



FOR LEASE

**Retail 111
1,215 SF
Available**

GROUND-FLOOR RETAIL · DOWNTOWN SEATTLE

The Residence Inn

 1815 Terry Avenue · Seattle, WA 98101

THE SPACE

A signature street-level suite.

1,215 SF of prominent ground-floor retail at the base of The Residence Inn by Marriott — in the heart of Seattle's Denny Triangle.

The suite fronts Terry Avenue directly across from the Washington State Convention Center's Summit building, with 302 extended-stay suites overhead and Amazon's global headquarters a short walk away. The landlord will deliver the space to white-shell condition for the right tenant.



1,215 SF ground-floor retail

Corner exposure on Terry Avenue with full storefront glazing and high ceilings.



Delivered to white-shell condition

Landlord will bring the space to white-shell condition for a qualified, long-term tenant.



Built-in hotel demand

302 extended-stay suites and year-round convention traffic directly overhead.

1,215^{SF}

AVAILABLE

White^{Shell}

DELIVERY

98101

DENNY TRIANGLE

99^{/100}

WALK SCORE

FLOOR PLAN

Ground floor

302

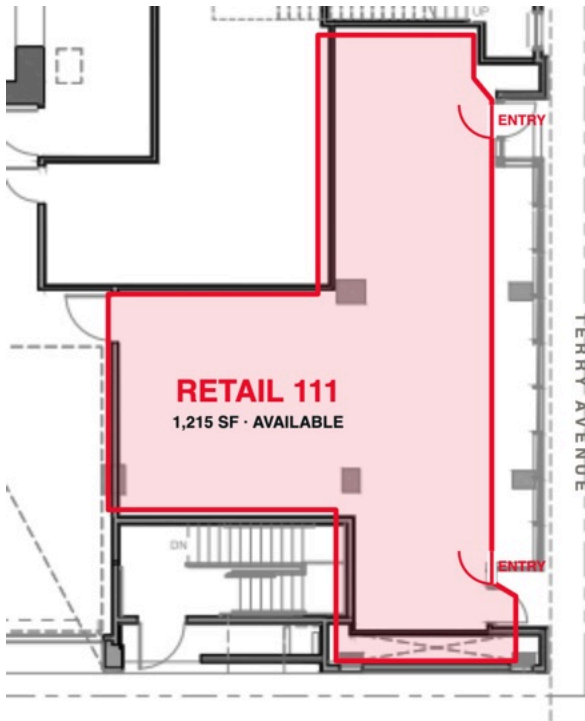
EXTENDED-STAY SUITES ABOVE

15

FLOORS OF GUEST DEMAND

Year-round

