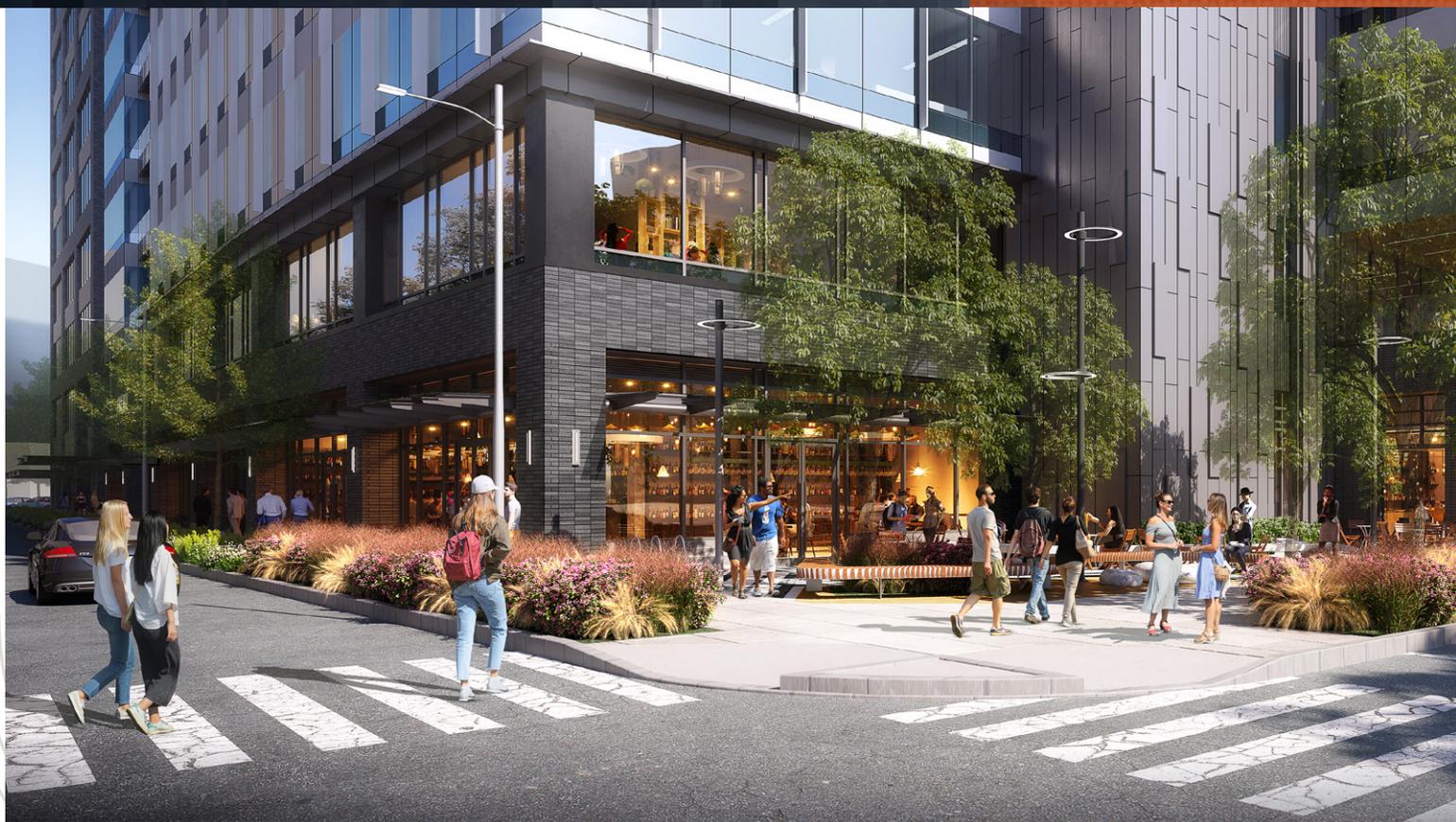


# 1916 BOREN

SEATTLE, WA 98101

RETAIL SPACE  
AVAILABLE  
FOR LEASE



CBRE

# *The* **OPPORTUNITY**

**WELCOME TO 1916.** Now leasing 2,617 SF of premier ground floor retail space in an 11-story world class life science and research facility located in the Seattle's vibrant Denny Triangle neighborhood.

Office & Lab Tenants:

Seattle Children's Research Institute: ±124,000 SF

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Retail \ **Elevated**

# The SPACE

*Retail at the base of a World Class Research Facility in Seattle's Premier Life Science Market*



**1 Retail Suites Available  
Totaling 2,617 SF**

**SUITE 106: 2,506 USF / 2,617 RSF**



**Seeking Cafe/Bakery Use**

- Large adjacent outdoor patio
- Type 2 venting only
- Other food uses considered



