

FOR LEASE

DELIVERY: Q1 2023

RETAIL B
3,953 SF
Retail or Service

RETAIL A
4,767 SF Corner Space
Restaurant or Retail
CAN BE DEMISED
DEMISING PLAN ON PAGE 6

QUEEN ANNE AVE N

HARRISON STREET

400 QUEEN ANNE AVE N
SEATTLE, WA 98109

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400 Queen Anne Ave N

RETAIL AVAILABLE

RETAIL A ~ 4,767 SF CAN BE DEMISED. (Prime corner at intersection, Type 1 hood)

RETAIL B ~ 3,953 SF (next to residential entrance)

Call for pricing. Project Completion: Q1 2023

NNN Estimated at \$11.00 psf/yr

PROPERTY

8 Floors, 143 Residential Units

27 Commercial Parking Stalls

The Neighborhood

- Prime ground floor retail directly on Queen Anne Ave N and Harrison Street, below 143 new high-end apartment homes at 400 Queen Anne.
- One half block from Climate Change Arena, home of the Kracken and established headliner concert venue.
- Excellent visibility to Queen Anne Avenue N - the primary arterial to Mercer Street giving access to I-5 N & S.
- 11,705 cars per day pass the site (corner of Queen Anne Ave & Harrison St)
- 96 walkscore makes this an ideal area for pedestrian driven residential and daytime population retail
- Across the street from a proposed 8-story office building for development (401 Queen Anne Ave N).



