

LAKEFRONT BLOCKS

613 FAIRVIEW AVE N SEATTLE, WA

REAL RETAIL









A BOLD STATEMENT DAY OR NIGHT ——



Join One of the Fastest Growing Neighborhoods in the City

PROPERTY HIGHLIGHTS

- First generation retail space with excellent visibility from Lake Union Park on Google's South Lake Union campus.
- Lakefront Blocks is a Class A office project with 635,000 square feet of office space, fully occupied by Google
- Ideally positioned steps from Amazon and Facebook's South Lake Union campuses
- Located just off the Interstate 5 Mercer Street exit at the corner of Fairview Avenue North and Republican Street. The site is surrounded by 5,000 residents within a 4-block radius including 149 on-site residential units.
- Neighborhood co-tenants include Tapster, 203° Fahrenheit Coffee, Flatstick Pub, Daniel's Broiler, Duke's Seafood, Local Public Eatery, Cactus, Portage Bay Café, M Bar, Bar Harbor and the Center for Wooden Boats among others.



\$126k

34
MEDIAN AGE

75%

POPULATION WITH ASSOCIATES DEGREE OR HIGHER





* Demographics based off 4-block radius from Lakefront Blocks

SOUTH LAKE UNION American Meter Machine Lake Union Marriott Courtyard Piers Fred Hutchinson Cancer Research Center ALOHA LAKE UNION + LAKE UNION PARK Art Marble 21 Daniel's Broiler Residence Inn Seattle Downtown/ Lake Union Cask & Trotter Allen Institute Buca di Beppo VALLEY ST Expansion Public Storage Off Ramp Google Google Alexandria Allen Institute Development TRANSIT SCORE MERCER TOWERS Two 13-Story Biotech Tower Flat Stick Pub MERCER ST Starbucks Bartell Druas -Staybr Hotel Rivet Apartments a Palmer a Bright Horizons Google Amli 535 a a a BioMed Realty Research Center UW Medicine Amli Apts Retail 01 Fairview 278,000 SF Office Bldg a Just Food For Dogs Moxy Hotel Ba Bar Apts REPUBLICAN ST Metropolitan Cafe & Deli Tesla 8TH AVE N 9TH AVE N Casa The Pacifica Lakevie: Apts Apts Pontius Bldg M Bar Harbor Provisions Juicy Cafe Verde & Co PONTIUS Elan SLU Marlow Apartments MINOR a a Berliner Doner Kebab P a Coffee Space 400
Goodwill Westlake Veer Loits Apts HARRISON ST Hurry Curry ortage Bay Apts Jimmy John's MadArt Retail Great NW Alcyone Starbucks a a Cascade 1255 Harrison a Capelli's a Playground SITKA Apartments P Apts Salal Credit Union Stanford Hotel Flow Fitness Retail THOMAS ST a Denny Park Apts Feathered Friends Apts Lunchbox Bm Coffee Evoke Coffee Jack's BBQ Terry homa Bldg Cafe Space The Deck Retail Alley 24 **Apartments Apartments** Apts 9th & Onni 1M SF Office 2024 Delivery The Waverly (374 Units) Chipotle Alley 24 P a BB's Teriyaki Grill Homegrow P T2 NHOI



BIKE SCORE









PROJECT DETAILS

Ideally located within Google's South Lake Union campus, Lakefront Blocks features three retail spaces perfect for wine bar, fitness, pet and services users. Retail parking is available to retail tenants.

BLOCK 25

RETAIL 1	2,225 SF
ASKING RATE	Please inquire
NNN	\$13.92 PSF

BLOCK 31

RETAIL 2	2,186 SF
RATE	Contact For Details
RETAIL 3	3,044 SF
	Please inquire
NNN	\$13.92 PSF
AVAILABILITY.	Immediate

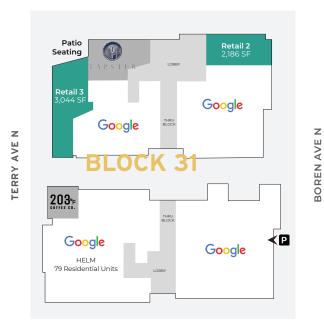
Maria Royer 206.619.0131 Cell mroyer@real-retail.net Eric Zuehlsdorff 808.221.1134 Cell eric@real-retail.net

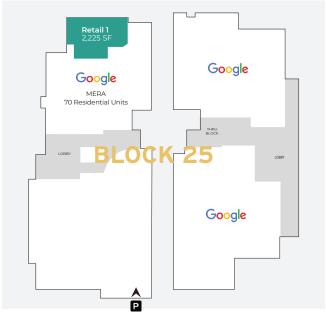
206.464.0600 Office info@real-retail.net

LAKE UNION PARK

STREETCAR

VALLEY ST





MERCER ST





