

RETAIL SPACE FOR LEASE

411 WESTLAKE AVENUE N
SEATTLE, WA 98109

RAY WEST

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**WESTLAKE
ASSOCIATES**

LEASE OFFERING

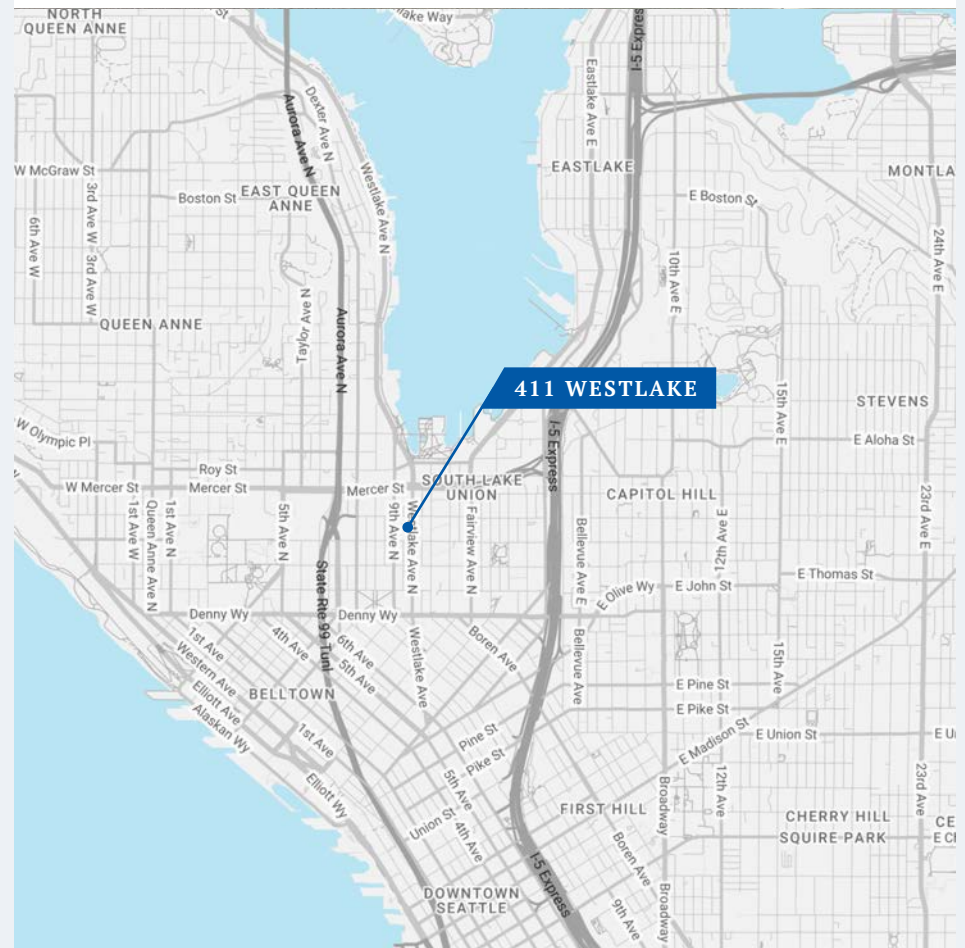
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AVAILABLE SF	4,800 SF
LEASE RATE	NEGOTIABLE
LEASE TYPE	FULL-SERVICE
APN#	198320-0025
LOT SIZE	6,480 SF

