



REAL **RETAIL**

LAKEFRONT BLOCKS

613 FAIRVIEW AVE N
SEATTLE, WA



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.



\$134k
AVERAGE
HH INCOME

38
MEDIAN AGE

75%
POPULATION WITH
ASSOCIATES DEGREE
OR HIGHER


* Demographics based off 4-block radius from Lakefront Blocks



SOUTH LAKE UNION



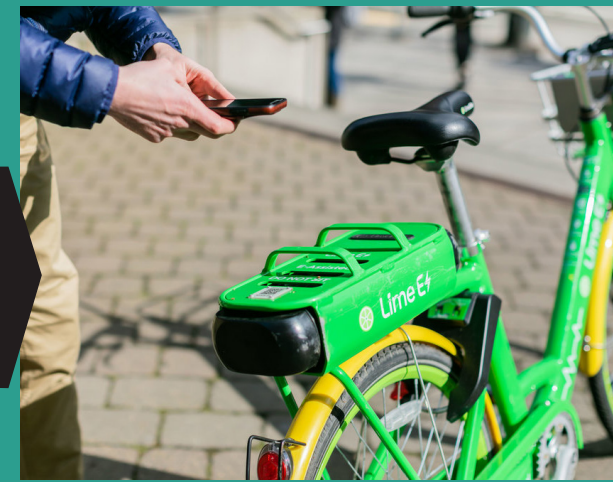
97
WALK SCORE




81
TRANSIT SCORE



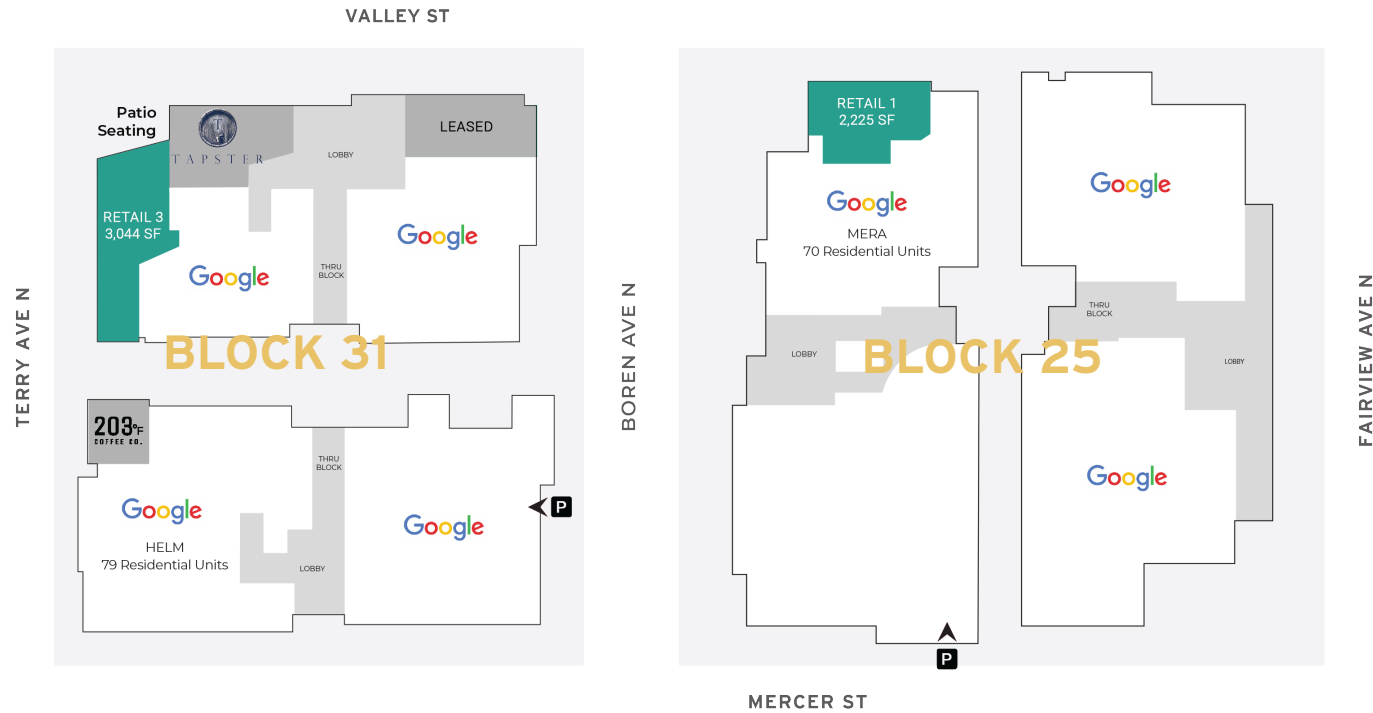

80
BIKE SCORE



LAKE UNION PARK

STREETCAR



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 \$15.63 PSF

BLOCK 31

RETAIL 3 3,044 SF
 ASKING RATE..... Please inquire
 NNN \$15.63 PSF

AVAILABILITY Immediate

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