

**RETAIL/RESTAURANT SPACE
AVAILABLE, ENTRANCE AND
FRONTAGE ON WESTERN AVE**

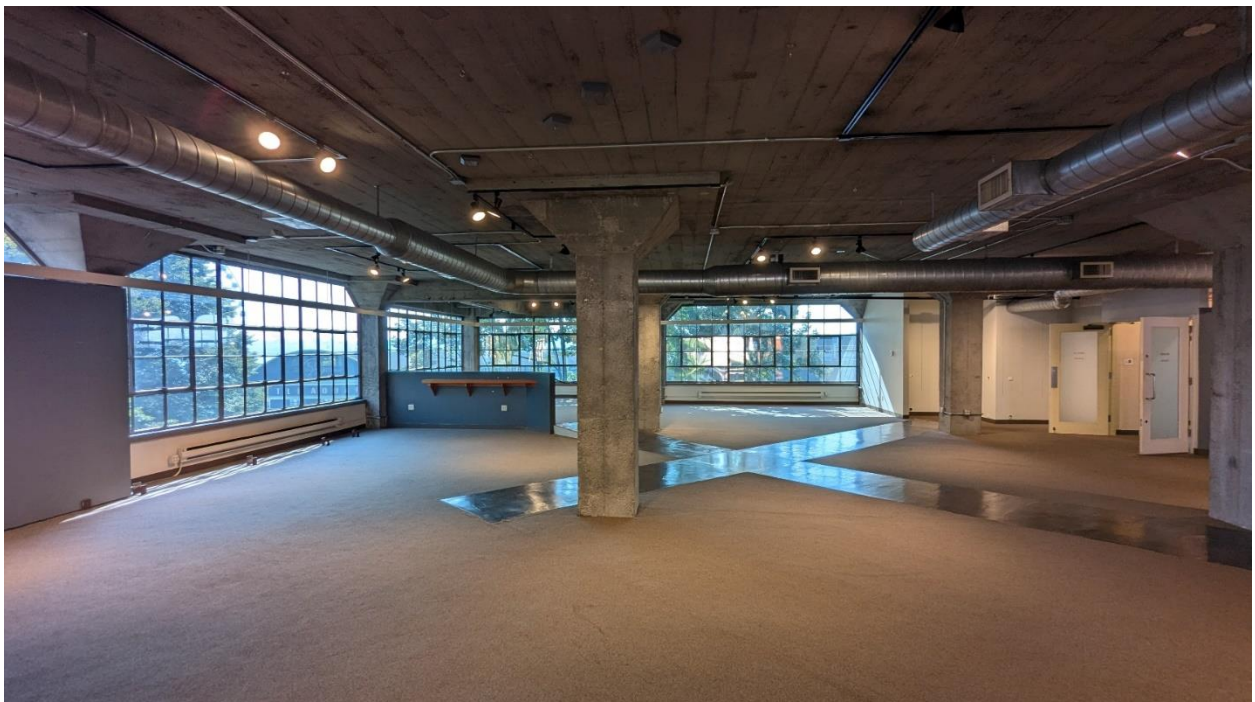
FOR LEASE

1501 Western Ave, Ste 400



MADORE BUILDING : PROPERTY INFO

- **Historic building in the heart of Seattle's tourism district.** On the Pike Hill Climb steps, directly between two high-profile Seattle neighborhoods, the world-famous **Pike Market** area and the newly revitalized **Waterfront**. The area is recognized for its unique mix of office, retail, and residential buildings.
- **Super high foot traffic.** The Hill Climb experiences high pedestrian activity, with an estimated **70,000 people walking the steps per week** during peak seasons. Pike Place Market just to the east receives **20 million visitors annually**, and the Waterfront receives nearly **7.5 million visitors per year**.
- **Retail and dining destination.** Dozens of fine restaurants and shops are available to tenants and visitors within walking distance in Pike Place Market and the surrounding vicinity, including acclaimed food and drink options onsite at the Madore Building
- **Convenient location.** Excellent visibility and accessibility, with RapidRide and Metro routes in the vicinity, and easy access to I-5, Alaskan Way, SR 99, and ferry terminal with routes to Kitsap County.
- **Services available.** A professional property management and maintenance team provides first-rate service with a personal touch, responding quickly to tenant requests.