CONVENTION & CORPORATE BASE



AVAILABLE SUITE

Retail 111
1,215 SF

AVAILABLE

FRONTAGE Terry Avenue

ENTRANCES Two

DELIVERY White shell

FLOOR Ground level



WHITE-SHELL INTERIOR · EXPOSED CEILINGS, POLISHED SLAB



FLOOR-TO-CEILING STOREFRONT GLAZING · TERRY AVENUE

MARKET & DEMOGRAPHICS

A captive downtown trade area

POPULATION

56,800

1 MILE

281,400

3 MILE

524,900

5 MILE

AVG. HOUSEHOLD INCOME

\$121,300

1 MILE

\$138,600

3 MILE

\$133,400

5 MILE

DAYTIME EMPLOYEES

198,500

1 MILE

372,000

3 MILE

540,200

5 MILE

99 /100**WALK SCORE**

Walker's Paradise

100 /100**TRANSIT SCORE**

Rider's Paradise

73 /100**BIKE SCORE**

Very Bikeable

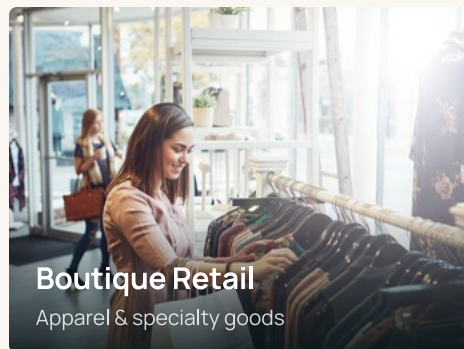
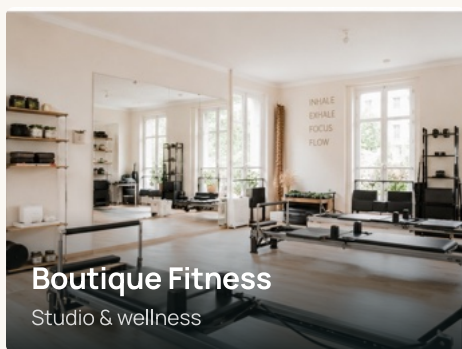
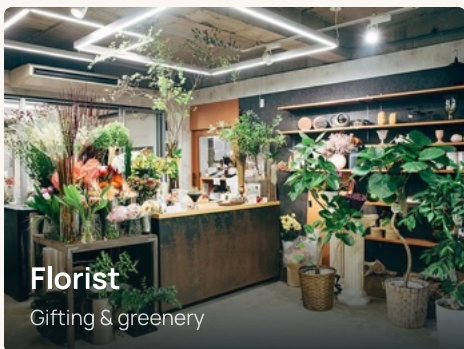
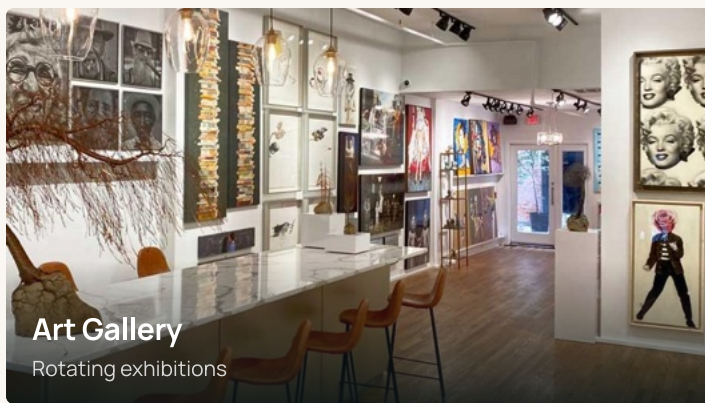
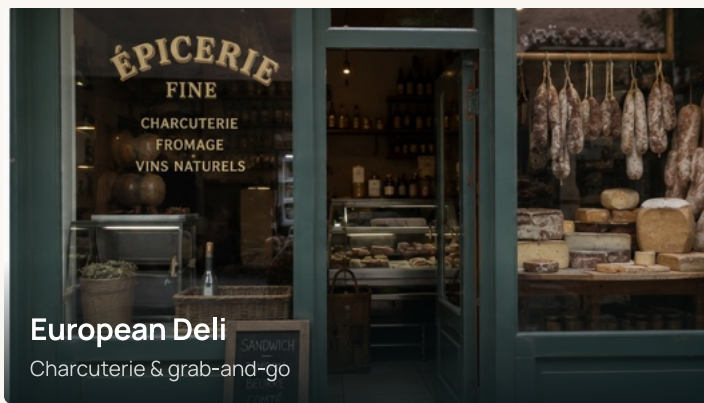
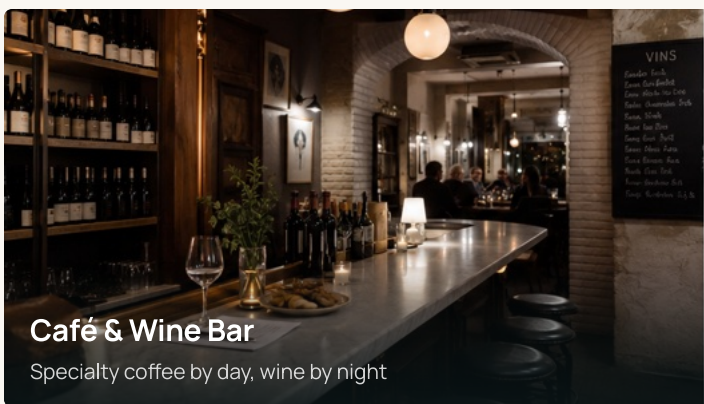
LANDLORD COMMITMENT**Delivered to white-shell condition for the right tenant.**

Ownership will deliver the space to white-shell condition for the right long-term tenant — a rare opportunity to anchor a brand-new ground-floor address in Seattle's fastest-growing downtown district.

