

FOR LEASE

200 North 85th Street
Seattle, WA 98103



PIPER VILLAGE

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11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com

PIPER VILLAGE is the retail destination in the heart of rapidly growing Greenwood. The village offers unmatched visibility and access in one of North Seattle's most vibrant neighborhoods and combines national brands with local favorites. Designed as an open-air community hub with walkways, green space, residential units, and gathering areas, Piper Village is recognized as the retail core of the district, supported by ample on-site surface parking—an uncommon advantage in Seattle.

AVAILABLE SPACES:

- 1,457 SF 8616 PALATINE AVE N**
Retail below Morrow Apartments (141 units)
- 1,535 SF 8616 PALATINE AVE N**
Retail below Morrow Apartments (141 units)
- 1,826 SF 8533 GREENWOOD AVE N**
Former Bank build-out
- 1,532 SF 8623 PALATINE AVE N**
Former Vet-Clinic below Sedges Apartments (46 units)

- **Community Destination** – Piper Village serves as the retail heart of Greenwood, drawing consistent traffic from surrounding neighborhoods like Crown Hill, Phinney Ridge, Green Lake, and North Ballard.
- **Open-Air, Neighborhood-Centric Design** – Thoughtfully laid out with landscaped walkways, green spaces, residential units, and communal gathering areas, creating a welcoming and walkable pedestrian experience.
- **Exceptional On-Site Convenience** – Rare in Seattle, the center offers ample surface parking directly onsite, providing seamless access for shoppers and enhancing tenant visibility.
- **Dynamic Retail Mix** – Blending local favorites with national retailers, Piper Village offers a curated shopping experience that balances household names with neighborhood charm.

