

LEEWARD

1319 DEXTER AVE
SEATTLE, WA

REAL **RETAIL**

Shea Properties.



LEEWARD



THE DEXTER DISTRICT





MAJOR EMPLOYERS WITHIN WALKING DISTANCE

Pemco Insurance	3min – 0.2 mile
Meta	5min – 0.2 mile
Allen Institute	13min – 0.6 mile
Google	14min – 0.6 mile
Amazon Campus	18min – 0.8 mile
UW Medicine	13min – 0.6 mile
Gates Foundation	19min – 0.9 mile
Kaiser Permanente	20min – 0.9 mile

- Residential Project
- Future Residential Project
- Future Office Project
- Future Hotel Project



PROJECT DETAILS

2ND GENERATION FITNESS SPACE

Location.....1301 Dexter Ave N

Size..... 2,973 SF

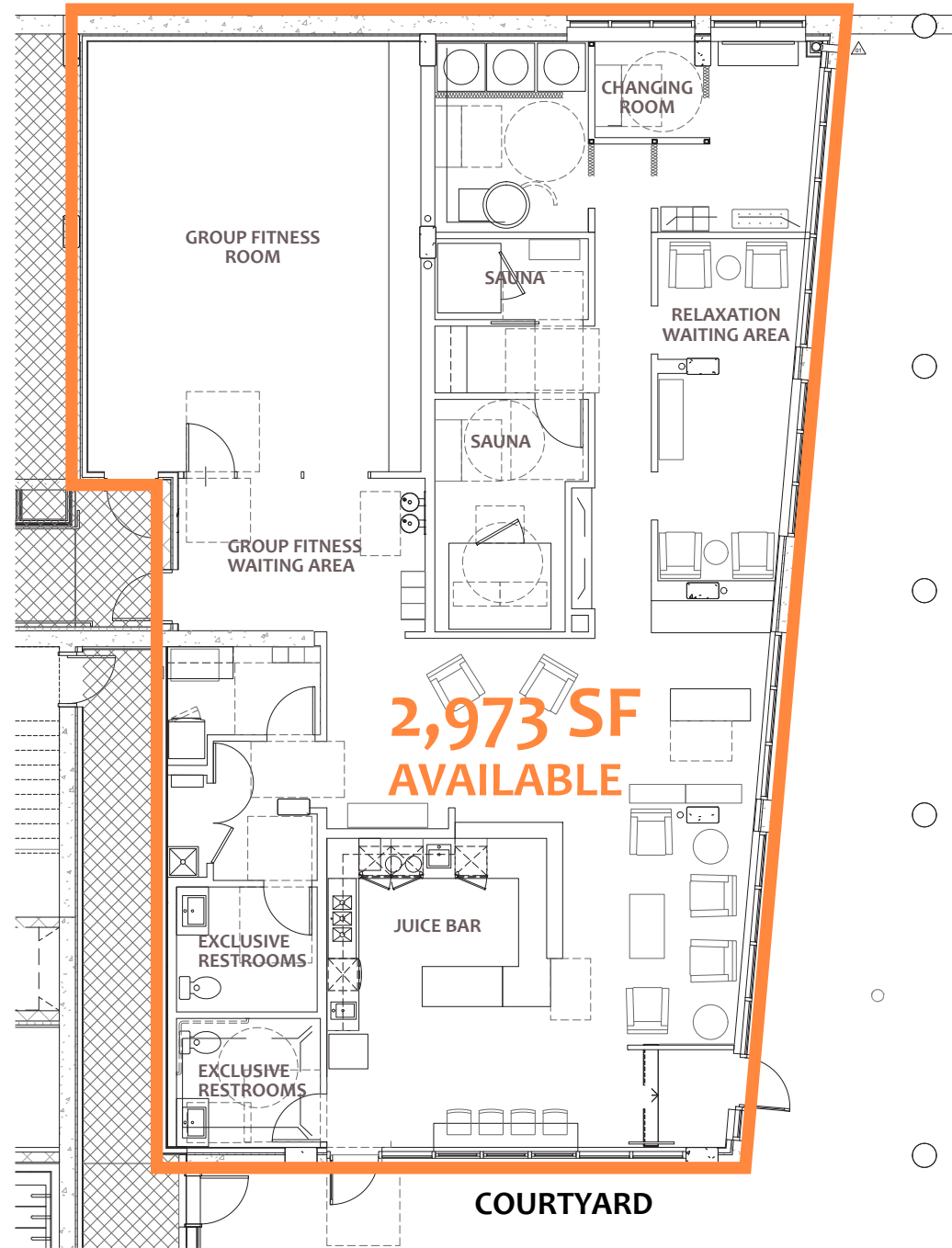
Rate \$36.00 PSF NNN

NNN's.....\$13.42 PSF

Availability Immediately

The Leeward Building is located in the Dexter District - conveniently tucked in South Lake Union between the dynamic and prosperous Lake Union, Queen Anne, and Downtown Seattle. The neighborhood is dense with over 70,000 employees within walking distance, and 3,000+ residential units newly built or under construction since 2018. Neighborhood employers include Google, Facebook, UW Medical, Amazon, the Bill & Melinda Gates Foundation, and PEMCO to name a few.

As a second generation fitness space, Leeward is perfect for a fitness or health and wellness operator.



**2,973 SF
AVAILABLE**



DEXTER AVE

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