

# CHOPHOUSE ROW

1424 11TH AVENUE, SEATTLE



## FOR LEASE > OFFICE SPACE IN AWARD-WINNING CAPITOL HILL PROJECT

21st century creative office space in the heart of Seattle's historic Pike-Pine neighborhood

Two second floor suites, approx. 3,300 RSF each, could be combined

Available summer 2020

\$36 - \$39 / RSF + NNN

**DUNN + HOBBS, LLC**  
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# CHOPHOUSE ROW

“The Chophouse Row project earned one of just 26 nominations for the Urban Land Institute’s 2016 Global Awards for Excellence... The project has been incredibly successful, and demonstrates the power of a complementary collection of uses.”

- ALASKA AIRLINES MAGAZINE

“With housing and office space above, the ground floor is home to a handful of restaurants and tiny shops built around a pedestrian alley that leads to a courtyard. Part of the appeal - as in cities like London and Paris - lies in discovering what’s tucked away.”

- NEW YORK TIMES

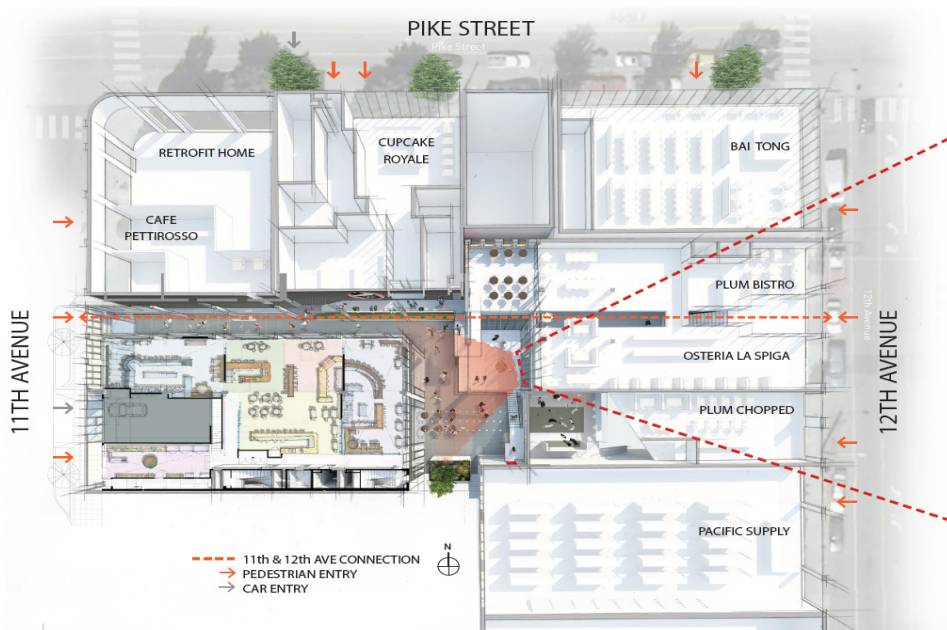
## A RARE OPPORTUNITY IN SEATTLE’S CHOPHOUSE ROW

Built in 2015, Chophouse Row is an award-winning mixed-used office, retail and residential project that wraps a seven-story steel and concrete structure around a historic 1920s auto parts building. It is situated in the heart of Capitol Hill’s Pike-Pine “urban village” neighborhood, with streetcar, light rail and multiple bus lines within a five-minute walk.

The project includes a retail pedestrian mews and outdoor central courtyard with live music stage that connects to six other buildings on the block, creating a “village within a village” that includes:

- 12 restaurants/cafes, 8 retailers, 11 tech and creative firms
- Bike storage, shower rooms, co-working facilities, barbershop, skincare salon, doggie daycare, Crossfit gym, catering kitchen, band practice rooms and a podcast recording studio

