



FOR LEASE

**Retail 111  
1,215 SF  
Available**

GROUND-FLOOR RETAIL · DOWNTOWN SEATTLE

# The Residence Inn

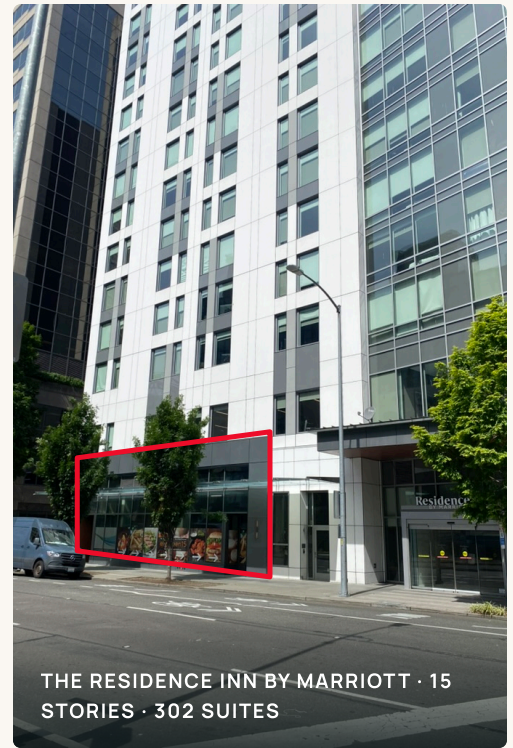
 1815 Terry Avenue · Seattle, WA 98101

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

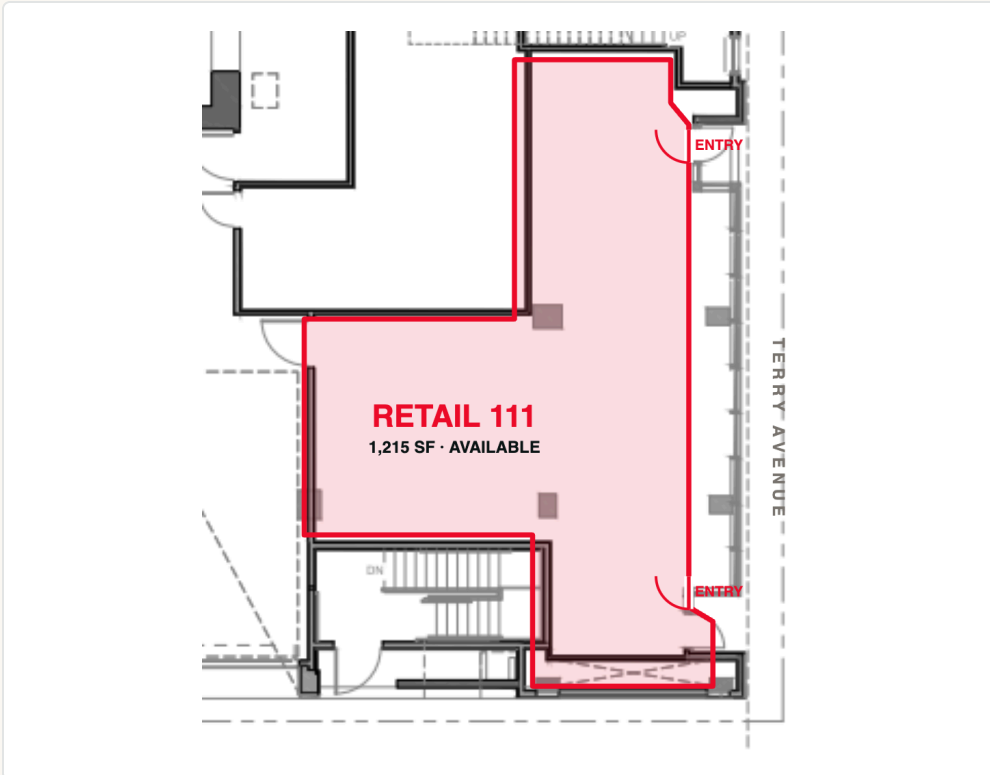
EXTENDED-STAY SUITES ABOVE

## 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

<b>56,800</b> 1 MILE	<b>281,400</b> 3 MILE	<b>524,900</b> 5 MILE
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AVG. HOUSEHOLD INCOME

