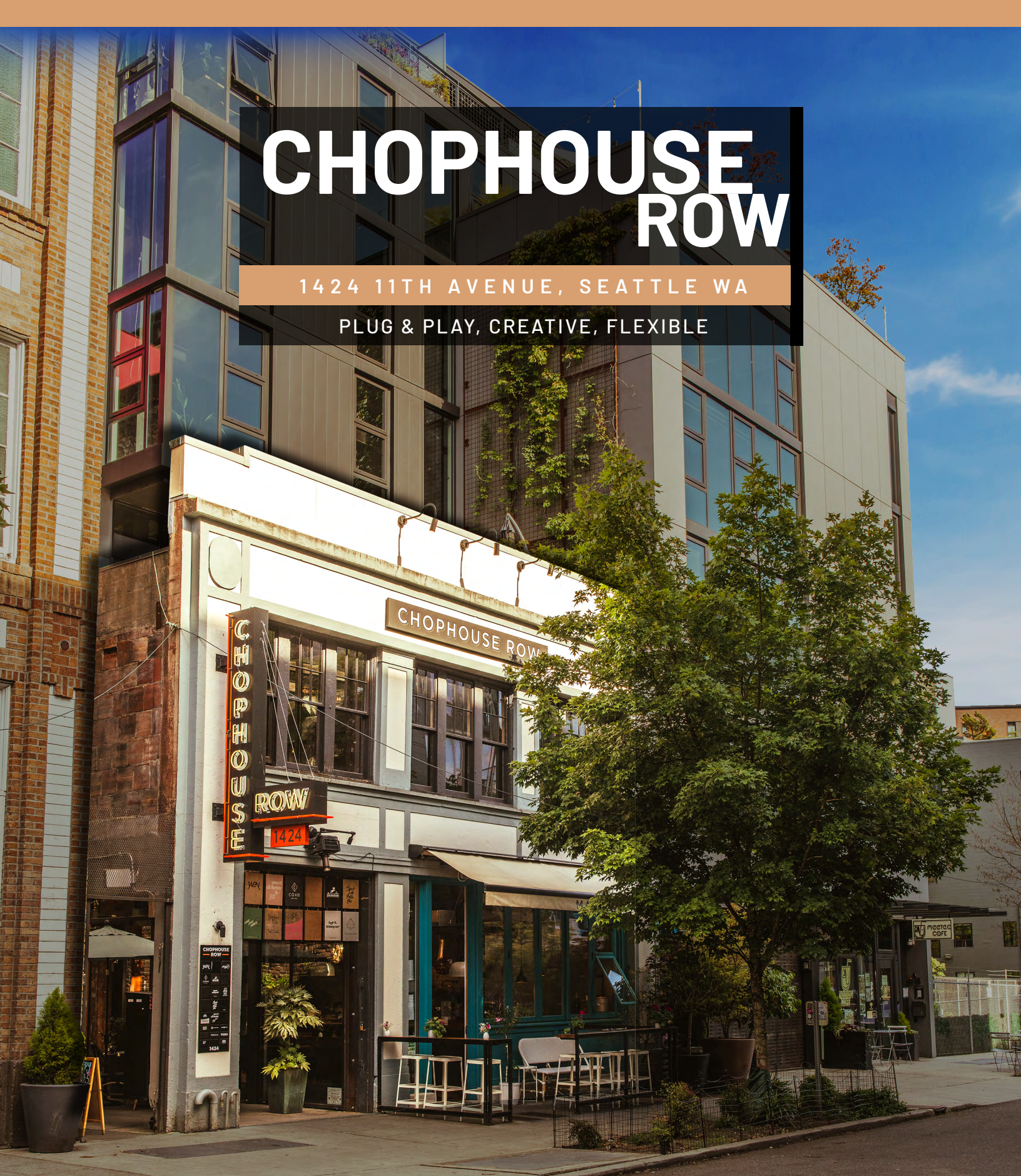


CHOPHOUSE ROW

1424 11TH AVENUE, SEATTLE WA

PLUG & PLAY, CREATIVE, FLEXIBLE



NEWMARK

CAVAN O'KEEFE / 206.604.7921 / cavan.okeefe@nrmk.com

CHARLIE FARRA / 206.999.2928 / charlie.farra@nrmk.com

BUILDING HIGHLIGHTS

Chophouse Row was built in 2015, and has received multiple Design and Development awards including NAIOP's Best Mixed-Use Development Project of the Year for the Pacific Northwest in 2015, and finalist for the Urban Land Institute's Global Award for Excellence in 2016.

