



# TOWER 1201

## RETAIL SPACE FOR LEASE

8,663 SF OF RESTAURANT SPACE AVAILABLE

1,026 - 8,761 SF OF RETAIL LOBBY SPACE AVAILABLE

SEATTLE, WA

[TOWER1201.COM](http://TOWER1201.COM)



## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	74,205	232,650	477,968
Projected 2026 population	89,939	265,442	530,229
Est. percentage of growth	3.92%	2.67%	2.10%
Daytime population	175,829	359,230	627,328
Households	47,170	131,050	236,662
Median age	37.4	37.8	36.8
Median household income	\$81,972	\$102,351	\$102,864
Average household income	\$126,896	\$145,351	\$146,633

Source: Esri 2022

- Moore Theater
- Paramount Theater
- Regal Cinemas
- Seattle Aquarium
- Waterfront Park
- Seattle Great Wheel
- The Crab Pot
- Elliott's Oyster House
- Pier 55
- Ivar's Fish Bar
- Colman Ferry Docks
- Pike Place Market
- Seattle Selfie Museum
- Noi Thai Cuisine
- Von's 1000 Spirits
- Ancient Grounds
- Skalka
- Japonessa Sushi Cocina
- Seattle Art Museum
- Wild Ginger
- The 5th Avenue Theater
- Gelatiarno
- Benaroya Hall
- Capital Grille
- Tulio
- Seattle Public Library
- Metropolitan Grill
- Pioneer Square
- Lumen Field
- Safeco Field





1201 Third is an award-winning trophy asset that's home to a deep bench of industry-leading tenants. A massive renovation by globally acclaimed NBBJ has infused the classic asset with new life, appealing to professional and creative powerhouses alike.

Your retail business will be well located in the heart of all that Seattle has to offer. The building offers ample parking for retail, and would serve as an elegant gathering place for colleagues after work, before or after attending sporting events for Seattle's professional sports teams, or in conjunction with visits to the Seattle Art Museum. The retail spaces also provide dining options for the immediately surrounding hotels and 3M SF of adjacent Class A office at each of the adjacent 4 corners.



**1,140,367 SF**  
building



**55**  
stories



**3,948**  
employees in  
building



**259,631**  
employees in  
2-mile radius



**64,417,717 SF**  
of surrounding  
office space



**18**  
hotels within  
2-mile radius





## SPACE DETAILS

8,663 SF of restaurant space located on 2nd Avenue

HVAC capable of 30 tons of cooling on hydronic loop

800 amps of power available

Valet parking, night and weekend parking options available

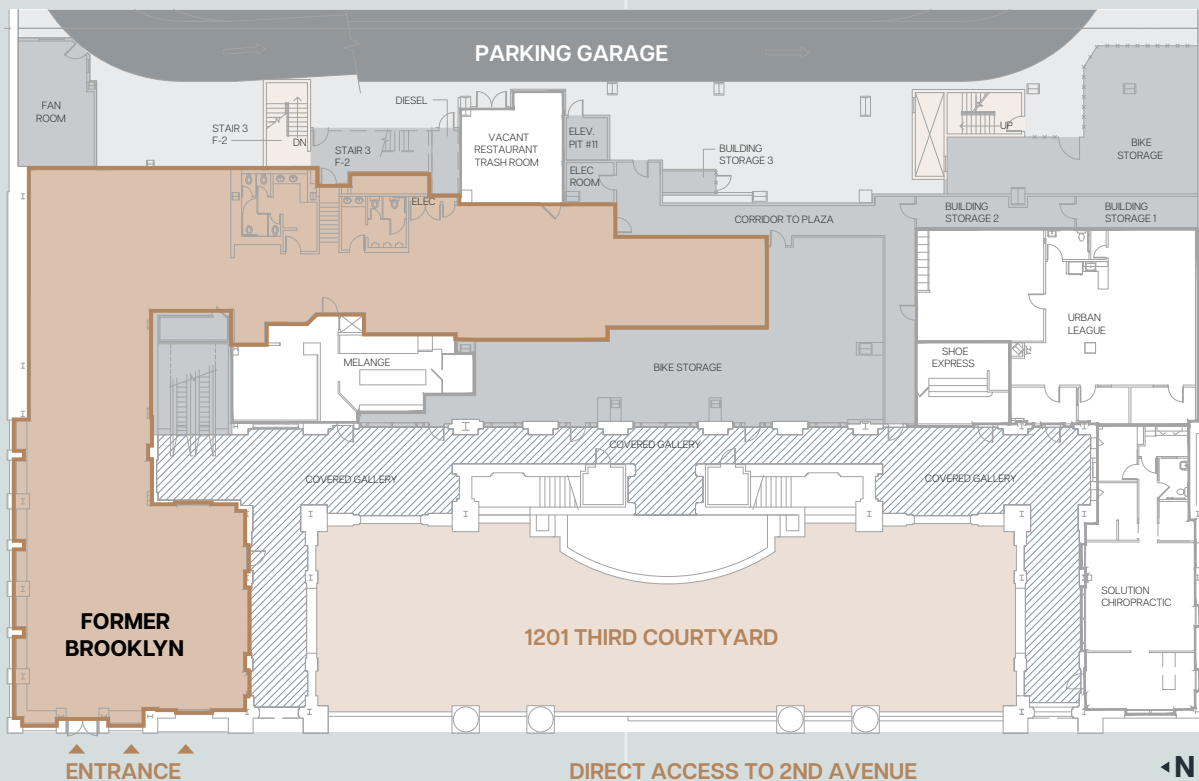
Extended ceiling height throughout dining room and rear of space; back of house has existing ceiling grid

