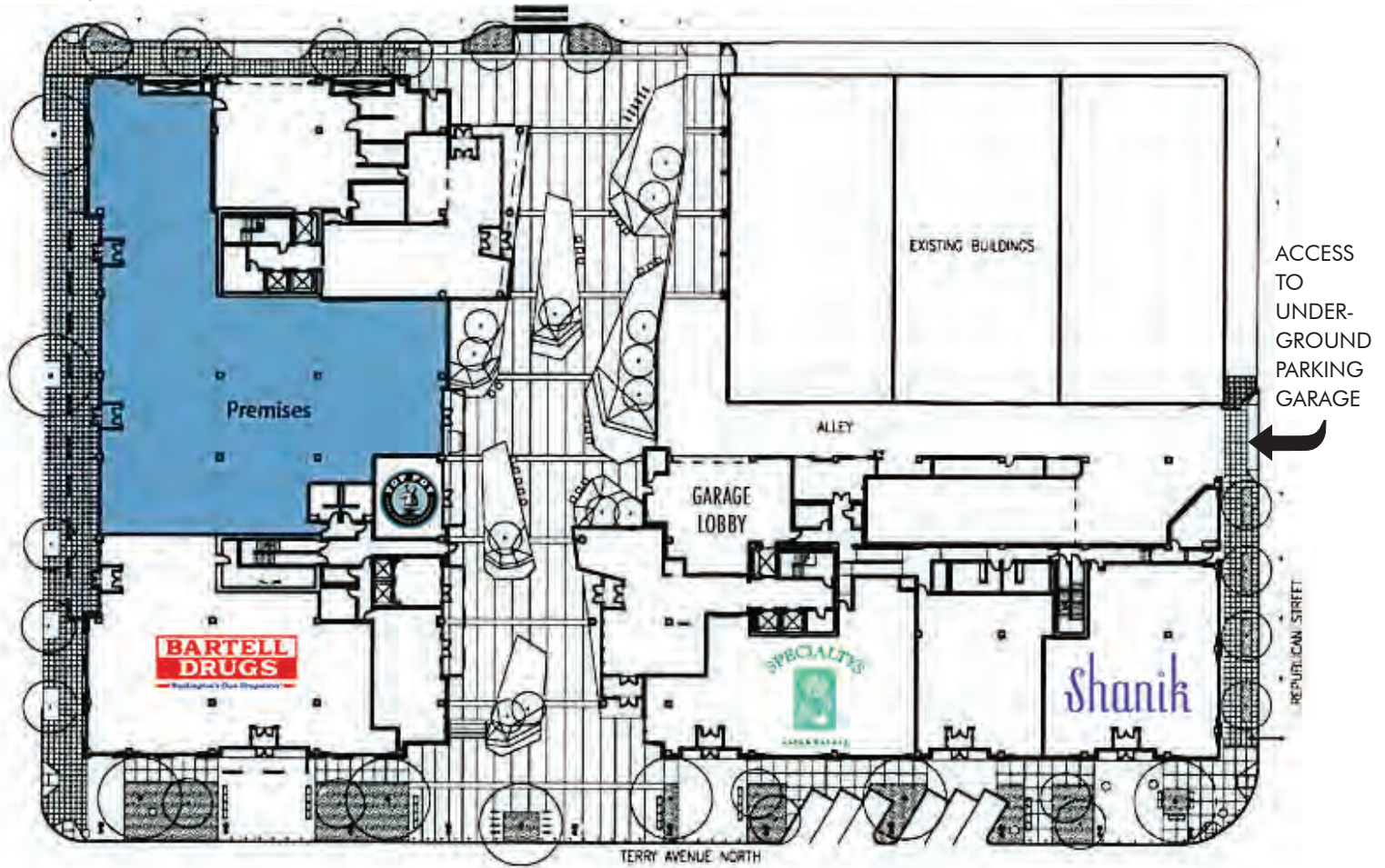
- One of a kind opportunity in the continuously growing South Lake Union neighborhood for retail or medical use.
- This space offers over 169 feet of frontage on Mercer Street and has a minimum of 18 foot ceiling heights.
- Visually prominent corner location with over 39,000 vehicles driving by per day due to the easy access to Highway 99 and I-5, as well as proximity to mass transit and the Seattle Streetcar.
- Neighborhood retailers include Whole Foods, Brave Horse Tavern, Cactus, Cuoco, Portage Bay Cafe, Top Pot Doughnuts and many more.