Food and beverage establishments in the project include XOM, Anbai, Sweet Alchemy, MeeTea, Good Weather, Colibri Mexican Kitchen, Bai Tong, and Osteria la Spiga.

Project offers operable windows, a direct fresh air system, dedicated AC and radiant heat to every suite - no shared air systems between suites.



BIKE STORAGE



SHOWER ROOMS



BARBERSHOP



SKINCARE SALON



DOGGIE DAYCARE



CROSSFIT GYM

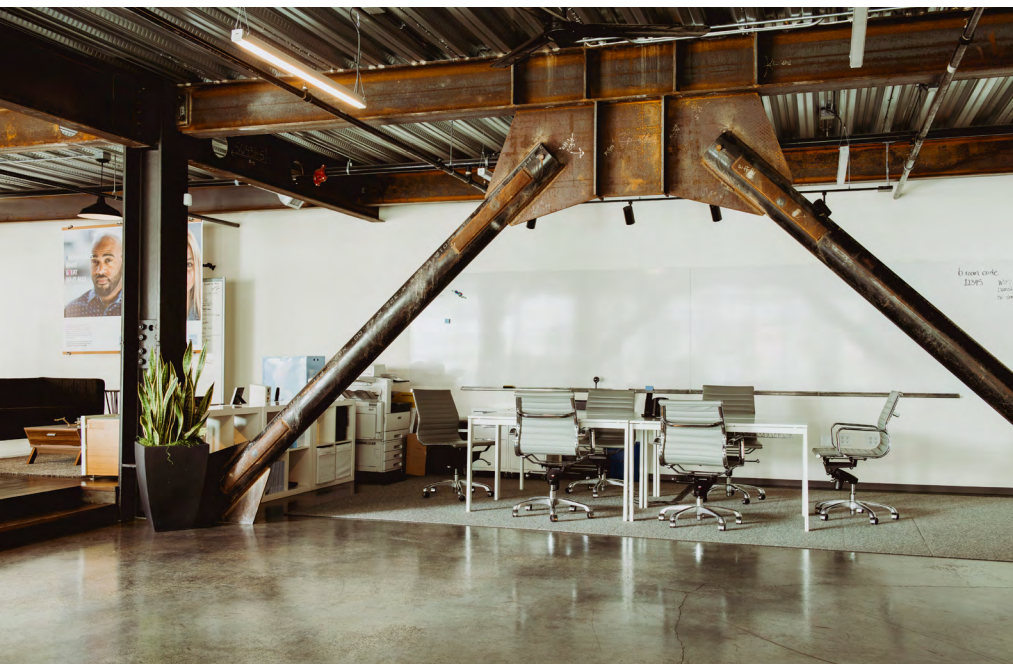
CHOPHOUSE ROW

1424 11TH AVENUE, SEATTLE WA



Unique low-rise boutique building with operable windows and stairway to every floor.

Floor to ceiling high-performance glazing; operable windows; radiant heat; dedicated AC



A choice of high-speed internet providers.

Exposed concrete floors and exposed steel structure.



Flexible, open floor plans completely built out for tech/creative users.

Office floors and spaces individually secured via programmable fob system.