Retail parking available in attached parking garage with direct underground access for pick up and delivery business

Main water: 4 inches

Shared restrooms

**8,663 SF AVAILABLE**







# SPACE DETAILS

3,912 & 3,130 SF of restaurant space located on 2nd Avenue

HVAC capable of 30 tons of cooling on hydronic loop

800 amps of power available

Valet parking, night and weekend parking options available

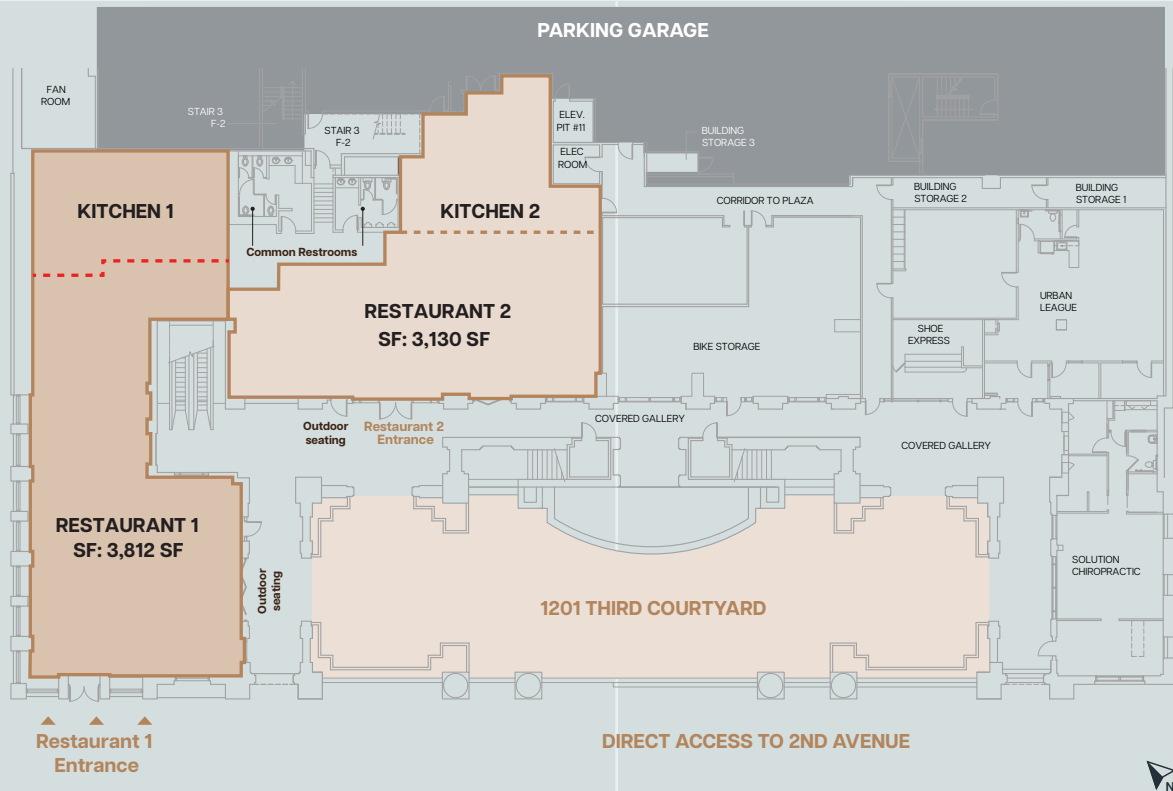
Extended ceiling height throughout dining room and rear of space; back of house has existing ceiling grid