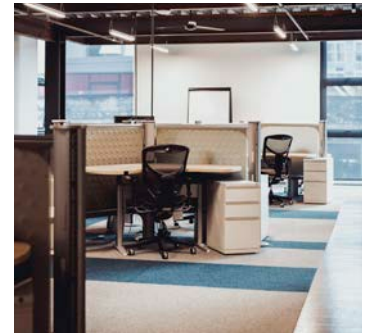
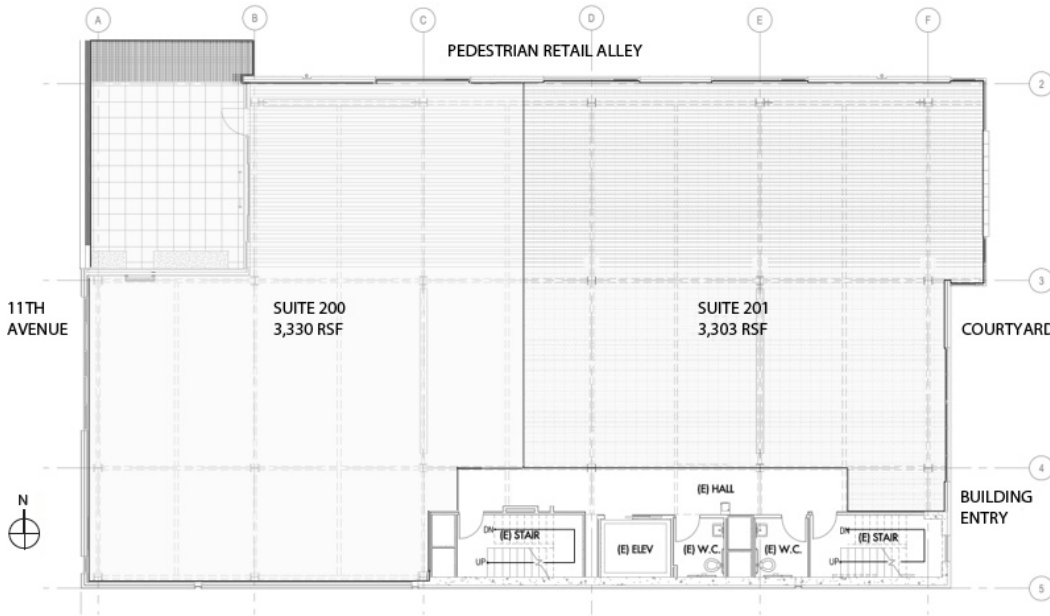
In 2015, Chophouse Row was named NAIOP’s Best Mixed Use Development Project of the Year for the Pacific Northwest, and in 2016 it was a finalist for the Urban Land Institute’s Global Award for Excellence.



# CHOPHOUSE ROW

## OFFICE FEATURES

- Unique low-rise boutique building with operable windows and stairway to every floor
- Flexible, open floor plans completely built out for tech/creative users
- A choice of high-speed internet providers
- Exposed concrete floors and exposed steel structure
- Floor to ceiling high-performance glazing; operable windows, radiant heat, high efficiency ventilation
- Office floors and spaces individually secured via programmable fob system
- Office tenants receive discounted membership to The Cloud Room coworking facilities, which include meeting rooms, workstations, bar/lounge/event space, catering and podcast recording facilities
- Two second floor suites could be combined to create 6,633 RSF



SUITE 200	SUITE 201
3,330 RSF	3,303 RSF
Private west-facing deck with barbecue	Kitchenette and conference rooms
Kitchenette/bar and conference rooms	Light and bright; courtyard view
Furnished at tenant's option	Furnished at tenant's option
\$39/RSF; NNN approx. \$10/RSF	\$36/RSF; NNN approx. \$10/RSF
Available August 2020	Available June 2020



# CHOPHOUSE ROW

## PIKE / PINE CORRIDOR

- Retail
- Dining
- Services
- Nightlife
- Food & Drug
- School
- Art & Entertainment
- Public Transportation



## Pike-Pine / Capitol Hill

### THE NEIGHBORHOOD

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. Pike|Pine was identified by Forbes Magazine as one of the nation's top 10 "hippest neighborhoods" and by ArtPlace America as one of its most culturally rich.

### Our location offers a wealth of advantages and transportation options:

- Within blocks of four bus lines (2, 11, 12 and 49), the Broadway streetcar, and the Capitol Hill light rail station with direct access to SeaTac airport
- Walk Score 100, Transit Score 89, Bike Score 91
- Abundant housing supply – Pike|Pine has added almost 10,000 units in last 10 years



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