



101 STEWART

SEATTLE, WA



||
As one of the most well-located assets in the downtown core, First & Stewart boasts an extensive list of walkable amenities and unmatched accessibility to transit
||



101 STEWART
SEATTLE, WA

One Block from
**PIKE PLACE
MARKET**

\$4.7 BILLION
Transformational
Waterfront
Redevelopment

**SEATTLE
AQUARIUM
OCEAN
PAVILION
(2024)**

**WATERFRONT
PARK REBUILD
(2023)**



BUILDING HIGHLIGHTS

Two retail opportunities in well positioned ground-level suites on 1st Avenue and Stewart Street

Ideal location directly across from Pike Place Market, retail core and the Seattle CBD

Proximity to Pike Place Market provides exposure to approximately 10 Million shoppers per year

Abundant mix of office buildings, residential units, and hotels present a growing daytime and nighttime population

Close proximity to world-class shopping at Westlake Center, Nordstrom and Pacific Place

Stewart Street provides a gateway between cruise ship destinations, shopping centers and the Washington State Convention Center Expansion

Easy access to public transportation; bus and light rail via Westlake Transit Station



PROPERTY DETAILS

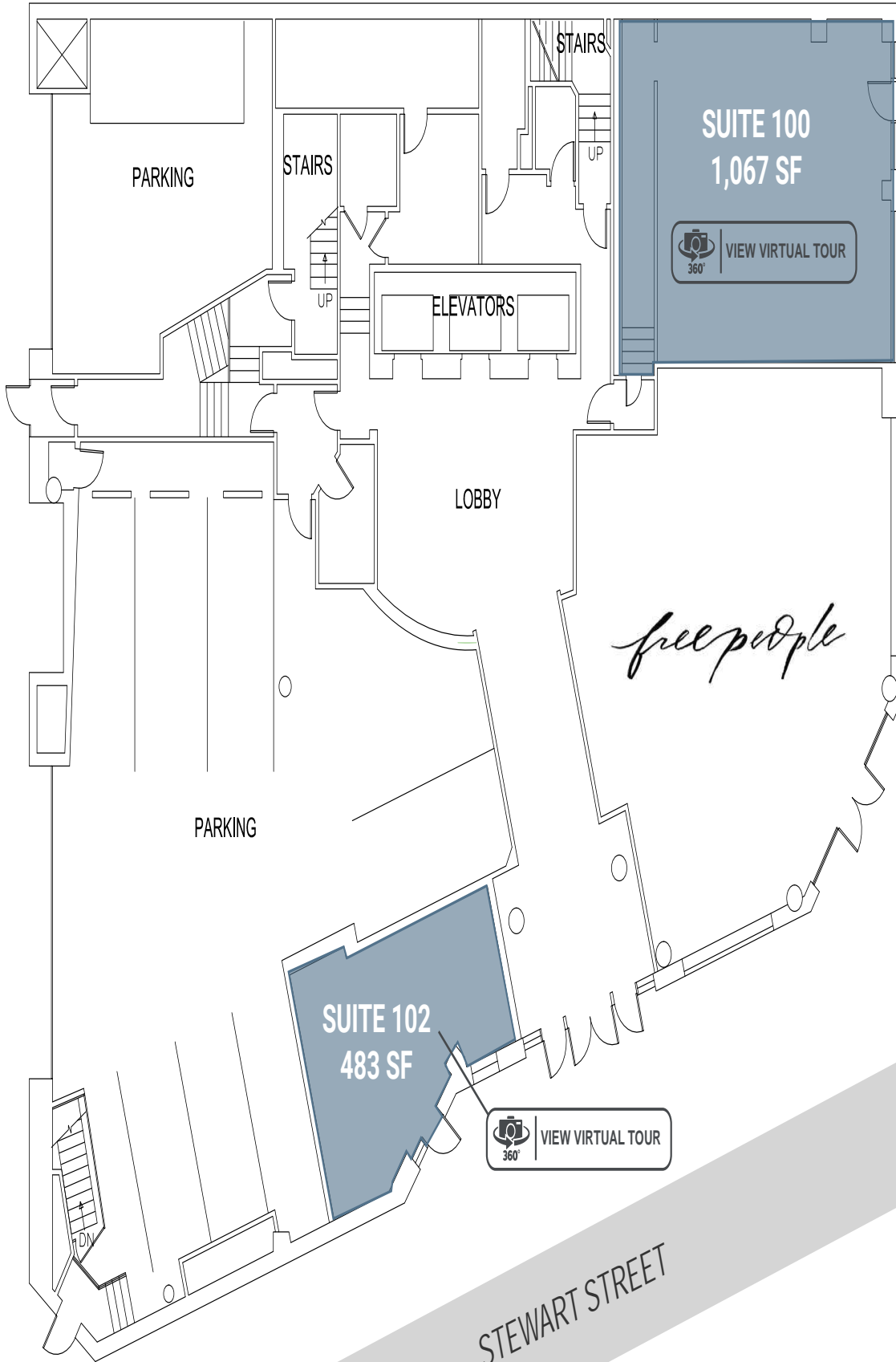
BUILDING ADDRESS	101 Stewart Street, Seattle
SQUARE FOOTAGE	Suite 100: 1,067 RSF Suite 102: 483 RSF
ASKING RATE	Call for rates
NNN ESTIMATE (2022)	\$15.80 PSF
TI ALLOWANCE	Negotiable
AVAILABILITY	Suite 100: Available Now Suite 102: Available Now



