

FOR LEASE RETAIL/RESTAURANT

CAPITOL HILL STATION

BUILDING A: 118 Broadway E, Seattle, WA 98102

BUILDING B: 1830 Broadway E, Seattle, WA 98102



For more information please contact:

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CAPITOL HILL STATION



PROJECT OVERVIEW

The Capitol Hill Station Development, a transit-oriented, mixed-use development project that surrounds the new Capitol Hill Light Rail Station. Located atop the new Capitol Hill Light Rail Station, the transit-oriented development includes four buildings and will provide 428 apartments, approximately 30,000 sq. ft. of ground floor retail and 57 underground shared retail parking spaces. The development will also include a community room available to the public and a public plaza that will serve as the home of Capitol Hill Neighborhood Farmers Market as well as a venue for other community events. The project will be highly sustainable and is targeting a LEED For Homes Platinum Certification. The project is slated to open Q1 2021.

HIGHLIGHTS

- Approximately 10,000 riders daily
- Area is home to Seattle Central College with approximately 16,800 students, Swedish Hospital with 1,500 beds and over 9,000 employees, and Virginia Mason Hospital with 336 beds and 470 doctors
- Future site of Capitol Hill Farmer's Market
- High density, well educated and affluent trade areas
- Parking: 57 shared retail parking stalls located in Building A
- Located 1 mile from Downtown Seattle core