<b>\$121,300</b> 1 MILE	<b>\$138,600</b> 3 MILE	<b>\$133,400</b> 5 MILE
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DAYTIME EMPLOYEES

<b>198,500</b> 1 MILE	<b>372,000</b> 3 MILE	<b>540,200</b> 5 MILE
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**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:



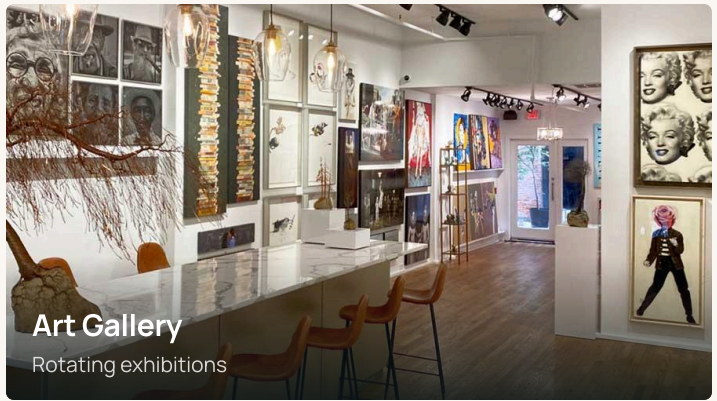
**Café & Wine Bar**  
Specialty coffee by day, wine by night



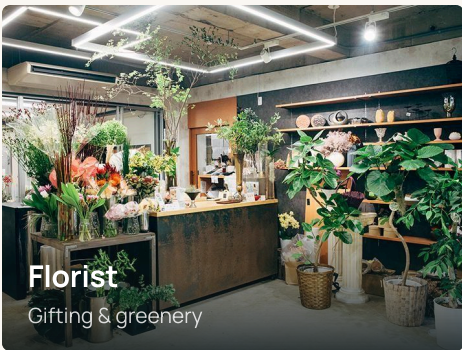
**Juice Bar**  
Cold-pressed juice & smoothies