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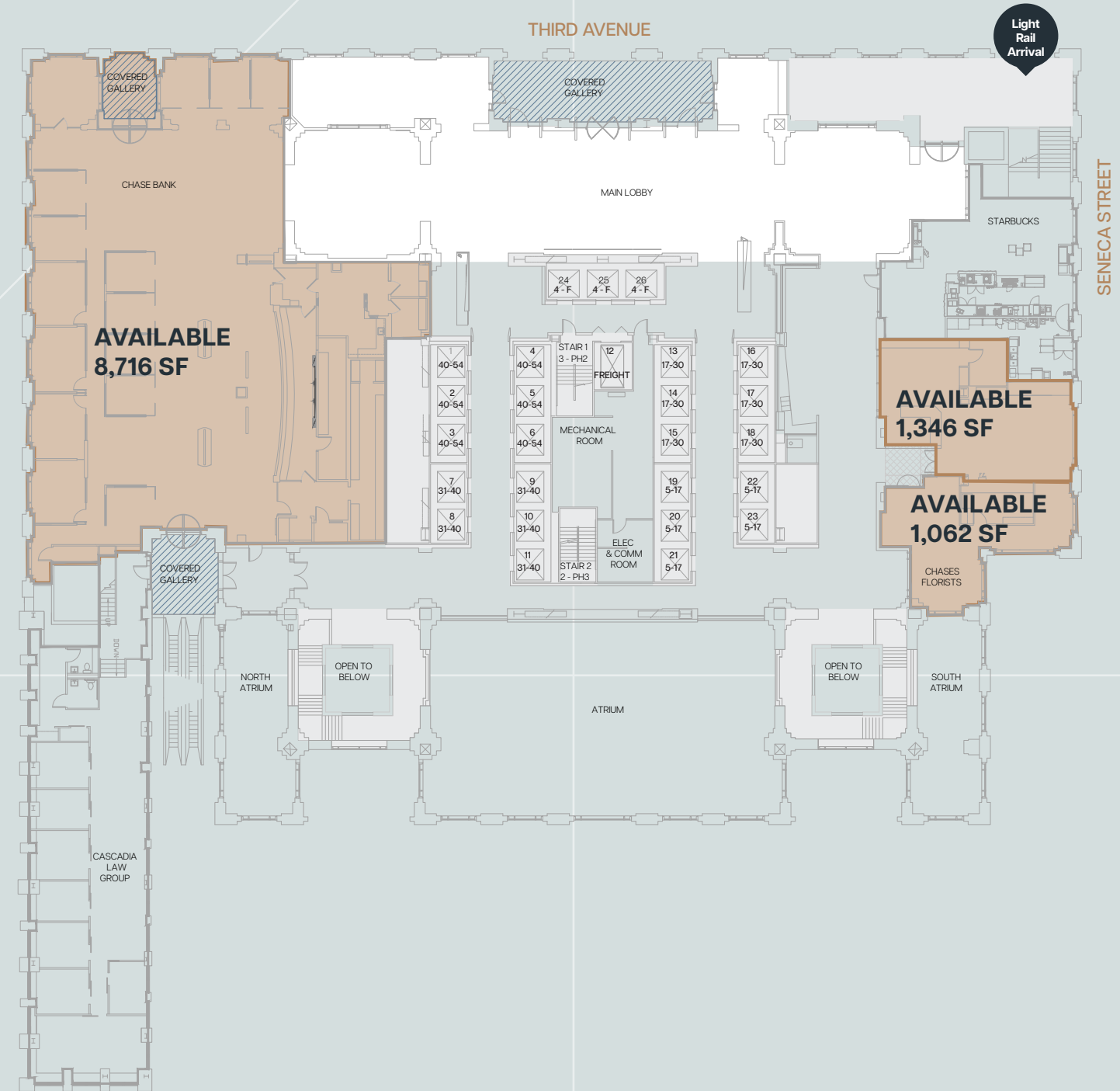
Main water: 4 inches

