

RESTAURANT + RETAIL AVAILABLE Q2 2024

12TH & BROOKLYN AVES. NE | SEATTLE



CHAPTER
BLDGS.

I. II.

FOR MORE INFORMATION PLEASE CONTACT:

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LEASING DETAILS

AVAILABLE SPACE	Approx 13,000 SF
RATE	Call for Rates
DELIVERY	Q2 2024
BUILDING DETAILS	390,000 SF Office & Life Sciences



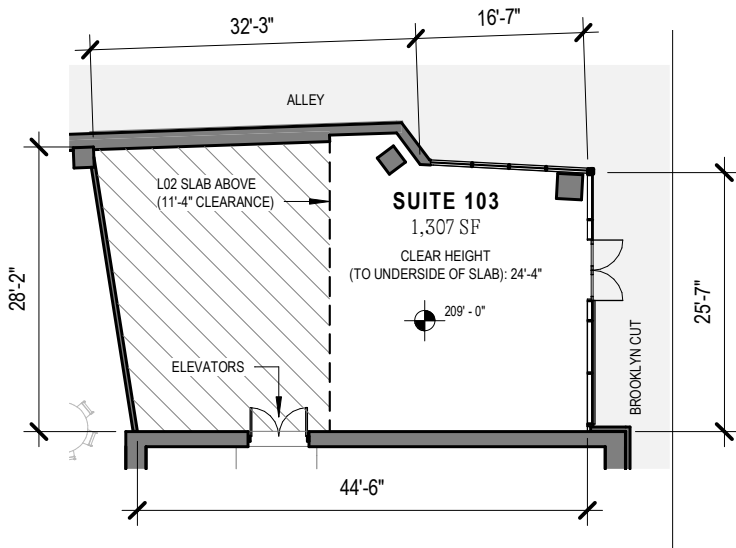
SITE PLAN

BUILDING II

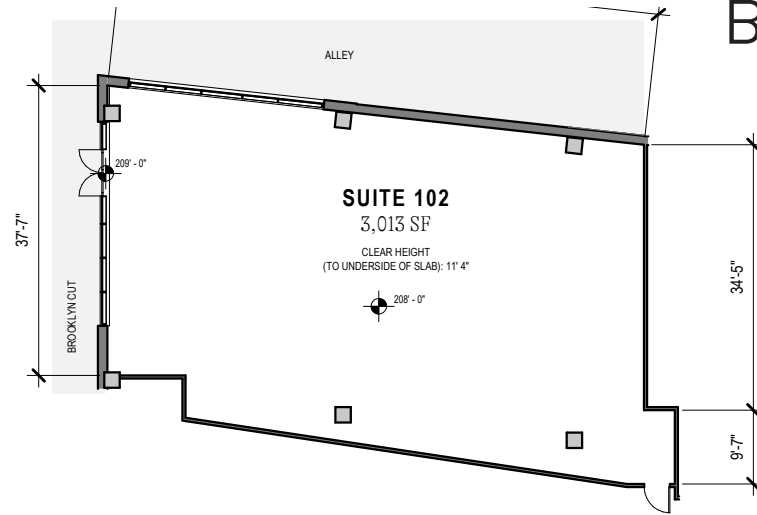