- Perfect opportunity to be a part of the emerging South Lake Union neighborhood and cater to the growing demands of the office, residential, and retail market.

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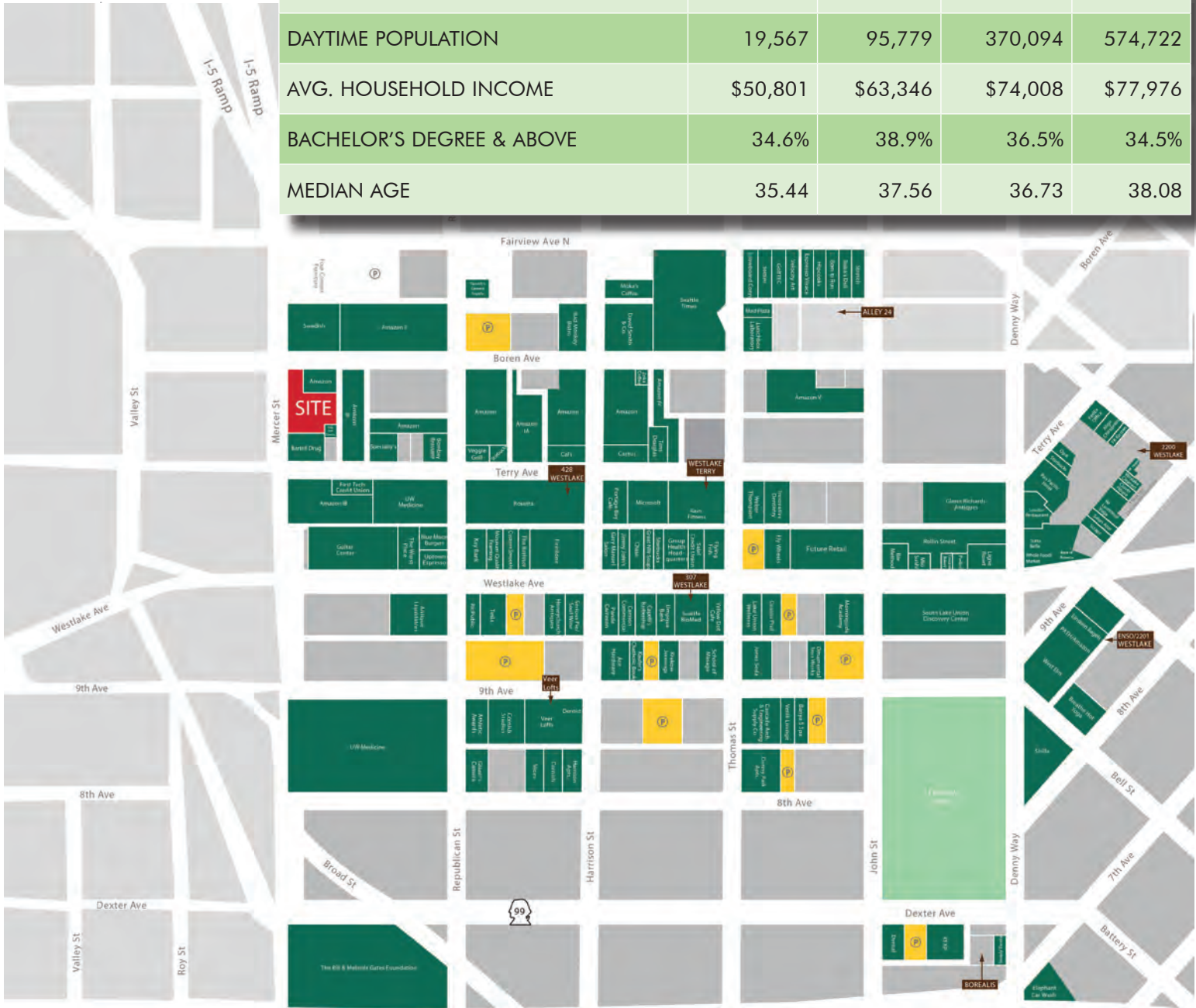
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2012 Estimated Demographics	1/2 mile	1 mile	10 min	15 min
POPULATION	7,151	53,745	274,901	585,939
DAYTIME POPULATION	19,567	95,779	370,094	574,722
AVG. HOUSEHOLD INCOME	\$50,801	\$63,346	\$74,008	\$77,976
BACHELOR'S DEGREE & ABOVE	34.6%	38.9%	36.5%	34.5%
MEDIAN AGE	35.44	37.56	36.73	38.08



FOR MORE  
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