



Kidder  
Mathews

RETAIL SPACE AVAILABLE

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ONNI  
SOUTH  
LAKE  
UNION

# Premier South Lake Union Retail Available.

1120 DENNY WAY | SEATTLE, WA 98109

DENNY WAY



# Property Highlights

OSLU EAST

OSLU WEST

FAIRVIEW AVENUE

RETAIL SPACE AVAILABLE

Flexible demising plans accommodating 867 – 3,875 USF

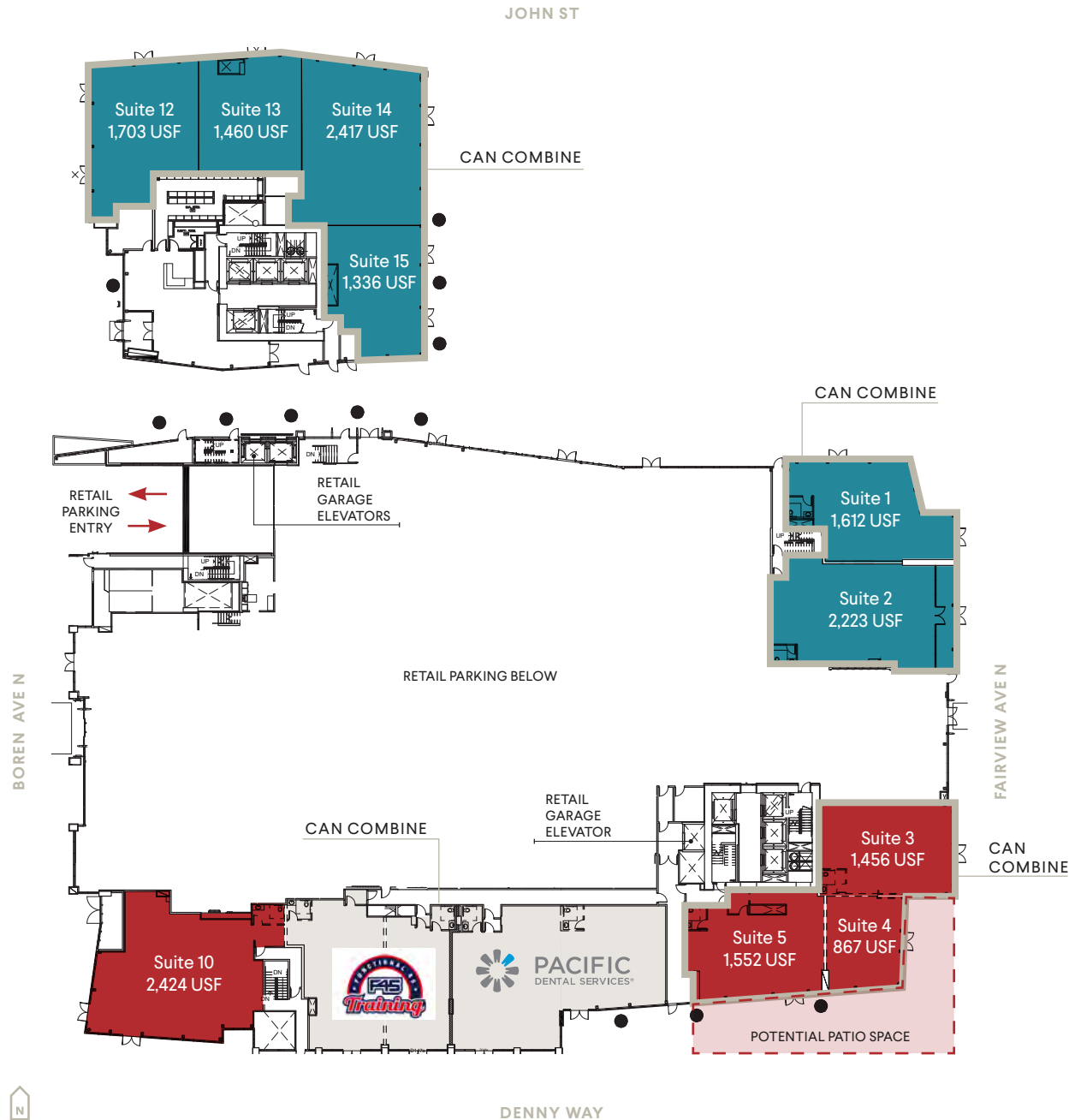
Draws from South Lake Union, Capitol Hill, Seattle Center, and North Belltown

