



**Exciting Retail/Restaurant Opportunity Within The Historic Pike Place Market**

**Pike Place Market Lease Opportunity**



Artist Rendering

- Located within our Market Front development completed June 2017 with future pedestrian connection to the Water Front in 2024
- Type 1 Exhaust Vent possible
- Timber beam / Concrete Construction
- Tenant improvement allowance available

<u>RATE</u> \$/SF/Year	<u>MONTHLY</u> <u>RENT</u>	<u>MONTHLY</u> <u>CAM</u>	<u>MONTHLY</u> <u>GROSS</u>
\$30.00	\$7,555	\$4,608.55	\$12,163.55

**Contact Information**  
**Zack Cook - Commercial Prop Portfolio Manager**  
 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**

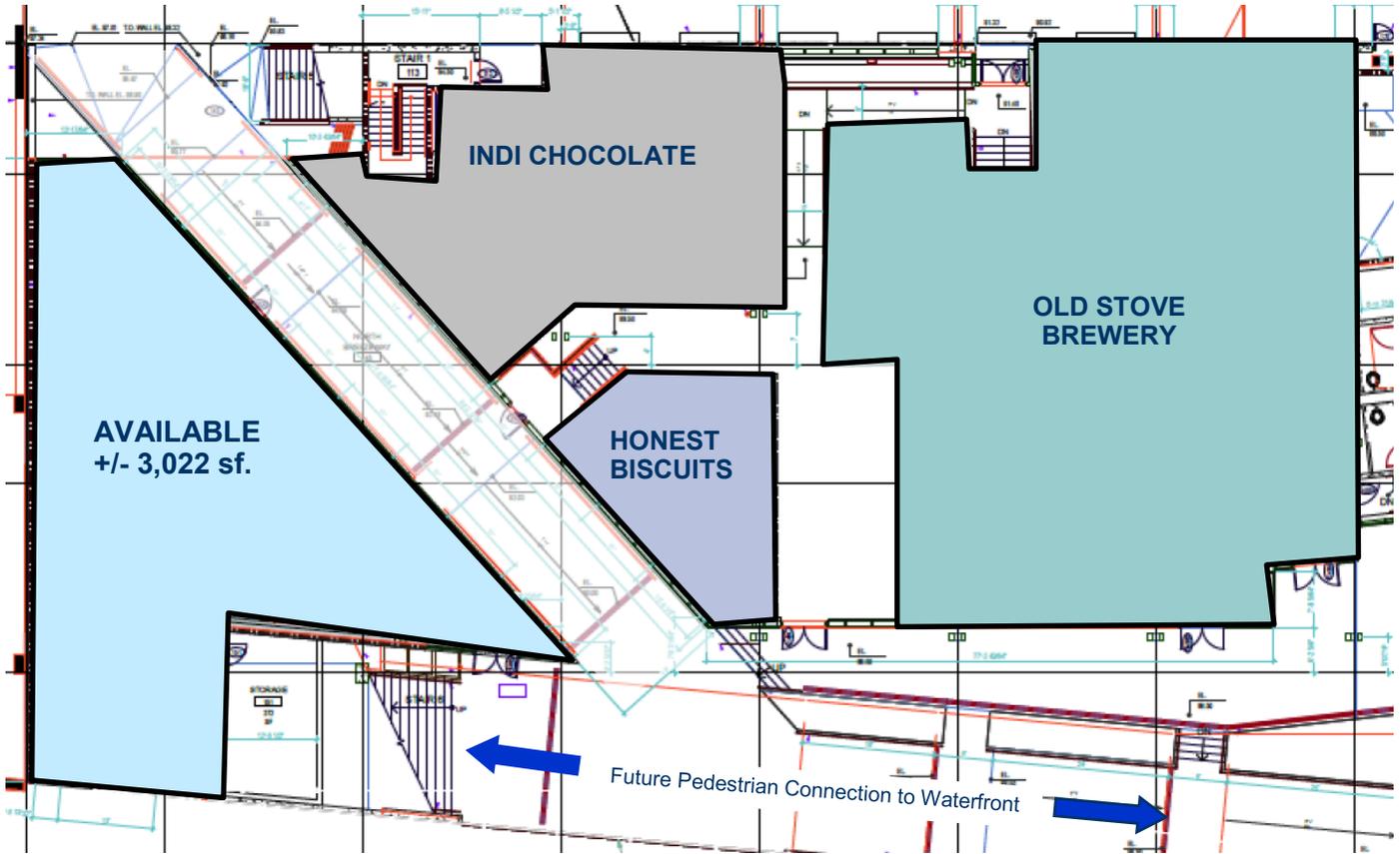


Artist Rendering

- Historic Landmark Pike Place Market sees over 10 million visitors per year!
- Unobstructed views of Elliott bay.
