



## FOR LEASE: Roosevelt Way Restaurant Space

4336 Roosevelt Way NE, Seattle, WA 98105 | \$54/SQFT | 1,000 SQFT

Rare Vacancy along one of the busiest corners in North Seattle Join long term tenants in an established shopping center on NE 45th just blocks from the University of Washington. 1,000 square feet of second-generation restaurant space. The current, partially complete, buildout includes type 1 hood infrastructure, an open layout, and private restroom perfect for a plug and play restaurant operator to complete cosmetic improvements and be operational in short order. With 35,000+ Average Vehicles per Day on Roosevelt and 30,000+ Average Vehicles per Day on 45th (Costar Data), position yourself along this major Seattle arterial. Please reach out to listing broker for more information and to set up property tours.

<b>NAME</b>	<b>Roosevelt Way Restaurant Space</b>
<b>ADDRESS</b>	4336 Roosevelt Way NE Seattle, WA 98105
<b>SQUARE FEET</b>	1,000
<b>ANNUAL RENT</b>	\$54/SqFt
<b>NNN</b>	\$13/SqFt
<b>HEATING</b>	Heat Pump
<b>BATHROOMS</b>	1
<b>PARKING</b>	12 Stalls
<b>KITCHEN</b>	Type 1 Hood in Place
<b>SECURITY</b>	24-Hour
<b>ZONING</b>	Commercial



MITCH BATTISON

206.812.9137

Mitch@paragonREA.com