87

EXCELLENT TRANSIT



99

WALKER'S PARADISE



91

BIKER'S PARADISE



85,670

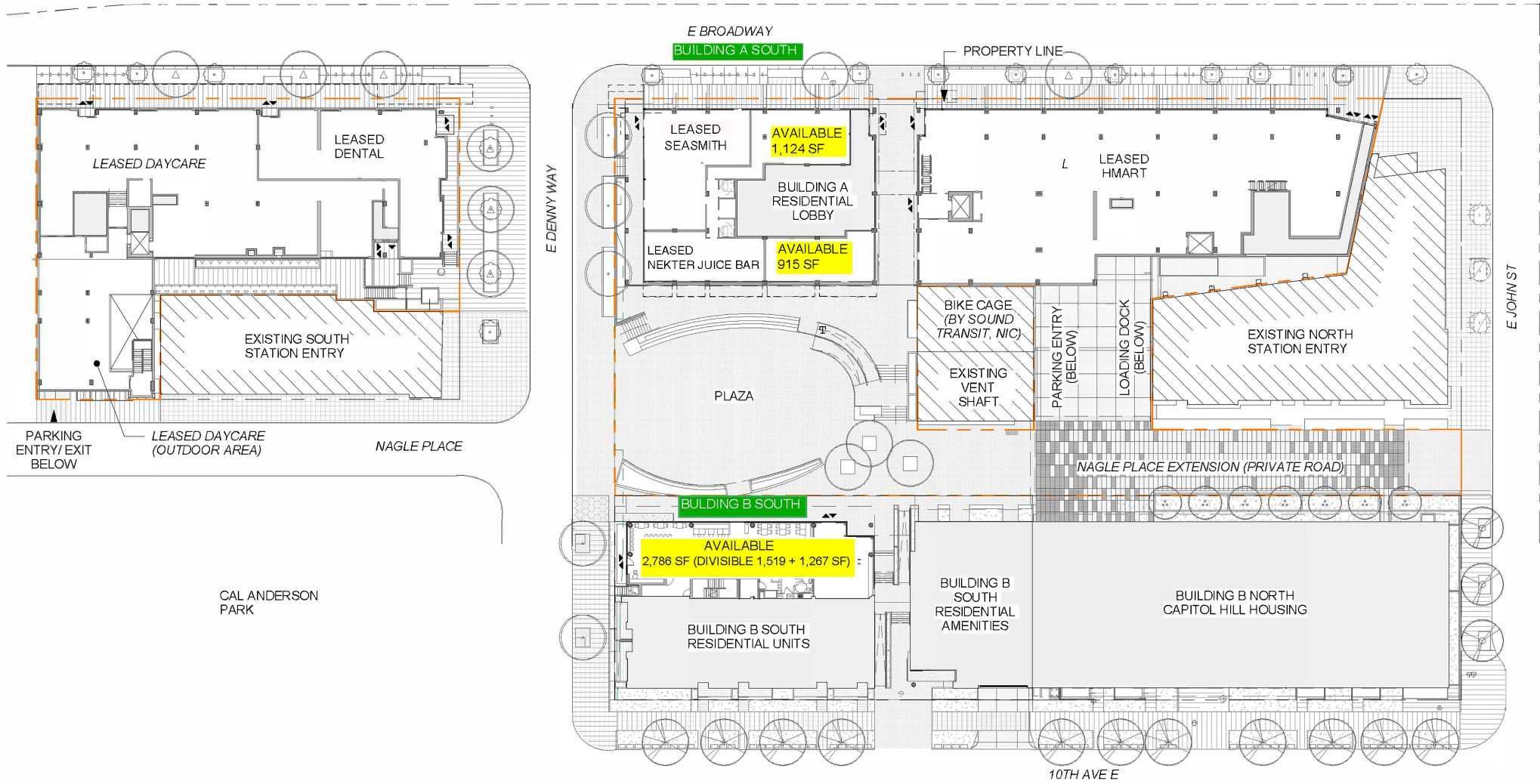


49,064



\$88,690

CAPITOL HILL STATION



CAPITOL HILL STATION

BUILDING A SOUTH AVAILABILITY

AVAILABILITY	SIZE (RSF)	RATE/RSF	NNN/RSF	DESCRIPTION
Retail 1	1,124	\$25.00	\$10.00	Storefront facing Broadway Ave E. 20'4" ceiling height; 10'8" ceiling height below mezzanine. East-facing patio seating area. Common area bathrooms.
Retail 2	1,989	\$25.00	\$10.00	Corner storefront facing Broadway Ave E. 20'4" ceilings, type 1 hood shaft, outdoor patio seating.
Retail 4	915	\$25.00	\$10.00	East-facing corner storefront on public plaza. 10'8" ceilings, patio seating, in-suite restroom.

BUILDING B SOUTH AVAILABILITY

AVAILABILITY	SIZE (RSF)	RATE/RSF	NNN/RSF	DESCRIPTION
Total Combined	2,786	\$26.00-\$28.00	\$10.00	Type 1 hood, large dedicated patio seating area fronting public plaza.
Retail 1	1,519	\$26.00-\$28.00	\$10.00	Ideal for restaurant use. Type 1 hood shaft, large patio area.
Retail 2	1,267	\$26.00-\$28.00	\$10.00	Ideal for retail, salon/spa, fitness, cafe.

HIGHLIGHTS

- Ideal for non-vented food use or salon/skincare, fitness, retail
- Co-tenants include coffee/bakery and juice bar
- Ceiling Height: 20'4". Ceiling Height below Mezzanine: 10'8"
- Common area bathrooms
- Parking: 57 shared retail parking stalls
- Delivery: TCO December 2020

HIGHLIGHTS

- Located at the ground level of the project's higher end apartment building.
- Ideal for restaurant to open to Cal Anderson Park and the new public plaza
- One Type 1 mechanical shaft available, exhausting to roof
- West facing (Public Plaza)
- Large dedicated patio seating areas facing south and west
- Ceiling Height: 15'5"
- Delivery: TCO October 2020

CAPITOL HILL STATION

BROADWAY AVE E

POTENTIAL OUTDOOR SEATING

RETAIL ENTRY/EXIT
MEZZ ABV

**LEASED
SEASMITH**

RETAIL 2 - 1,842 SF
COMMON AREA SHARE - 147 SF
TOTAL - **1,989 SF**

CLG HT
20'-4"

TYPE 1 EXHAUST
SHAFT ABOVE

AVAILABLE

RETAIL 1 - 1,124 SF
COMMON AREA SHARE - 90 SF
TOTAL - **1,214 SF**

CLG HT
10'-8"

RETAIL ENTRY/EXIT

RES ENTRY/
VESTIBULE

**COMMON AREA -
321 SF**

RETAIL ENTRY/EXIT

WC FOR
RETAIL 1, 2, 3
STORAGE
WC FOR
RETAIL 1, 2, 3

RES LOBBY

**LEASED
NEKTER JUICE BAR**

RETAIL ENTRY/EXIT

CLG HT
20'-4"

CLG HT
10'-8"

AVAILABLE

RETAIL 4 - 915 SF
COMMON AREA SHARE - 0 SF
TOTAL - **915 SF**

CLG HT
10'-8"

