

COVE



ANNOUNCING: NEW RETAIL FOR LEASE

Unique Capitol Hill Pike Corridor Opportunity!

601 East Pike Street • Seattle, WA 98122

In the middle of the sought-after Pike/Pine corridor in the trendy Capitol Hill neighborhood, this rare opportunity corner location has wall-to-wall windows optimizing natural light and visibility from the street. In a mixed-use building boasting 60 residential units, currently 95% occupied, it's surrounded by numerous other mixed-use buildings creating a high density living hotspot in the hub of Seattle's entertainment, dining and nightlife epicenter.

2,393 SF available space - 1,824 SF main floor and 569 SF mezzanine.

WestCoast
Commercial

R E A L T Y

For more information call:
(206) 283-5212

Retail Commercial Specialists



Tiffini Connell • Keenan Van Gaver

2101 Fourth Avenue, Suite 920, Seattle, WA 98121

www.wccommercialrealty.com

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

Collier
POWER BROKER
2017 Top Broker Award

Collier
POWER BROKER
2014 Top Firm Award

CBA **COMMERCIAL BROKERS**
ASSOCIATION

ICSC
International Council of Shopping Centers

COVE

601 East Pike Street • Seattle, WA 98122

Transit Score® of 100

Walk Score® of 99
"Very Walkable"



**Central
Business
District**

**WestCoast
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REALTY

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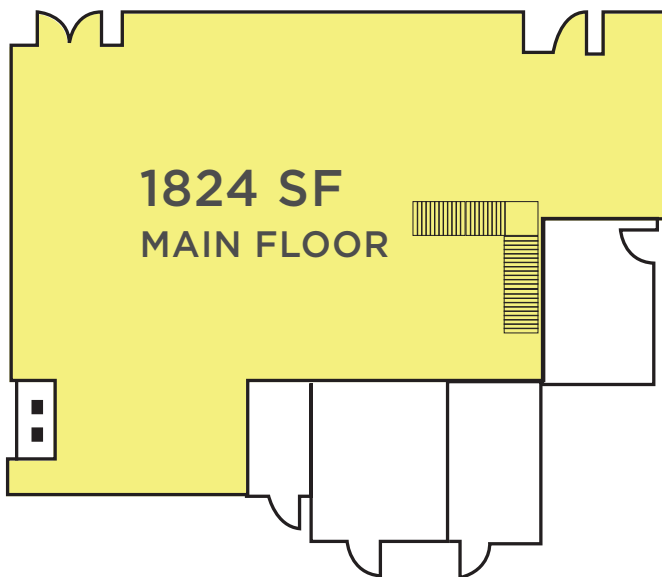


DEMOGRAPHICS

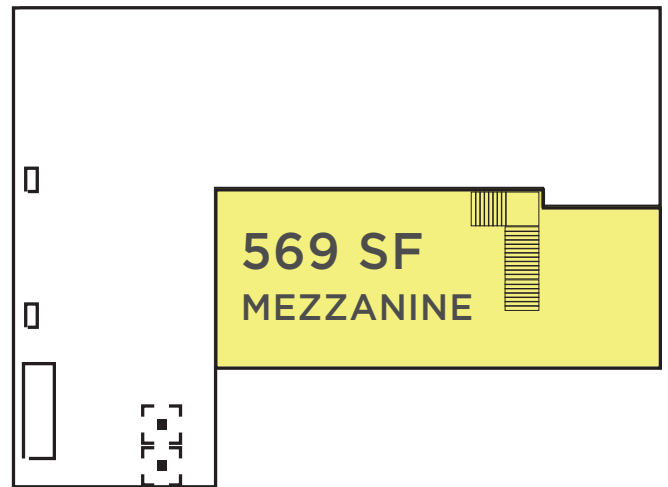
Drive Time	5 minute	10 minute	15 minute
Total Population	40,107	182,472	456,321
Total Q4 2017 Employees	99,077	325,281	510,367
Average Household Income	\$81,066	\$98,407	\$111,719
Average Household Size	1.36	1.63	1.90
Population Median Age	34	34	35

SITE PLAN

- **1,824 SF** on the main floor and **569 SF** on the mezzanine, total of **2,393 SF**.



LEVEL 1



LEVEL 2

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