SUITE 200 / 3,722 SF

Available Now

- Private west-facing deck with barbecue
- Raised entertaining kitchen with bar
- Large glass conference room and smaller storage/server room
- Floor to ceiling windows
- Radiant heat; operable windows; air conditioning
- Furnished at tenant's option

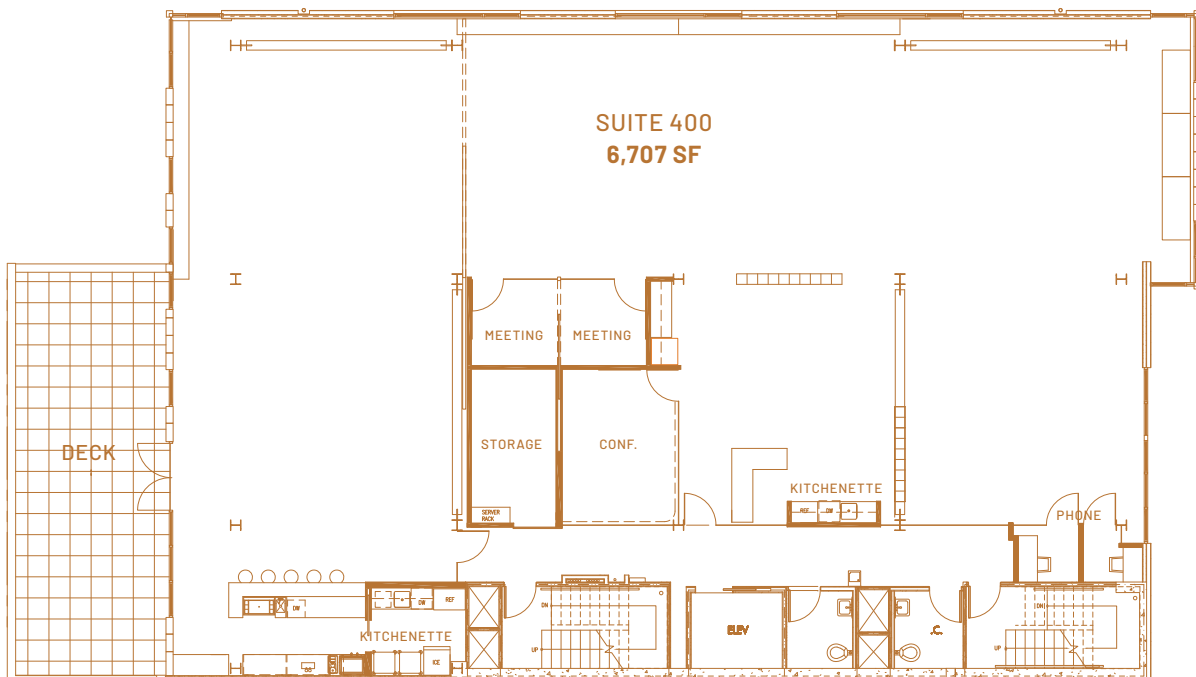




SUITE 400 / 6,707 SF

Available Now

- Private west-facing deck with seating
- Entertaining kitchen with bar
- Creative, open layout
- Floor to ceiling windows
- Radiant heat; operable windows; air conditioning
- Multiple conference and phone rooms
- Furnished at tenant's option



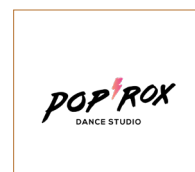


LOCATION



Chophouse Row is located in the heart of the Pike | Pine corridor in Seattle's Capitol Hill neighborhood surrounded by an abundance of walkable amenities & transportation options.

The Pike | Pine corridor is one of Seattle's designated "urban villages" and its most vibrant pedestrian neighborhood, with a combination of historic buildings and new developments full of local restaurants, retailers, galleries and cafes.





AMENITIES MAP



CHOPHOUSE ROW

1424 11TH AVENUE, SEATTLE WA

PLUG & PLAY, CREATIVE, FLEXIBLE

CAVAN O'KEEFE / 206.604.7921 / cavan.okeefe@nmrk.com

CHARLIE FARRA / 206.999.2928 / charlie.farra@nmrk.com

NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

9253954971 • 05/25