Shared restrooms

3,912 SF & 3,130 SF AVAILABLE



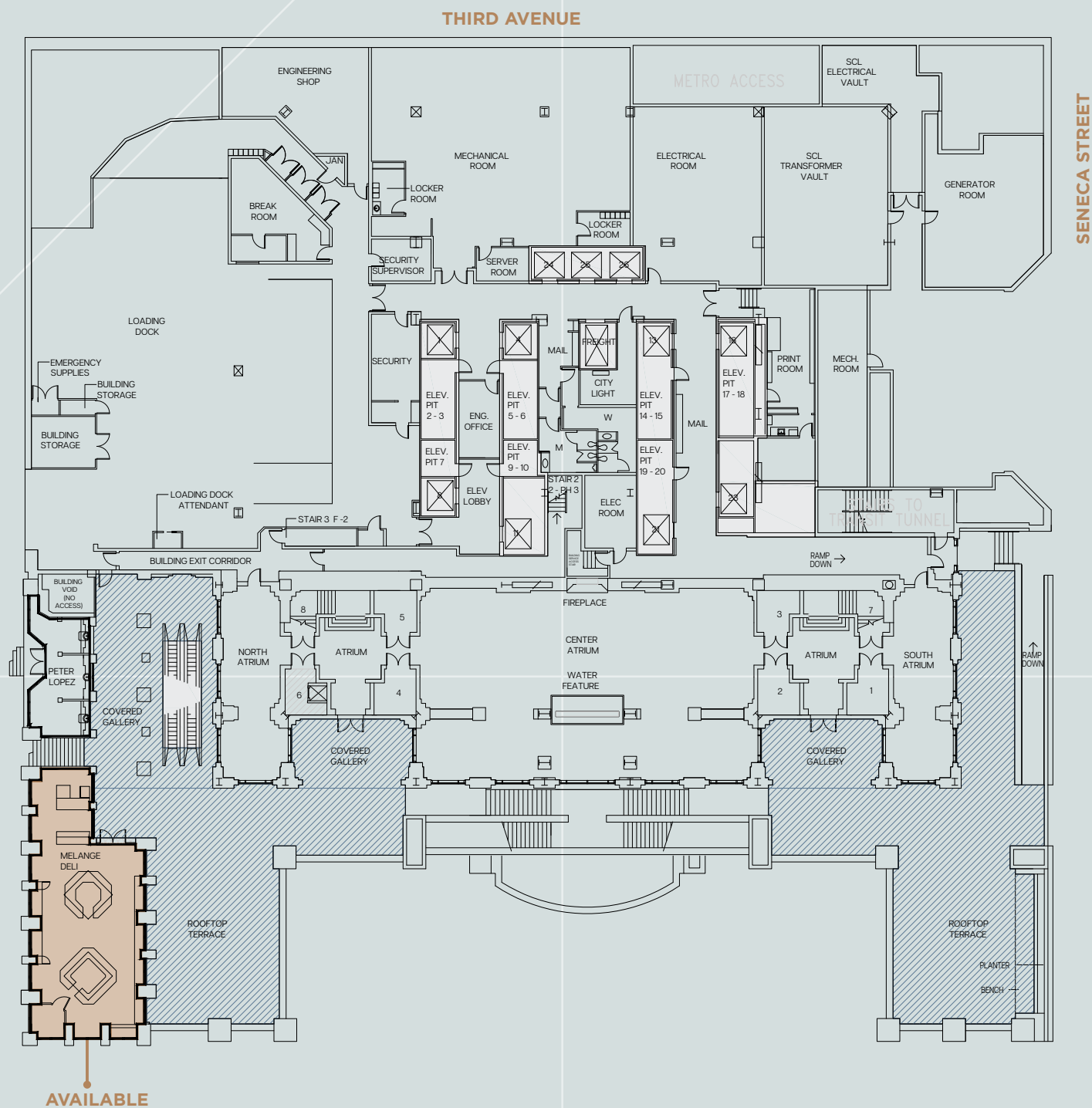
8,716 SF | 1,346 SF | 1,062 SF AVAILABLE



