

HISTORIC RETAIL AT THE PACIFIC COMMERCIAL BUILDING

220 SECOND AVENUE :: SEATTLE, WASHINGTON



Join
Pizzeria Gabbiano
and
Good Bar!



CBRE

Restaurants and bars (not to mention boutiques and tech companies) are competing for real estate in Pioneer Square. Storefronts along First, Second and Occidental avenues are now being snapped up by businesses and restaurateurs.

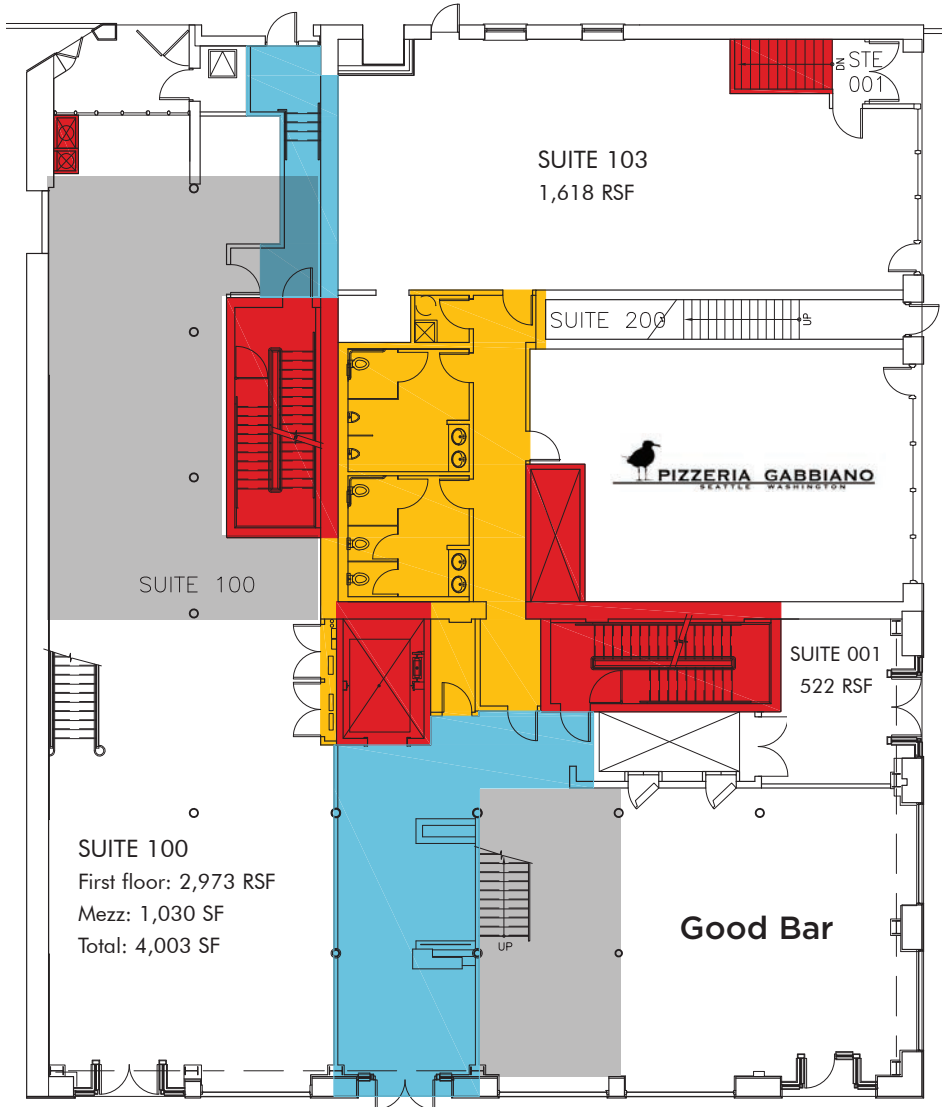
FEATURES:

- 11,413 RSF of dynamic urban retail space in newly renovated historic landmark building in the heart of Pioneer Square.
 - 3,947 RSF of street-front space divisible to 1,618 RSF
 - 7,466 RSF of lower level retail/event space
- Rent: \$16.00 - \$32.00 PSF + NNN (\$5.00 PSF)
- Prominently located across from Waterfall Gardens Park and adjacent to the HUB Seattle.
- Unique, light-filled spaces with oversized storefront windows, mezzanines, exposed brick, walls soaring 19' ceilings, in addition to 16' wide sidewalks that allow for outdoor seating.
- Highly visible street level and corner retail suites with frontage on Second Avenue South and Main Street.
- Ideally suited for cafés, galleries, wine bar/lounge, restaurants and showrooms.

