

*Former*  
**HARD  
ROCK  
CAFÉ**  
*Space*

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Rare Flagship  
Restaurant / Retail  
Opportunity near  
Pike Place Market

**CBRE**



# The INTRO



## BECOME THE NEXT CHAPTER IN THE STORY OF THE YANCY-DONWORTH BUILDING



18,977 SF  
restaurant-  
ready space  
in high foot  
traffic area



Available for  
the first time  
in 15 years



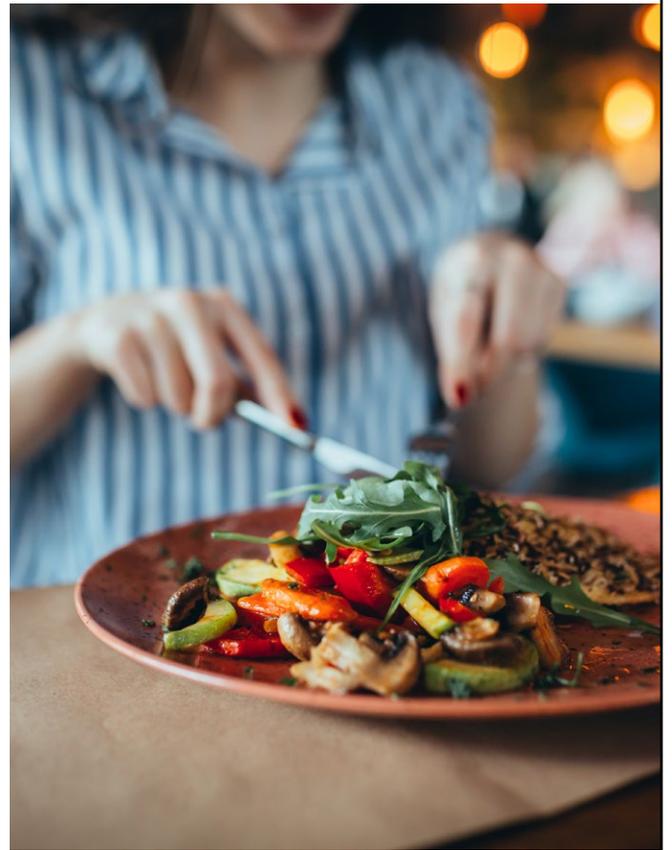
Built in 1924,  
designed  
by Nevins  
& Horrocks  
Architects



Located ½ block  
from Historic Pike  
Place Market,  
boasting more  
than **10 million**  
annual visitors



Prime location  
for Flagship  
Retail on one  
of Seattle's  
busiest blocks



# The OPPORTUNITY



## HIGHLIGHTS

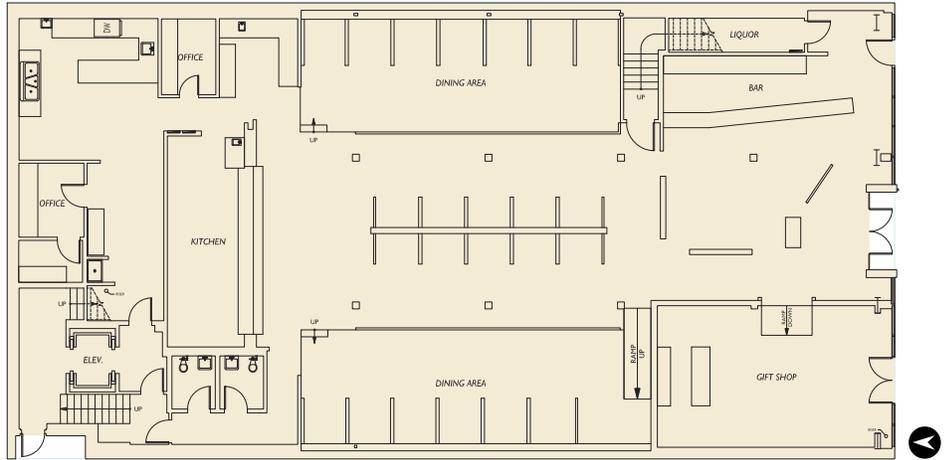
- Levels 1 & 2: 7,006 SF
- Partially enclosed 3rd level roof deck with waterfront views
- 100-year-old building with historic brick interior walls
- 14' ceiling height on Levels 1 & 2
- Extensive restaurant infrastructure in place
- Kitchen equipment, tables and chairs available
- Like-new systems and equipment throughout the space (electrical, sound, HVAC, etc)