BUILDING I





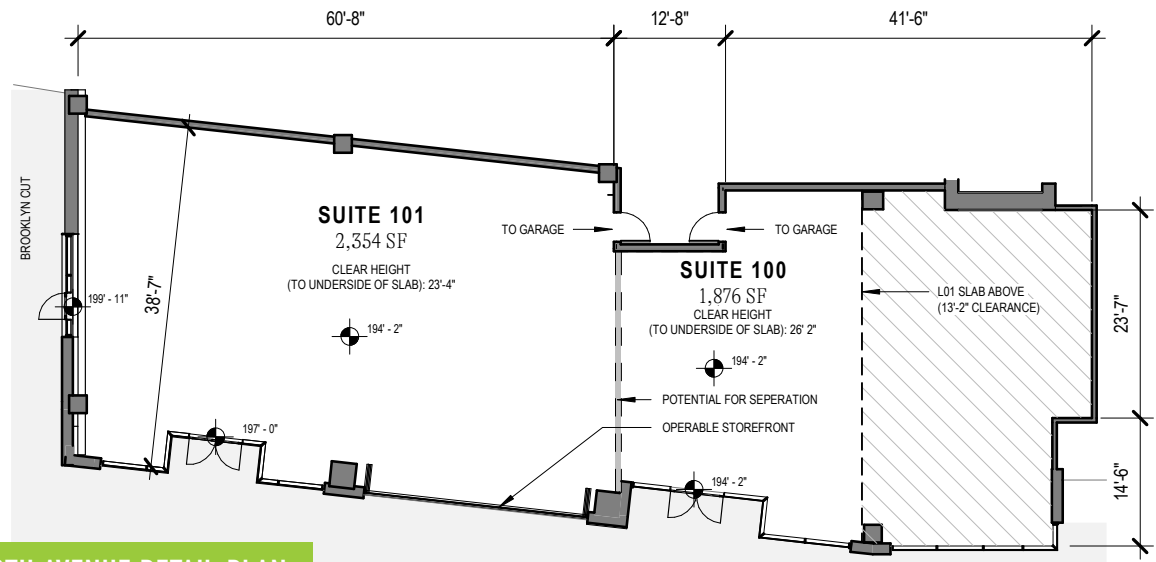
ALLEY RETAIL PLAN - NORTH



ALLEY RETAIL PLAN - SOUTH

BUILDING I

- 240,000 SF Office Space
- 9,000 SF Retail Space
- Suite 100 + 101 can be restaurant



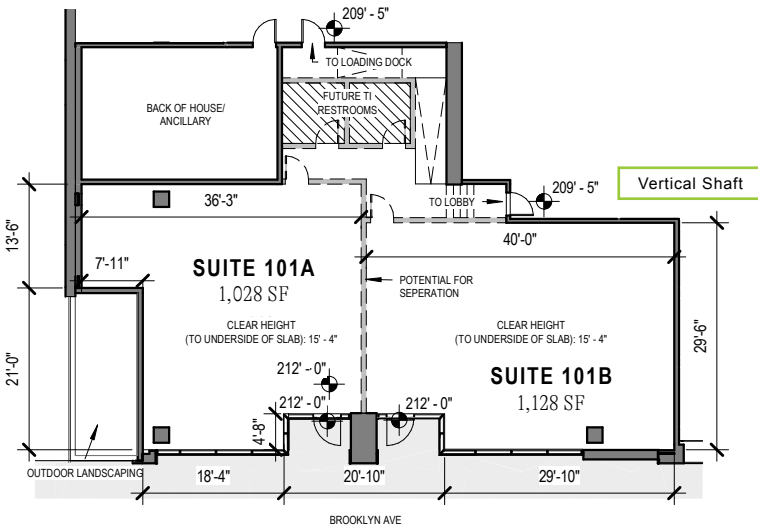
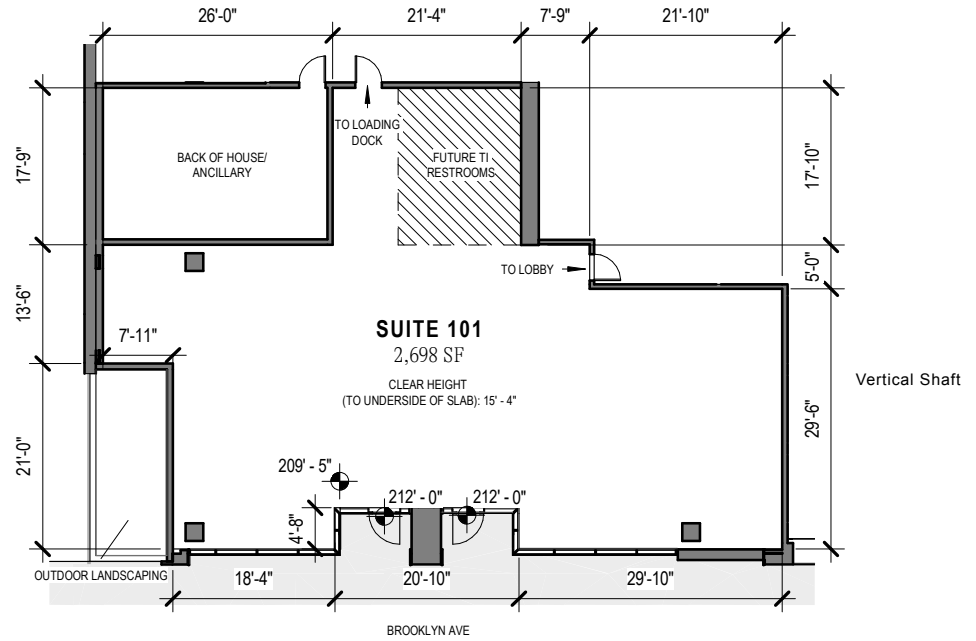
12TH AVENUE RETAIL PLAN

Suites 100 and 101 have 20'+ ceiling heights and can accommodate a scrubber and/or mezzanine level