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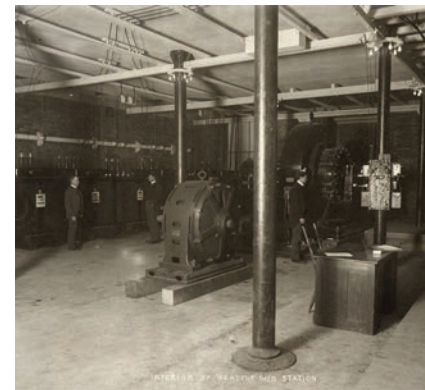
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FIRST FLOOR & MEZZANINE LEVELS



LEGEND:

MAJOR VERTICAL PENETRATION	
FLOOR COMMON AREA	
BUILDING COMMON AREA	
MEZZANINE LEVELS	



*Square footage numbers are appropriate and subject to confirmation by owner according to current BOMA standards.

SUITE 100 - 4,003 RSF - Located on the north side, this beautiful space includes a 1,030 SF mezzanine, 19-foot ceilings, exposed brick walls, and original columns. Includes 320 SF of common area assessment.

SUITE 101 - Good Bar will be opening in the Summer of 2014.

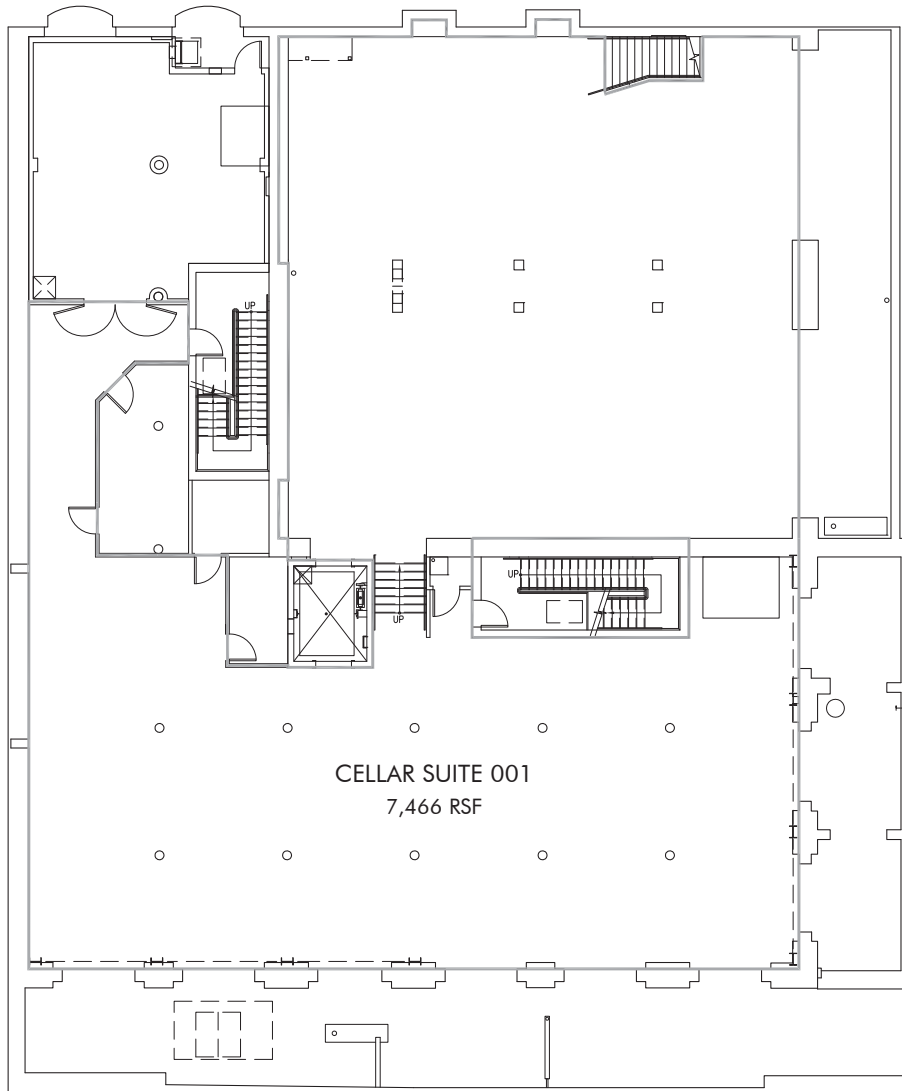
SUITE 102 - Pizzeria Gabbiano from Il Corvo's Mike Easton. The Roman-style pizzeria is expected to open in June 2014.

SUITE 103 - 1,618 RSF - This retail space, also located on Main Street, is on the southeast corner of the building with windows on two sides and features an expansive brick wall and 14-foot high exposed-beamed ceilings. Includes 90 SF of common area assessment.

