



Exciting Retail / Restaurant Opportunity within Pike Place Market

Pike Place Market Lease Opportunity



Artist Rendering

- Located within recently completed MarketFront development with future pedestrian connection to the waterfront
- Type 1 Exhaust Vent possible
- Timber beam / Concrete Construction
- Tenant Improvement Allowance Available

<u>RATE \$/SF</u>	<u>CAM</u>	<u>MONTHLY GROSS</u>
\$30.00	\$18.30	\$12,163.55

Contact Information
PikePlaceMarket.org
 Zack Cook
 T. 206.774.5279
 ZackC@PikePlaceMarket.org

**1901 Western Avenue STE F
 +/- 3,022 SF. Commercial Retail**

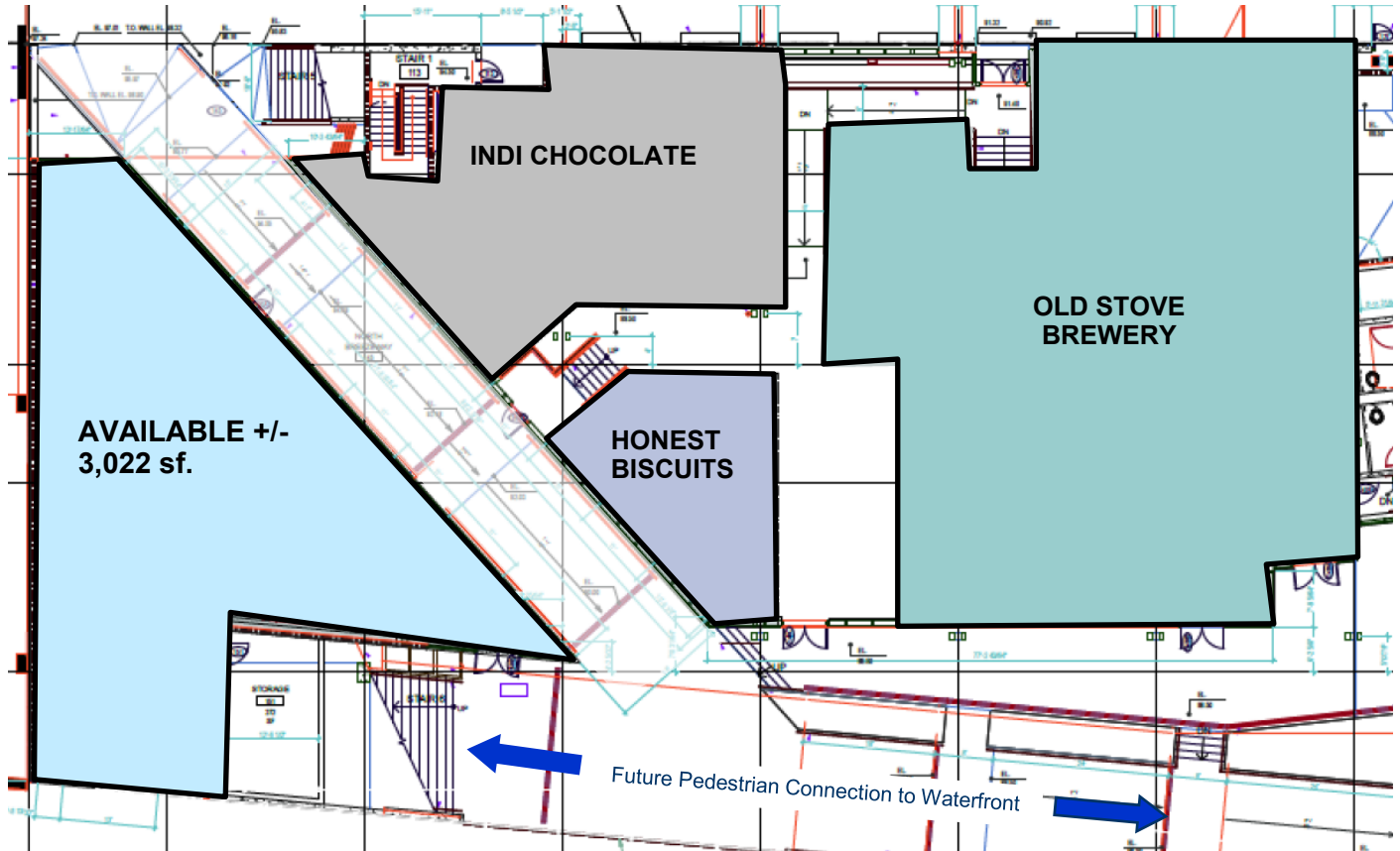
**Priority Retail Use: Food-based
 Production, Restaurant, Retail
 Specialty Goods**



Artist Rendering

- Historic Landmark Pike Place Market sees over 10 million visitors per year!
- Unobstructed views of Elliot bay.
- Nine Acre Market Historic District in the heart of the Seattle CBD
- Neighboring tenants Old Stove Brewery, indi chocolate and Honest Biscuits

Pike Place Market -1901 Western Avenue STE F Site Plan & Rental Information



Project Details

- Timber Beam Construction with exposed Concrete floor
- 400 Amp Electrical panel
- Utility Mains terminated to building (water/sewer/gas)
- Mechanical – condenser loop system
- Refrigeration- (freezers and coolers) condenser line connections for water cooled equipment;
- Exhaust stacks to accommodate multiple roof ventilation requirements; and fully sprinklered.

