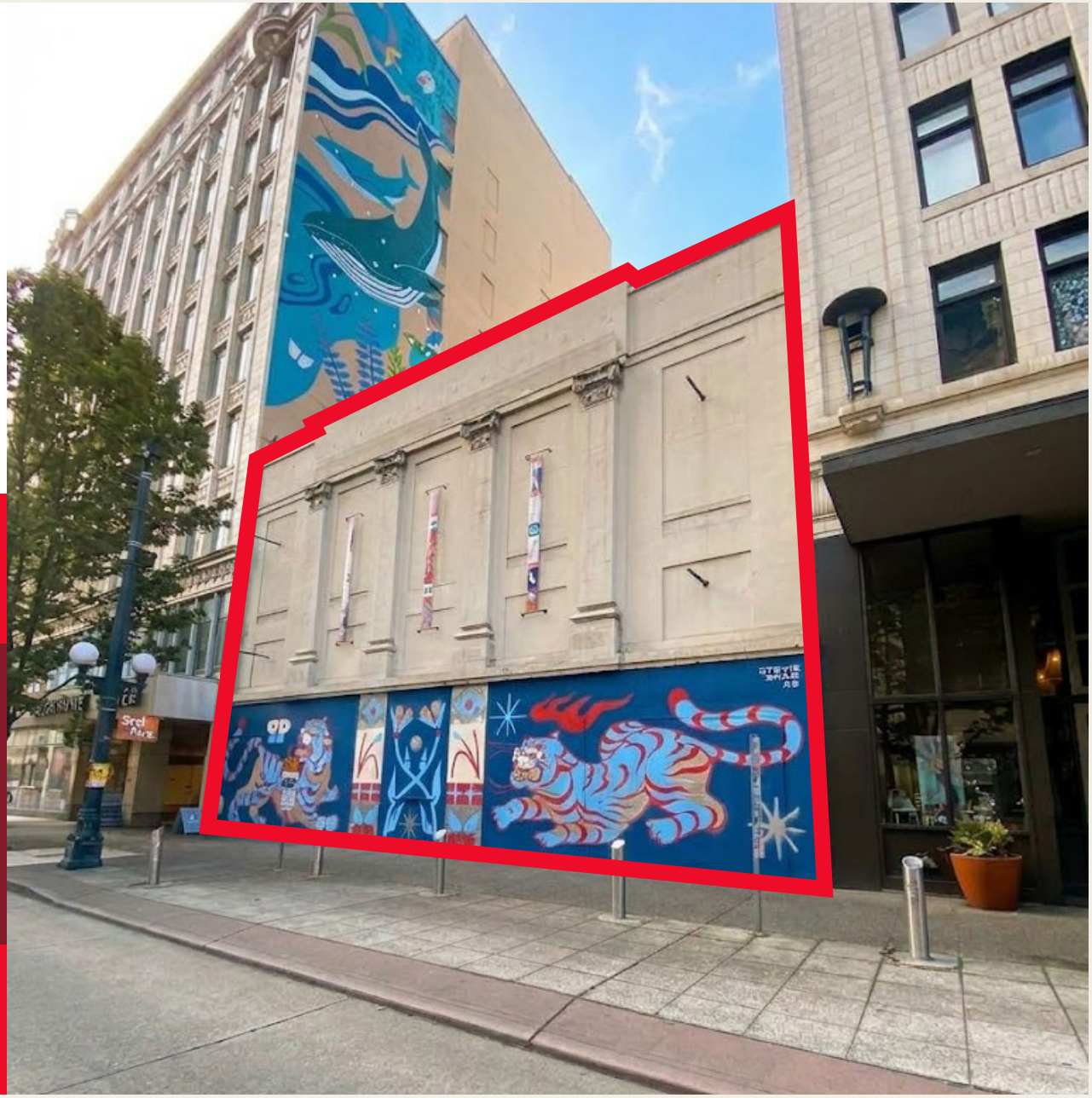
WINTER GARDEN
THEATER BUILDING

1513
3rd Ave

6,476 SF
High-visibility
Commercial Retail
Space For Lease in
Downtown Seattle

1513 3rd Ave,
Seattle, WA 98101



Tracy Cornell | Jennifer Israel

WCCR | West Coast Commercial Realty

A Historical Opportunity in Downtown Seattle

Historical Significance: Originally constructed as the Winter Garden Theater (designed by architect Frank H. Fowler). It features a classic three-story street façade with historical detailing and a stepped parapet.