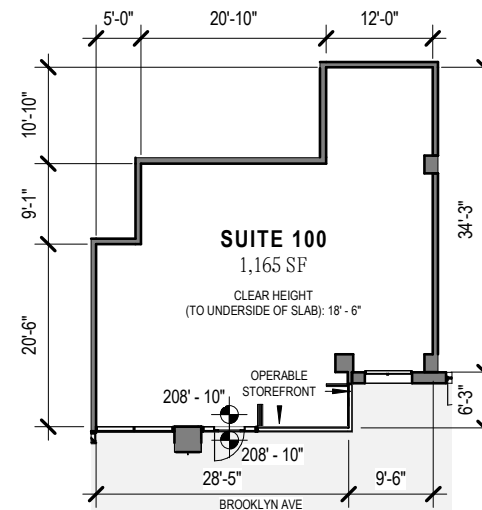
BUILDING II

- 148,000 SF Life Sciences Space
- 4,000 SF Retail Space
- Suite 101B + 101A can be restaurant

NORTH RETAIL PLAN



NORTH RETAIL PLAN 2



SOUTH RETAIL PLAN

CHAPTER BLDGS.

CHAPTER I. BLDGS.

10-story, office building with 148,000 ft² of Life Sciences Space and 4,000 ft² of ground-floor retail.

1300 4TH ST
23-story, 342 unit apartment building with 3,328 ft² of ground-floor retail.

4328 BROOKLYN AVE*
13-story office building above U District Light Rail Station with retail above.

1415 43RD ST*
14-story and a 22-story, 224-unit apartment, restaurant, and institution building on a shared podium (University Temple United Methodist Church).

4236 BROOKLYN AVE NE*
14-story, 325-room hotel

4131/4135 BROOKLYN AVE
24-story, 260 unit apartment building with three ground floor retail spaces totaling 3,500 ft²

4215 BROOKLYN AVE
7-story, 24 unit apartment building with 1,500 ft² of ground floor retail.

4238 12TH AVE
Two, 25-story towers with 446 apartment units and two ground-floor retail spaces totaling 6,700 ft².

1200 45TH ST
24-story, 227 unit apartment building with a 587 ft² cafe space and a 1,811 ft² bank space totaling 3,287 ft² of ground-floor retail

4212 ROOSEVELT WAY*
23-story, 220 unit apartment building with retail.

CHAPTER I. BLDGS.
11-story, office tower providing 240,000 ft² of office space and approx 9,000 ft² of ground-floor retail.

700 45TH ST*
23-story, 160-unit apartment building with office space.

4512 11TH AVE
30-story, hotel with 168 rooms, 101 apartments, two ground-floor retail spaces (1,540 ft² & 2,409 ft²) and one mezzanine level space (1,887 ft²) totaling 6,056 ft².

1200 50TH ST
6-story, 49 unit apartment building with 1,024 ft² of ground floor retail.

4515/4524 BROOKLYN AVE
25-story, tower with 202 apartment units and 2,614 ft² ground-floor retail.

5229 UNIVERSITY WAY
6-story, 64 unit apartment building with 1,167 ft² of ground floor retail.

5251 UNIVERSITY WAY*
6-story, 88 unit apartment building with retail.

5339 ROOSEVELT WAY
4-story, 27 unit apartment building with office space and 2,260 ft² of ground-floor retail.

5639 UNIVERSITY WAY
5-story, 39 unit apartment building with 1,630 ft² of ground-floor retail.

5504 UNIVERSITY WAY*
5-story, 77 unit apartment building with retail.

4732 BROOKLYN AVE
7-story, 180 unit apartment building with 34,507 ft² of ground-floor retail occupied by Safeway.

W UNIVERSITY of WASHINGTON



A RE-IMAGINED U DISTRICT

IS UNDERWAY WITH OVER 4,000 NEW RESIDENTIAL UNITS AND OVER 7,000 NEW RESIDENTS COMING FROM 2022-2027.

● APARTMENTS ● OFFICE ● HOTEL * PROPOSED

12TH & BROOKLYN AVES. NE | SEATTLE

CHAPTER
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45,000
UW STUDENTS

25,000
UW EMPLOYEES

>20,000
DAILY RIDERS AT
U DISTRICT LINK STATION

98
WALK SCORE
(WALKER'S PARADISE)



3 BLOCKS
TO THE UW CAMPUS

39+ ACRES
OF UW EXPANSION

700+
HOTEL ROOMS
IN THE AREA

1 BLOCK
FROM LIGHT
RAIL STATION

CHAPTER BLDGS.

