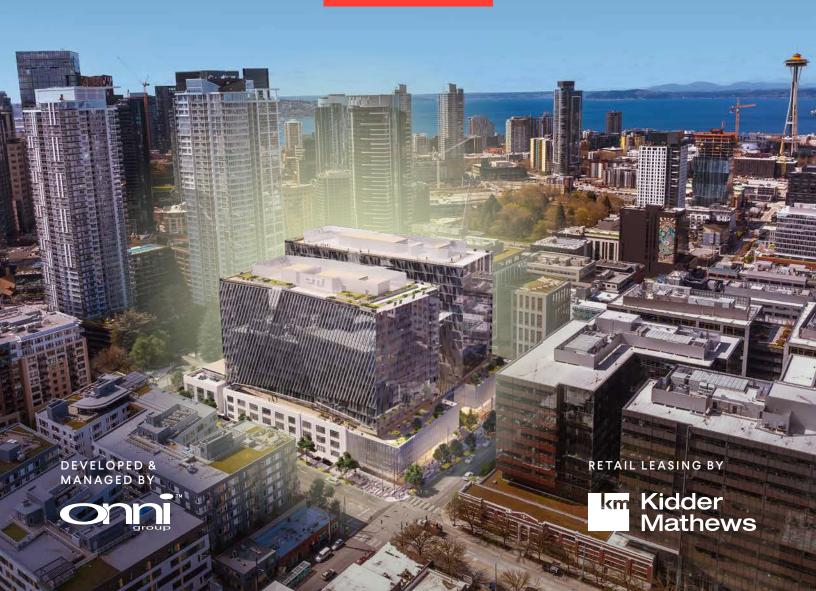


80,000+ SF of Retail in Seattle's Thriving South Lake Union

PHASE II DELIVERING Q3 2025 | 1120 JOHN ST, SEATTLE, WA

SLUONNIRETAIL.COM



A New Pulse in the Heart of South Lake Union

80K+ sf of retail space

FRIME CORNER SUITES

SLU Onni Retail offers over 80,000 SF of brand new retail across three prime corner suite locations. The suites span two Class A office towers divided by an airy greenway encouraging sustainable connection. Grand windows illuminate the spaces, merging them onto the scene with prominent neighbors.











