



PIKE PLACE MARKET

CHAMPION BUILDING

1925 POST ALLEY &
1928 PIKE PLACE, SEATTLE



BUILDING DETAILS

Retail and office opportunities in iconic and historic Pike Place Market

Easy access to public transportation; bus and light rail via Westlake Transit Station

Plentiful neighborhood food and beverage amenities for breakfast, lunch, happy hour, and dinner just steps from the office space

2021 DEMOGRAPHICS

| | DRIVE TIME | 3 MIN | 5 MIN | 10 MIN |
|------------------------|------------|-----------|-----------|-----------|
| RESIDENTIAL POPULATION | | 21,805 | 48,353 | 199,090 |
| DAYTIME POPULATION | | 43,837 | 123,403 | 330,027 |
| AVG. HOUSEHOLD INCOME | | \$145,716 | \$150,609 | \$140,157 |

ICONIC LOCATION

5,319 RSF OFFICE

296 RSF RETAIL



RETAIL DETAILS



ADDRESS 1928 Pike Place

RETAIL SF Suite B: 296 RSF

ASKING RATE \$2,500 / month
including NNN

TI ALLOWANCE Negotiable

AVAILABILITY Available Now

- Built out space with kitchen equipment and type I hood for food user
- Tenant's store front is located right on Pike Place with a garage roll up door for counter service
- Storage space available on first floor adjacent to Suite B

ORIGINAL STARBUCKS ▲



PIKE PLACE



VIEWS OF ELLIOT BAY ►

OFFICE DETAILS

| | |
|---------------------|----------------------|
| ADDRESS | 1925 Post Alley |
| OFFICE SF | Suite 301: 5,319 RSF |
| ASKING RATE | Call for rates |
| AVAILABILITY | January 1, 2023 |