98

WALK
SCORE

100

TRANSIT
SCORE

93

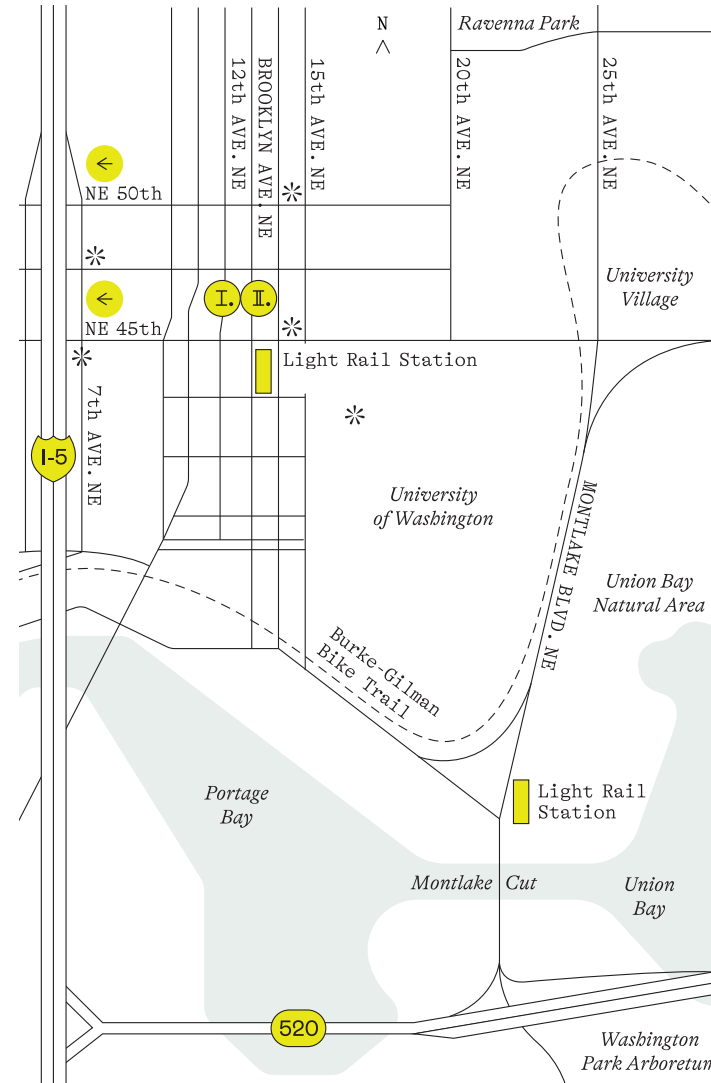
BIKE
SCORE

AN EASIER COMMUTE AND ACCESS TO IT ALL.

Getting here is easy. The Chapter Buildings are blocks from Light Rail, the Burke Gilman Trail and the I-5 corridor. University Way, dubbed the Ave by locals, is one block over. Once you're here, your favorite lunch spots and day-to-day conveniences are a short walk away.