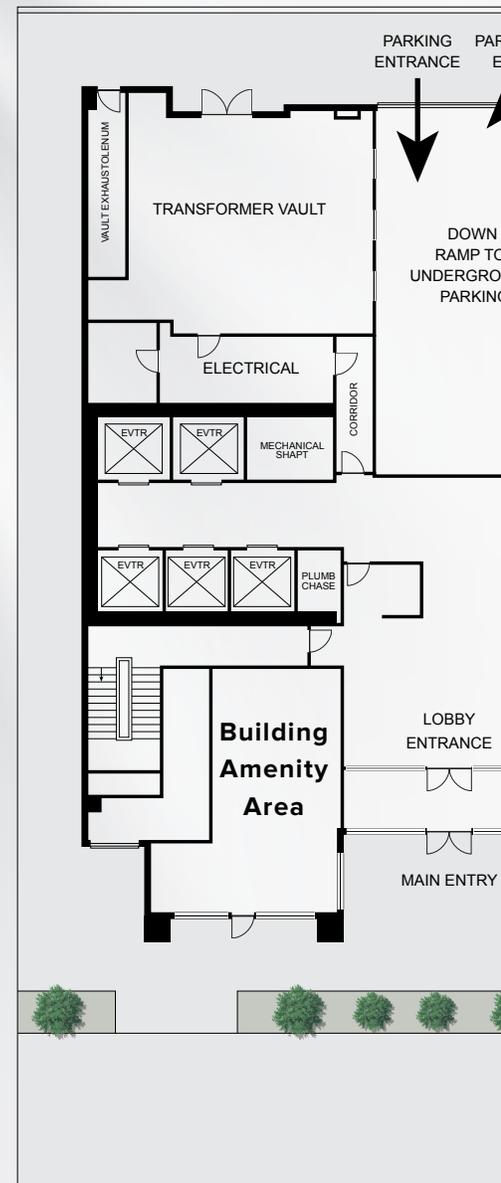
**Building Size**

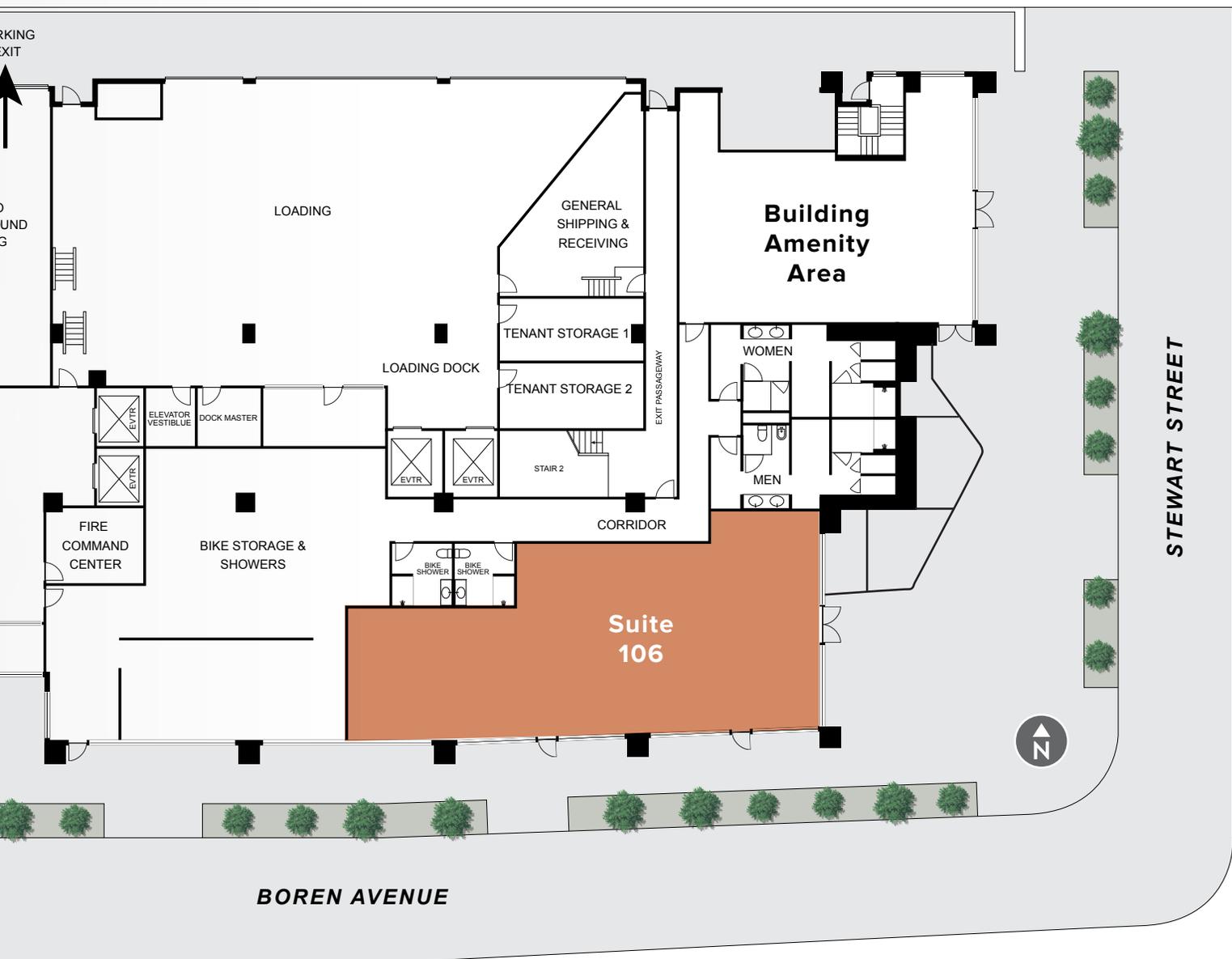
±282,716 SF total on 11 floors



**Occupancy Date**

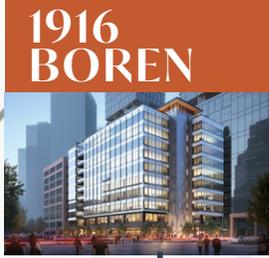
AVAILABLE NOW





# Neighborhood AMENITIES

1916 Boren is surrounded by **80+** amenities from South Lake Union's Amazon campus to the University of Washington College of the Arts. The project is centrally located in the heart of the neighborhoods of Capitol Hill, the University of Washington, with excellent access to I-5, Boren / De



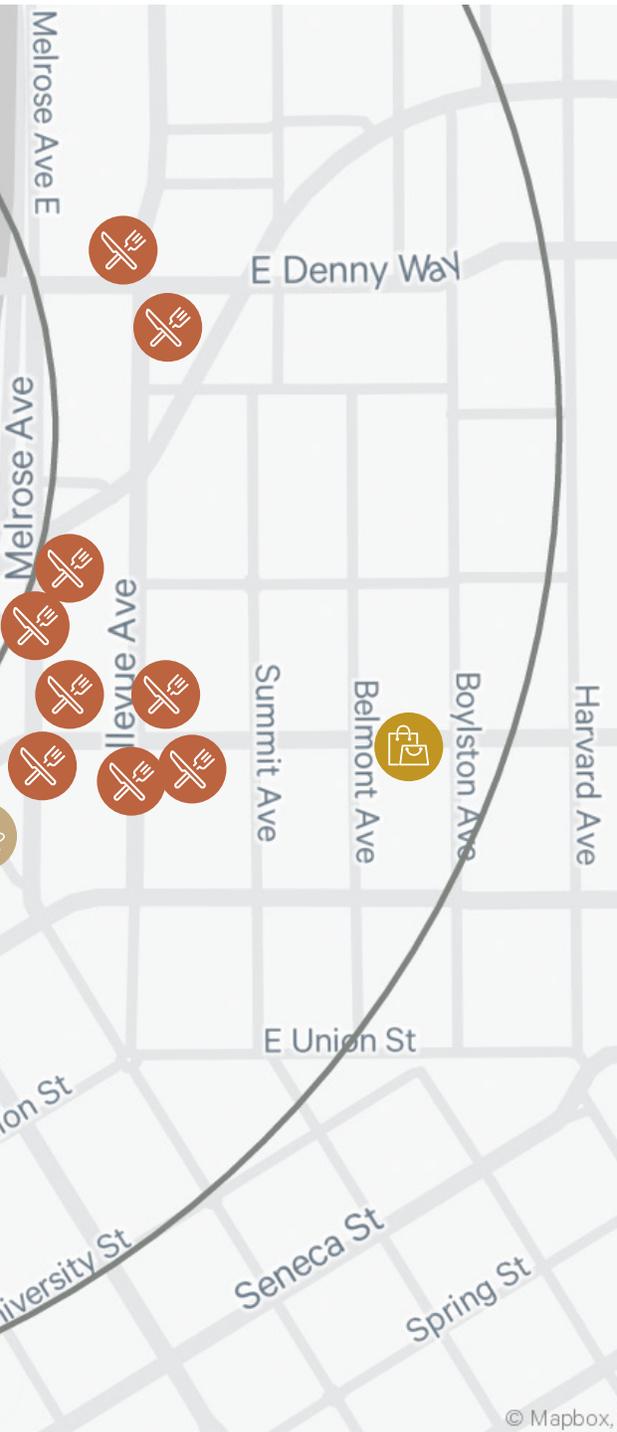
1916  
BOREN



## Demographics

|   | .25 MILE  | .5 MILE   | 1 MILE    |
|---|-----------|-----------|-----------|
| Residential Population (2023)             | 8,324     | 35,135    | 99,161    |
| Residential Population (2028 Projected)   | 11,368    | 43,276    | 112,656   |
| Daytime population (2023)                 | 12,267    | 61,687    | 254,692   |
| Average Household Income (2023)           | \$159,806 | \$162,144 | \$162,553 |
| Average Household Income (2028 Projected) | \$173,892 | \$183,561 | \$188,559 |

**AMENITIES** and stands just blocks away campus, Seattle Children's, and Cornish in the center of the primary residential CBD, Belltown & South Lake Union with Sunny & Downtown Seattle.



*Food / Dining*



*Retail*



*Hotels*

±2,470 hotel rooms within 1/4 mile  
±8,245 hotel rooms within 1/2 mile



*Coffee / Tea*

 **99**  
WALK SCORE®

 **100**  
TRANSIT SCORE®

# 1916

# BOREN

SEATTLE, WA 98101

For additional leasing information,  
please contact:

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