2020 DEMOGRAPHICS

	.25 mile	.5 mile	1 mile
RESIDENTIAL POPULATION	7,504	18,410	67,314
DAYTIME POPULATION	20,896	62,405	138,225
AVG. HOUSEHOLD INCOME	\$99,217	\$121,895	\$116,908

GROUND LEVEL SITE PLAN

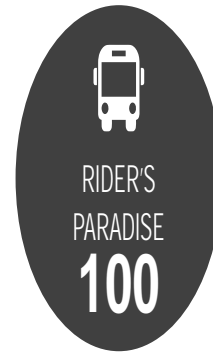


1ST AVENUE

STEWART STREET



AMENITIES & TRANSPORTATION



RESTAURANTS

- | | |
|-------------------------------|---------------------------|
| 1 WANN SUSHI | 23 CORTINA |
| 2 ABURIYA BENTO | 24 RED CEDAR & SAGE |
| 3 BUFFALO WILD WINGS | 25 IL BISTRO |
| 4 STARBUCKS | 26 WILD GINGER |
| 5 CUTTERS CRAB HOUSE | 27 PANE PANE |
| 6 ETTA'S | 28 MOD PIZZA |
| 7 SEATOWN MARKET | 29 JAPONESSA |
| 8 VIRGINIA INN | 30 CAFFE LADRO |
| 9 LE PICHET | 31 STARBUCKS |
| 10 THE PINK DOOR | 32 THE CAPITOL GRILL |
| 11 OLD STOVE BREWING | 33 PURPLE CAFE |
| 12 BEECHER'S CHEESE | 34 POKE LOVER |
| 13 CHIPOTLE | 35 SWEET IRON |
| 14 LOULAY | 36 TAVOLATA (coming soon) |
| 15 MATT'S IN THE MARKET | 37 VON'S 1000 SPIRITS |
| 16 STARBUCKS | 38 GREAT STATE BURGER |
| 17 HARD ROCK CAFE | 39 OUTLIER |
| 18 STARBUCKS | 40 PEET'S COFFEE |
| 19 RN74 SEATTLE | 41 MIGHTY-O DONUTS |
| 20 POTBELLY SANDWICH | 42 NIJO SUSHI |
| 21 VEGGIE GRILL | 43 BOOKSTORE BAR & GRILL |
| 22 FROLIK KITCHEN + COCKTAILS | 44 HOMEGROWN |

RETAIL

- | | |
|-----------------------|----------------------|
| 1 MUD BAY | 23 FRAN'S CHOCOLATES |
| 2 PATAGONIA | 24 KAVU |
| 3 WESTLAKE CENTER | 25 WATSON KENNEDY |
| 4 NORDSTROM FLAGSHIP | 26 CONE & STEINER |
| 5 PACIFIC PLACE | |
| 6 JACKSTRAW | |
| 7 DESIGN WITHIN REACH | |
| 8 SEPHORA | |
| 9 OLD NAVY | |
| 10 GENE JUAREZ SALON | |
| 11 ANTHROPOLOGIE | |
| 12 MADEWELL | |
| 13 ARC'TERYX | |
| 14 THE NORTH FACE | |
| 15 NIKETOWN | |
| 16 CITY CENTRE | |
| 17 FJALLRAVEN | |
| 18 DANNER BOOTS | |
| 19 PIKE PLACE MARKET | |
| 20 TARGET | |
| 21 MEN'S WAREHOUSE | |
| 22 BECKETT & ROBB | |

RECREATION

- | |
|----------------------|
| 1 MOORE THEATRE |
| 2 GAMEWORKS |
| 3 REGAL CINEMAS |
| 4 CONVENTION CENTER |
| 5 PIKE PLACE MARKET |
| 6 THE SHOWBOX |
| 7 5TH AVENUE THEATRE |
| 8 SEATTLE AQUARIUM |
| 9 SEATTLE ART MUSEUM |
| 10 BENAROYA HALL |
| 11 THE GREAT WHEEL |
| 12 ARGOSY CRUISES |



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NEWMARK

DWS