IDEAL USES

A storefront with a built-in crowd

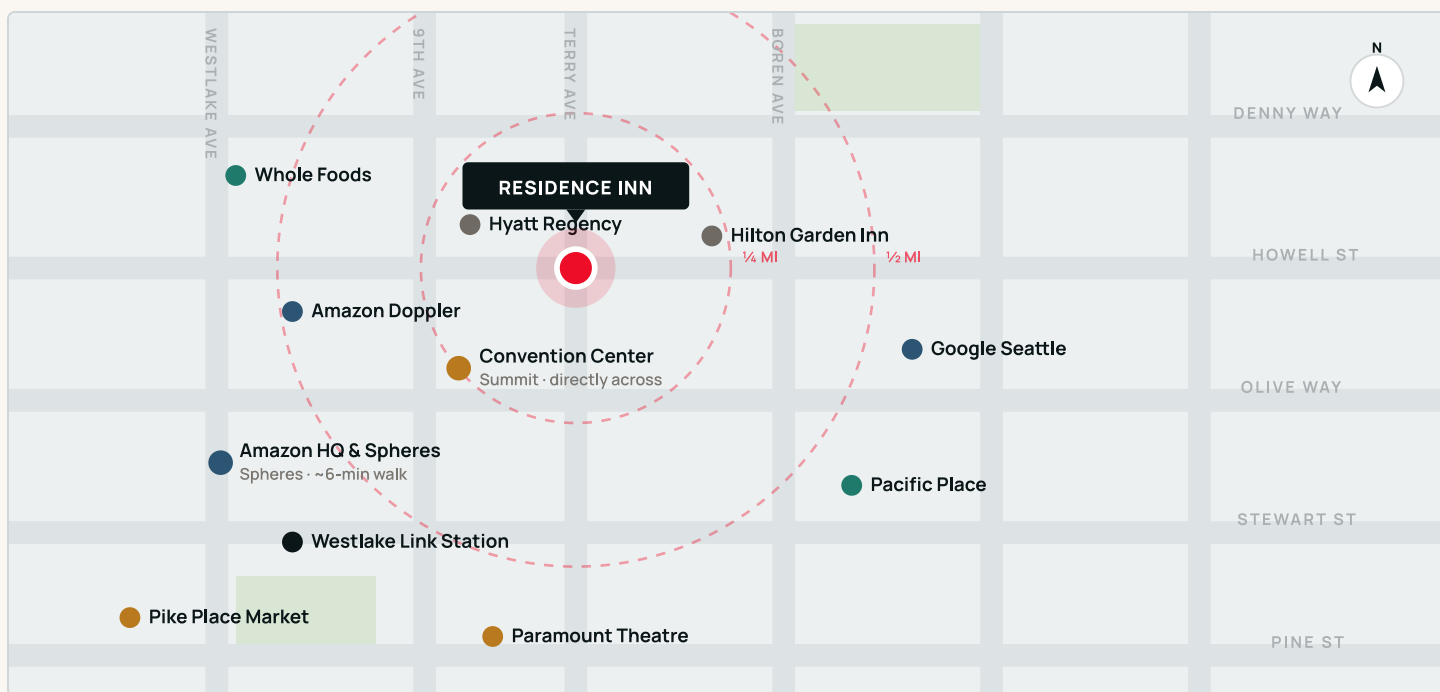
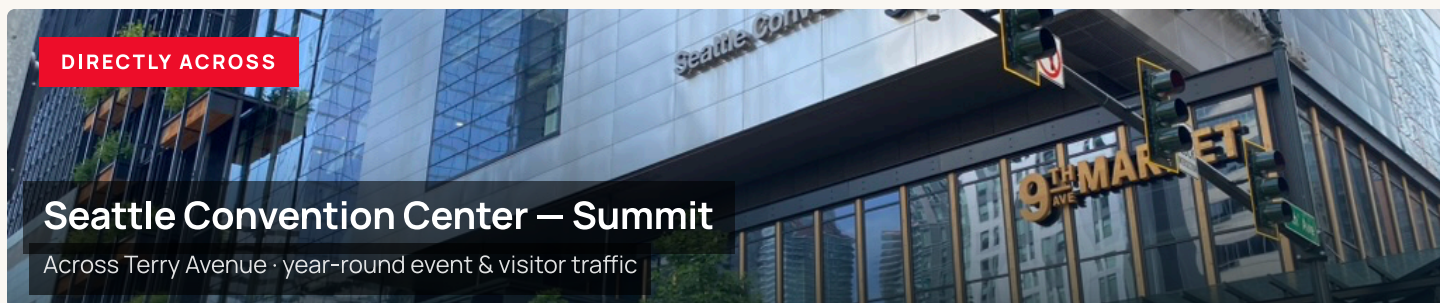
Few corners in Seattle open onto this much daily demand — 302 suites overhead, the region's largest convention center directly across Terry Avenue, and Amazon's campus minutes away. Bring a concept worth stopping for:



LOCATION

The center of it all

At Terry & Howell in the Denny Triangle, the space sits directly across from the Convention Center's Summit building and within a short walk of Amazon's headquarters, Whole Foods, and Pike Place Market.



Schematic trade-area map · 1/4 and 1/2-mile rings · Denny Triangle, Downtown Seattle. Positions approximate.

● The Residence Inn ● Office & tech ● Civic & venue ● Grocery & retail ● Hotel ● Transit