

**NOW LEASING
OFFICE/RETAIL
SPACE**

GRAYBAR BUILDING

416 Occidental Ave S
Seattle, WA 98104

FULL BUILDING AVAILABLE
07/01/2019



AVAILABILITY

Floor 2:	11,000 RSF (Office/Retail)
Floor 1:	11,000 RSF (Office/Retail)
Lower Level:	11,000 RSF (Parking, Warehouse, Flex)
Total:	33,000 RSF

CLISE PROPERTIES



 **Newmark
Knight Frank**



HIGHLIGHTS



Creative office/retail space
featuring 14' ceilings



Parking Stalls: 4 Exterior +
22 Garage. 26 Total



New passenger and
freight elevator



HVAC and upgraded
electrical distribution
system



Flexible 11,000 SF Lower
Level allows for parking, flex/
warehouse, production, or office



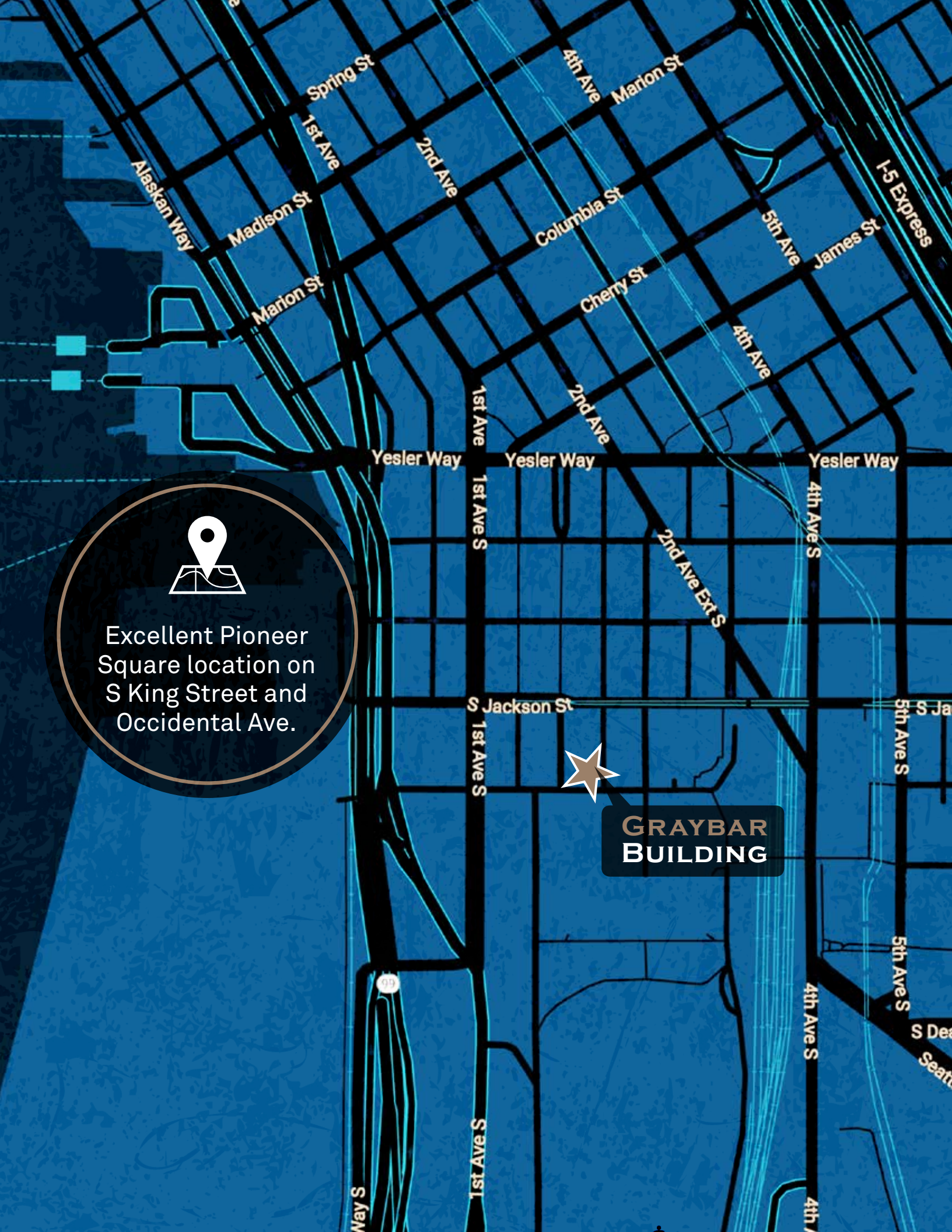
Opportunity for a rooftop
deck



Excellent Pioneer Square location on S King Street and Occidental Ave.