TAIL 4

RETAIL ENTRY/EXIT

POTENTIAL OUTDOOR SEATING

E DENNY WAY

POTENTIAL OUTDOOR SEATING

POTENTIAL OUTDOOR SEATING

A1

A2

A3

A4

A6



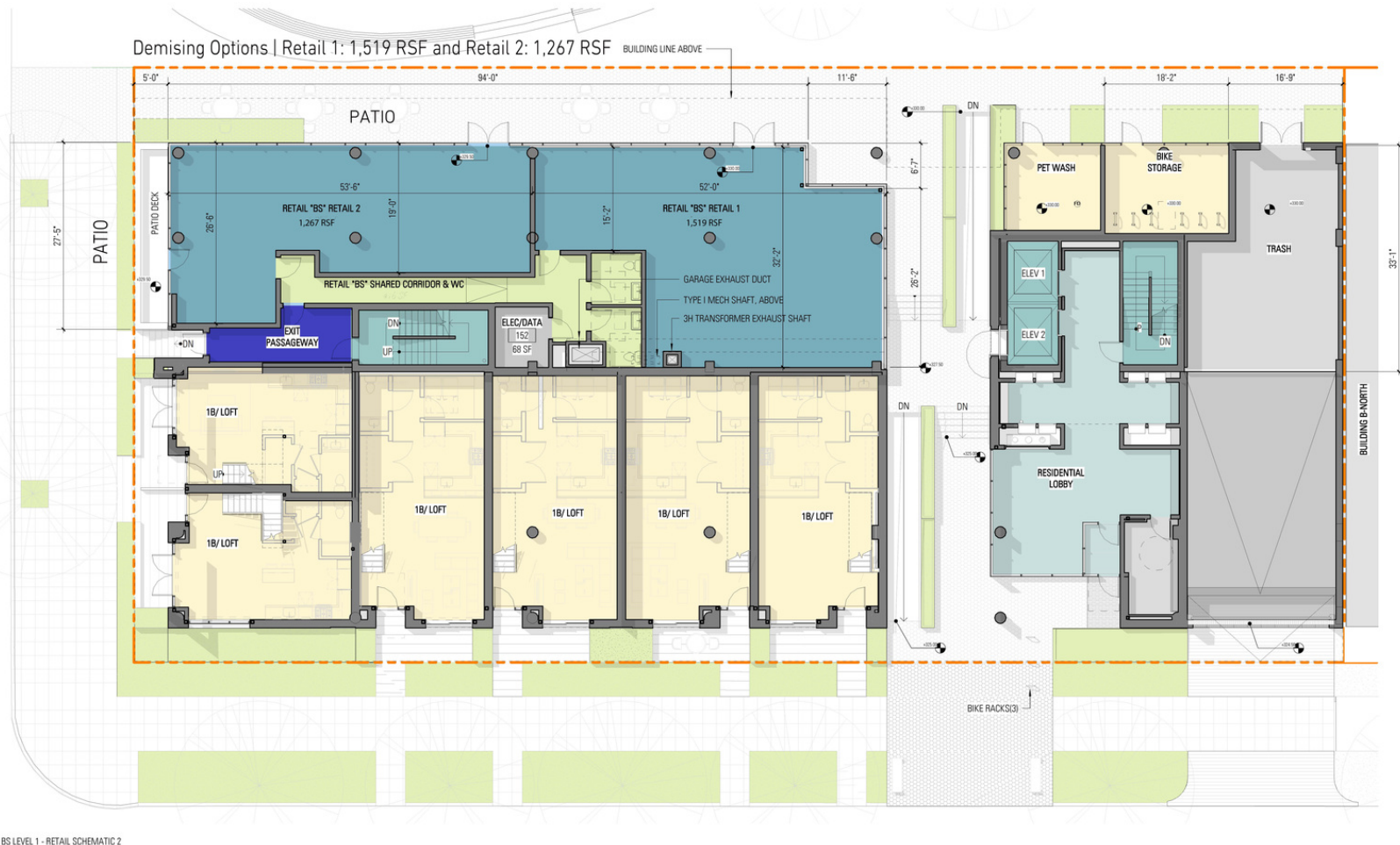
CAPITOL HILL STATION



CAPITOL HILL TOD
B-SOUTH RETAIL EXHIBIT
02/19/2020

1 BS LEVEL 1 - RETAIL SCHEMATIC 1
1/8" = 1'-0"

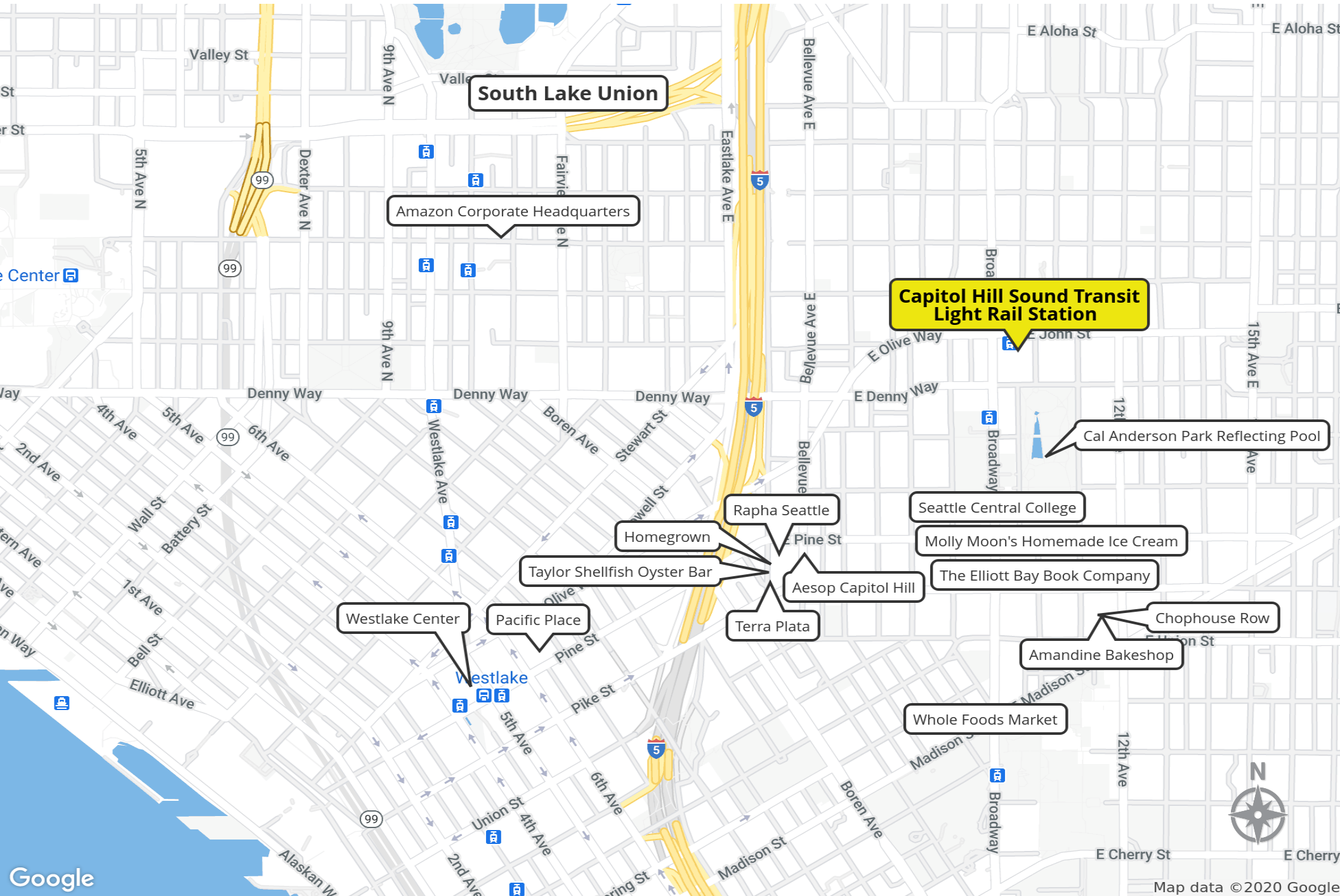
CAPITOL HILL STATION



CAPITOL HILL TOD
B-SOUTH RETAIL EXHIBIT
02/19/2020

1 BS LEVEL 1 - RETAIL SCHEMATIC 2
1/8" = 1'-0"

CAPITOL HILL STATION



South Lake Union

Amazon Corporate Headquarters

Capitol Hill Sound Transit Light Rail Station

Cal Anderson Park Reflecting Pool

Westlake Center

Pacific Place

Taylor Shellfish Oyster Bar

Homegrown

Rapha Seattle

Aesop Capitol Hill

Terra Plata

Seattle Central College

Molly Moon's Homemade Ice Cream

The Elliott Bay Book Company

Chophouse Row

Amandine Bakeshop

Whole Foods Market



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