

8 | 8 STEWART



9TH AVE & STEWART ST
SEATTLE



9TH AVENUE & STEWART ST

Ideally located in the Denny Triangle Neighborhood, which will see upwards of 6,000 new residents in the next few years.

Current Office SF..... 25M SF
 Projected Office SF 202228.1M SF

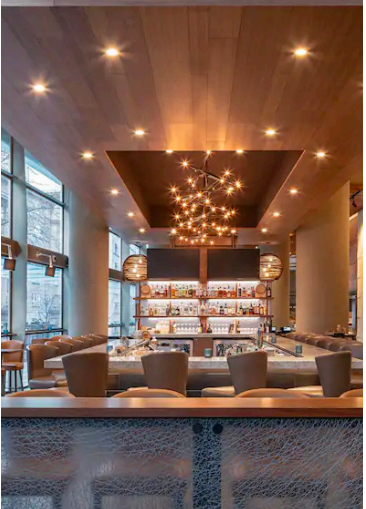
Est. 2020 Business Pop 120,322
 Est. 2024 Business Pop 135,705

Est. 2020 Residential Pop 20,541
 Est. 2024 Residential Pop 26,687



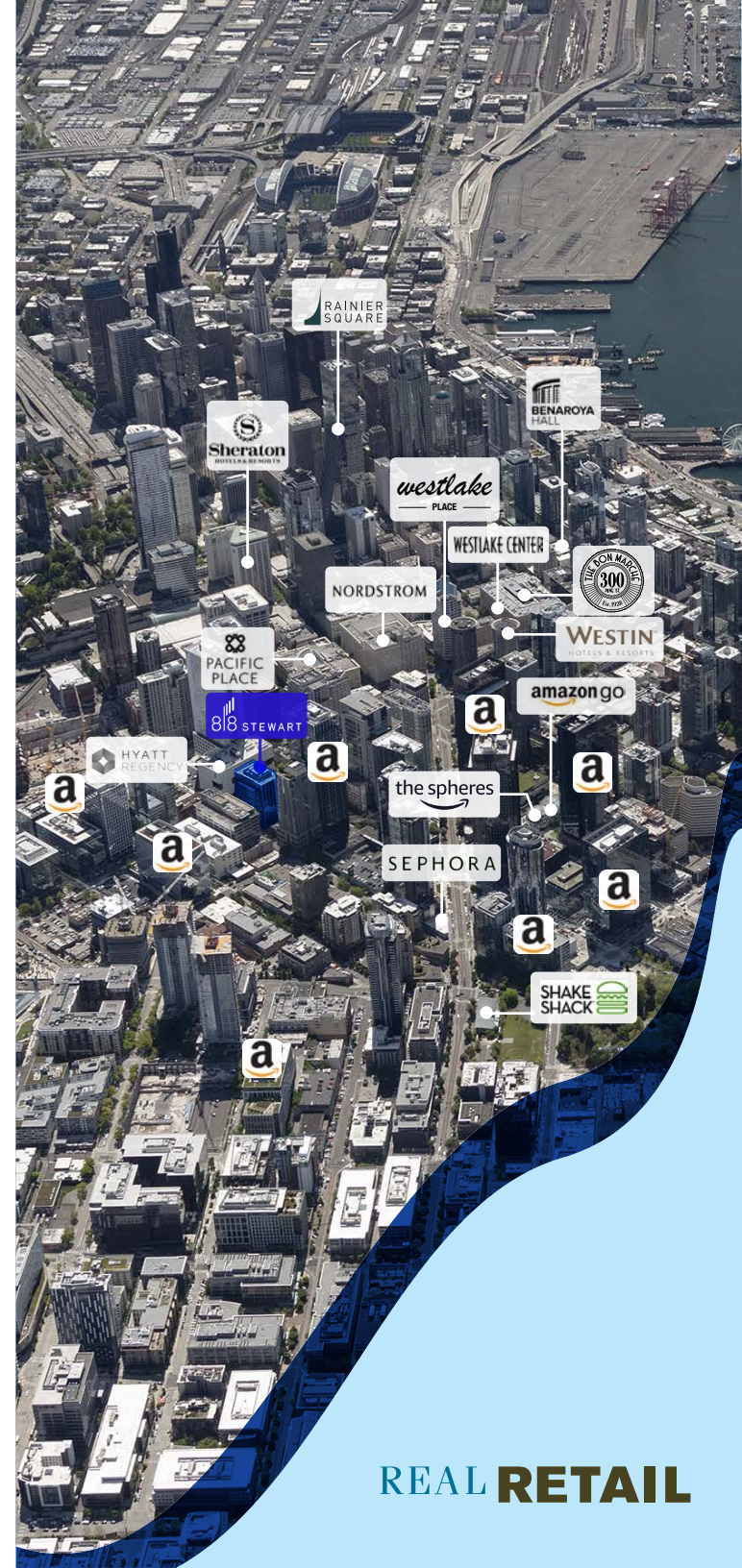
HIGH-TECH *OFFICE* CORRIDOR

818 Stewart is located at 9th & Stewart, in a dense high-tech, life science and healthcare corridor and across from the new Hyatt Regency. The hotel provides 1,260 luxury Hyatt hotel rooms to visiting guests and is the largest hotel in Seattle.



EVOLVING LIFESTYLE DISTRICT

818 Stewart is positioned at the intersection of Seattle's primary downtown retail, convention, office, and high-rise residential neighborhoods. 818 Stewart is centrally located one block from Amazon's World Headquarters, one block from Pacific Place & the retail core, and one block from the 1.2 million square foot expansion of the Seattle Convention Center - which doubled in size in 2023.



REAL RETAIL

9th Avenue



AVAILABLE RETAIL SPACE

Second generation coffee space available with a connection to the lobby and a storefront entrance off Stewart Street. Second generation quick serve F+B space available on 9th Avenue. Both spaces have tall ceilings and restrooms.

Suite A 2,135 SF
 Suite B 1,298 SF
 Rent Call For Rates
 NNN's \$16.71 PSF

REAL RETAIL

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