**GRAYBAR
BUILDING**

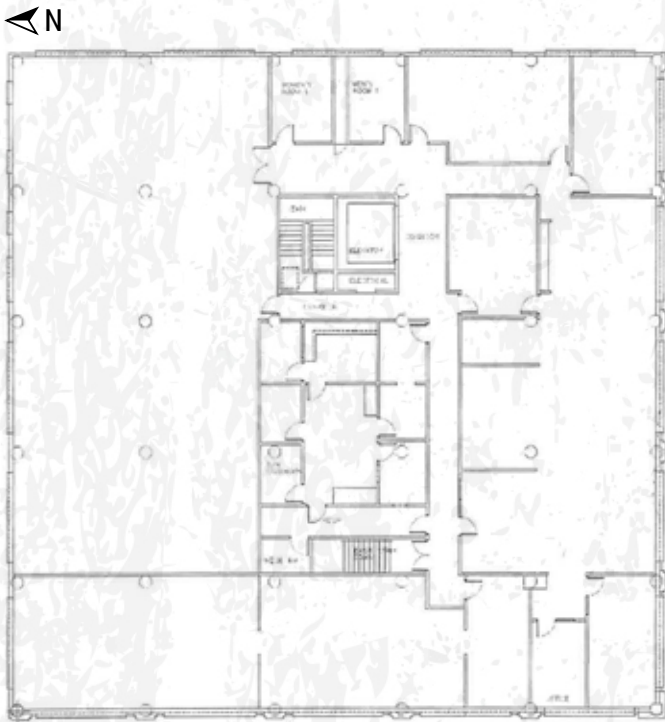


FLOORPLANS

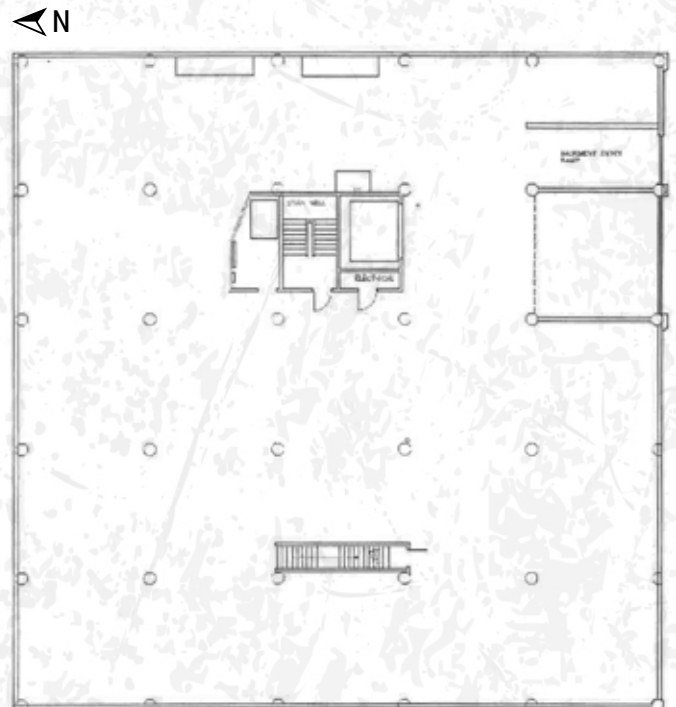
FIRST FLOOR
Office
11,000 RSF



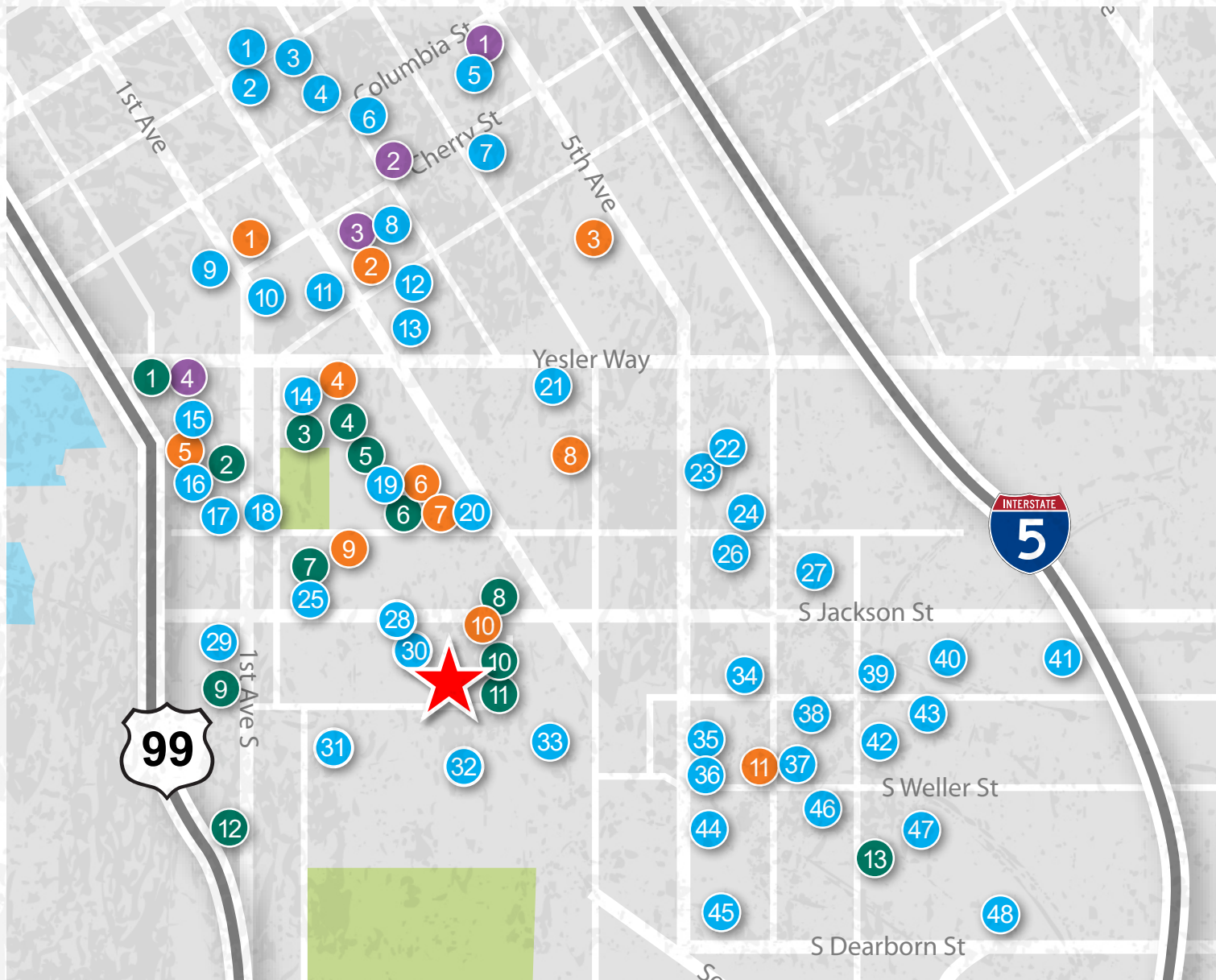
SECOND FLOOR
Office
11,000 RSF



LOWER LEVEL
Parking, Warehouse, Flex
11,000 RSF



AMENITIES MAP



RESTAURANTS

- | | |
|-------------------------------------|--|
| 1. Homegrown | 25. 25. Copal |
| 2. Metropolitan Grill | 26. 26. Tsukushinbo |
| 3. Evergreen Salad | 27. 27. Maneki |
| 4. 206 Burger Company | 28. 28. Salumi |
| 5. Moghul Express | 29. 29. Il Terrazzo Carmine |
| 6. Top Pot Doughnuts | 30. 30. Taylor Shellfish Oyster Bar |
| 7. Einstein Bros. Bagels | 31. 31. Quality Athletics |
| 8. Happy Garden | 32. 32. Girin Korean Ssam Bar |
| 9. Luigi's Italian Eatery & Cantina | 33. 33. 13 Coins Seattle |
| 10. Doc Maynard's Public House | 34. 34. Musashi's |
| 11. Thai Taste | 35. 35. Dough Zone Dumpling House |
| 12. Il Corvo | 36. 36. Great State Burger |
| 13. 13. Shawn O'Donnell | 37. 37. Shanghai Garden |
| 14. Casco Antiguo | 38. 38. Kau Kau |
| 15. Planet Java Diner | 39. 39. World Pizza |
| 16. Altstadt Bierhalle & Brathaus | 40. 40. Jade Garden |
| 17. 17. The Berliner Doner Kebab | 41. 41. Green Leaf Vietnamese |
| 18. 18. Che Sara Sara | 42. 42. Bambu Desserts & Drinks |