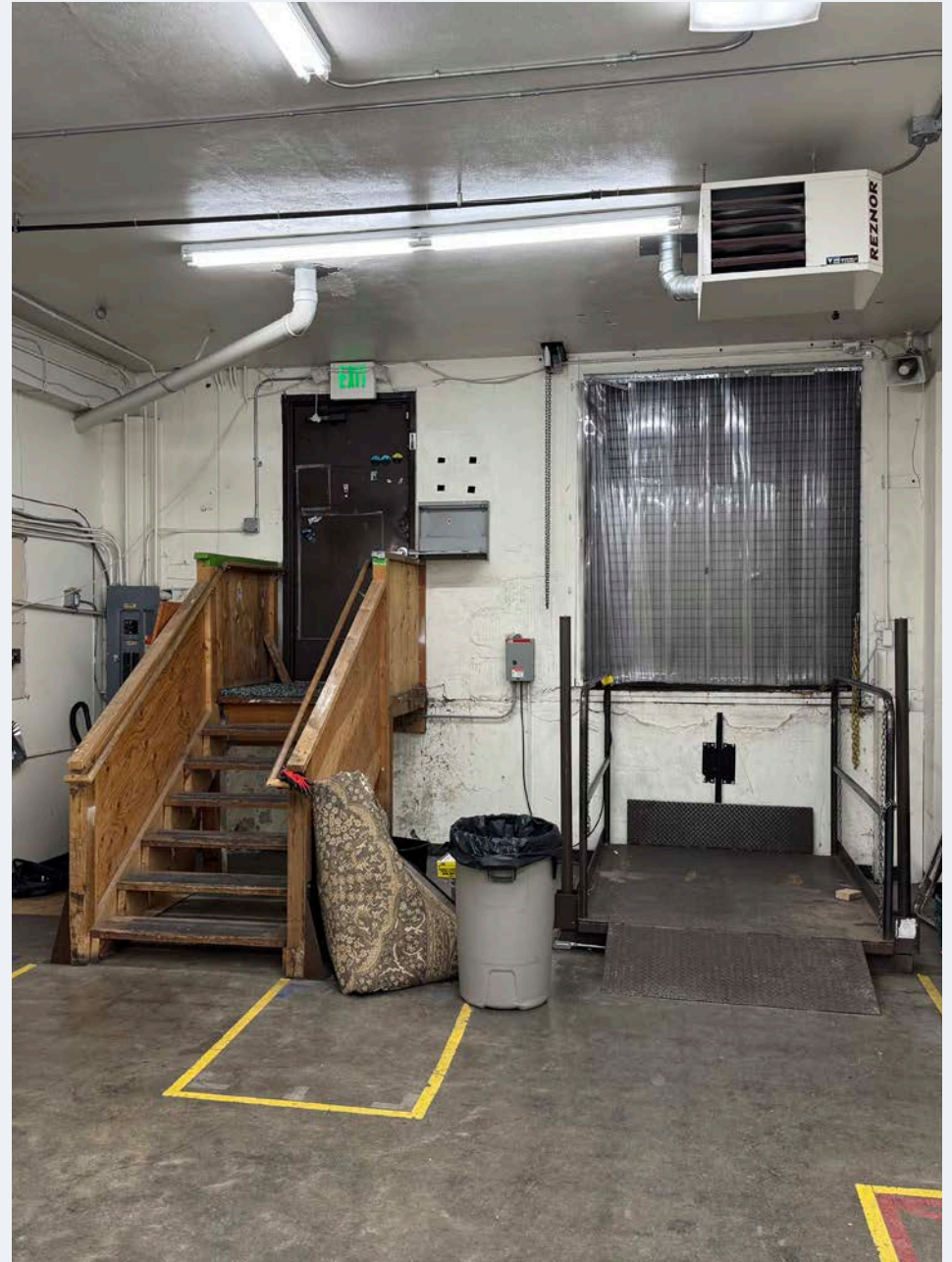
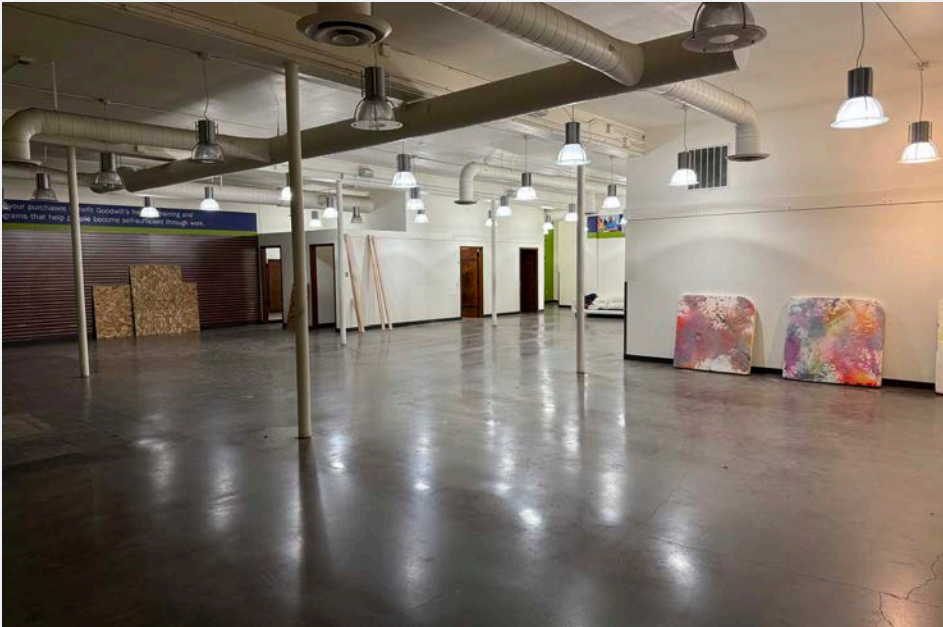
SPACE HIGHLIGHTS