**European Deli**  
Charcuterie & grab-and-go



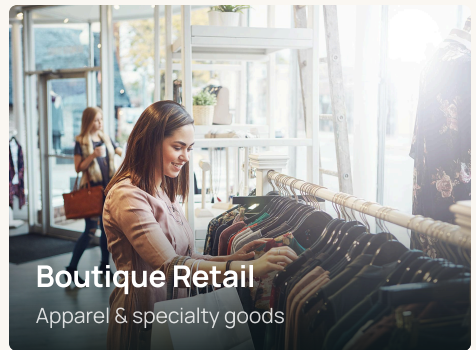
**Art Gallery**  
Rotating exhibitions



**Florist**  
Gifting & greenery



**Boutique Fitness**  
Studio & wellness

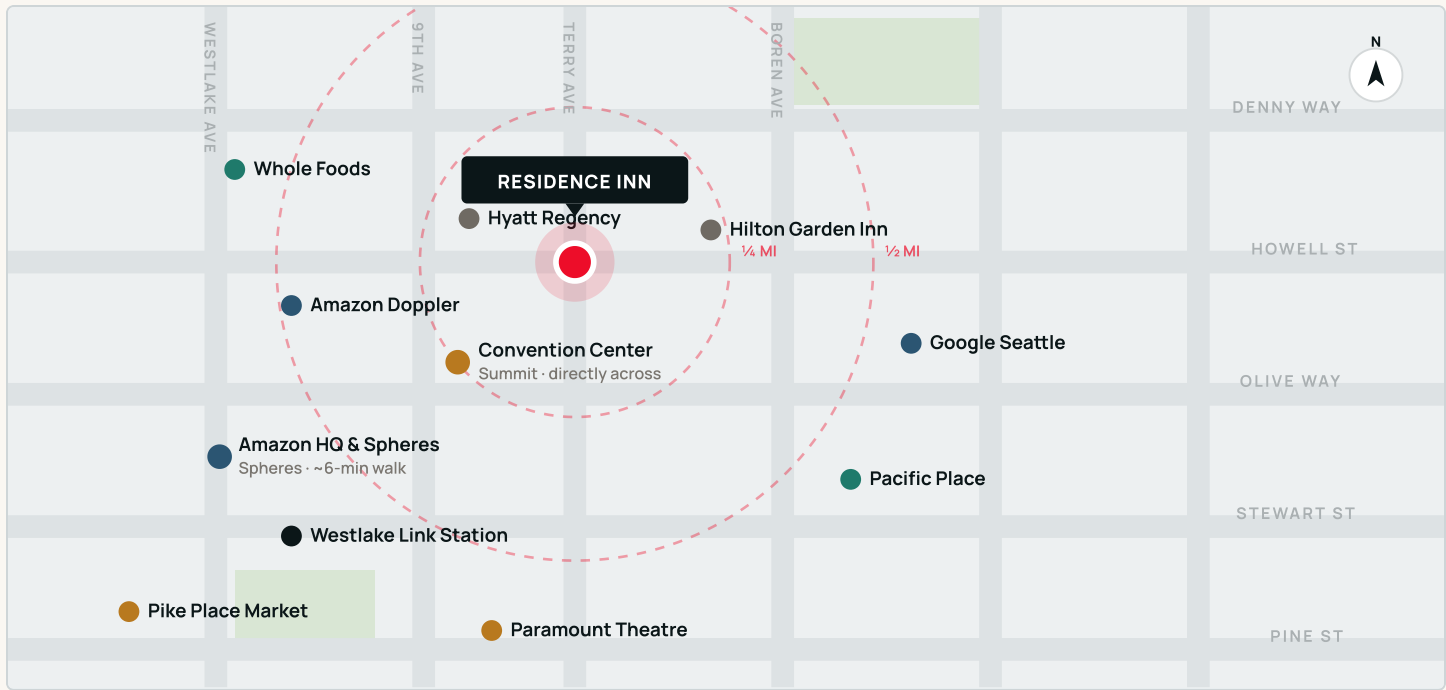
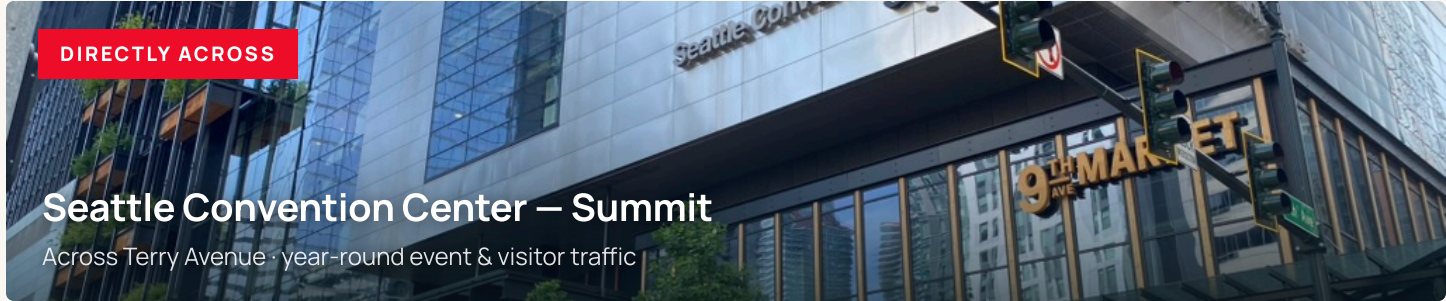


**Boutique Retail**  
Apparel & specialty goods

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