NEARBY RETAIL & SERVICES



PIPER VILLAGE RETAIL

Fred Meyer

MUDBAY

THE LADIES ROOM

1,532 SF
SEDGES APTS

1,457 SF
1,535 SF
MORROW APTS

1,826 SF
8533 GREENWOOD AVE N

SCHOOL OF ROCK SEATTLE

STATE OF MOORE BOLDING

Coffeeholics HOUSE

THE GREENWOOD AMERICAN BISTRO

N 85TH STREET - 21,000 CPD

GREENWOOD AVE N - 10,100 CPD

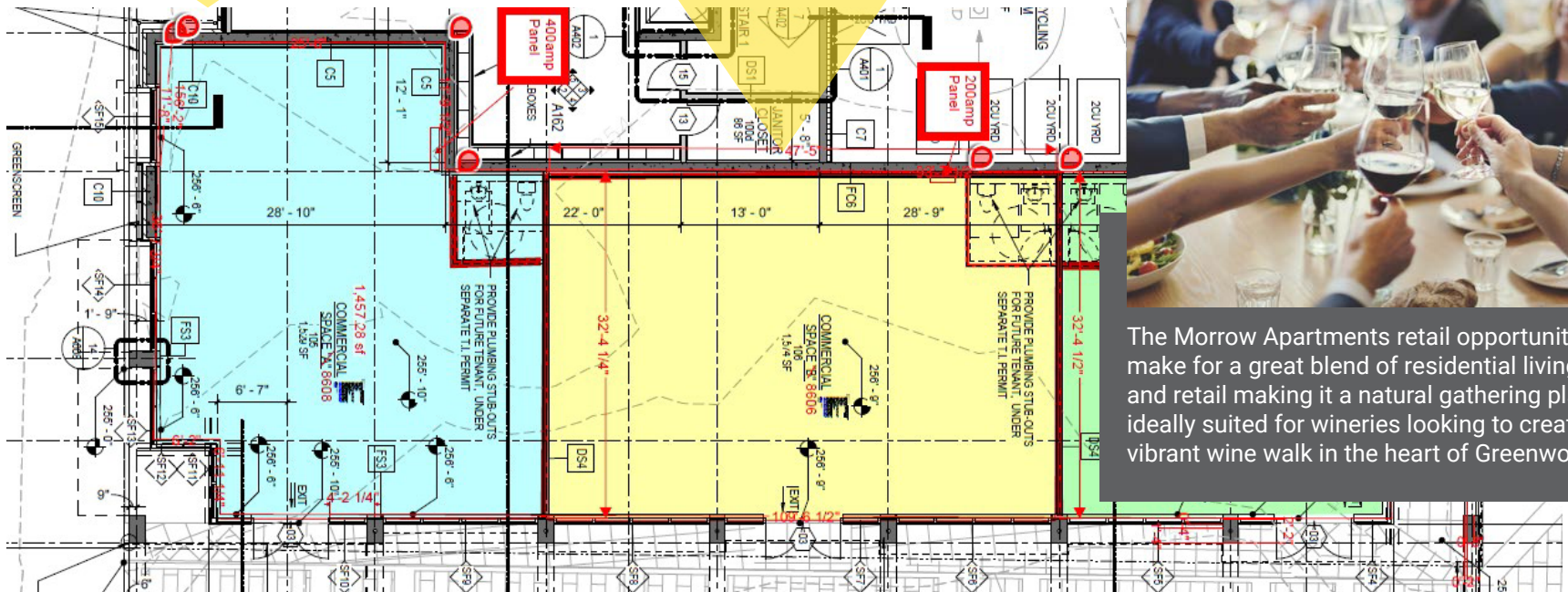
MORROW APARTMENTS RETAIL



1,457 SF
