

RETAIL FOR LEASE

REED

4009 Stone Way N, Seattle, WA 98103

BROKER LEASE
SIGNING BONUS:
\$2,500



For more information please contact:

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 **GIBALTAR**
INVESTMENT PROPERTY SOLUTIONS

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PROPERTY HIGHLIGHTS

- Located at the intersection of Fremont and Wallingford in the bustling, high-traffic Stone Way corridor, this versatile retail space offers excellent visibility and foot traffic
- Ideal for soft goods, fitness, cafe, outdoor gear/apparel, health/wellness
- Positioned at the base of fully occupied Reed, a 5-story, 125 unit boutique apartment community, designed by Cone Architecture
- Retail features shared restrooms, HVAC and large storefront windows
- Secure garage parking (one stall per retail space) at FMR
- Surrounding businesses include Doce Donuts, Haerfest, Urban Nail Box, Aroom Coffee, Joule, Sea Wolf Bakers, Studio 45 Pilates, evo Seattle, Black Diamond, Brooks Shoes and Snow Peak



64

TRANSIT SCORE



94

WALK SCORE



86

BIKE SCORE



312,624

TOTAL POPULATION



152,118

TOTAL HOUSEHOLDS



\$120,391

MEDIAN INCOME

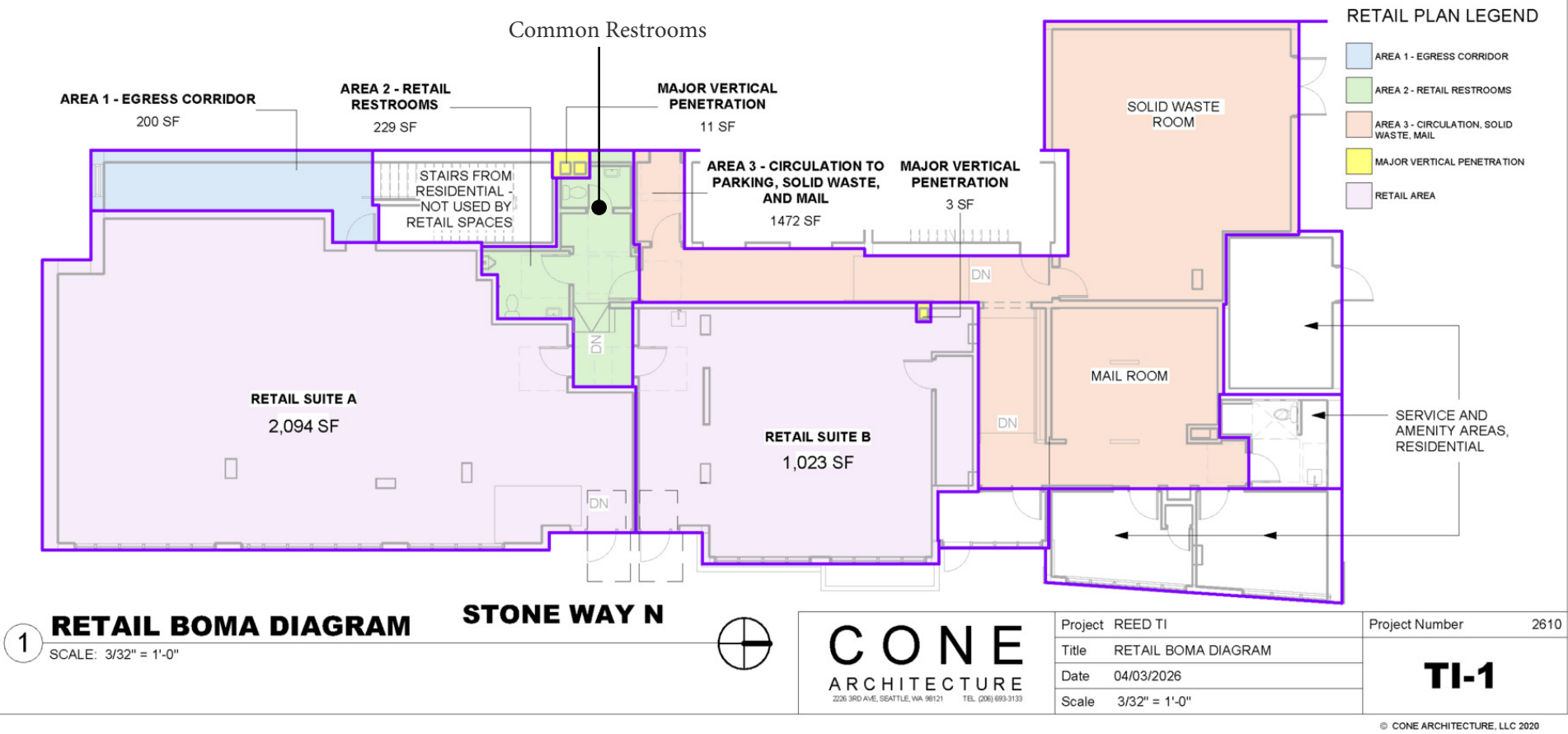
* Estimated 2025 Demographics based on a 2-mile radius (CoStar)

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AVAILABLE SPACES

SUITE	SIZE (SF)	EST 2026 NNN	LEASE RATE	DESCRIPTION
Retail North	1,023 SF	\$8.50/SF	\$35.00 SF/yr	13'4" ceilings
Retail South	2,094 SF	\$8.50/SF	\$35.00 SF/yr	14'1" ceilings

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