



Stratus

Retail Available
in South Lake Union

9th and Lenora, Seattle, WA



A well-planned approach to transportation, sustainability, retail, and recreation make South Lake Union an exceptional destination

The Neighborhood

Situated directly between the downtown commercial core and Lake Union, Stratus is located in the heart of Seattle's most popular and fastest growing neighborhood: South Lake Union. The property sits directly across from the Amazon Rufus development, which brings an additional 15,000 daytime workers to the area, increasing the employee population to over 75,000 employees in the South Lake Union and Denny Regrade market. In addition to being a large employment center, South Lake Union is home to 10,000 occupied residential units with an additional 16,000 units either under construction or in the pipeline.

The city's first modern streetcar, the South Lake Union Streetcar puts Stratus within easy reach of the downtown core, Lake Union and the Museum of History and Industry as well as adjacent restaurants, cafes and shops.

Join the many successful restaurants and retailers in South Lake Union including Whole Foods, West Elm, The Butcher's Table and The Brave Horse Tavern.



\$3 Billion

Annual sales revenue collectively generated by area businesses



15,000

Employees across the street at Amazon's new development opening Q2 2019



10,000

Newly occupied residential units in South Lake Union



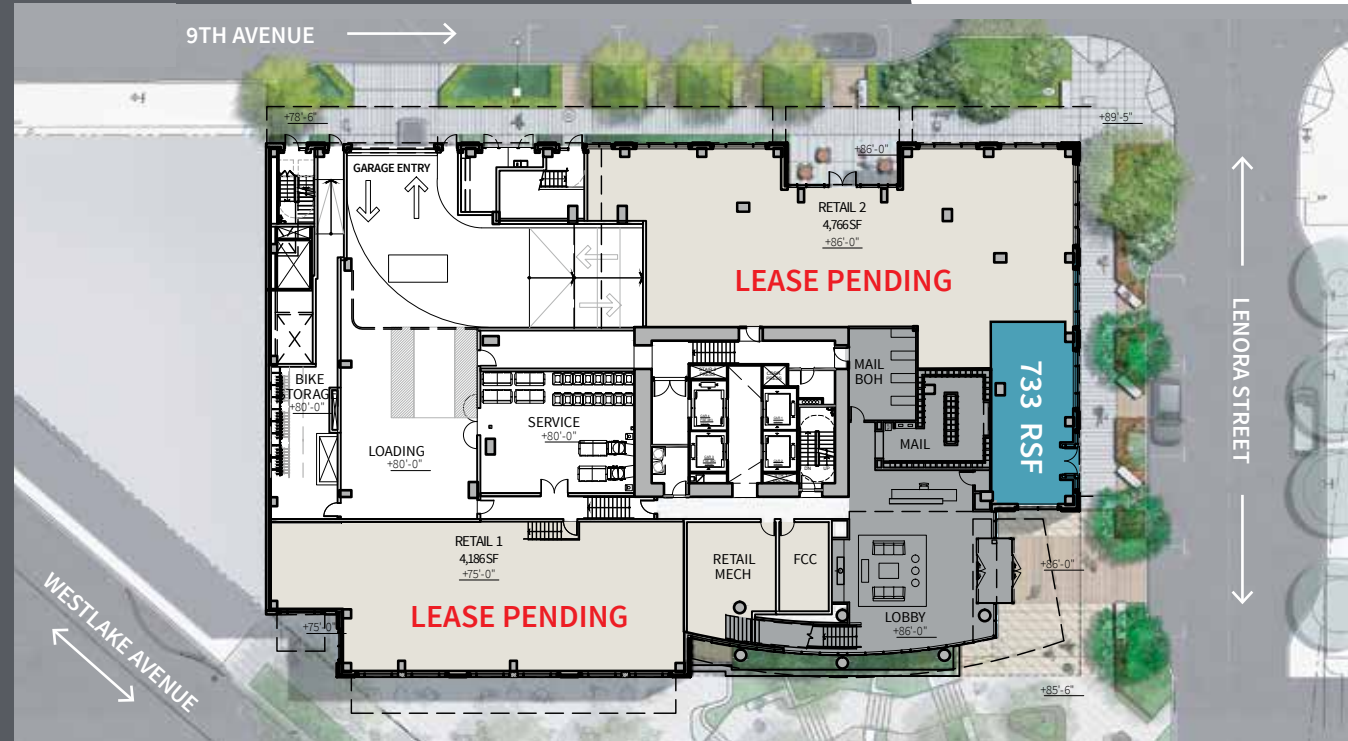
South corner as seen from the park on Lenora Street and 8th Avenue