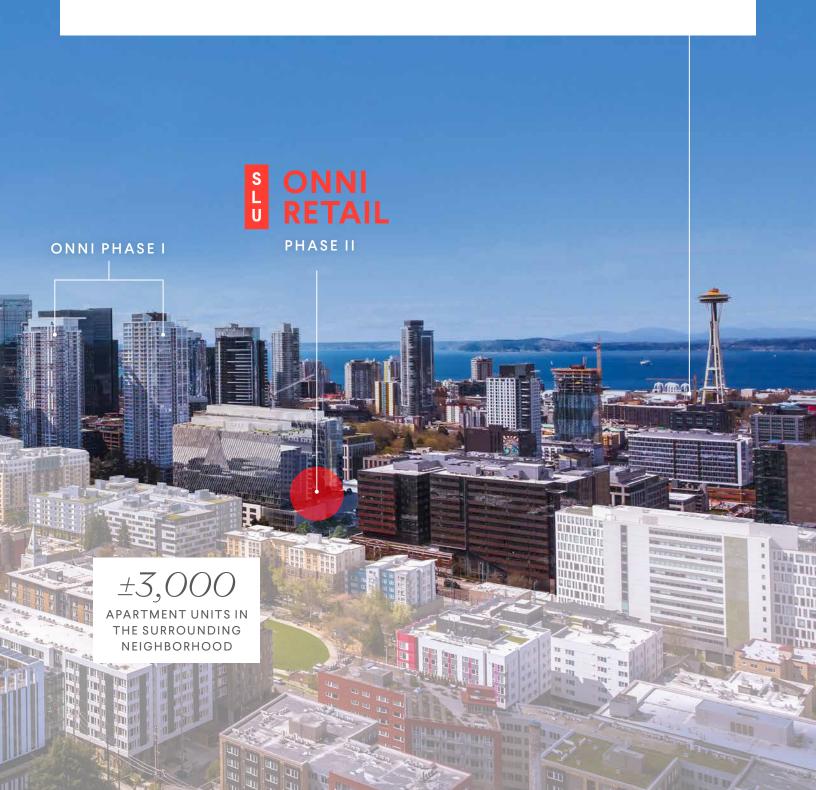


12M VISITORS ANNUALLY 14,000+

EVENTS EACH YEAR

5 MIN

DRIVE TO SLU ONNI RETAIL



Onni South Lake Union

As the largest mixed-use development in South Lake Union, this two-block project is being delivered in two phases — Phase I is now open and Phase II is scheduled for Q3 2025 delivery.

Phase I features two, 41-story residential towers housing 798 high-end apartment units; a 299-key hotel; retail shop space; and a 25,000 SF private park.

Phase II will include two Class A office towers comprised of 935,951 SF along with three large-format corner retail suites.

RETAIL SUITE 1

Northeast corner unit consisting of 40,086 SF designed to be compatible with most box retailers such as grocer, fitness, or entertainment users.

RETAIL SUITE 2

Southeast corner unit with historical facade consisting of 24,819 SF across three levels including a rooftop bar designed for a large-format restaurant or entertainment user.

RETAIL SUITE 3

Northwest corner suite consisting of 19,360 SF with multiple levels designed to accommodate various pharmacy, soft goods, apparel, or fitness users.





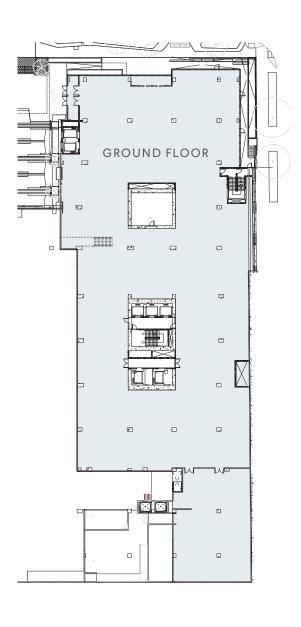


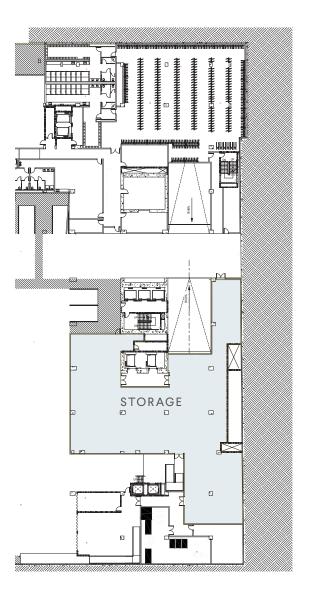
Retail Suite 1

- Spacious floor plan ideal for a grocer, fitness, or entertainment user
- Corner location with high ceilings
- Type I hood shaft

- Loading dock that can accommodate a 50-foot trailer
- Private freight elevator
- Back of house storage