- Nine Acre Market Historic District in the heart of the Seattle Central Business District
- Neighboring tenants Old Stove Brewery, Indi Chocolate and Honest Biscuits
- Pike Place Market PDA does not pay Broker/ Agent commission

**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:

- Un-obstructed views of Elliot Bay
- Large public spaces in a park-like setting with connections to Central Business District, Waterfront & Aquarium.
- Attached Parking Garage 300 Stalls

*Detailed specifications and application available upon request.*

## Contact Information

**Zack Cook - Commercial Prop Portfolio Manager**  
T. 206.774.5279  
ZackC@PikePlaceMarket.org

## RENTAL RATES

**Rent:**  
**\$30.00 \$/SF/YEAR**  
**(Plus CAM + % Rent)**

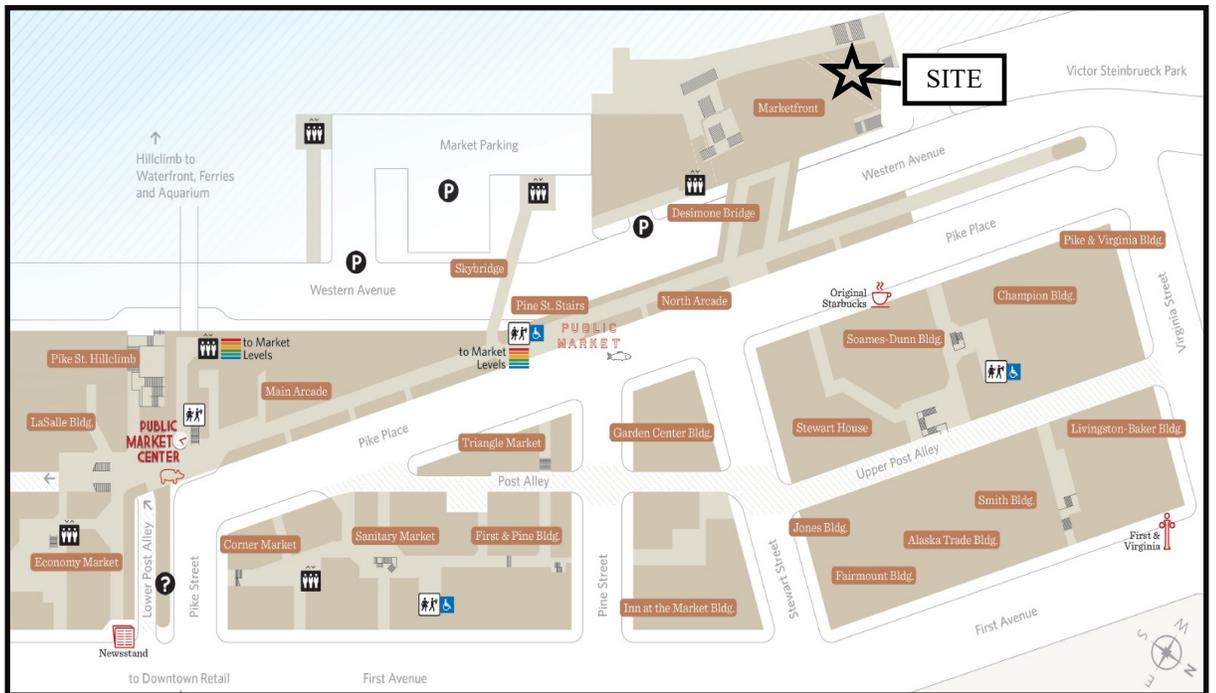
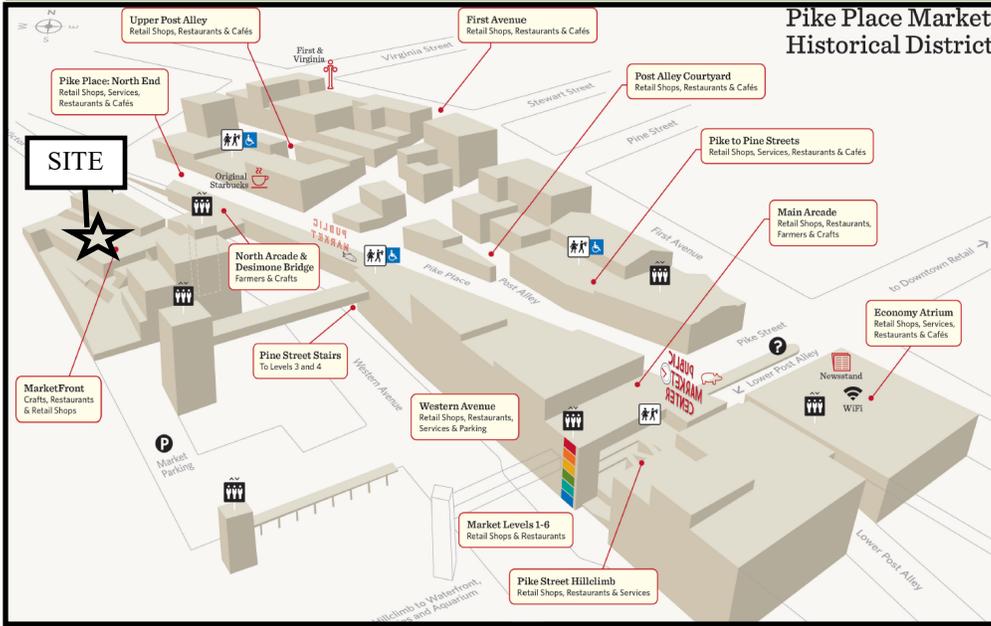
**Tenant Improvement Allowance Available**