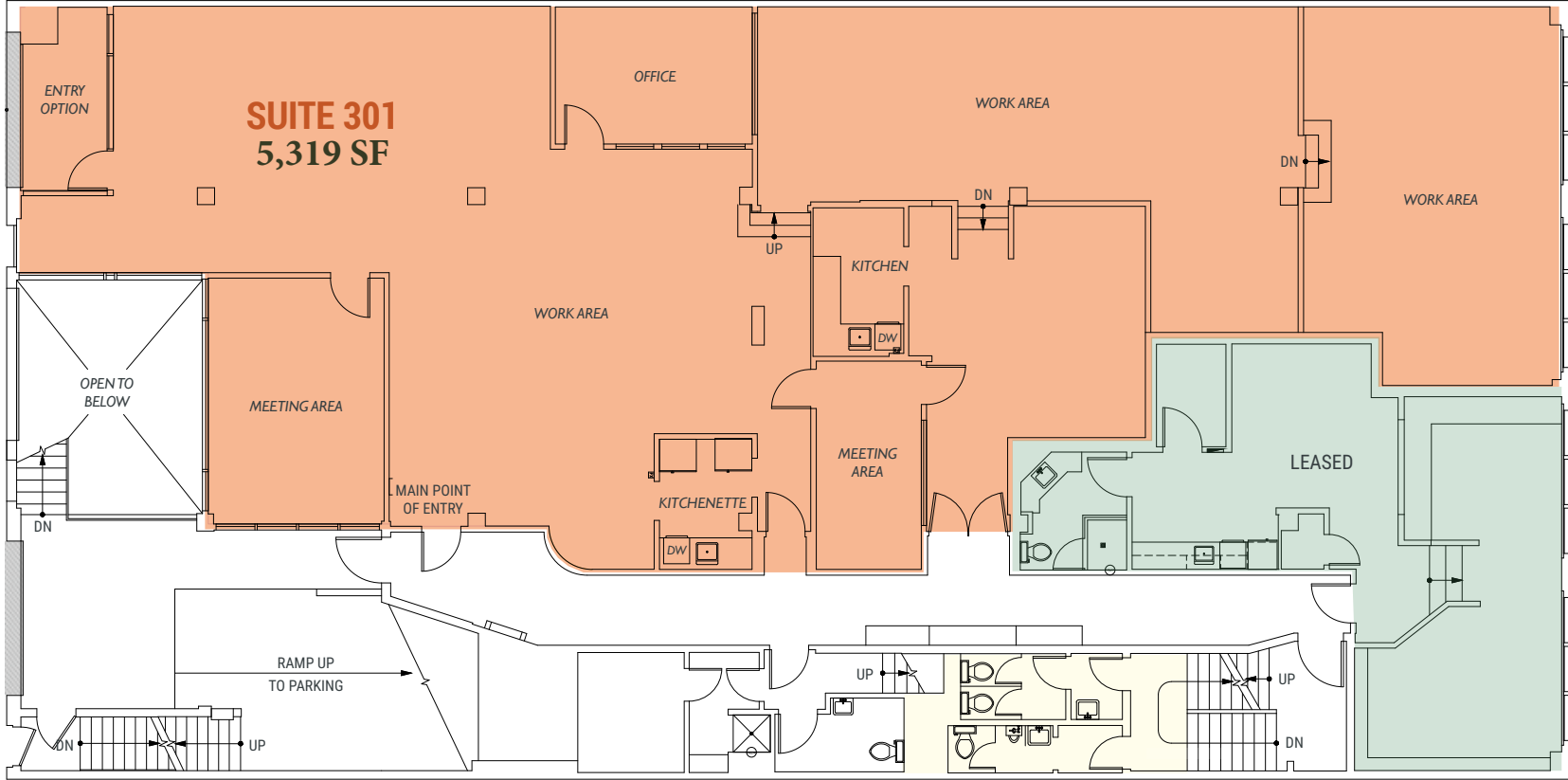


- Creative office space for a full floor user with expansive views of Elliott Bay and the Olympic Mountains to the west
- Two entrance options with reception areas, 2 kitchens, 2-3 conference rooms or private offices, and 3 separate open work spaces
- Building signage opportunities available
- Rooftop parking available via a third party