- Located in the heart of South Lake Union
- 6 Parking Spaces
- High Exposure - RTO in SLU has increased Pedestrian Activity
- Westlake Avenue Frontage
- Loading Dock
- Alley Access
- Clean Space with Concrete Slab & 12' Clear Height



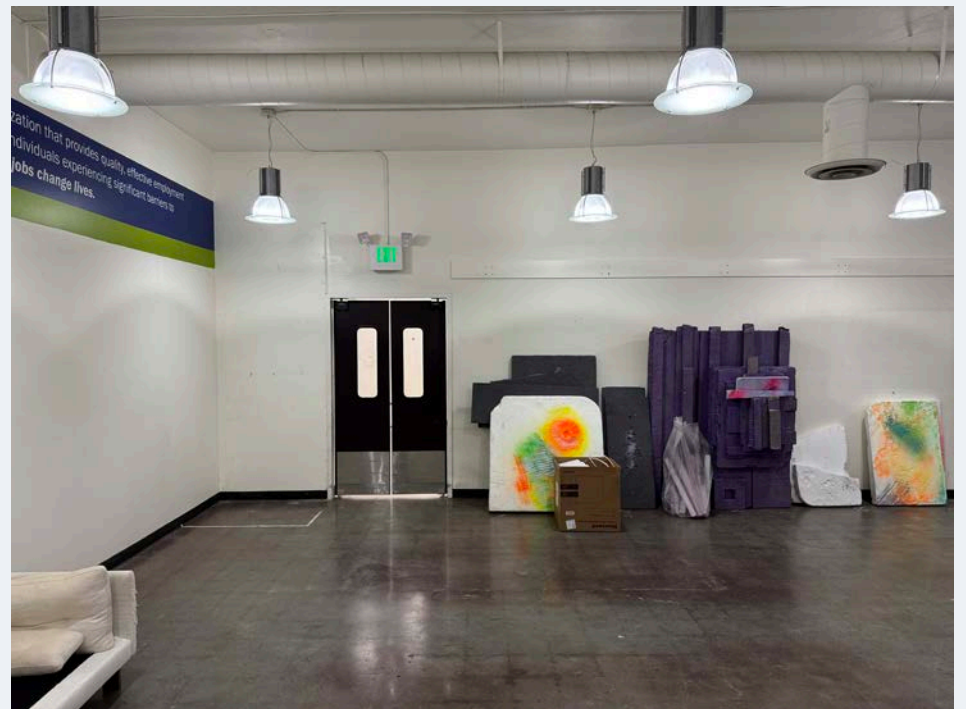
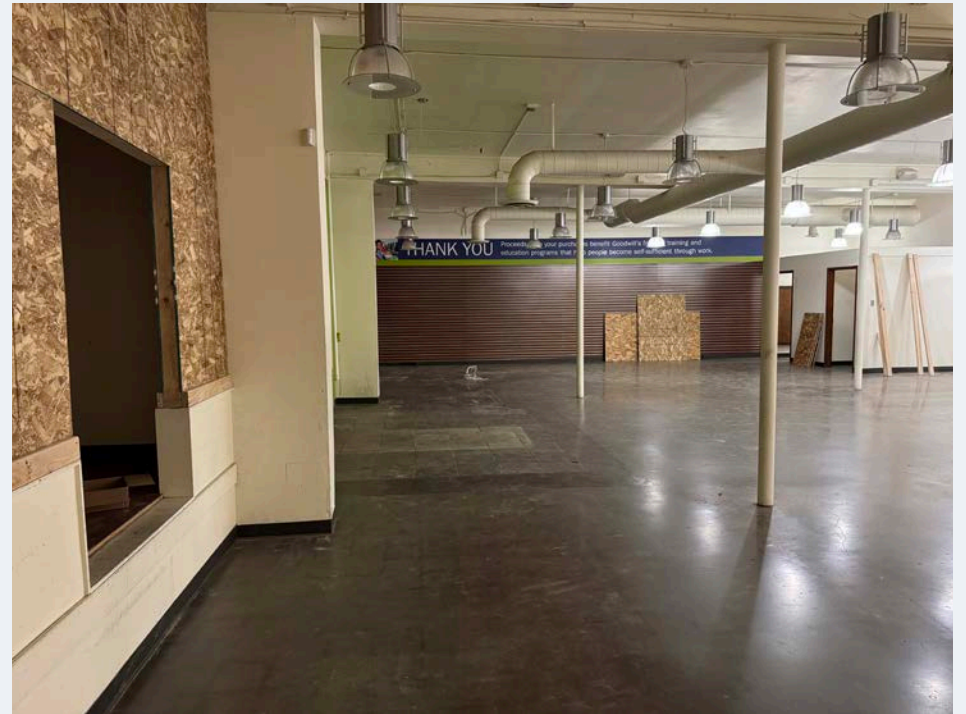
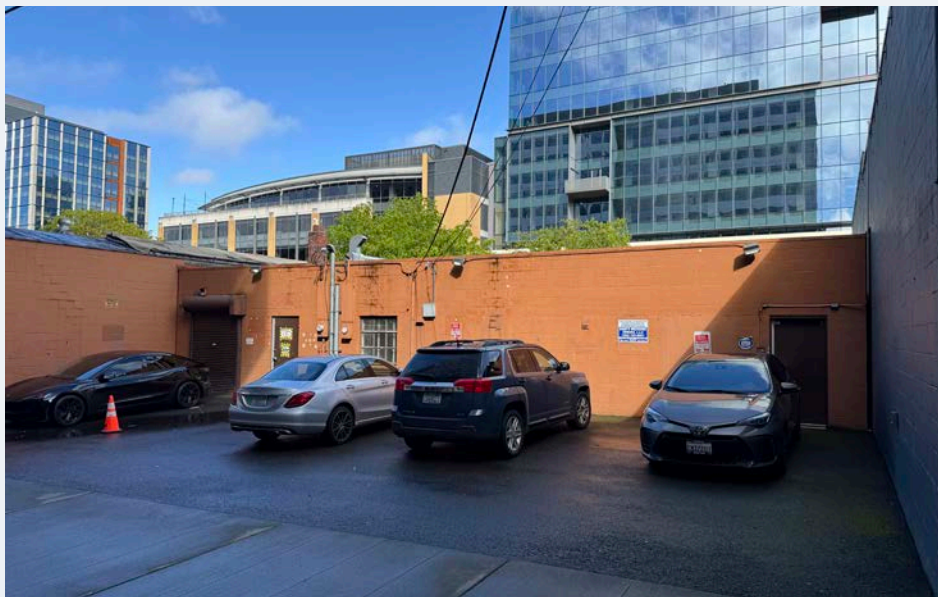
SPACE PHOTOS