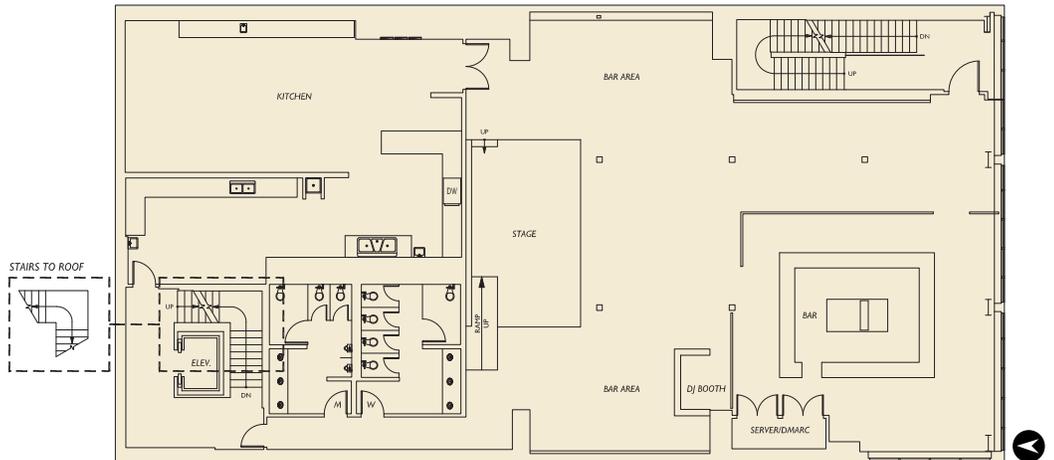
# 1ST FLOOR

7,006 SF



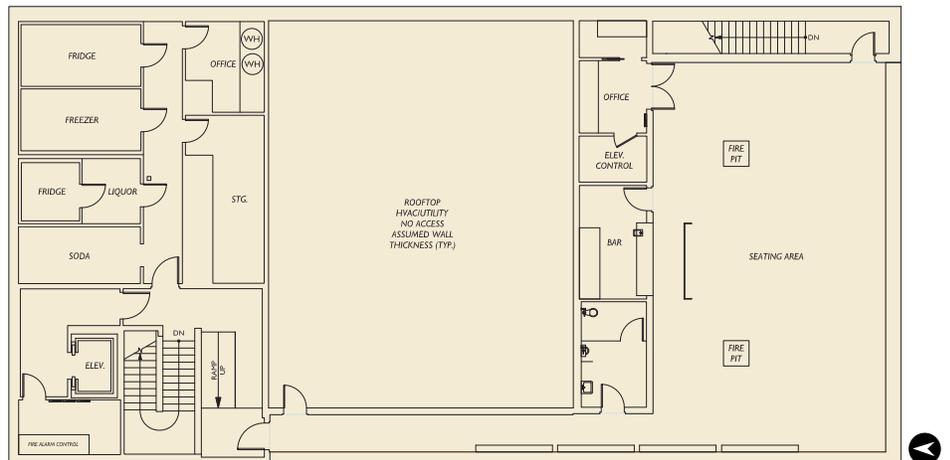
# 2ND FLOOR

7,006 SF



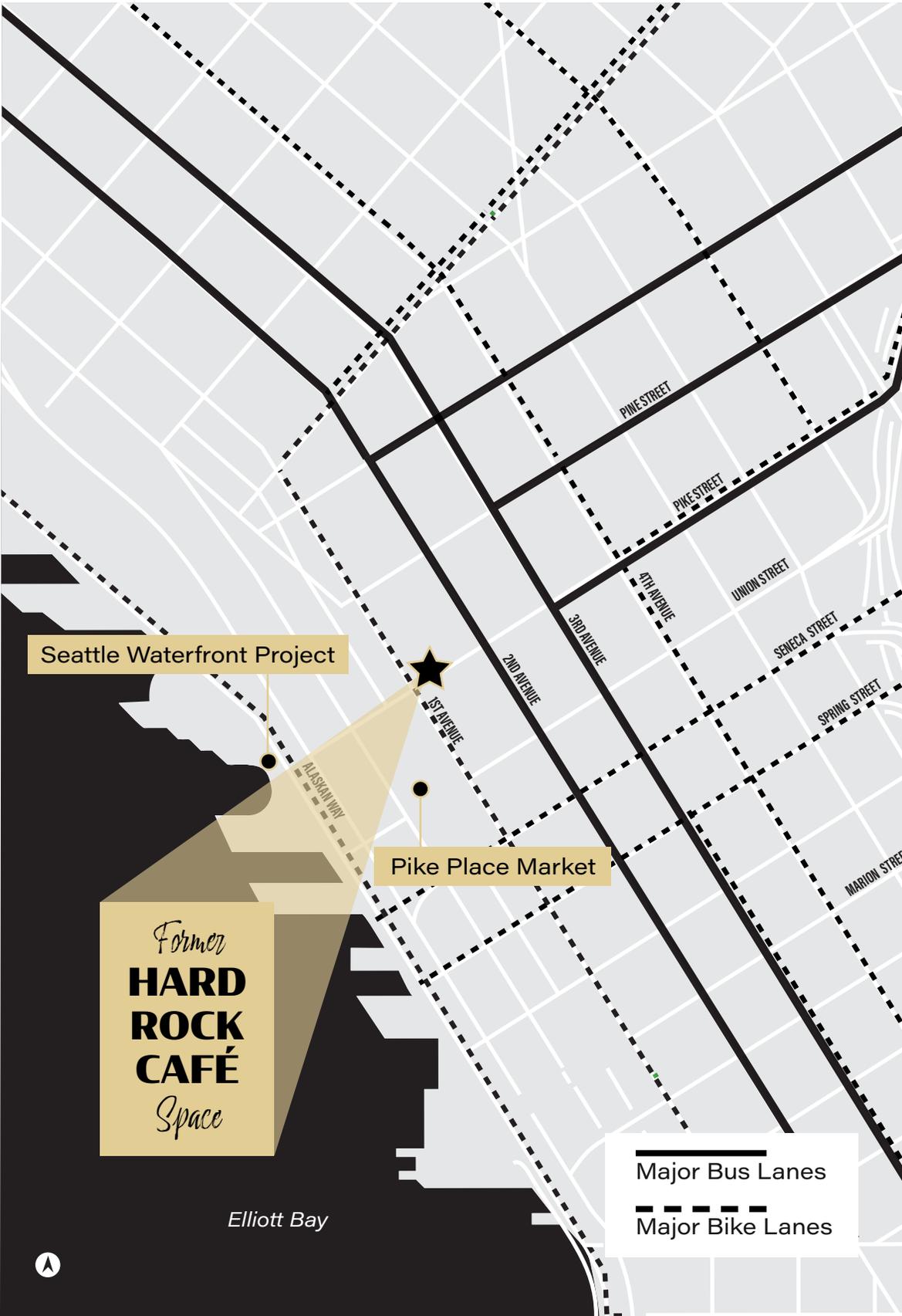
# 3RD FLOOR

4,965 SF



# The AREA/LOCATION





Seattle Waterfront Project

ALASKAN WAY

Pike Place Market

Former  
**HARD  
ROCK  
CAFÉ**  
Space

Elliott Bay

Major Bus Lanes

Major Bike Lanes





**FOR  
ADDITIONAL  
INFORMATION,  
PLEASE  
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Estate Broker

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