Looking Northeast Towards Lake Union

Building Highlights

- Located at the confluence of Seattle's downtown retail core and South Lake Union
- Jewel box retail space located adjacent to the building lobby entrance
- 355 luxury apartments above the street level retail provide for a built in customer base
- Ideal uses include cocktail bar, specialty food, retail and personal services

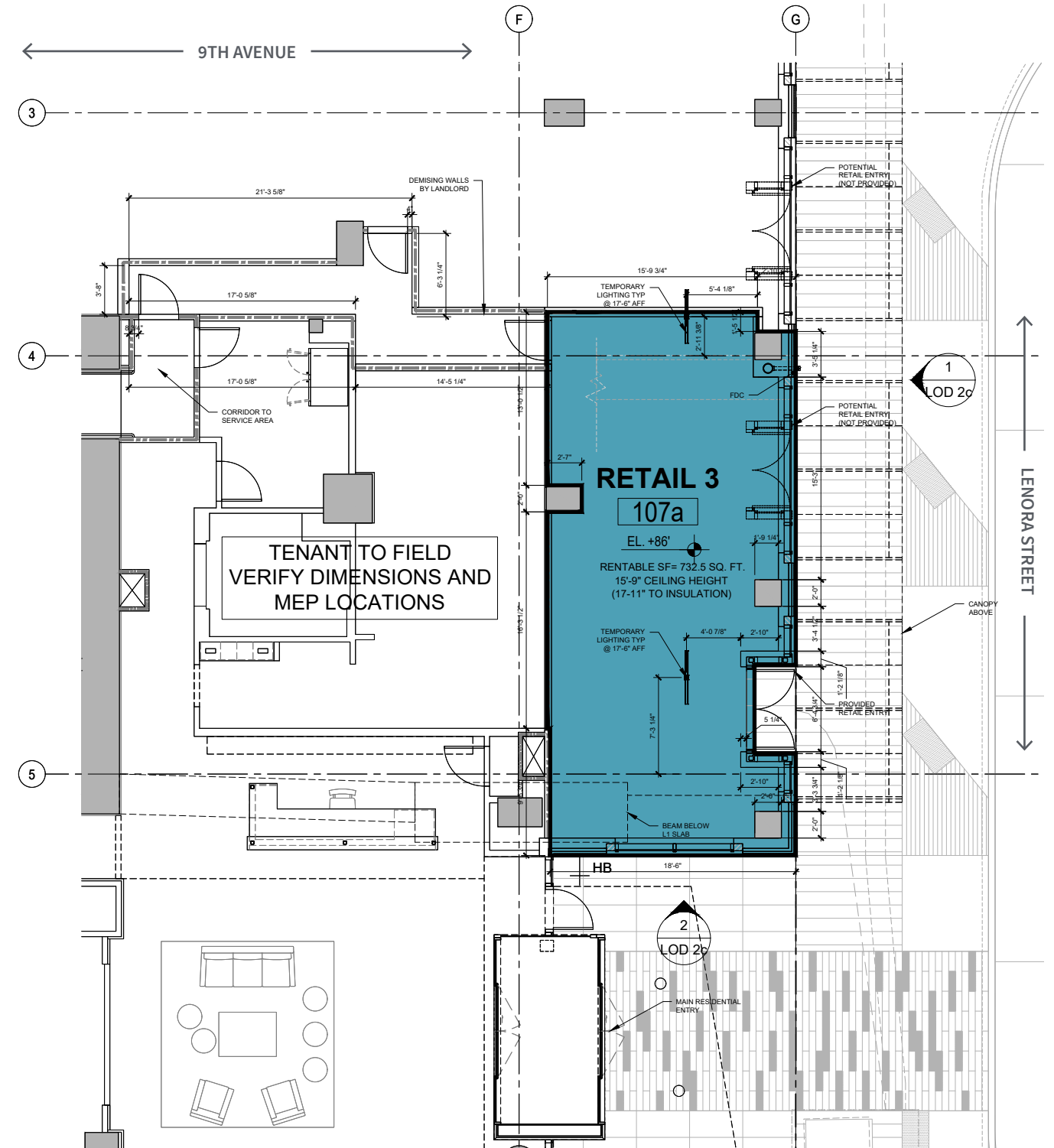


Property Details

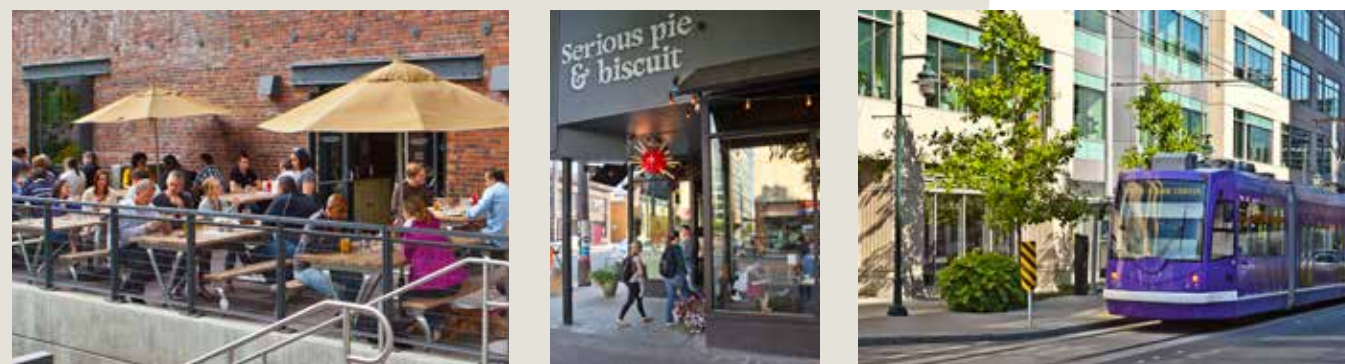
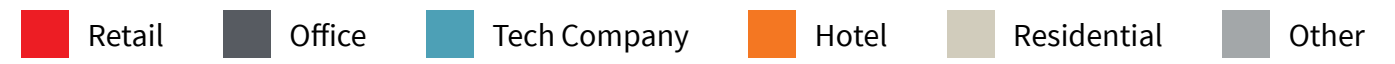