Features include:

- Unobstructed views of Elliot Bay
- AIA Award winning building—LEED GOLD
- Large public spaces in a park-like setting with connections to CBD, Waterfront & Aquarium.
- Attached Parking Garage 300 Stalls

RENTAL RATES

Rent:
\$30.00 psf/yr.
(Plus CAM + % Rent)

**Tenant Improvement
Allowance Available**

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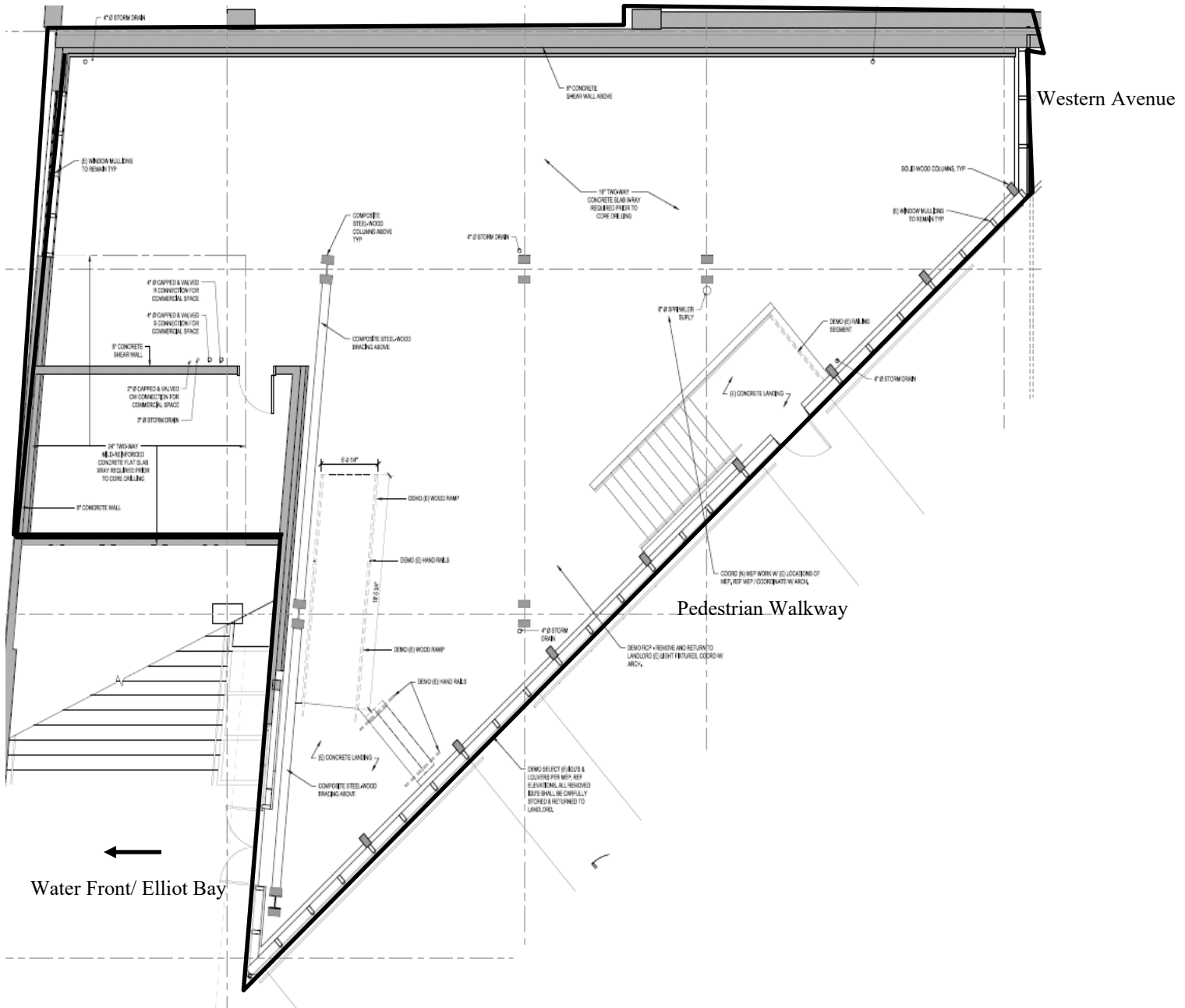
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Pike Place Market- 1901 Western Avenue STE F Floor Plan