Is a high-visibility commercial retail property situated in the central business district of Downtown Seattle, positioned between Pike St and Pine St.

Flexible Storefront Layout: Features an expansive ground-floor footprint ideal for retail, showroom, flagship space, or high-density service use, supported by significant clear space from its historical open floor layout.

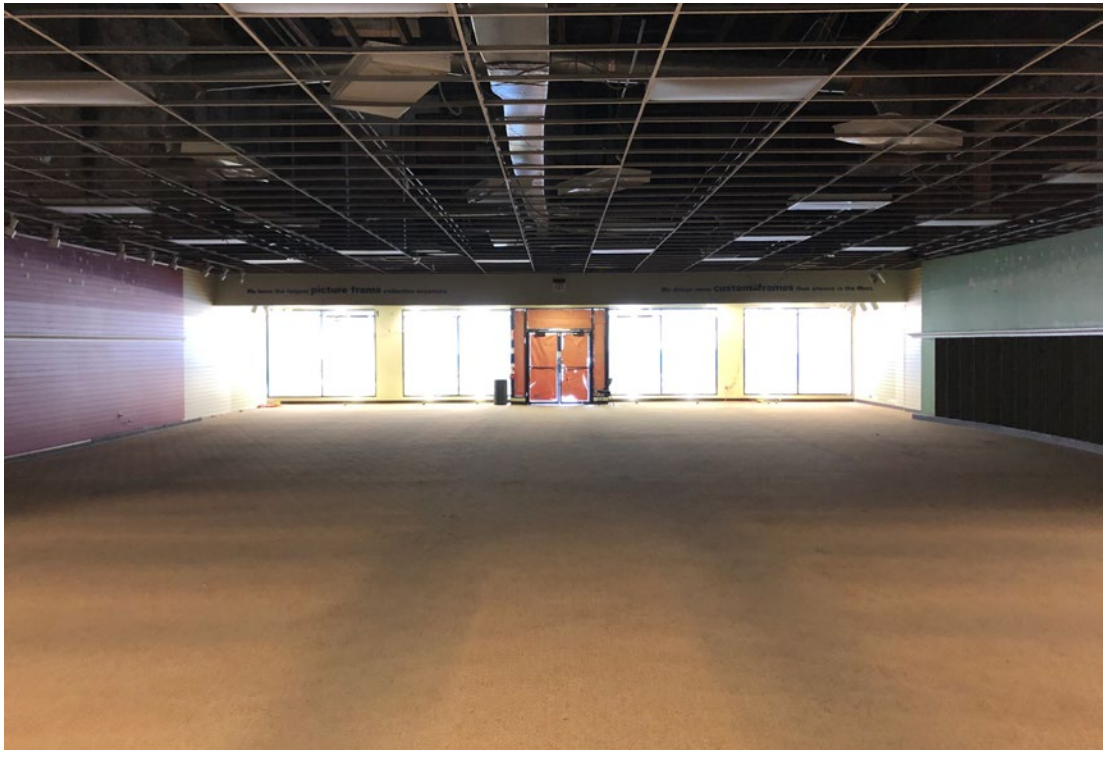
Prominent street-level exposure with high ceiling clearance and substantial front display window potential along 3rd Ave.