RETAIL SPACE FOR LEASE



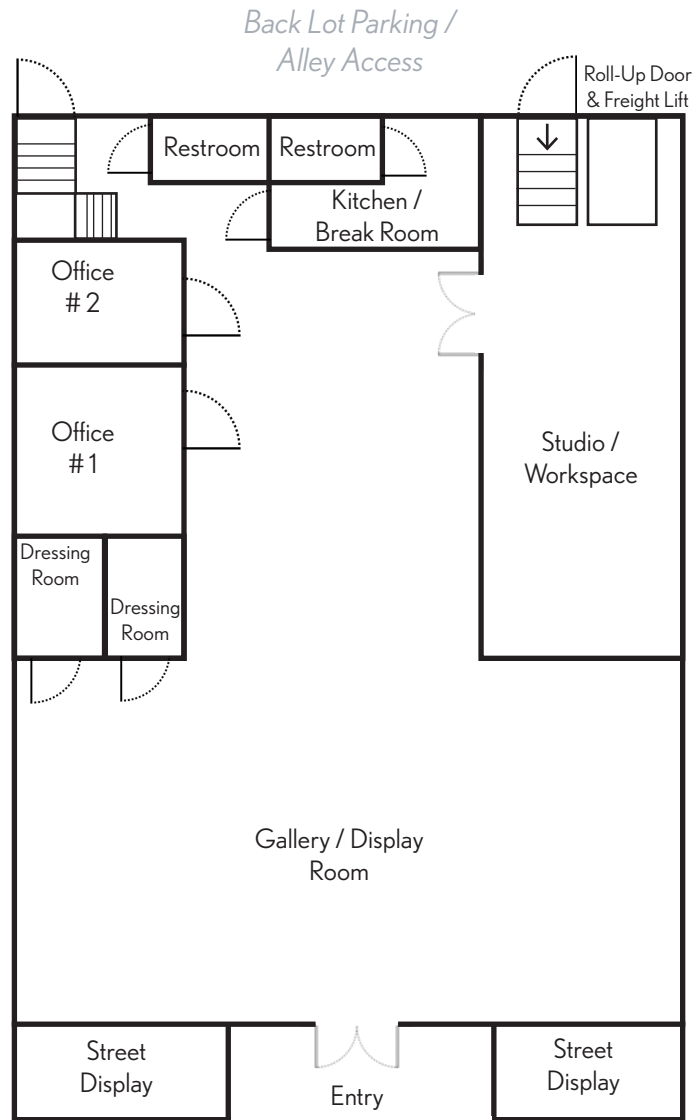
SPACE PHOTOS

RETAIL SPACE FOR LEASE



FLOOR PLAN

RETAIL SPACE FOR LEASE



Westlake Avenue N

Approximate Floor Plan
*not to scale

AMENITIES & DEMOGRAPHICS

RETAIL SPACE FOR LEASE

WHAT'S NEARBY

RETAIL

District H
Whole Foods Market
QFC
REI

SERVICES

UW Medicine SLU
Denny Park
Lake Union Park
Fred Hutch Cancer Center
MOHAI

FOOD & DRINKS

kakao
re:public
The Berliner Doner Kebab
Sam's Tavern
Bada Bing Cafe
Starbucks
Paju
Sizzle & Crunch
La Palmera Mexican
LOCAL Public Eatery
Portage Bay Cafe
Plantiful
Salt & Deli Pepper Market
Cactus
Hurry Curry of Tokyo
Ba Bar
The Halal Guys
Cafe An'Clair

99

WALK SCORE

Walker's Paradise

90

TRANSIT SCORE

Rider's Paradise

0.3

MILES

I-5 Freeway Ramp

POPULATION

	1-MILE	3-MILE	5-MILE
Total Population	77,282	264,529	491,434
Median Age	39.7	38.7	38.7
Est Growth 2023 - 2028	5.41%	3.01%	2.15%

HOUSEHOLDS & INCOME

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LOCATION

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SOUTH LAKE UNION

Although South Lake Union had humble beginnings, starting out as the city's hub for logging, maritime industry and manufacturing, the South Lake Union neighborhood has transformed into a modern, diverse community. Today, businesses range from biotechnology and medical research centers to thriving shops and restaurants. There are various parks, open green spaces, water access, and efficient public transportation, including the Seattle Streetcar.

\$2.84 billion in public and private funds have been invested into the revival of the neighborhood. Microsoft co-founder Paul Allen and his Vulcan Real Estate company have rapidly changed the deserted warehouse district into a thriving tech-hub. The addition of a trolley system, a park along the shore of Lake Union, and retail/apartment buildings have, in recent years, given South Lake Union a great vibe that people can't get enough of. South Lake Union is home to some of the largest companies in Washington State. Major employers in the neighborhood include Amazon.com, University of Washington Medicine, Facebook, Fred Hutchinson Cancer Research Center, REI flagship store, Google, NBBJ, Pemco, and Seattle Cancer Care Alliance.