8608 PALANTINE AVE N

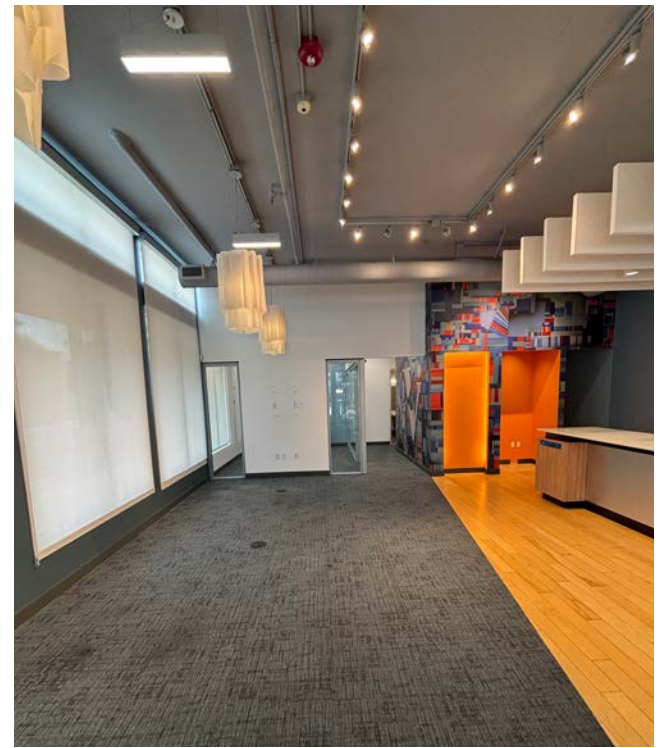
1,574 SF
8606 PALANTINE AVE N

1,205 SF (LEASED)
8604 PALANTINE AVE N

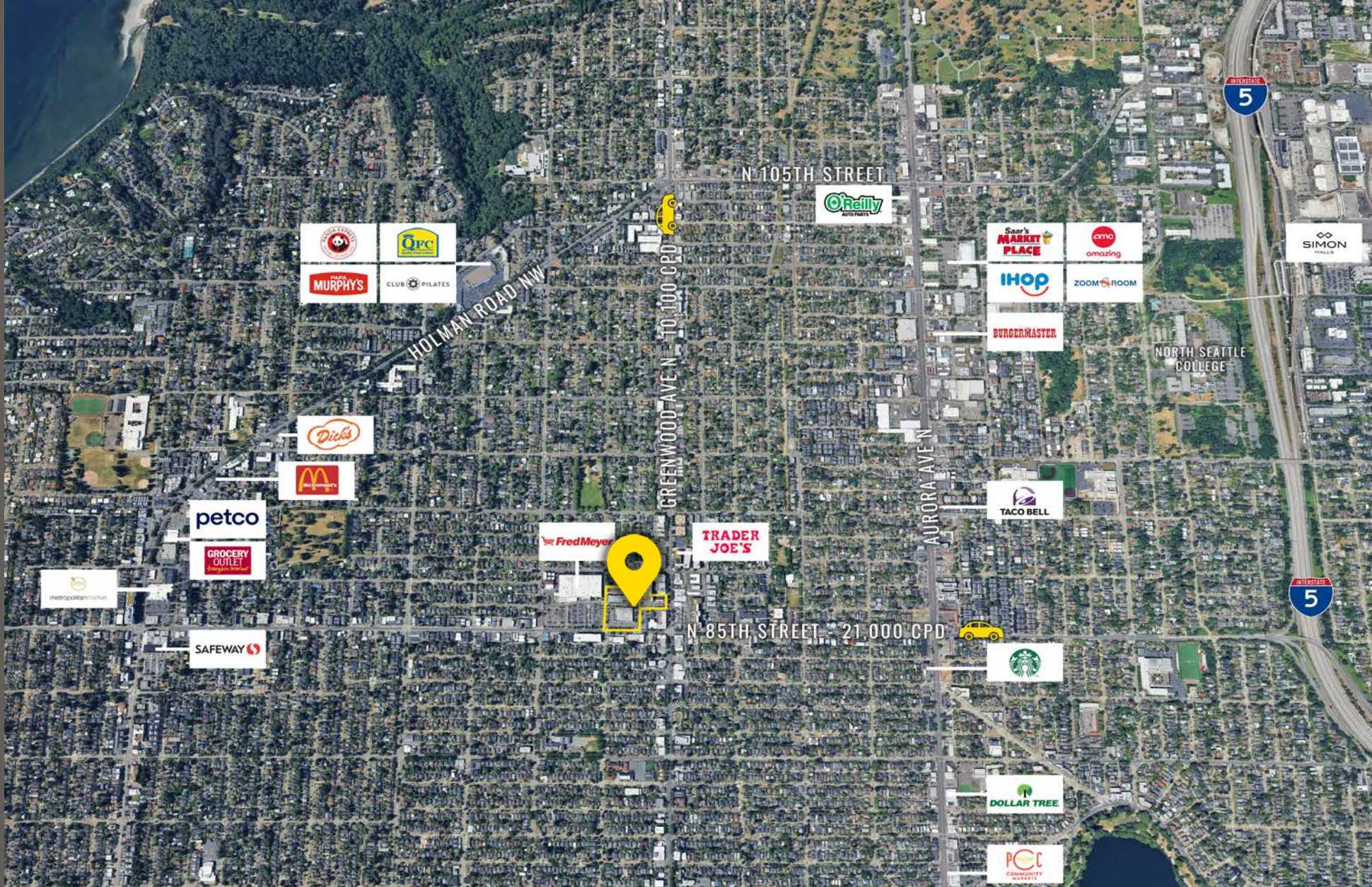


The Morrow Apartments retail opportunities make for a great blend of residential living and retail making it a natural gathering place, ideally suited for wineries looking to create a vibrant wine walk in the heart of Greenwood.