CALL FOR RATES & DELIVERY DETAILS





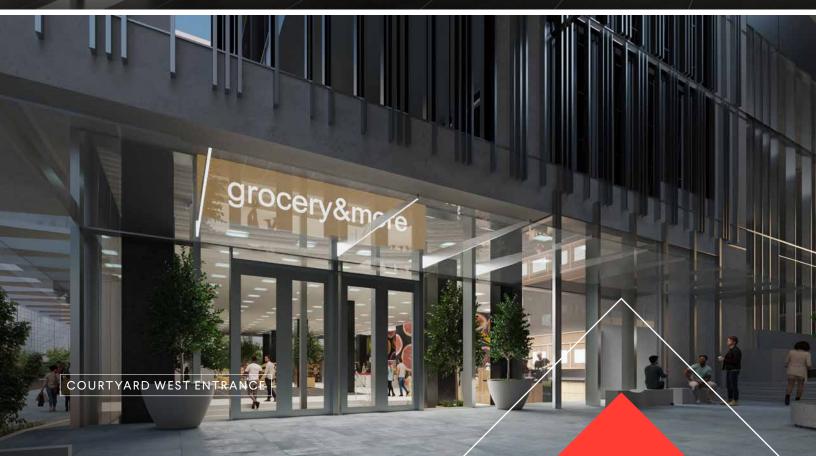
GROUND FLOOR

32,372 SF

LOWER LEVEL STORAGE

10,120 SF













GROUND FLOOR

10,249 SF

MEZZANINE

7,900 SF

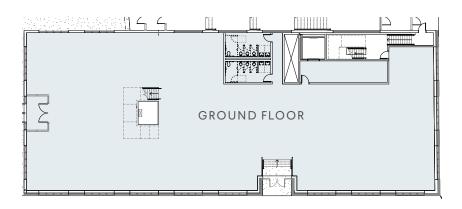
ROOFTOP

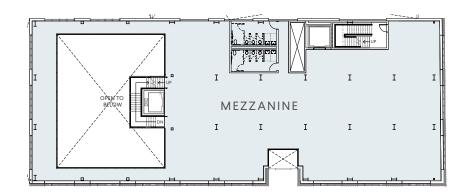
6,670 SF

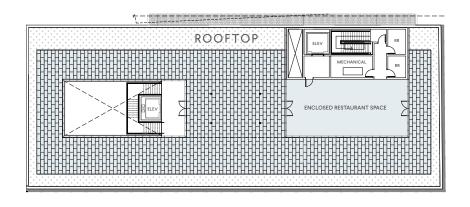
Retail Suite 2

- Prime corner restaurant location with rooftop bar/patio
- High ceilings with mezzanine
- Type I hood shaft
- Features unique historical facade of former Seattle Times building