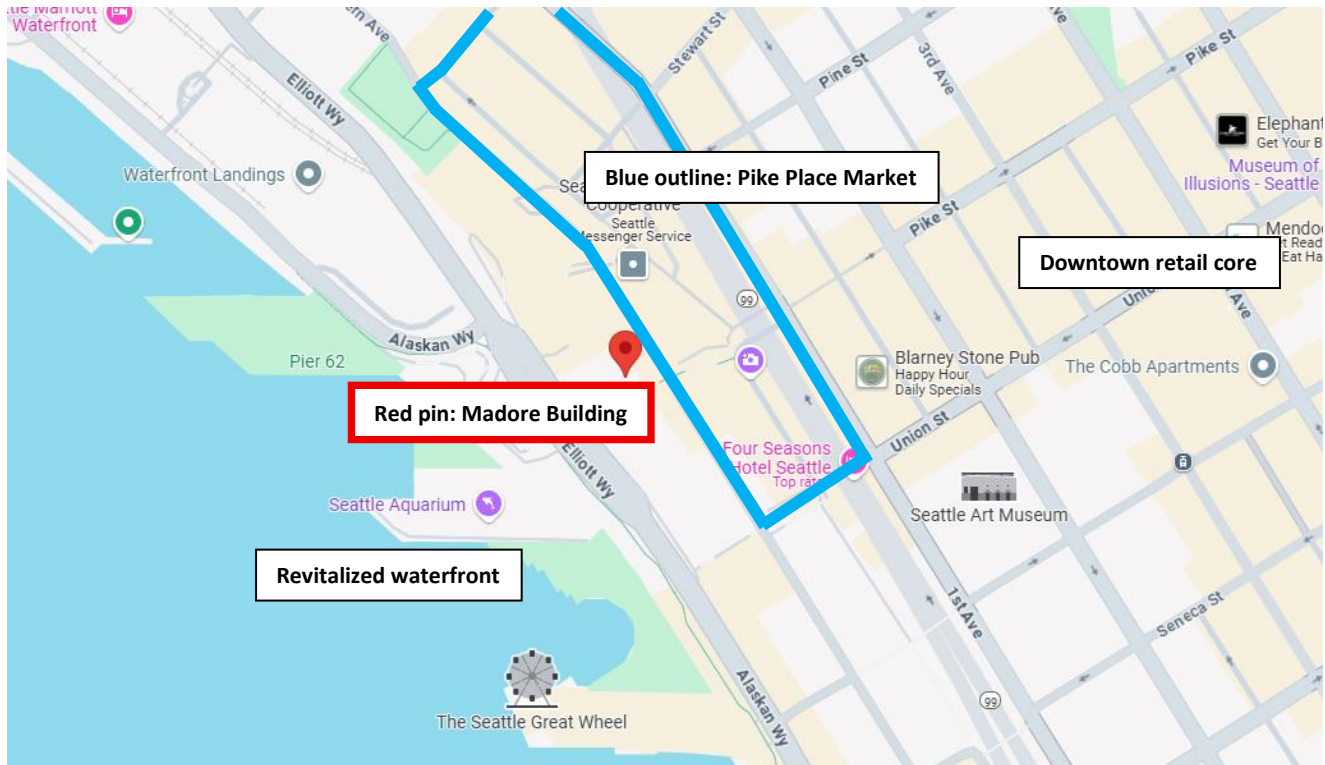




RETAIL OPPORTUNITY – MADORE BUILDING

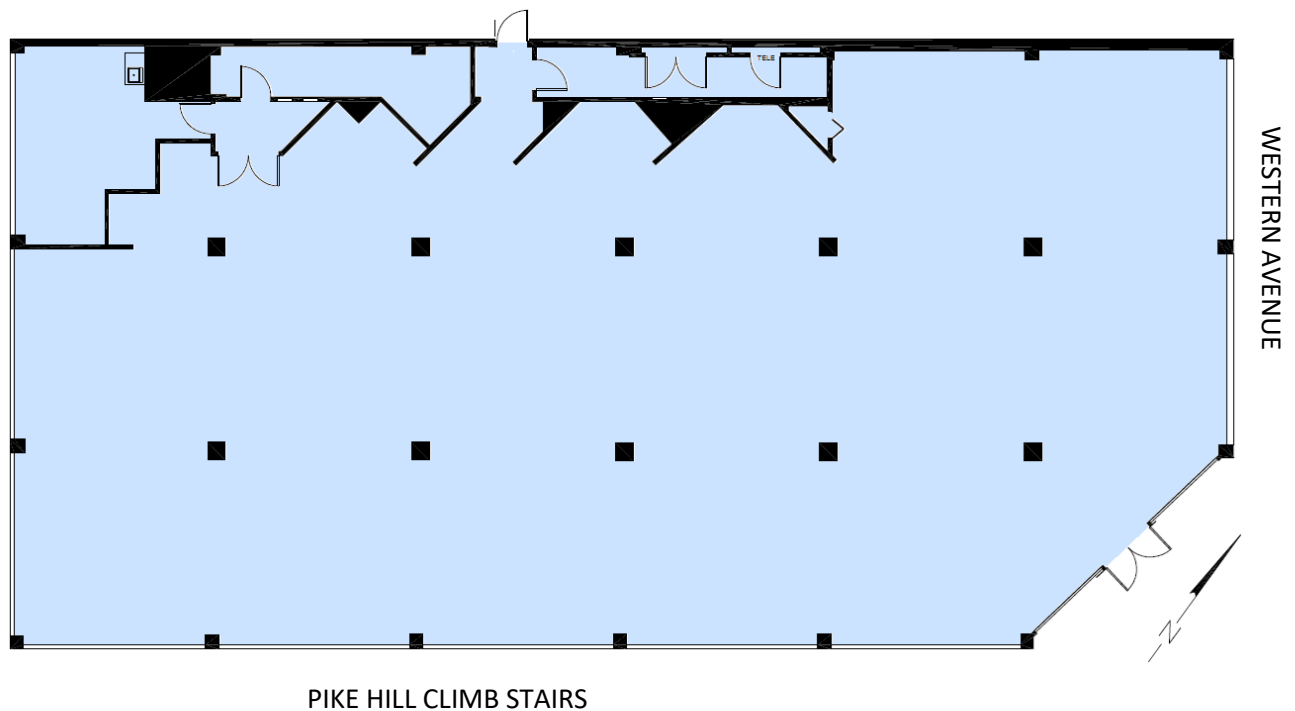
- **Suite 400, approximately 7,572 Rentable Square Feet.** Flexible space with spacious open floor plan, ideal for use as a retail showroom or modern dining destination.

