

Queen Anne Retail / Office – FOR LEASE

422 1st Avenue West, Seattle



WEST EDGE
CORPORATE REAL ESTATE, LLC



Location Details

Located in desirable lower Queen Anne, the First & Republican Building offers an accessible and professional setting for a retail or office user. Great street frontage, easy access from major arterials (Western, Elliott, Denny, Mercer), and a clean quiet location provide businesses and customers the perfect mix of both city and neighborhood feel. Abundant food, drink and recreational amenities surround.

Available Space Details

Size: 1,852 RSF – Ground level unit

Rent: \$22/RSF + NNN (approx. \$7/RSF)

- Exterior signage rights available.
- Updated existing improvements include open floor area, kitchenette, private bathroom, 4 private offices
- Perfect for retail or office use.
- Two garage parking stalls. Street, surface lot and additional garage parking available in close proximity.

Nate White
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Disclaimer: information deemed reliable but not guaranteed. All parties to verify information



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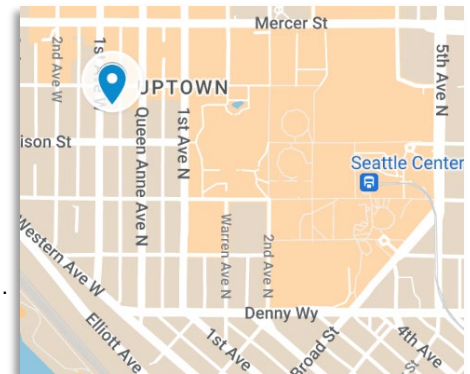


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Demographics (5-mile radius)

- Population: 489,123
- Households: 238,769
- Daytime Employment: 438,881
- Avg. Household Income: \$141,699
- Daily Traffic Volume: 6,212 (1st Ave W & W Republican St. N).
- Map Link: <https://maps.app.goo.gl/j2mavL6h7g1vavCRg>



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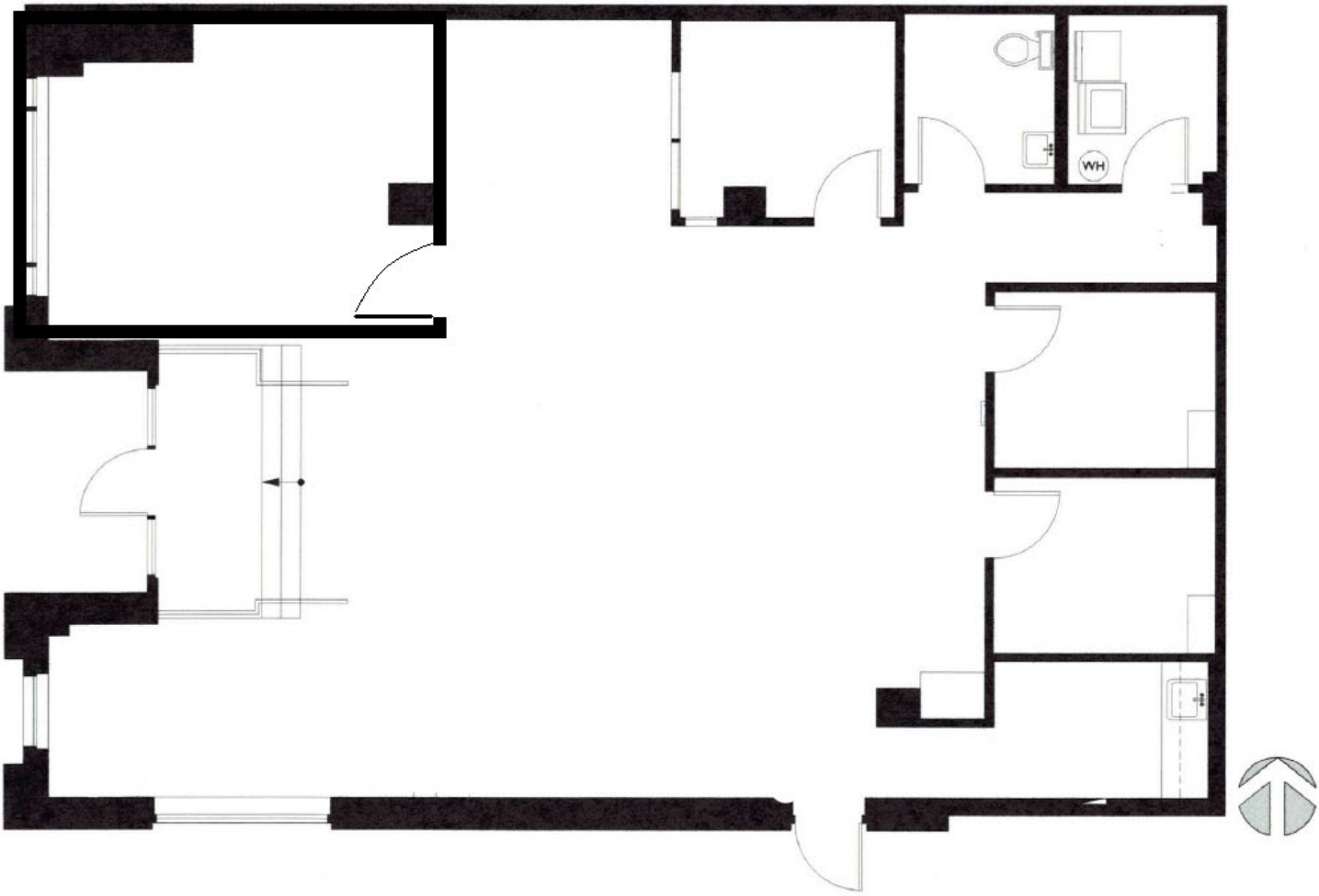
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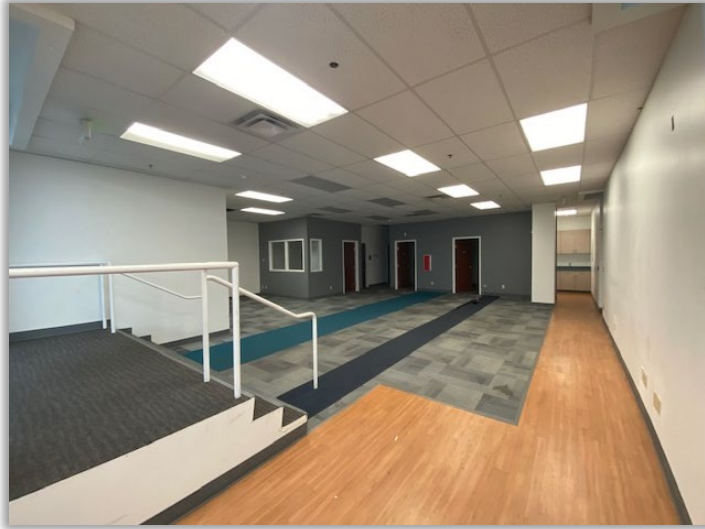
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