CALL FOR RATES & DELIVERY DETAILS







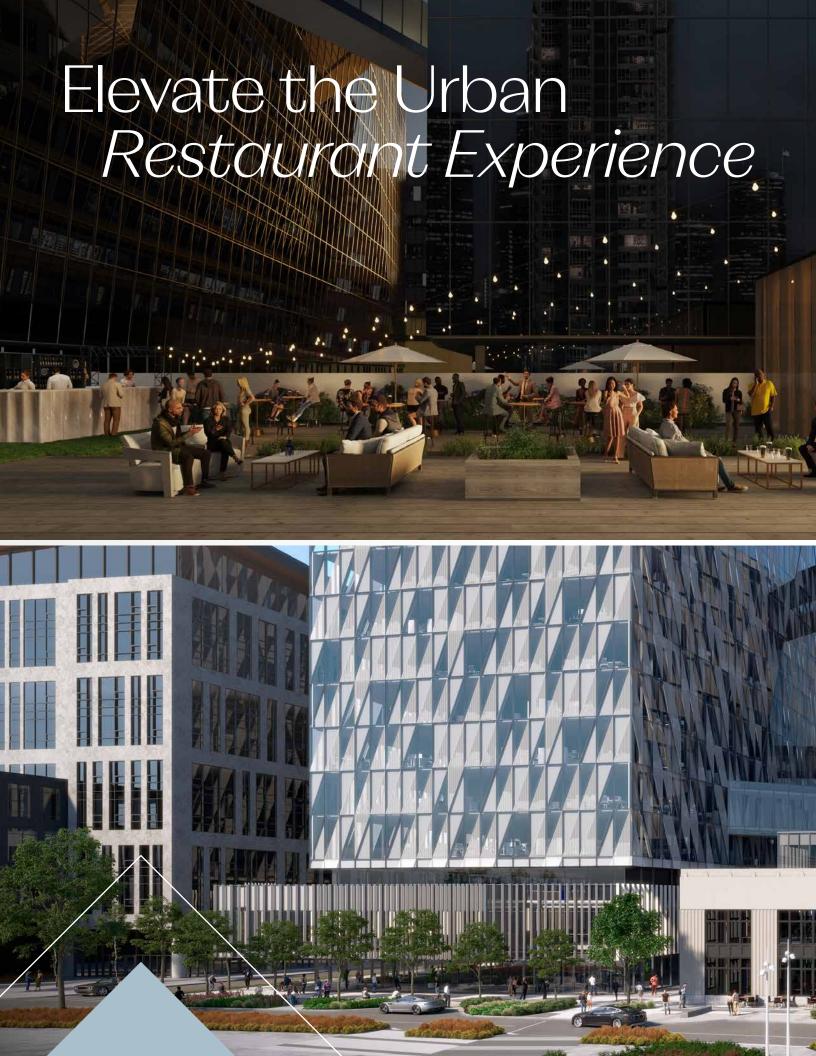


24,819 SF

3 LEVELS

12,000 VPD



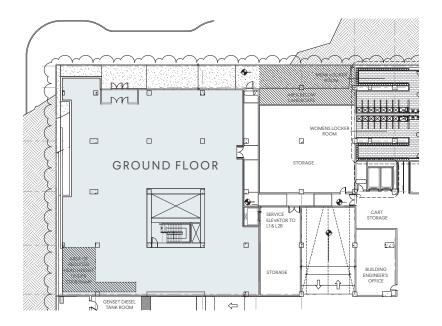


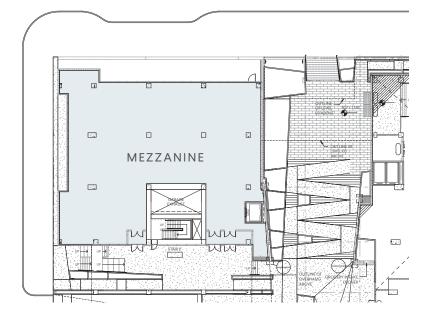




Retail Suite 3

- High-visibility, northwest corner location
- Direct access to Amazon's World HQ Campus
- High ceilings with mezzanine level





