

hill7



Hill7
1099 Stewart Street
Seattle, WA 98101

A PERFECT WORK-LIFE NEIGHBORHOOD



FEATURES AND AMENITIES

PRIME DENNY TRIANGLE LOCATION

±4,500 SF
ON-SITE
RETAIL

LEED GOLD CERTIFICATION

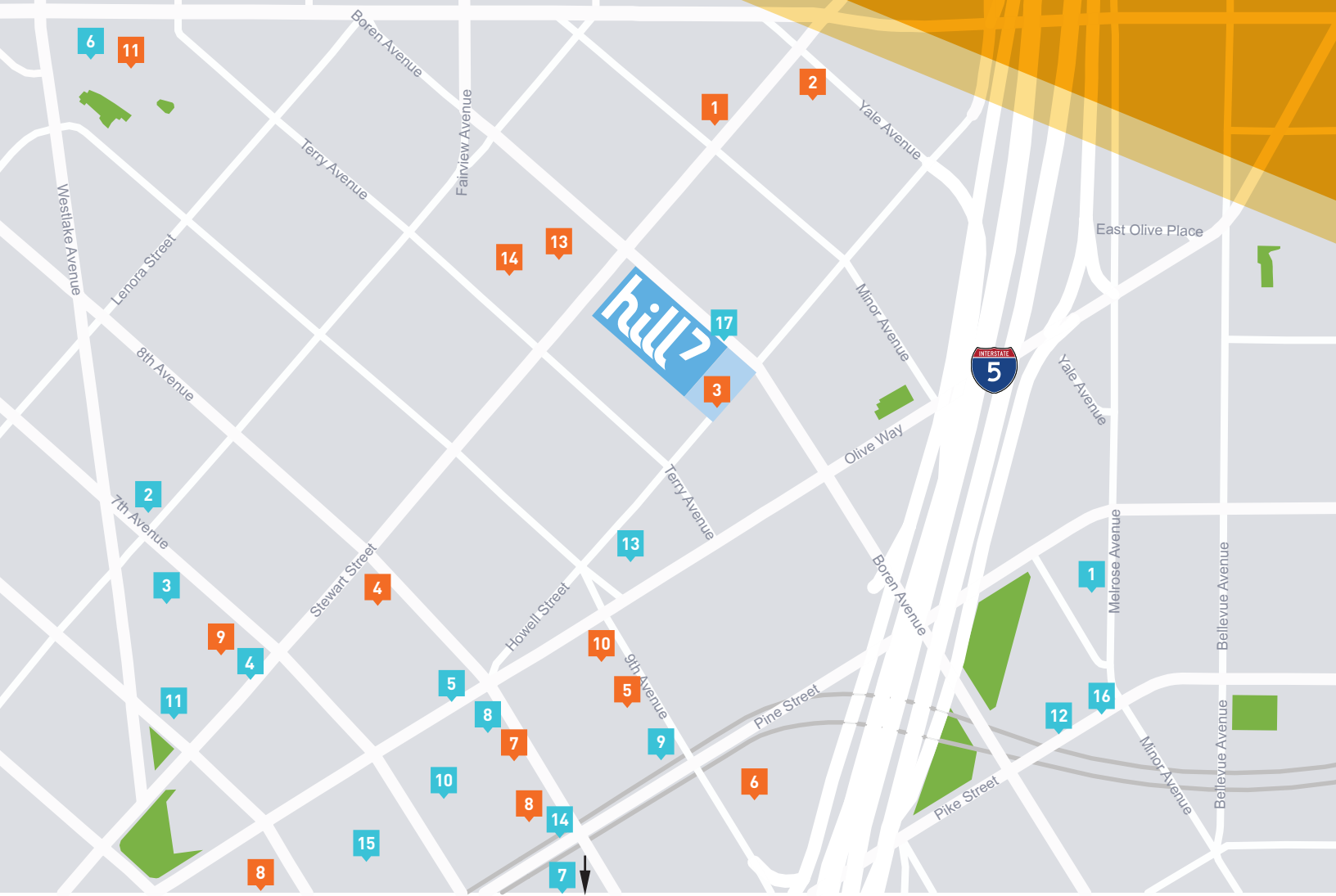
BUILDING INFO

- + 4,500 on-site retail
- + Located in the heart of Seattle' vibrant "Denny Triangle" neighborhood with a Perfect 100 Walk and Transit Scores
- + Lobby's expansive window lines and premier corner frontage (both Stewart St and Boren Ave) offer high visibility with strong vehicle and pedestrian traffic
- + High office occupancy provides built-in customer base
- + Retail parking available
- + Restrooms in lobby
- + Office tenants include prominent creative and technology companies
- + LEED Gold Certified
- + EV Charging stations
- + Multiple on-site amenities including end of trip facilities

2023 DEMOGRAPHICS (1 MILE RADIUS)

- + Total Population: 96,992
- + Total Households: 60,196
- + Avg Household Income: \$129,886

WELCOME TO THE NEIGHBORHOOD



RESTAURANTS

1. Melrose Market
Butter Home
Glasswing
Homegrown
Rain Shadow Meats
Still Liquor
Taylor Shellfish
2. FareStart
3. Barolo Ristorante
4. Cinque Terre
5. Mr. West Cafe Bar

6. Tutta Bella Neapolitan Pizzeria
7. Dough Zone Dumpling House
8. Urbane
9. The Carlile Room
10. Anchorhead Coffee
11. Urban Sushi Kitchen
12. Rumba
13. Mighty-O Donuts
14. Ruth's Chris Steakhouse
15. Pacific Place
16. Starbucks Roastery
17. Metropolitan Café

OTHER AMENITIES

1. Salsa n' Seattle
2. 24 Hour Fitness
3. Hilton Garden Inn
4. UPS Store
5. Worldmark Seattle Hotel
6. The Paramount Theatre
7. The Hyatt at Olive 8
8. The Paramount Hotel
9. Hotel Max
10. Citydog! Club
11. Whole Foods

12. Nordstrom
13. Cornish College of the Arts
14. Seattle Children's Research Institute



REIMAGINING NOW. TO CREATE WHAT'S NEXT.



FOR MORE INFORMATION CONTACT: 411 FIRST AVENUE SOUTH, SUITE 210, SEATTLE / WA 98104 | 206 467 5002

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