ORIGINAL STARBUCKS ▲

POST ALLEY

PIKE PLACE



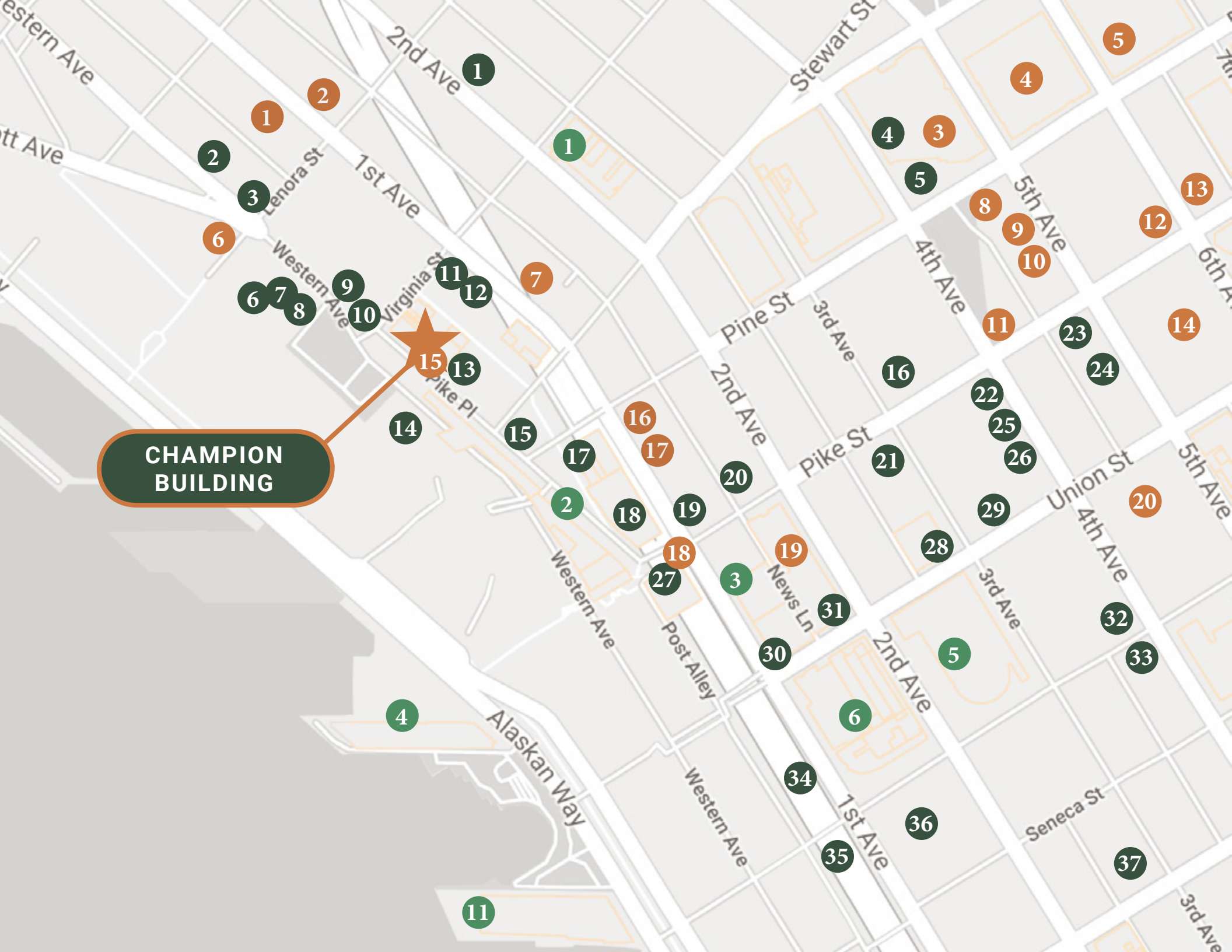
COMMON RESTROOMS



VIEWS OF ELLIOT BAY ►







**CHAMPION
BUILDING**



NEARBY RETAIL

RESTAURANTS

- | | | | |
|----|----------------------|----|-------------------------|
| 1 | WANN SUSHI | 21 | QDOBA MEXICAN EATS |
| 2 | CLOUDBURST BREWING | 22 | BOURBON STEAKHOUSE |
| 3 | ABURIYA BENTO | 23 | STARBUCKS (Coming soon) |
| 4 | BUFFALO WILD WINGS | 24 | FROLIK KITCHEN |
| 5 | STARBUCKS | 25 | POTBELLY SANDWICH |
| 6 | AERLUME | 26 | VEGGIE GRILL |
| 7 | SUGO HAND ROLL BAR | 27 | IL BISTRO |
| 8 | CUTTERS CRAB HOUSE | 28 | WILD GINGER |
| 9 | ETTA'S | 29 | PANE PANE |
| 10 | SEATOWN MARKET | 30 | JAPONESSA |
| 11 | VIRGINIA INN | 31 | STARBUCKS |
| 12 | LE PICHET | 32 | THE CAPITOL GRILL |
| 13 | ORIGINAL STARBUCKS | 33 | PURPLE CAFE |
| 14 | OLD STOVE BREWING | 34 | POKE LOVER |
| 15 | BEECHER'S CHEESE | 35 | VON'S 1000 SPIRITS |
| 16 | CHIPOTLE | 36 | THE VICTOR TAVERN |
| 17 | RACHEL'S GINGER BEER | 37 | CAFFE LADRO |
| 18 | MATT'S IN THE MARKET | | |
| 19 | STARBUCKS | | |
| 20 | HARD ROCK CAFE | | |

RETAIL

- | | |
|----|------------------------|
| 1 | MUD BAY |
| 2 | PATAGONIA |
| 3 | WESTLAKE CENTER |
| 4 | NORDSTROM FLAGSHIP |
| 5 | PACIFIC PLACE |
| 6 | COST PLUS WORLD MARKET |
| 7 | DESIGN WITHIN REACH |
| 8 | SEPHORA |
| 9 | ANTHROPOLOGIE |
| 10 | MADEWELL |
| 11 | ARC'TERYX |
| 12 | THE NORTH FACE |
| 13 | NIKETOWN |
| 14 | CITY CENTRE |
| 15 | KITCHEN & MARKET |
| 16 | FJALLRAVEN |
| 17 | DANNER BOOTS |
| 18 | DELAURENTI FOOD & WINE |
| 19 | TARGET |
| 20 | PCC COMMUNITY MARKET |

RECREATION

- | | |
|---|--------------------|
| 1 | MOORE THEATRE |
| 2 | PIKE PLACE MARKET |
| 3 | THE SHOWBOX |
| 4 | SEATTLE AQUARIUM |
| 5 | BENAROYA HALL |
| 6 | SEATTLE ART MUSEUM |
| 7 | THE GREAT WHEEL |



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CONTACT AGENTS

ANNE MARIE KOEHLER
206.487.5167
AnneMarie.Koehler@nrmk.com

ERIKA KOEHLER
206.487.5168
Erika.Koehler@nrmk.com

TRACY TURNURE
425.372.9923
Tracy.Turnure@nrmk.com



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