GROUND FLOOR

10,800 SF 8,560 SF

MEZZANINE

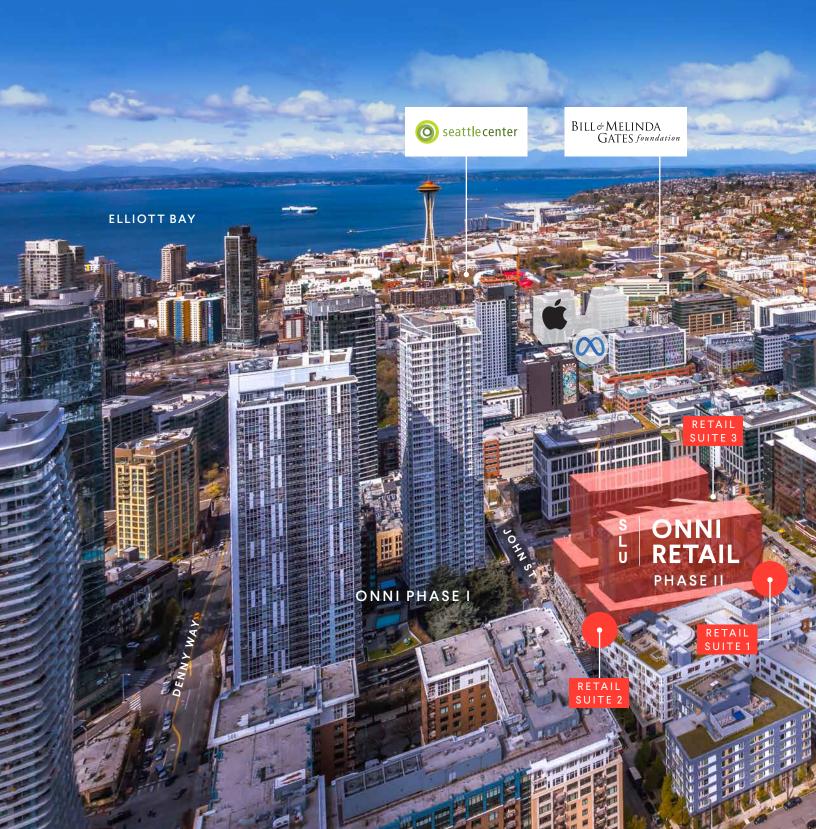
19,360 SF

2 LEVELS

CALL FOR RATES & DELIVERY DETAILS



Center Stage in South Lake Union



The bustling tech and life science scene paired with a dense residential community in the vicinity of SLU Onni Retail create a fertile ground for growing businesses.