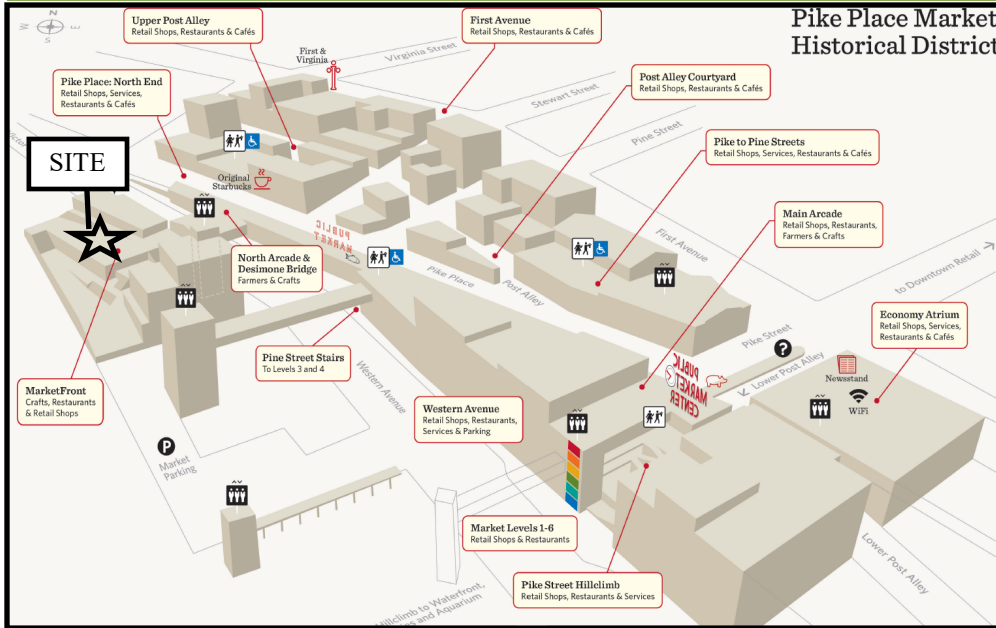


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Pike Place Market- 1901 Western Avenue STE F

Market Site Plans / Location



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Pike Place Market- 1901 Western Avenue STE F

Application Process

The Pike Place Market Preservation and Development Authority (PDA) is a public not-for-profit agency which owns and operates the Pike Place Market is seeking qualified owner-operated business for the location at 1901 Western Avenue STE F Seattle, WA 98101. Specific to this location the PDA desires a restaurant, food production based businesses or unique specialty retail use.

Application Submittal Process and Deadline date:

Those interested in submitting an application for this opportunity are asked to send a cover letter including a Business Plan (see description below):

**Pike Place Market PDA
Commercial Real Estate
85 Pike Street, Room 500
Seattle, WA 98101**

The Business Plan should include the following:

- 1. Use and mission for the business:** Describe the business concept/use, originality, mission for the business and how you will implement it. The Market Historical Commission (MHC) sets forth guidelines that describe the focus and purpose of the Market and the prospective use must meet these guidelines. ***See website link below to review guidelines**
- 2. Product Service List or Menu:** Provide a price list and photo if available of all items and services that will be for sale. Be as detailed as possible.
- 3. Tenant Improvement & Start up Costs:** Include approximate constructions costs related to the design of the space (including signage), purchase of start-up inventory, and the purchase of equipment. Detail how these costs will be financed (savings; loan and the terms; etc.).
- 4. Marketing Plan:** Provide details on who the customer base will be and how they will be targeted.
- 5. Resume & Organizational Mgmt.:** Ownership team biographies and experience (including detailed description of experience and dates of career history)
Applications will be evaluated according to the MHC Guidelines based on priority of use to the location within the Market and surrounding tenants, experience in operating the business and ability to fund. The top applicants will be selected for follow up interviews with the PDA. *If your application is selected*, you will be asked to provide a three year in-come and expense projection, personal financial statement, verification of funds and complete an application for a personal credit report.

Electronic copies will be accepted via e-mail sent to commercialleasing@pikeplacemarket.org. Please use this e-mail for application submittals ONLY.

Additional Information:

- The selected applicant will be recommended to the Pike Place Market PDA Council for approval.
- Applicant will also be required to secure approval of Market Historical Commission (MHC). The MHC Guidelines can be reviewed online: <http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-districts/pike-place-market-historical-district> and clicking on the Pike Place Market "District Guidelines" tab.
- Owners/Principals only need apply. Broker /Agent fees will not be paid by the Pike Place Market PDA
- Uses related to marijuana production, processing, or retailing are **not** permitted.

The PDA has sole discretion in the selection of qualified applicants and may terminate, cancel or extend the selection process at any time.