8533 GREENWOOD AVEN



LOCATION DETAILS



Located moments from access to Interstate-5



Located in the center of Greenwood Neighborhood



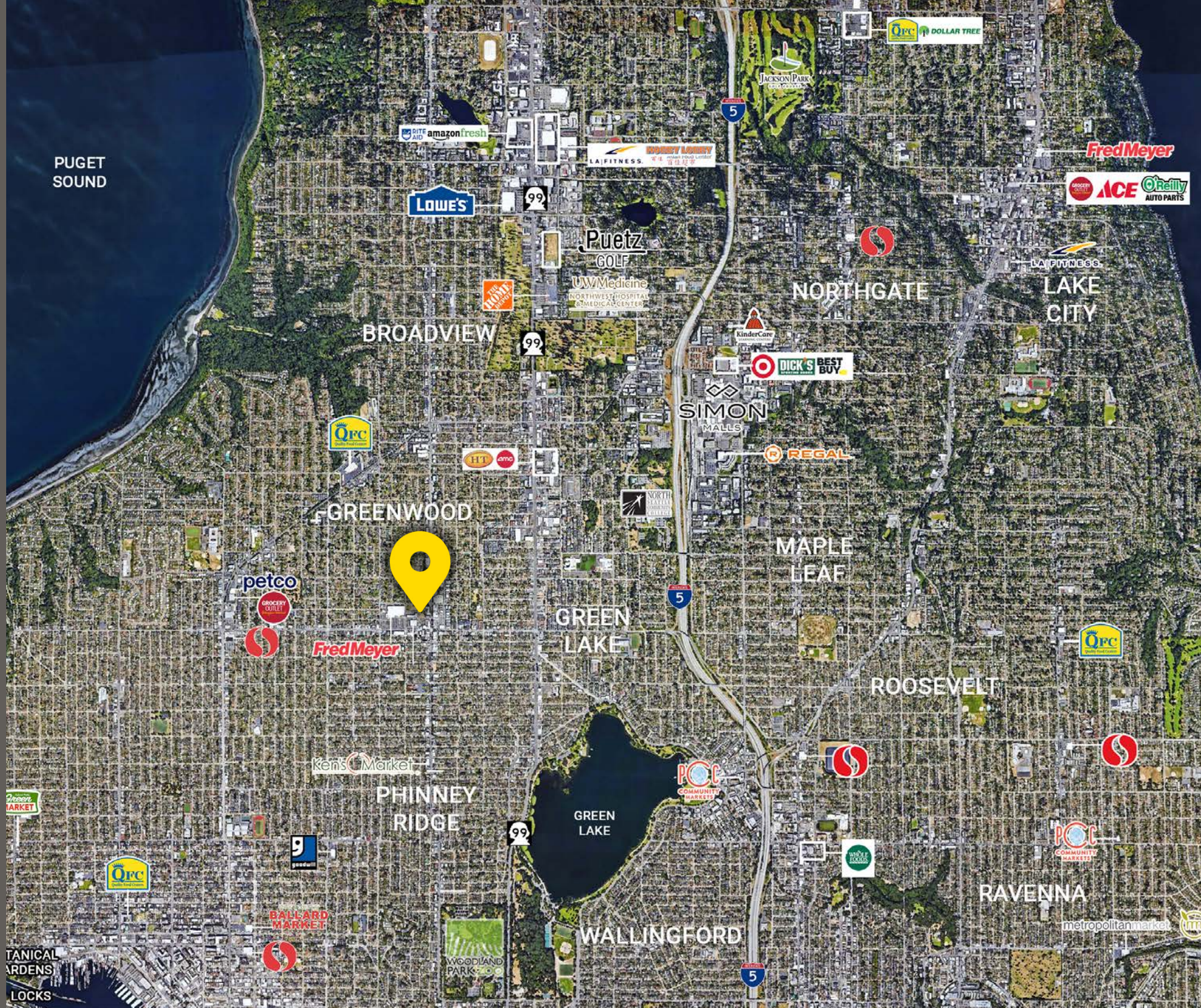
10,100 CPD Greenwood Ave N



21,000 CPD N 85th Street

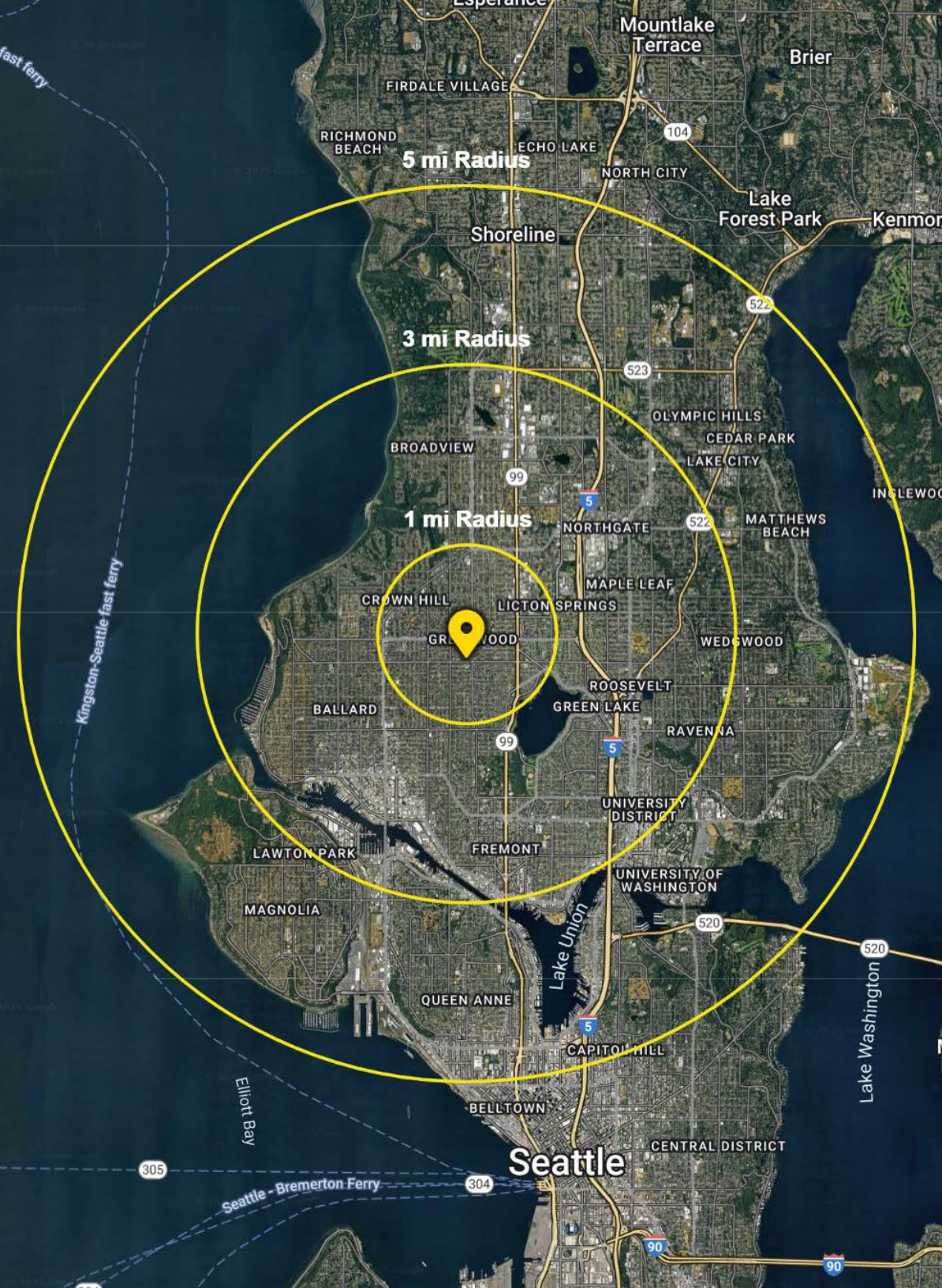
LOCATION AERIAL

PUGET SOUND



DEMOGRAPHICS

DEMOGRAPHICS



POPULATION

Mile 1	Mile 3	Mile 5
38,591	248,546	469,563

AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$198,615	\$187,310	\$196,330

DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
14,039	58,673	97,732

HOUSEHOLDS

Mile 1	Mile 3	Mile 5
17,796	118,199	220,102

COLLEGE EDUCATION+

Mile 1	Mile 3	Mile 5
20,935	134,373	252,226

TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.
RESULTS DRIVEN.


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VILLAGE



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