Ideally located on the high-traffic intersection of Denny Way and Fairview Ave North

Extensive visitor parking on-site with easy access to retail

F45 Training just leased Suites 8 & 9, more suites available, call for rates

# Site Plan



## AVAILABILITIES

Suite 01	1,612 USF	3,835 SF TOTAL
Suite 02	2,223 USF	
Suite 03	1,456 USF	3,875 SF TOTAL
Suite 04	867 USF	
Suite 05	1,552 USF	
Suite 10	2,424 USF	6,916 SF TOTAL
Suite 12	1,703 USF	
Suite 13	1,460 USF	
Suite 14	2,417 USF	
Suite 15	1,336 USF	

 CAN COMBINE  
 LEASE PENDING

867 – 3,875 USF

DEMISABLE PLANS AVAILABLE

# An abundance of customer parking.

88  
COMMERCIAL STALLS

4  
ADA STALLS

4  
LOADING STALLS

96  
TOTAL STALLS

- COMMERCIAL PARKING
- ACCESSIBLE PARKING
- SHORT-TERM PARKING
- LOADING ONLY
- RETAIL ELEVATOR ACCESS





# Unbeatable storefront visibility.



BOREN AVENUE N FRONTAGE



FAIRVIEW AVENUE N FRONTAGE



FAIRVIEW AVENUE N FRONTAGE



BOREN AVENUE N FRONTAGE



SLU is at the center of  
tech giants and a dense  
residential population





# Meet your neighbors.



**TRADER JOE'S**  
COMING SOON

west elm



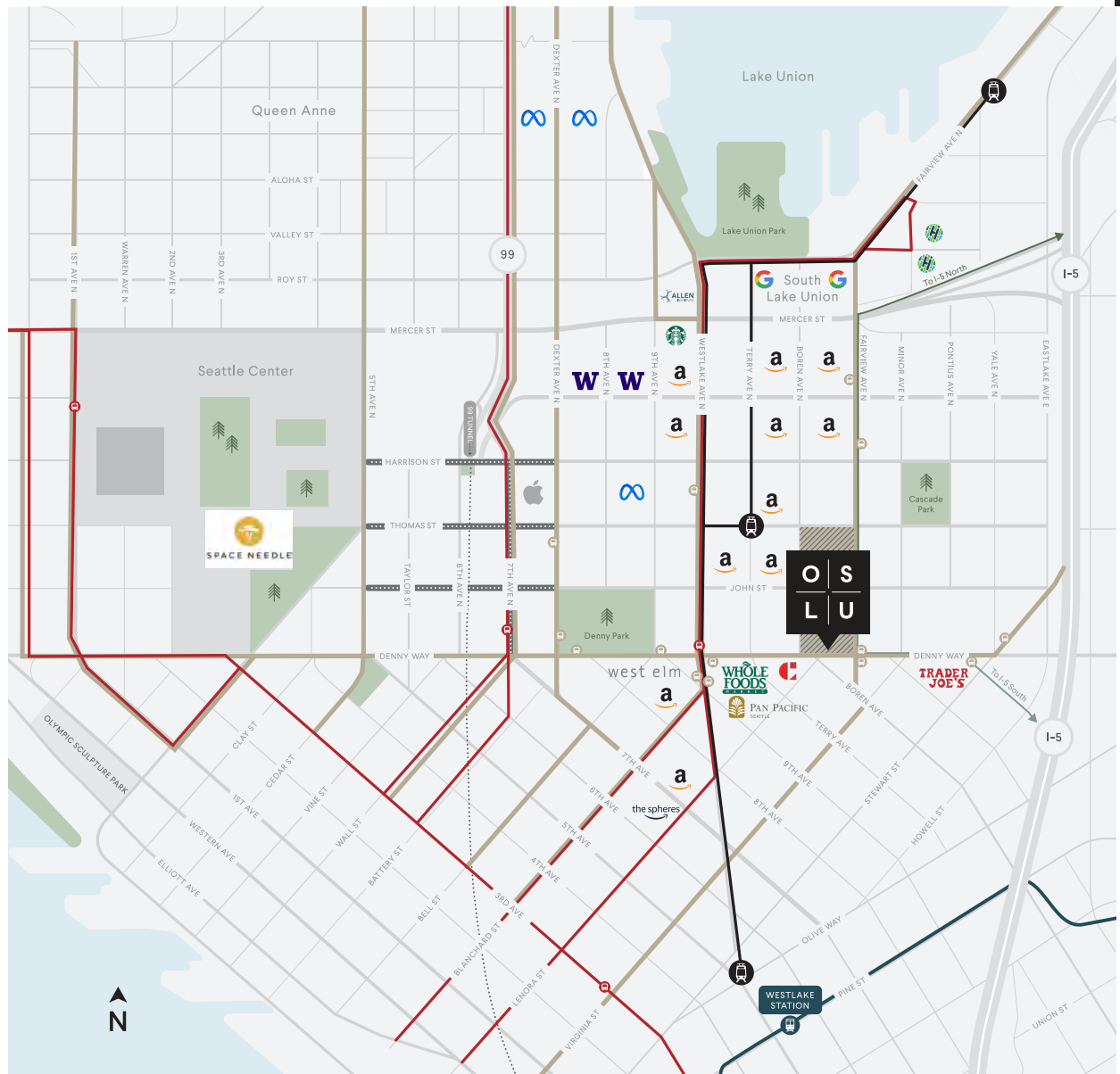
**amazon**  
HEADQUARTERS

260+

RESTAURANTS, CAFES & BARS  
WITHIN WALKING DISTANCE

## TRANSIT

- Bus Routes
- Rapid Ride Bus Routes
- South Lake Union Street Car
- Link Light Rail
- SR-99 Tunnel Connections