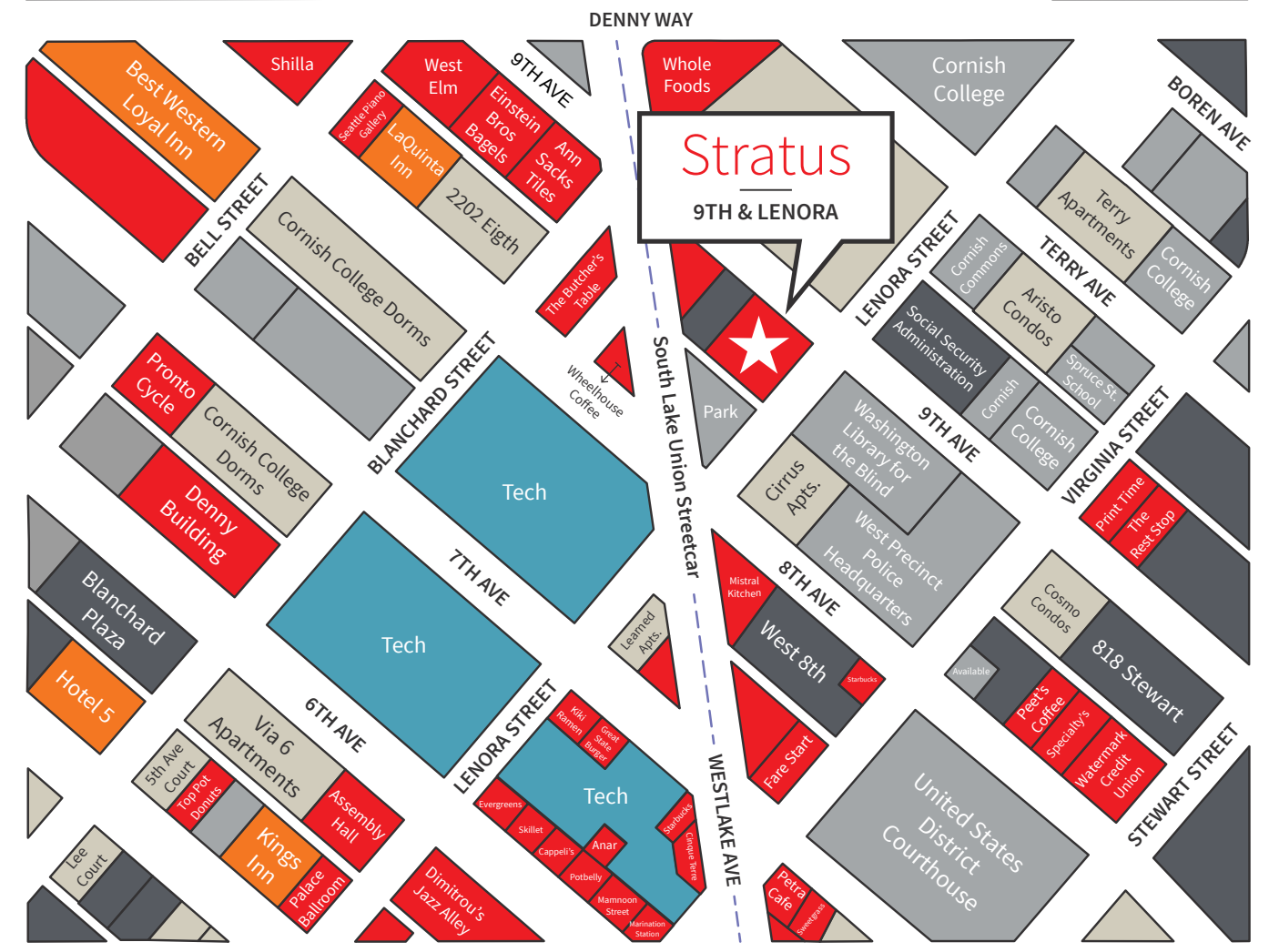
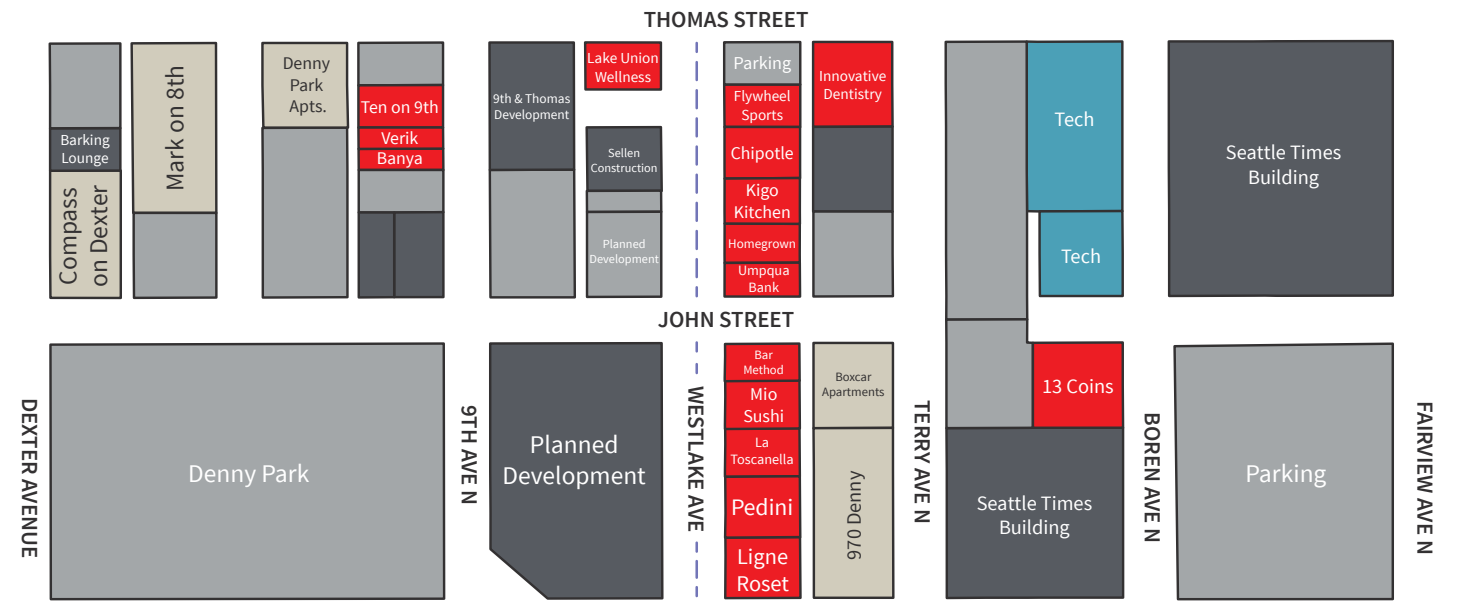
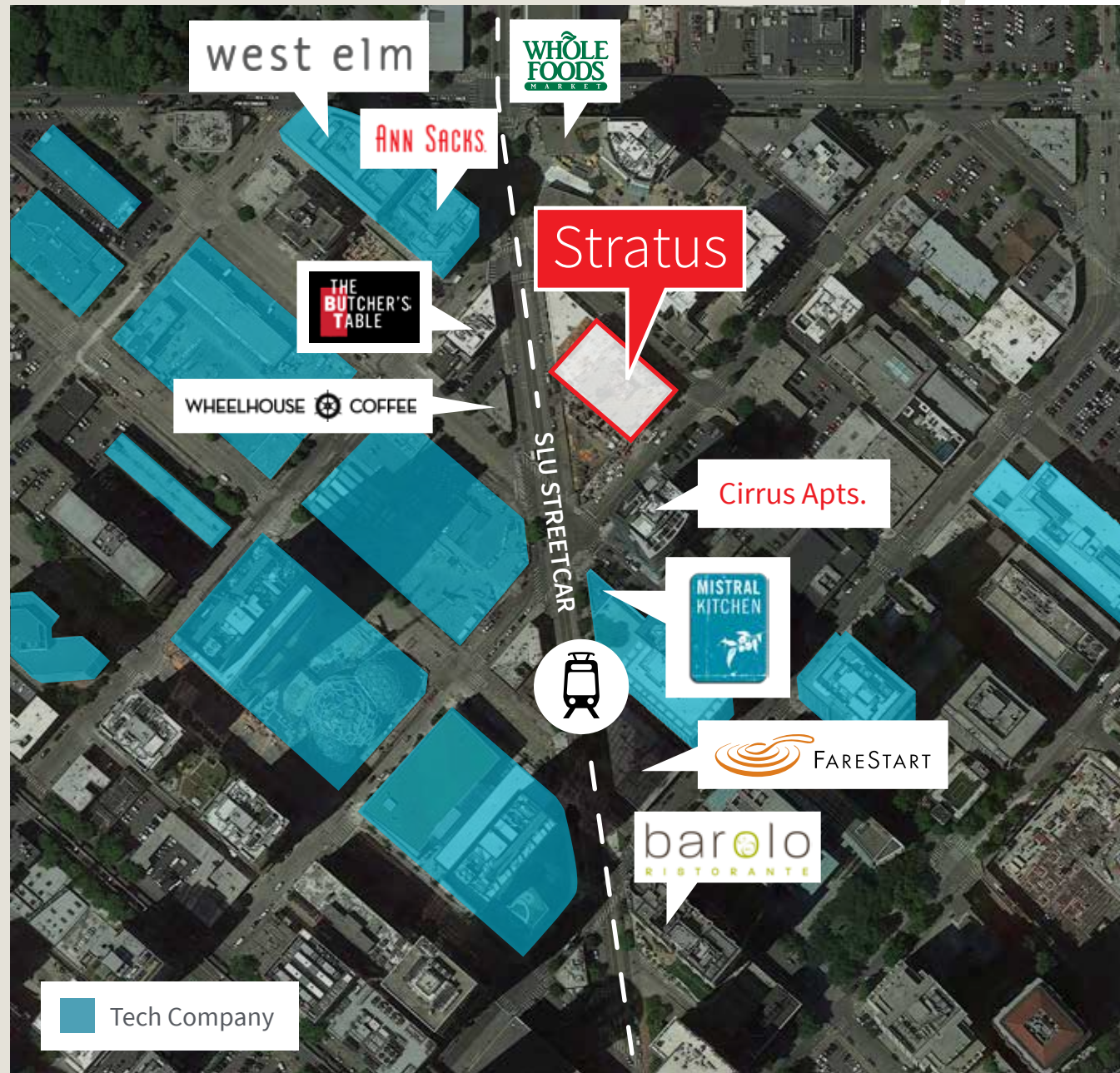
Area	733 RSF
Asking Rent	\$60.00 PSF + NNN
NNN	\$9.00 PSF
Timing	December 2017 Completion
Tenant Improvement Allowance	Negotiable

Demographics

Area Profile	0.5 mile	1 mile	3 miles
Population	19,506	62,174	211,780
Daytime Population	877,263	194,740	331,425
Average HH Income	\$69,357	\$81,601	\$95,560



Floor Plan





*Achieve
Ambitions*

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