



PIER 54  
Since 1938  
**Ivar's**



**Ivar's**  
SALMON  
HOUSE

# Ivar's Seattle Waterfront Offering

Rare opportunity to acquire two of Seattle's most iconic waterfront properties, Ivar's Pier 54 and Ivar's Salmon House

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(if agreement has been executed)

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## PIER 54

One of only 5 privately owned piers on the Seattle central waterfront offering outstanding views of Elliott Bay and adjacent to both the Washington State Ferry Terminal and the Seattle Great Wheel

Completely renovated for \$30 million in 2015, the Pier includes over 66,000 SF of office, retail, and the flagship Ivar's Acres of Clams and Fish Bar.

20-year NNN leases with both restaurant and fish bar

New 22,000 SF of creative office loft space

## SALMON HOUSE

Located on the north shore of Lake Union with incredible views of the Seattle skyline

20-year single tenant net leased to Ivar's

13,905 SF renovated restaurant, outdoor dining, and boat moorage

58,000 SF of land area that provides future redevelopment opportunities