**1,544 SF** AVAILABLE

## SECOND LEVEL SPACE

7 TOWER 1201









## LOCATION

1201 Third stands in the heart of the action.

10 minute walk to Pioneer Square

8 minute walk to Pike Place

1 minute walk to Seattle Art Museum

1 minute walk to Benroya Hall

## LEAVE THE CAR BEHIND

100

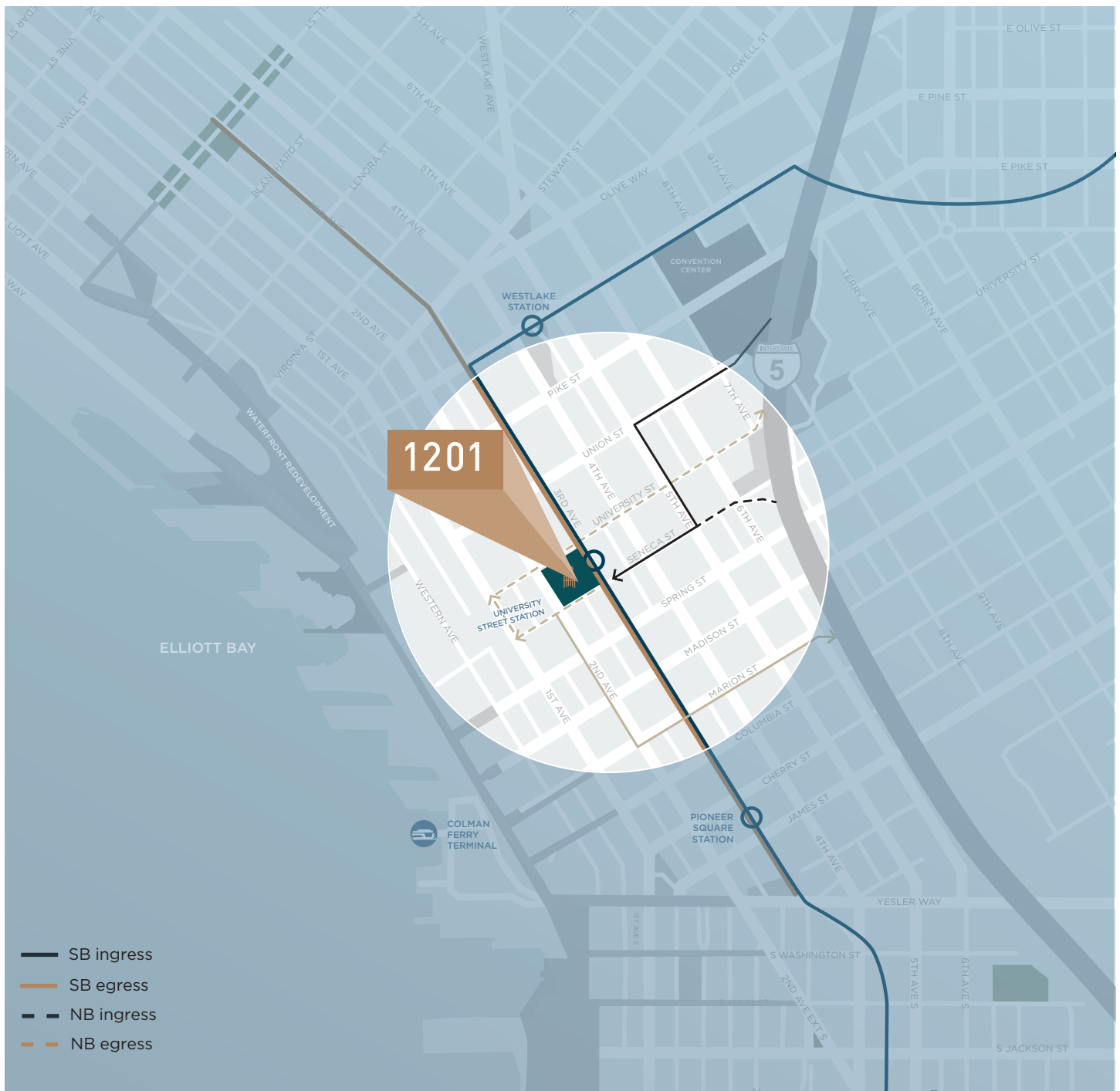
Transit score

Light rail

Downstairs

Zipcar

On-site





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**SEATTLE, WA**  
**TOWER1201.COM**

**BROKER CONTACT**

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