AREA FOR STEM GRADUATES

amazon Meta 🗯 Google

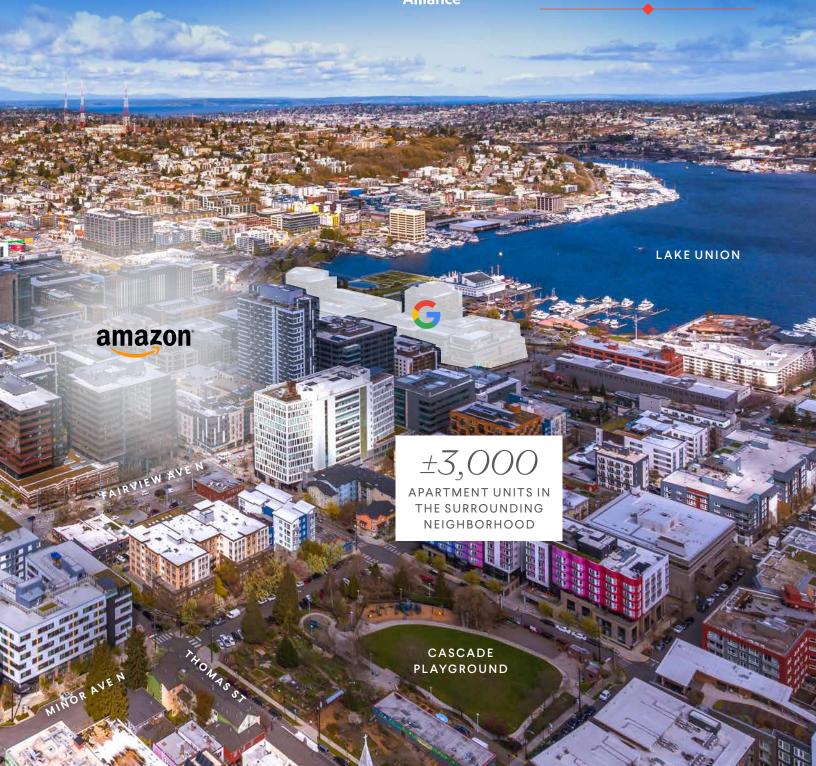


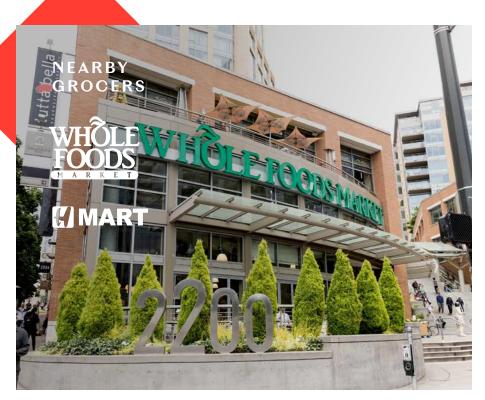
Rristol Myers Squibb FRED HUTCH



Seattle Care Alliance

RESTAURANTS & RETAIL ESTABLISHMENTS











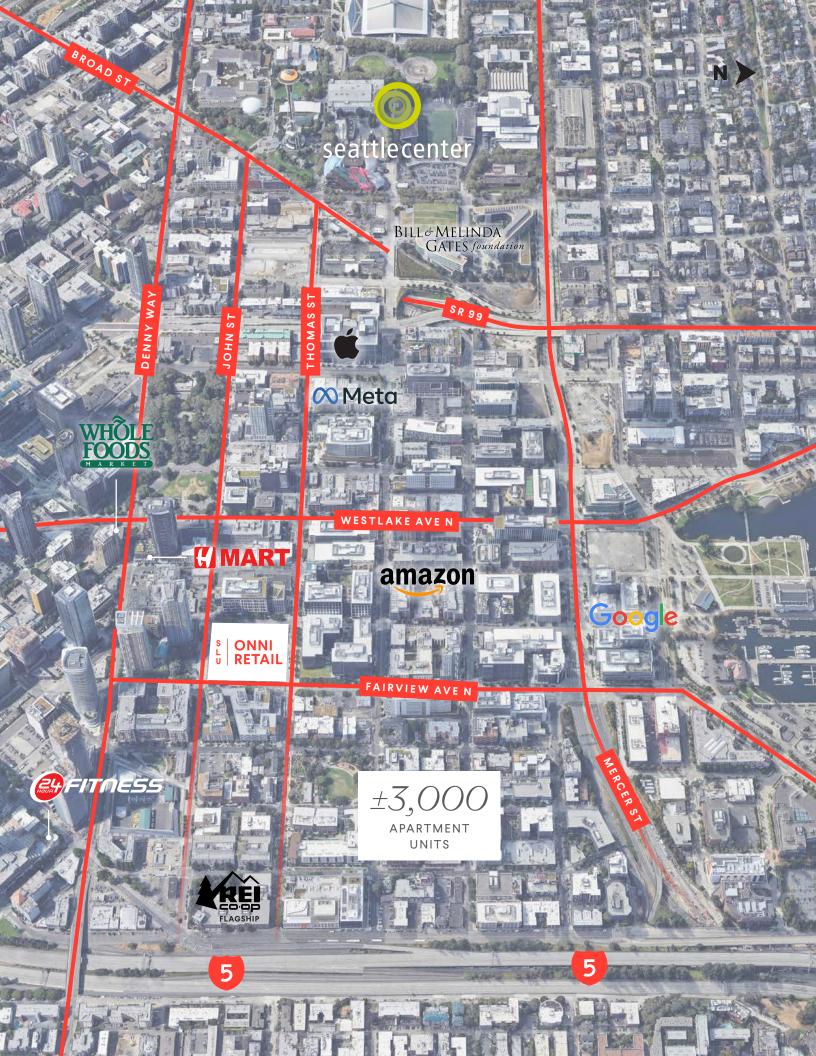
Be Someone's New Favorite Spot

The synergy is real. South Lake Union has flourished into a dynamic neighborhood bustling with cafes, rooftop bars, and high BPM fitness studios. As more office occupiers return to the scene, it's time to get in on the action.









Connections that Matter

SLU Onni Retail is ideally located in the heart of South Lake Union with excellent access to Seattle's major thoroughfares. Seamless entry and exit points allow both distributors and customers the ability to navigate to the property with ease.