| 19. 19. Asia Ginger Teriyaki | 43. 43. Harbor City |
| 20. 20. Main Street Gyros | 44. 44. Samurai Noodle |
| 21. 21. Manu's Bodega | 45. 45. Boiling Point |
| 22. 22. Tenoch Mexican Grill | 46. 46. Little Sheep Mongolian Hot Pot |
| 23. 23. Gyro House | 47. 47. Ocean Star |
| 24. 24. Fuji Sushi | 48. 48. Crawfish King |

COFFEE

- | | |
|-------------------------------|------------------------|
| 1. Cherry Street Coffee House | 7. Elm Coffee Roasters |
| 2. Slate Coffee Roasters | 8. Caffe Vita |
| 3. Diva Espresso | 9. The London Plane |
| 4. Merchant's Cefe & Saloon | 10. Zeitgeist Coffee |
| 5. The J & M Cafe | 11. Oasis Tea Zone |
| 6. Convoy Coffee | |

BARS/PUBS

- | | |
|----------------------------------|-----------------------------|
| 1. Pioneer Square Saloon | 8. Xtadium |
| 2. Central Saloon | 9. Cowgirls Inc. |
| 3. Box House | 10. The Lodge Sports Grille |
| 4. Fuel Sports | 11. King Street Bar & Oven |
| 5. McCoy's Firehouse Bar & Grill | 12. Triangle Pub |
| 6. Flatstick Pub | 13. Bush Garden |
| 7. The Estates Wine Room | |

HOTELS

- | | |
|------------------|--------------------------|
| 1. Suite America | 3. Courtyard by Marriott |
| 2. Doubletree | 4. Best Western Plus |

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CLISE PROPERTIES



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