South Lake Union's unbeatable location makes it an ideal place to live. The residential options are growing, as builders expand the selection of apartments and condominiums. A charming neighborhood characteristic, houseboats are a common sight in the area.

MAJOR EMPLOYERS IN SOUTH LAKE UNION

AMAZON

META

APPLE

GOOGLE

UW MEDICINE

THE ALLEN INSTITUTE

PEMCO

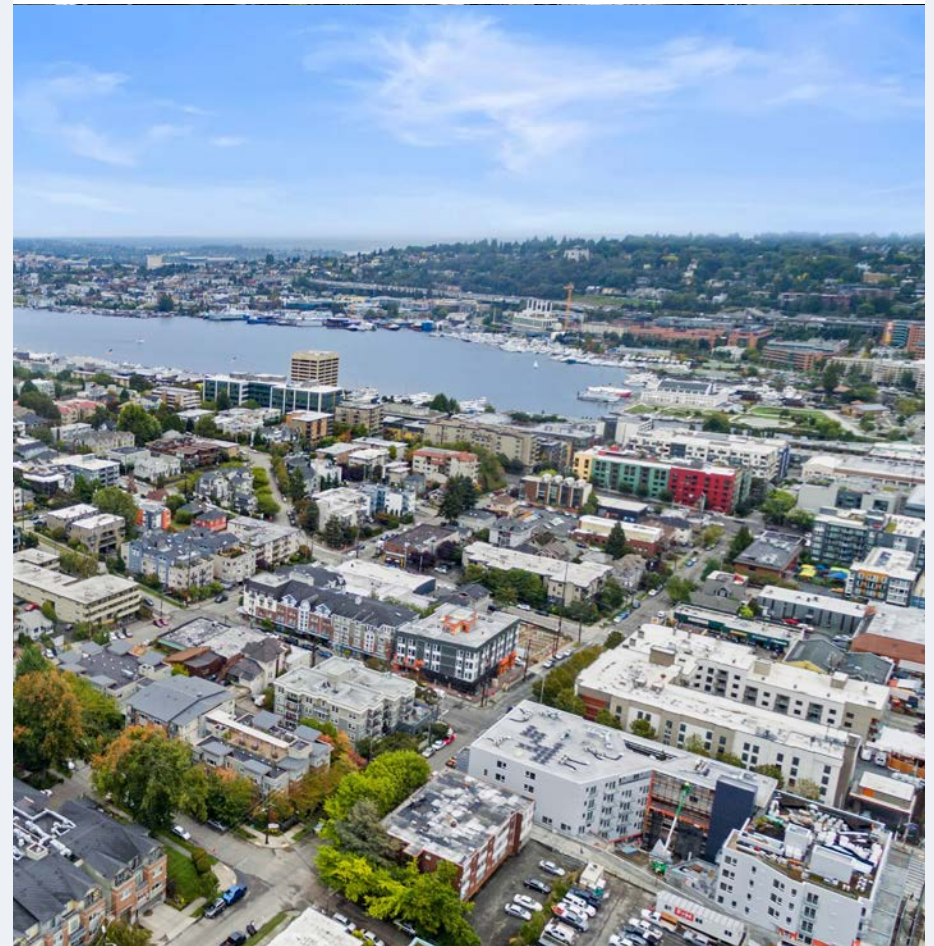
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CARE ALLIANCE

BILL & MELINDA GATES
FOUNDATION



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Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals. Westlake currently has 25 brokers.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 50-year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

PROUD MEMBERS OF:

- + **COMMERCIAL BROKERS ASSOCIATION (CBA)**
- + **NORTHWEST MULTIPLE LISTING SERVICES (NWMLS)**
- + **LOOPNET NATIONAL LISTING SERVICES**
- + **COSTAR COMMERCIAL REAL ESTATE DATA & NATIONAL LISTING**
- + **COMMERCIAL REAL ESTATE EXCHANGE, INC. (CREXI)**
- + **WASHINGTON STATE REALTORS ASSOCIATION (WSMA)**



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