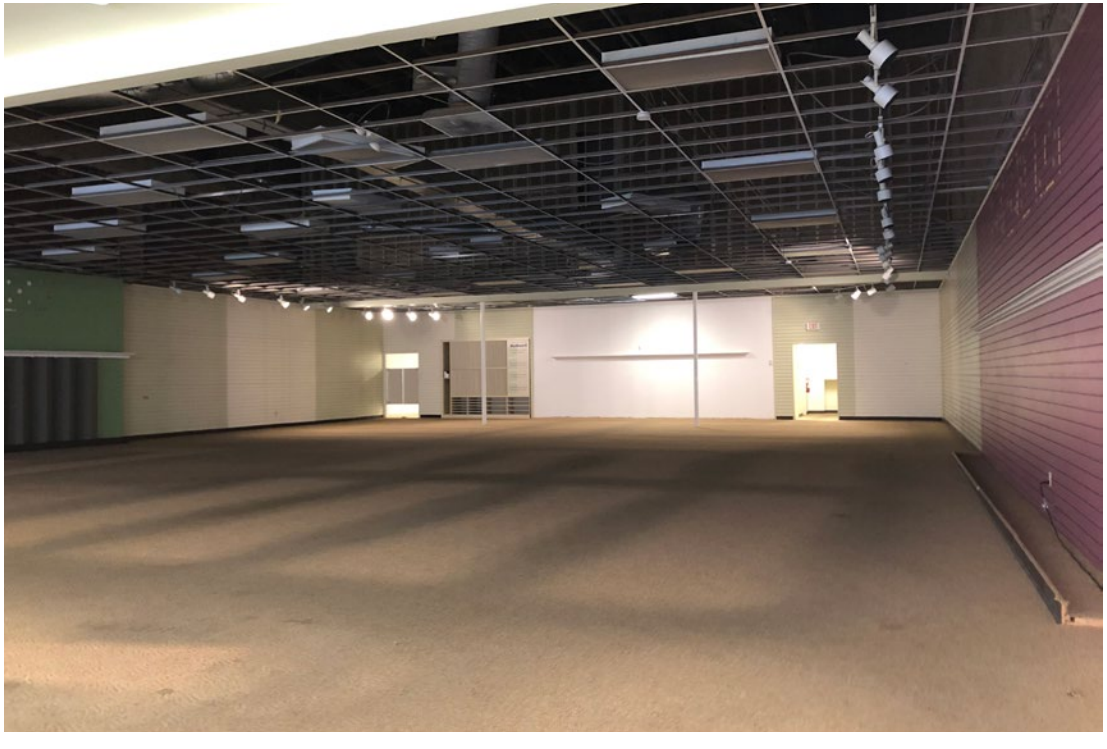






WCCR Tracy Cornell | Jennifer Israel



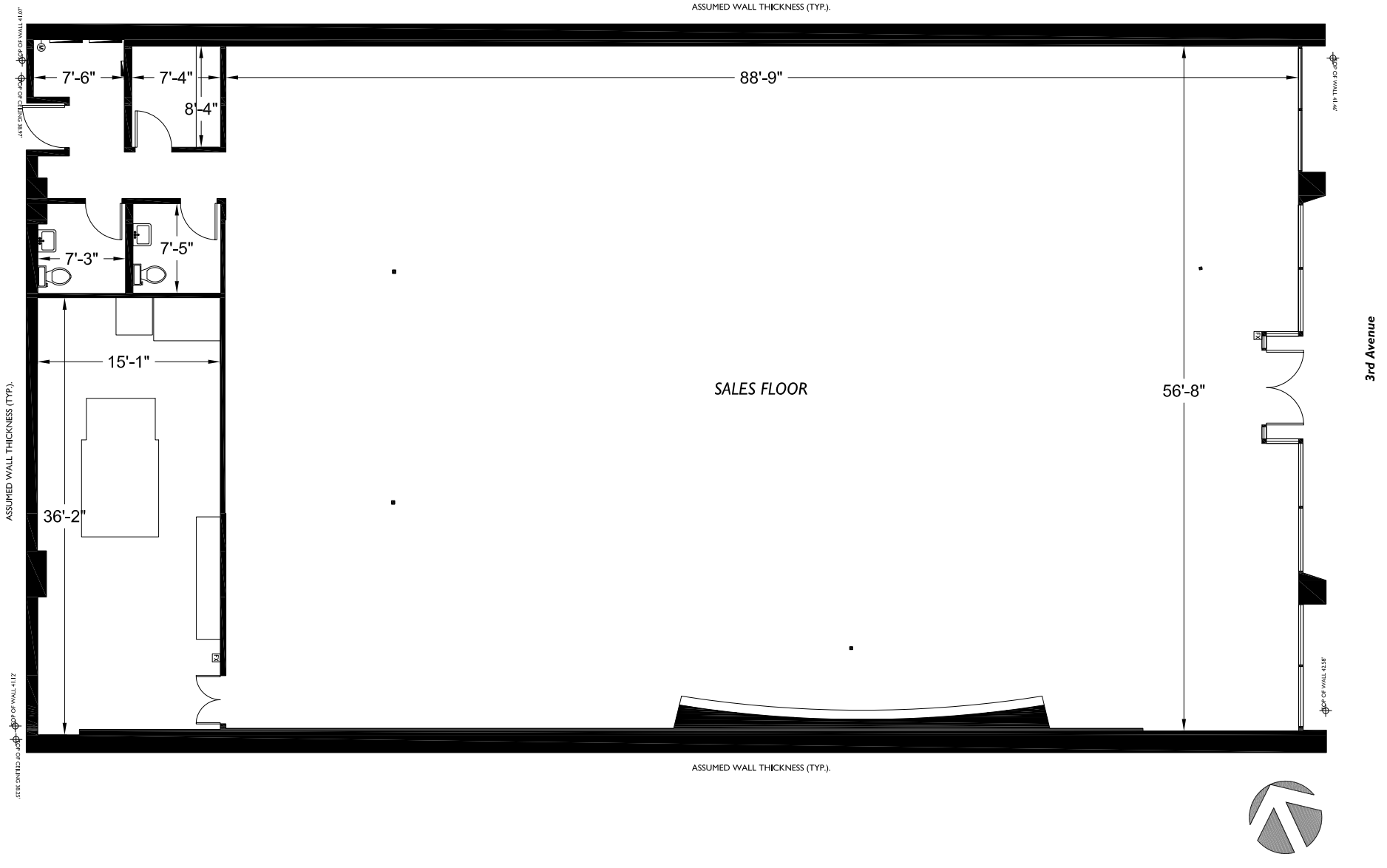


Property Details

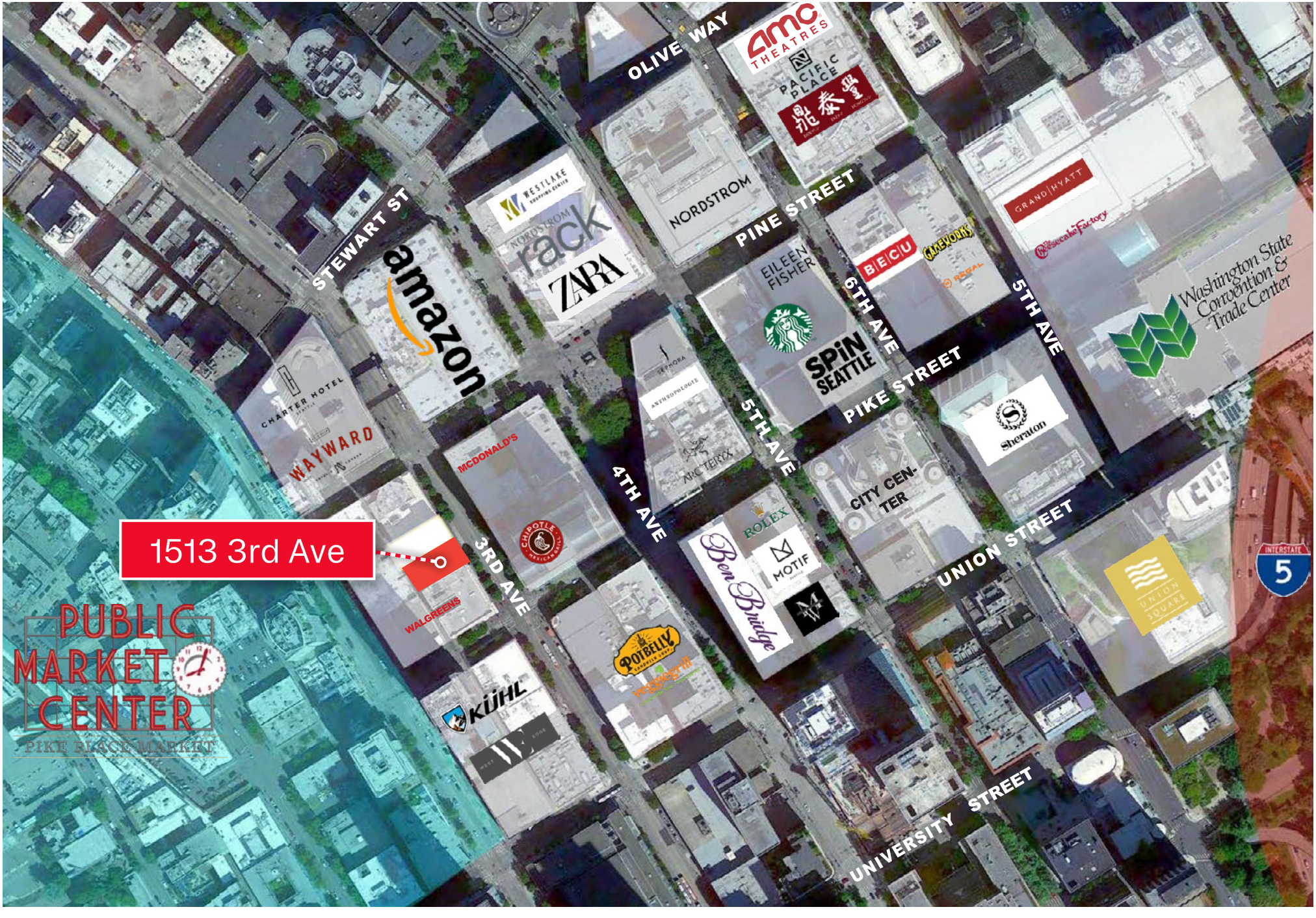
- Previous Aaron's Brothers' flagship retail location
- 6,476psf
- $20psf + NNN



FLOOR PLAN



Melbourne Tower


1513 3rd Ave
OLIVE WAY
STEWART ST
PINE STREET
PIKE STREET
UNION STREET
UNIVERSITY STREET
3RD AVE
4TH AVE
5TH AVE
6TH AVE
amazon
NORDSTROM
NORDSTROM rack
ZARA
AMC THEATRES
PACIFIC PLACE
EILEEN FISHER
SPIN SEATTLE
BECU
GAMEWORKS
REGAL
GRAND HYATT
Cheesecake Factory
Washington State Convention & Trade Center
CHARTER HOTEL
WAYWARD
MCDONALD'S
CHIPOTLE
WALGREENS
SEPHORA
ANTHROPOLOGIE
ARC'TERYX
Sheraton
CITY CENTER
ROLEX
Ben Bridge
MOTIF
POTBELLY
KÜHL
UNION SQUARE
INTERSTATE 5
PUBLIC MARKET CENTER
PIKE PLACE MARKET

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