LOCATION

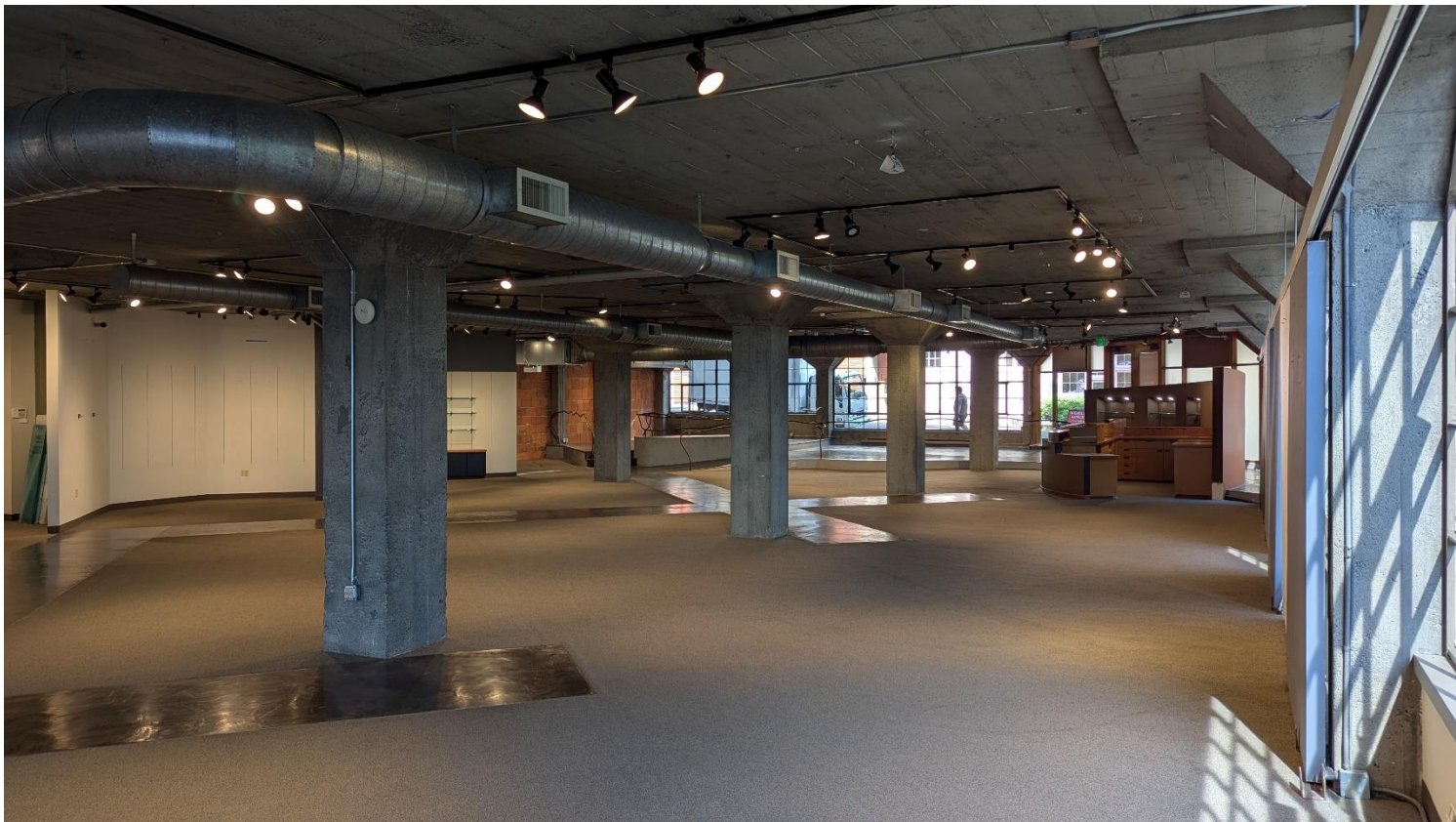


Source: Google Maps

FLOOR PLAN



INTERIOR



EXTERIOR



DEAL POINTS

- Market-comparable asking rate \$38 + NNN.
- High-demand retail destination; the first time this space is available in nearly forty years.
- Short or longer lease terms available.
- Competitive market commissions to outside brokers.
- Office use available for this space with change of use permit.



CONTACT US

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