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LOWER LEVEL

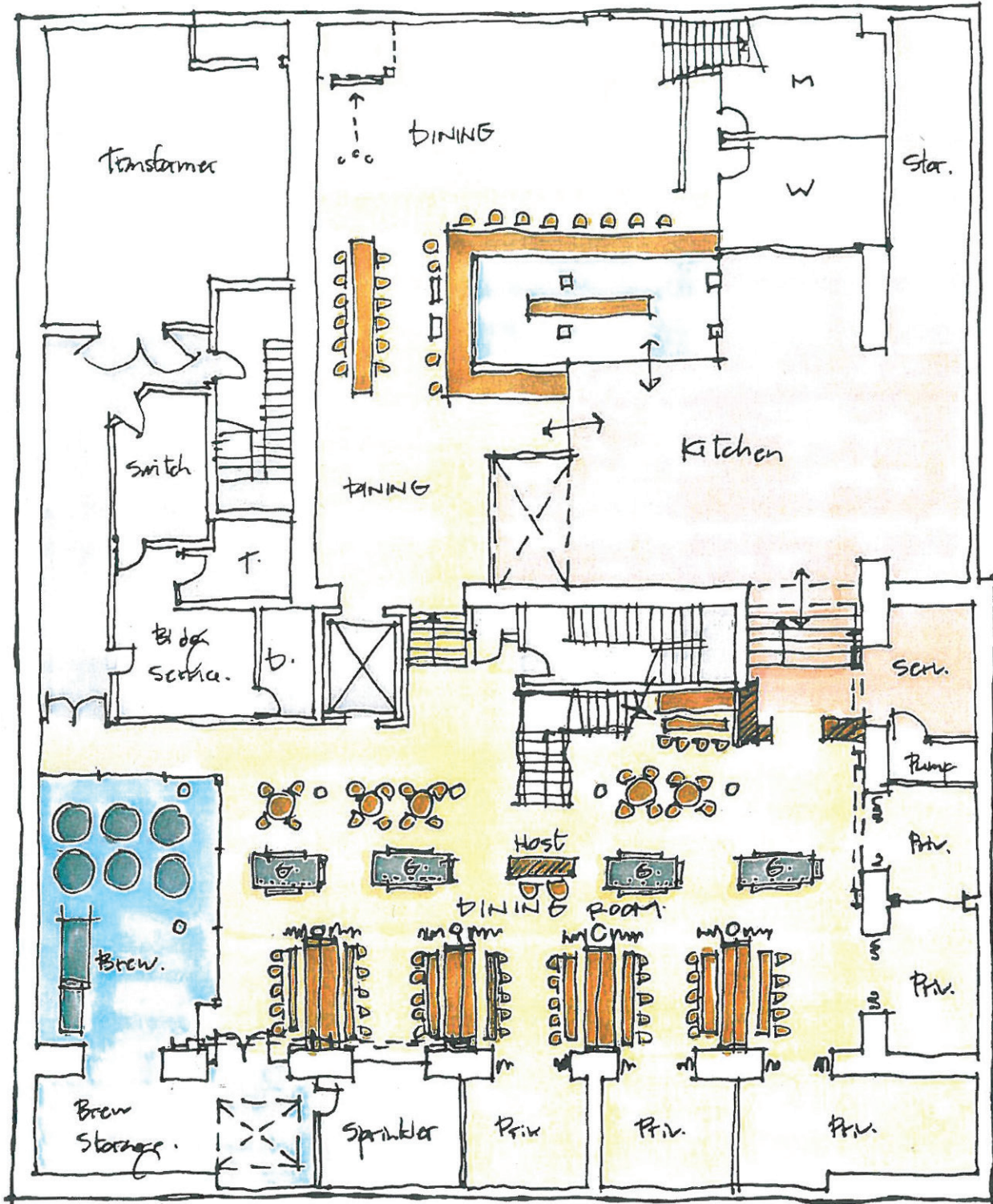


CELLAR/LOWER LEVEL - 7,466 RSF - This expansive lower/sub level space evokes the speakeasy era with historic glass skylights, soaring 18-foot ceilings, exposed brick walls, concrete beams and steel columns and vaults perfect for booths or dining. This space includes a large entry vestibule/lobby off of Main Street, with 19-foot ceilings and expansive windows. Space is divisible into two suites (001/002). Includes 370 SF of common area assessment.

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LOWER LEVEL CONCEPTUAL RESTAURANT PLAN



Retail 24/7.

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FOR MORE INFORMATION PLEASE CONTACT

Anne Marie Koehler
 +1 206 292 6144
annemarie.koehler@cbre.com
www.cbre.com/annemarie.koehler

Erika Koehler
 +1 206 292 6158
erika.koehler@cbre.com
www.cbre.com/erika.koehler



2013 ESTIMATED DEMOGRAPHICS

	1/2 mile	1 mile	3 miles
POPULATION:	10,737	31,935	178,522
DAYTIME POPULATION:	71,606	170,557	323,584
AVG. HH INCOME:	\$50,321	\$64,042	\$82,723

2011 TRAFFIC COUNTS

2ND AVENUE SOUTH	8,588 VPD
SOUTH MAIN STREET	14,834 VPD



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