VIEW FROM HARRISON



VIEW FROM QUEEN ANNE AVE N





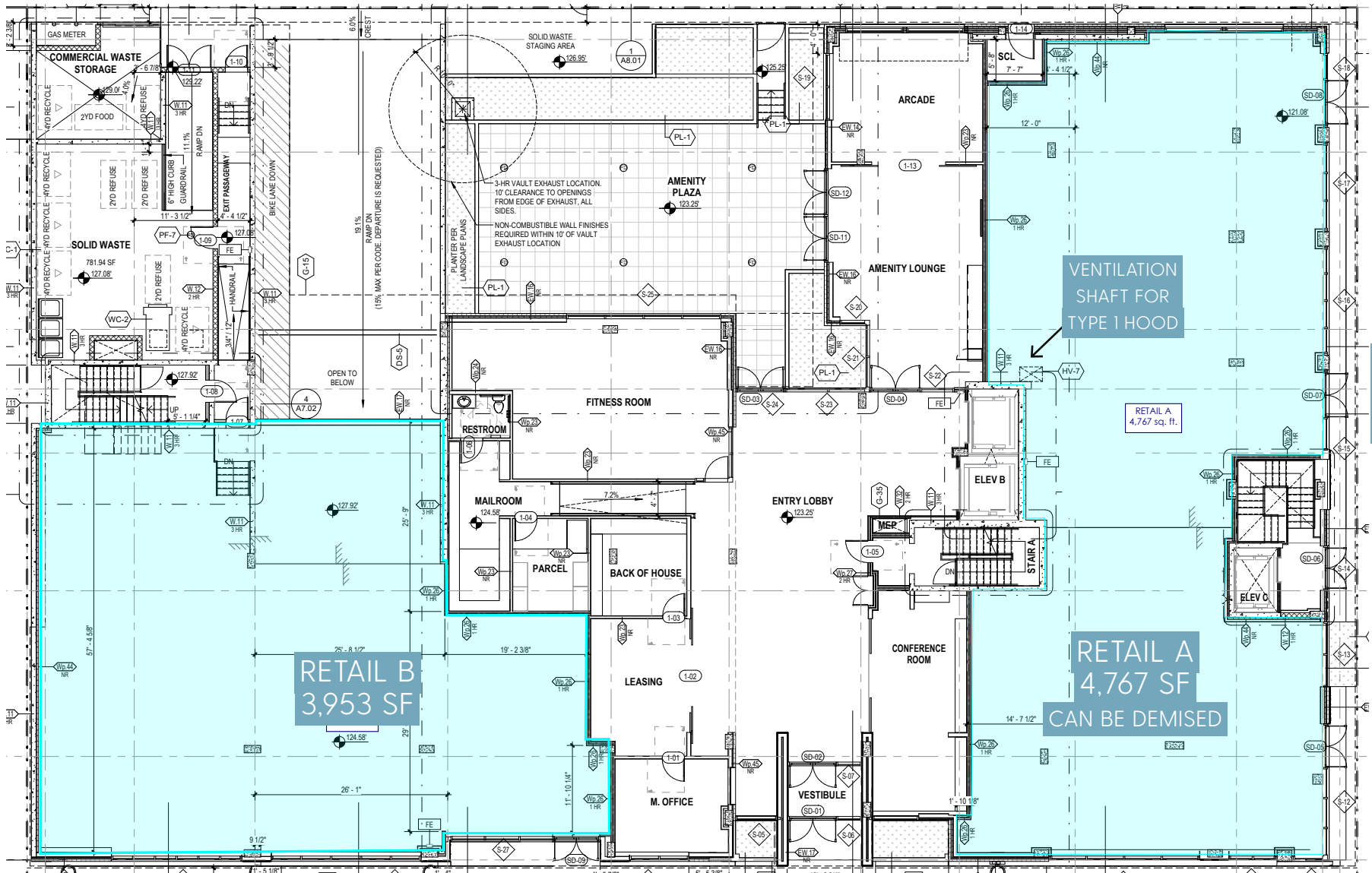
QUEEN ANNE AVE N



HARRISON STREET

ENTRANCE

ENTRANCE



RETAIL B
3,953 SF

RETAIL A
4,767 SF
CAN BE DEMISED

VENTILATION
SHAFT FOR
TYPE I HOOD

QUEEN ANNE AVE N

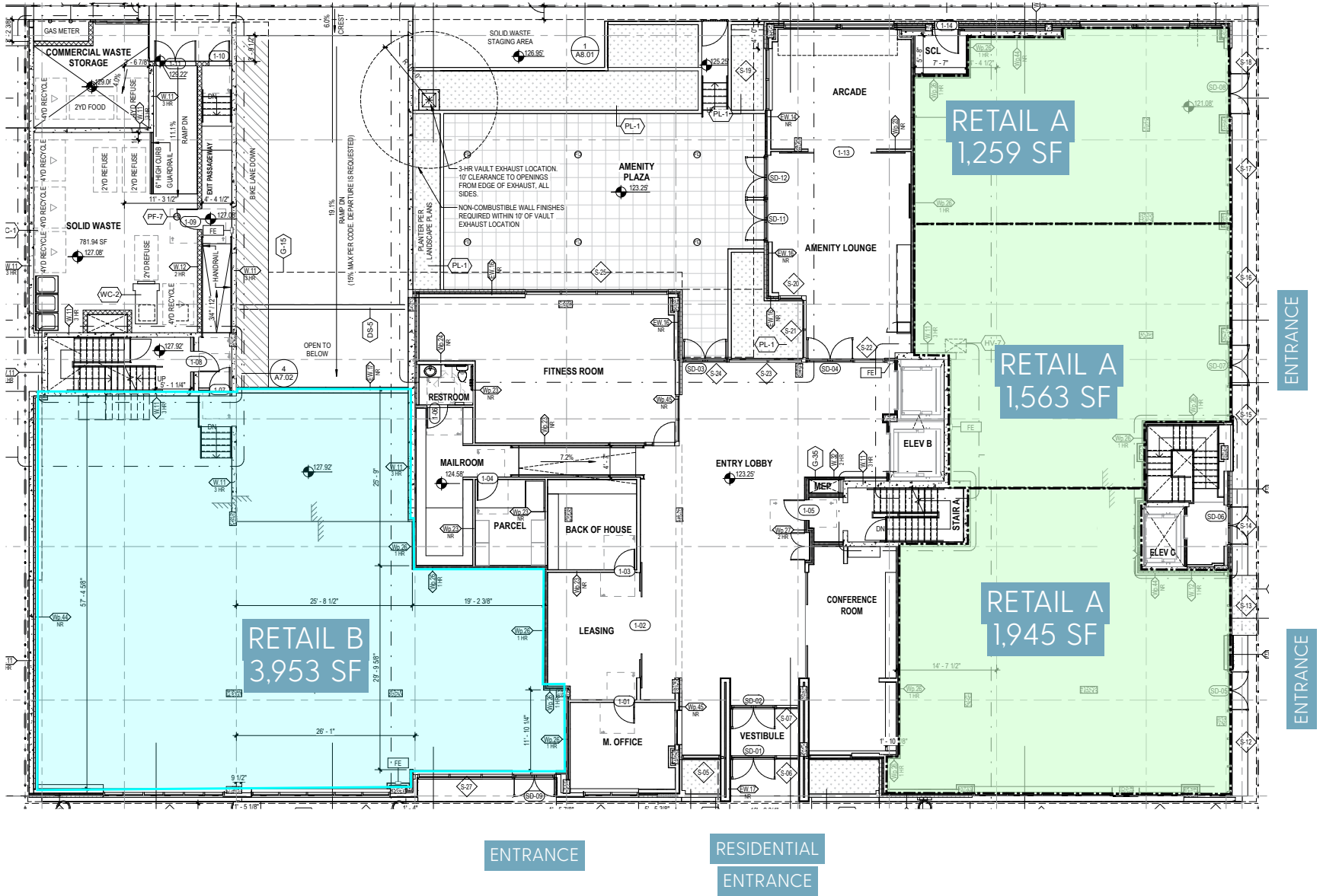
ENTRANCE

RESIDENTIAL
ENTRANCE

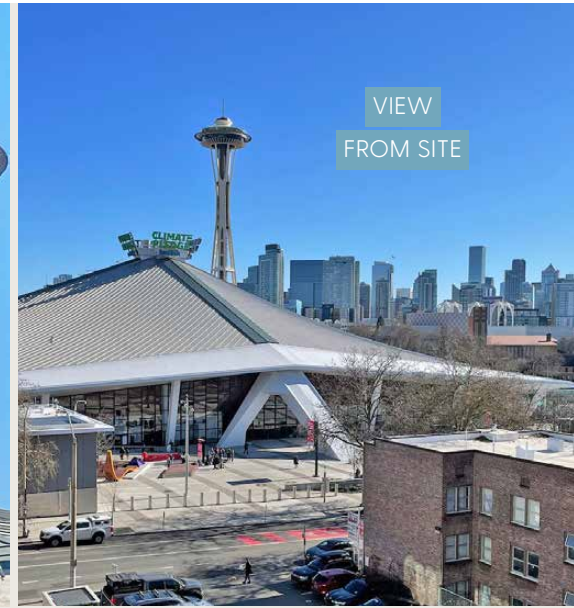
CONTROLLED
INTERSECTION



DEMISING PLAN OPTIONS



Uptown | The Neighborhood



Located one block from Climate Pledge Arena, designed to hold up to 18,100 guests.
Scheduled to open October, 2021. Seattle Center serves over 12-million visitors each year.



Vehicles per Day
Queen Anne Ave N

9,450



Walker's
Paradise

96



Excellent
Transit

73



Very
Bikeable

81



Bachelor's
Degree or Higher

77%

2021 DEMOGRAPHICS

	0.5 MILE	1 MILE	3 MILE
Population	16,125	50,239	252,650
Daytime Population	22,788	72,408	392,977
Households	11,267	33,604	140,545
Avg. Household Income	\$148,115	\$157,885	\$146,866

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