100  
TRANSIT SCORE



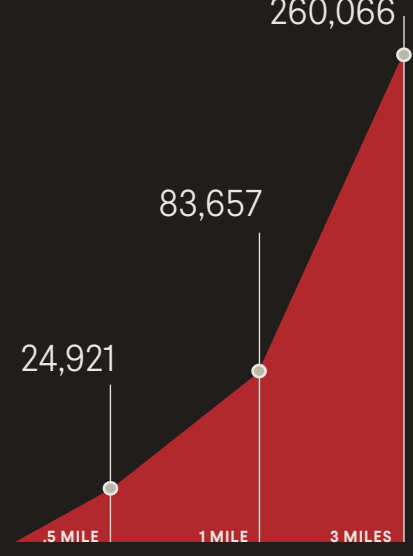
98  
WALK SCORE



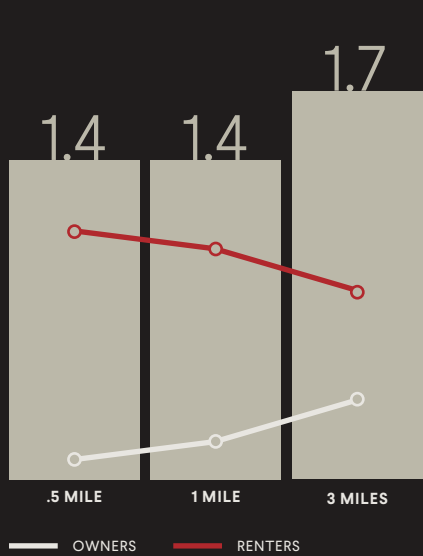
78  
BIKE SCORE

# Demographics

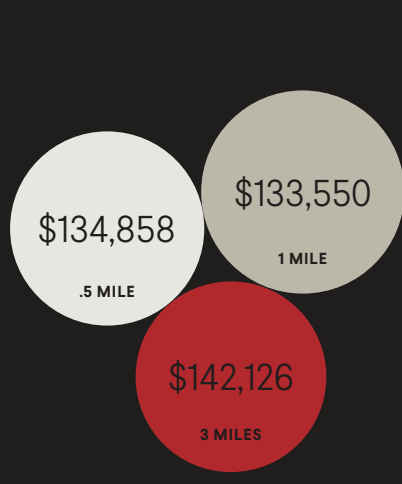
## POPULATION



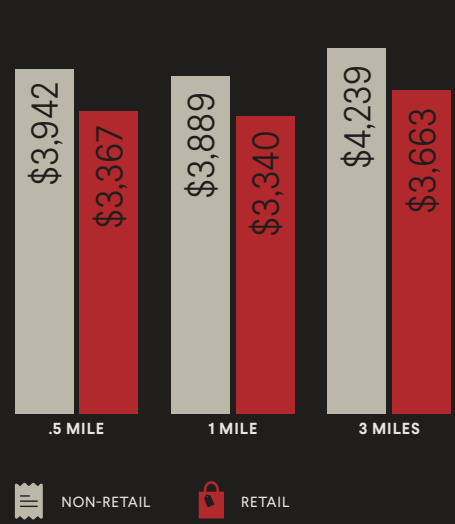
## AVERAGE HOUSEHOLD SIZE



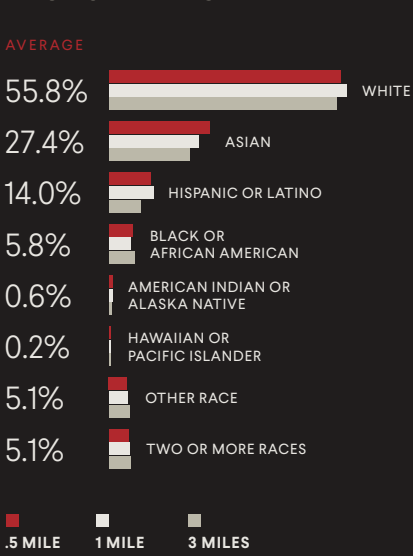
## AVERAGE ANNUAL HOUSEHOLD INCOME



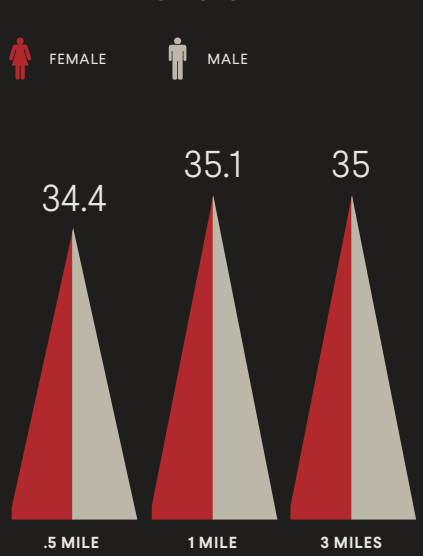
## MONTHLY HOUSEHOLD CONSUMER EXPENDITURE



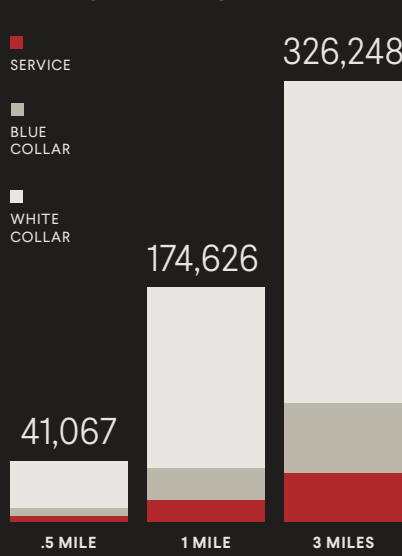
## RACE & ETHNICITY



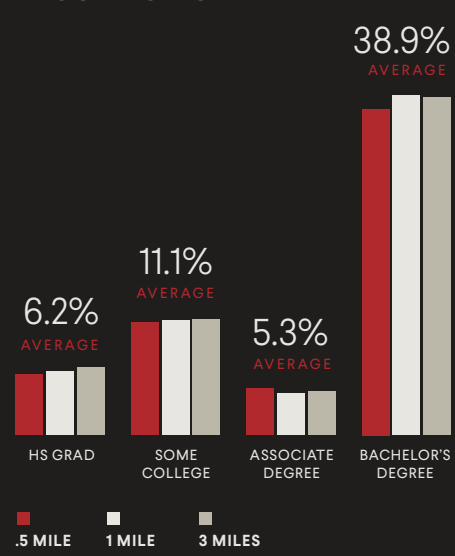
## MEDIAN AGE & GENDER



## EMPLOYMENT OVERVIEW



## EDUCATION OVERVIEW





# A complete community.

## TWO RESIDENTIAL BUILDINGS

- 41 floors - OSLU West
- 41 floors - OSLU East
- 798 apartment units

## RETAILERS

- 29,831 RSF of premium retail opportunities

## ONE MID-RISE HOTEL

- LEVEL Furnished Living
- 299 hotel units

## CLASS A OFFICE

- Coming soon
- ±935,951 RSF

## SEATTLE TIMES PARK

- Beautifully landscaped 25,000 square foot park
- Bike parking, water features and dog run
- Thoroughfare between Fairview Ave and Boren Ave

TOWER ONE  
OSLU WEST

TOWER TWO  
OSLU EAST

TOWER  
THREE  
HOTEL





# ONNI SOUTH LAKE UNION

RETAIL LEASING BY

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