

# FOR LEASE

PROPERTY HIGHLIGHTS

513 1ST AVE N | SEATTLE, WA 98109

## NIWA APARTMENTS COMMERCIAL SPACE

**Prime Lower Queen Anne Location** – 1,059 SF ground-floor space in a pedestrian-friendly corridor with excellent street visibility and midblock positioning on 1st Ave N

**Major Destination Proximity** – Steps from Seattle Center, Climate Pledge Arena, and South Lake Union's tech hub with access to thousands of daily commuters and event-driven traffic

**Flexible Use** – Versatile commercial space ideal for retail, office, wellness studios, cafés, or professional services with ground-floor accessibility

**Outstanding Connectivity** – Excellent transit access, high walkability score, and consistent foot traffic from dense residential population and entertainment districts

**Strategic Access** – Benefit from vibrant retail and dining scene nearby with easy connections to downtown Seattle, SR-99, and I-5

**Modern Development** – Contemporary space within Niwa Apartments surrounded by young, educated demographic with strong purchasing power and established neighborhood amenities

# ALEC GESSEL

LEASING AGENT

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AVAILABLE | SUITE B

1,059

SQUARE FEET

Call for Pricing

RENT (\$/SF/YEAR)

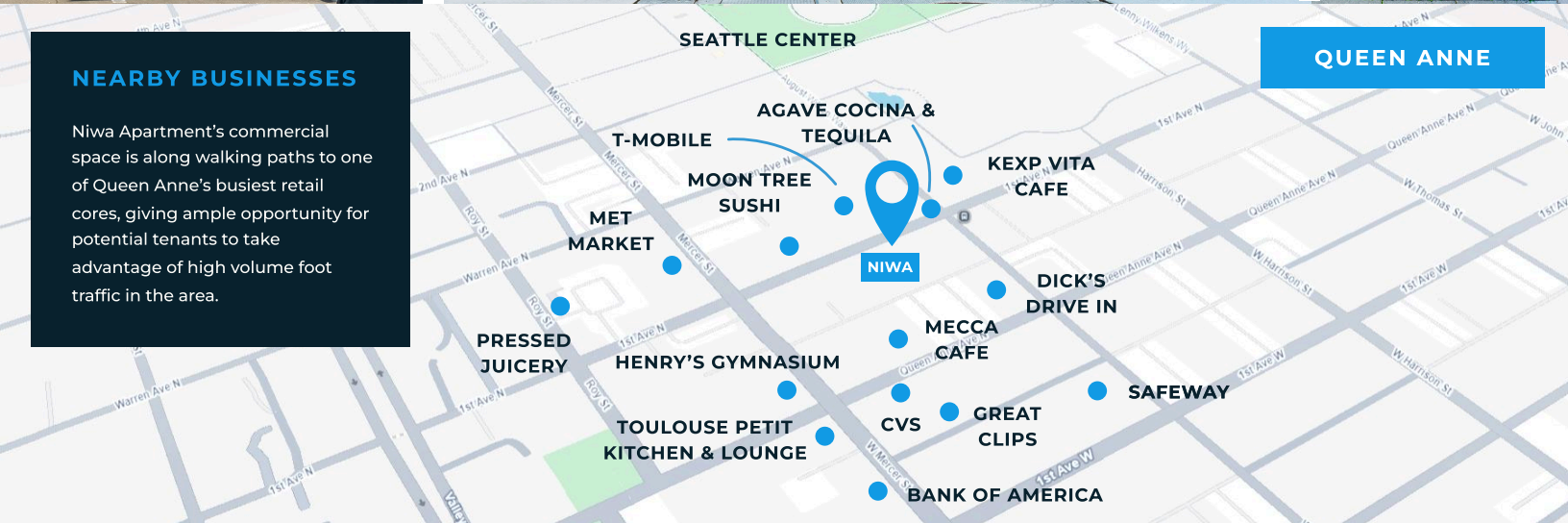
### Office/Retail

USE



### NEARBY BUSINESSES

Niwa Apartment's commercial space is along walking paths to one of Queen Anne's busiest retail cores, giving ample opportunity for potential tenants to take advantage of high volume foot traffic in the area.



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