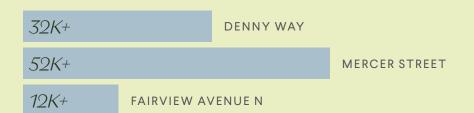
O.3 MILES

TO I-5 ON/OFF RAMPS

O.5 MILES

TO HIGHWAY 99

VEHICLES PER DAY



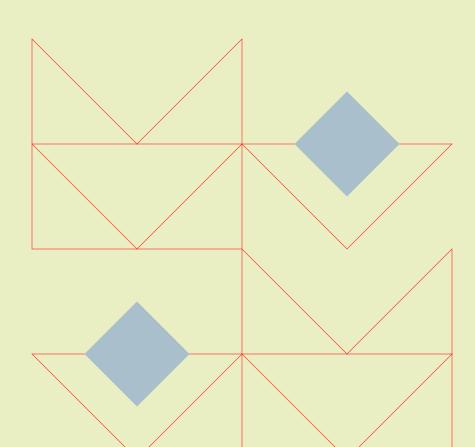
O.9 MILES
TO SPACE NEEDLE

RETAIL PARKING

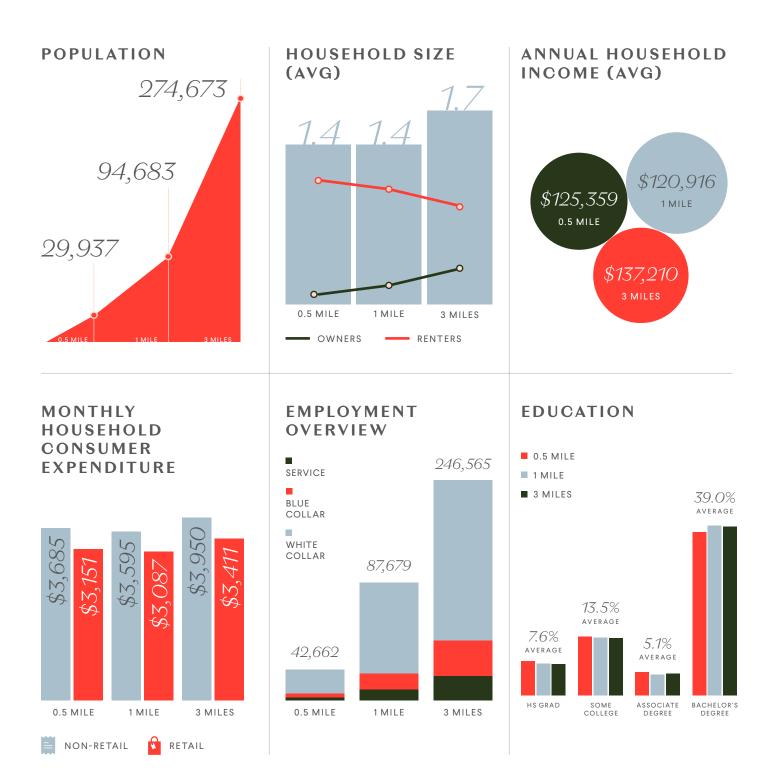
2 LEVELS

DEDICATED RETAIL CUSTOMER PARKING

468
TOTAL PARKING STALLS



Demographics that Deliver



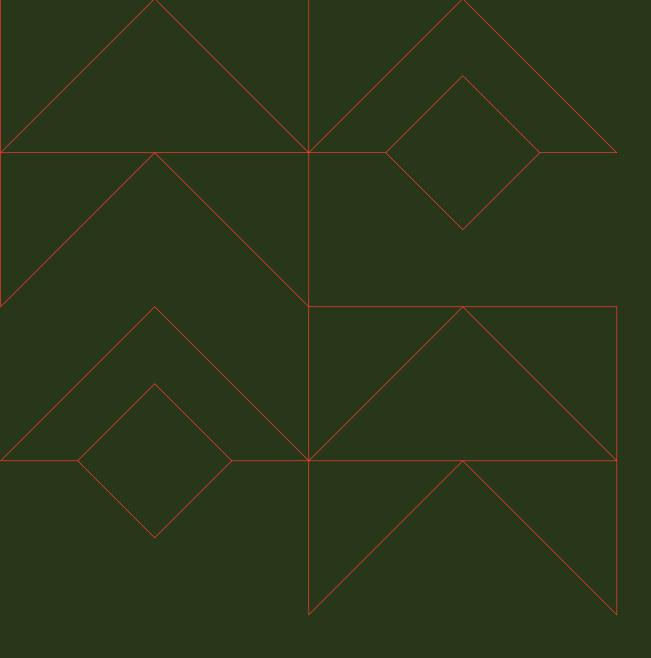
29

50% **WORK FOR** AMAZON

75% WORK IN TECH \$145K 89.5% AVERAGE INCOME

APARTMENTS LEASED









For over half a century, Onni has been building communities for people to live, work, and play with a dedication to quality construction, innovation, sustainability, and customer satisfaction. It's our more than 50-year track record of delivering award-winning, high-quality developments that makes Onni a trusted brand.

Learn more about retail leasing opportunities at *sluonniretail.com*

JASON MILLER

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