# Pike Place Market- 1901 Western Avenue STE F

## Market Site Plans / Location



**Contact Information**  
**Zack Cook - Commercial Prop Portfolio Manager**  
**T. 206.774.5279**  
**ZackC@PikePlaceMarket.org**



**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. The PDA is seeking qualified owner – operated business for the location at 1920A Pike Place Seattle, WA 98101. Specific to this location the PDA desires a specialty grocery/deli/butcher with limited take-out food business or unique specialty retail-use.

### Application Submittal Process:

1. **Inquiry Form:** Visit our website and the Lease a Commercial Space page, where you will be able to view listings and complete the Inquiry Form. Once complete, you will receive the following steps to send via email to complete the application.

2. **Use and mission for the business:** Describe the proposed use for the space, your mission for the business and how you expect to implement it. How would your business be unique and add to the variety of offer-kings to the Pike Place Market. The Market Historical Commission (MHC) sets forth guidelines that describe the focus and purpose of the Market and the prospective use should fit within these guidelines. The MHC Guidelines can be reviewed by visiting the website and clicking on the Pike Place Market “District Guide-lines” tab. <https://www.seattle.gov/neighborhoods/historic-preservation/historic-districts/pike-place-market-historical-district>

3. **Three Year Income & Expense Projections:** Use the Excel template provided by the PDA. Forms can be e-mailed upon request. The first year is detailed by month and years 2 & 3 are projected by year. If you are proposing to finance start-up costs be sure to incorporate the loan payoff in your projections

4. **Tenant Improvement & Start-up Costs:** Include any costs related to the design of the space (including signage), purchase of start-up inventory, and the purchase or modification of equipment. Detail how these costs will be financed (savings; loan and the terms; etc.)

5. **Marketing Plan:** Provide details on who the customer base will be and how they will be targeted. Will advertising be a part of regular expenses? Do you have a business website and social media presence?

6. **Product Service List or Menu:** Provide a price list of all items and services that will be for sale. Be as detailed as possible. Attach photos or illustrations of sample products.

7. **Resume & Two Professional References:** List job history (including detailed description of experience and dates of each job) of all prospective applicants and at least two professional references for each applicant.

8. **Credit Report:** All complete applications must include a credit and background check. The PDA utilizes ORCA Information for this service. **Here is the online application -** <https://ppm.quickapp.pr/d/apply/123576>

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

**Note: Business proposed must be a new startup, no franchise or second lo-cation of existing businesses will be considered.**

**Uses related to marijuana production, processing or retailing are not permit-ted in this location.**