ACCESS



← On-ramp to I-5

* Major bus stop designation

IN MINUTES

Light Rail Travel
Time from U-District
Station

NORTHBOUND

Roosevelt Station

2

Northgate Station

6

SOUTHBOUND

Capitol Hill Station

6

Downtown

8

Downtown Bellevue

32

SEATAC Int'l Airport

42

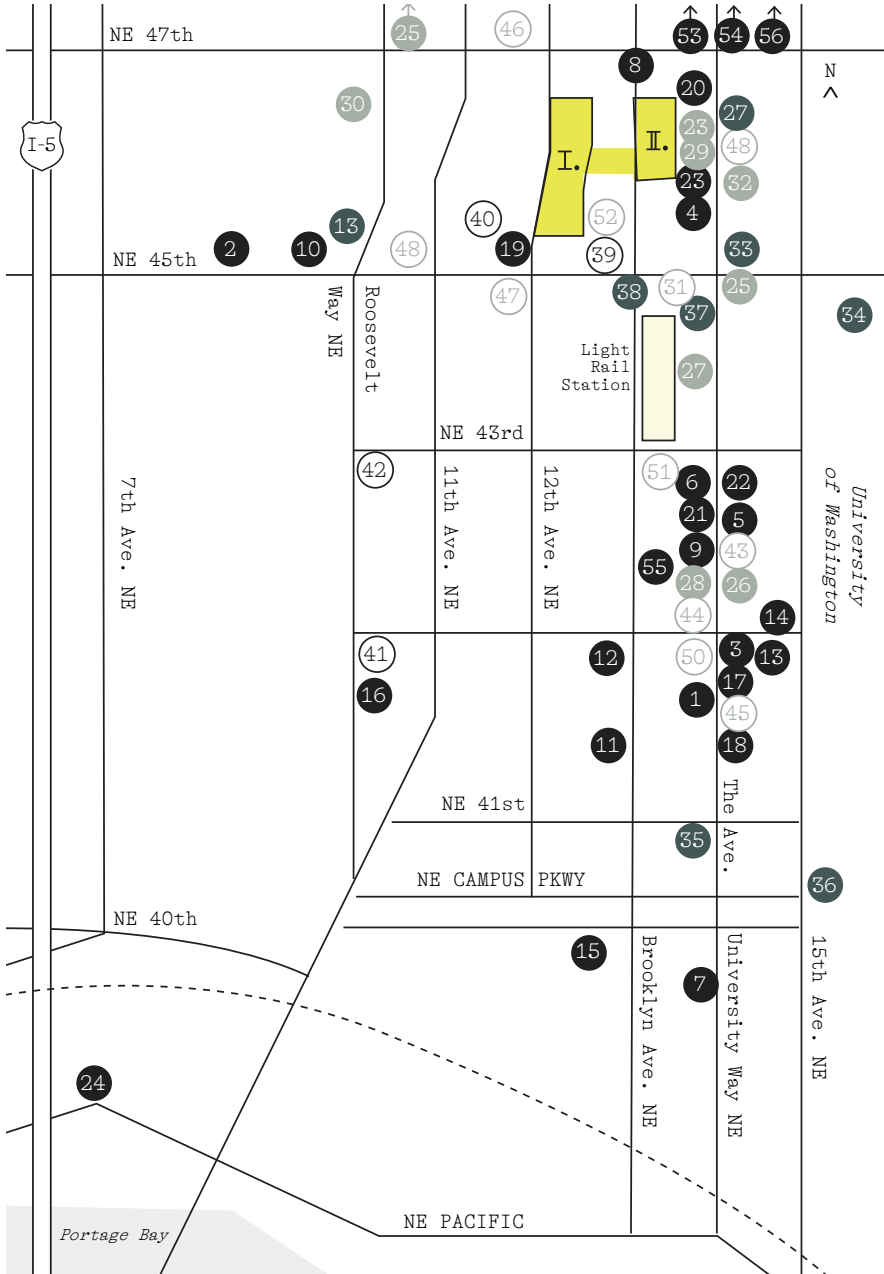
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THE U-DISTRICT

CHAPTER BLDGs.



NEIGHBORHOOD



CHAPTER BLDGs.

- RESTAURANTS
- SHOPPING
- EXPERIENCES
- HOTELS
- CAFFEINE

- | | |
|-----------------------------------|---|
| 1 Big Time Brewery | 30 Trader Joe's |
| 2 Blue Moon Tavern | 31 Leon Coffee House |
| 3 Burger and Kabob Hut | 32 Urban Outfitters |
| 4 CaliBurger | 33 Seattle Bouldering Project* |
| 5 Chili's South Indian | 34 Burke Museum |
| 6 Chipotle | 35 Floyd & Delores Jones Playhouse |
| 7 College Inn | 36 Henry Art Gallery |
| 8 Costas | 37 The Varsity Theater |
| 9 Finn MacCool's Irish Pub | 38 Neptune Theatre |
| 10 Ladd & Lass Brewing | 39 Graduate Seattle & Rooftop Bar Mountaineering Club |
| 11 Guanaco's Tacos Pupuseria | 40 Residence Inn by Marriott |
| 12 Korean Tofu House | 41 University Inn |
| 13 AMC Theater | 42 Watertown Hotel |
| 14 MOD Pizza | 43 Café Allegro |
| 15 Pagliacci Pizza | 44 Café on the Ave |
| 16 Portage Bay Café | 45 Café Solstice |
| 17 Samurai Noodle | 46 Jake's Coffee |
| 18 Shultzzy's Bar & Grill | 47 Kitanda |
| 19 T12 Social House Residence Inn | 48 Oasis Tea Zone |
| 20 Thai Tom | 49 Sharetea |
| 21 Thahn Vi | 50 Starbucks |
| 22 Thaiger Room | 51 Ugly Mug Café |
| 23 U:Don Fresh | 52 Poindexter Coffee |
| 24 Voula's Offshore Café | 53 Snowy Village |
| 25 Lulumiere | 54 Xi'an Noodles |
| 26 Bulldog News | 55 BB's Teriyaki Grill |
| 27 Luminati Labs | 56 Westman's Bagel and Coffee |
| 28 H-Mart | |
| 29 Target | |

*Permit in

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