



roof deck view

Permitted plan, ready to build

ROOF DECK BAR/RESTAURANT CAPITOL HILL

COLMAN AUTOMOTIVE BUILDING
ON THE CORNER OF PINE & BELLEVUE



401 E PINE ST, SEATTLE

Rare opportunity to lease space for a roof deck bar/restaurant in the heart of Capitol Hill's Pike/Pine neighborhood.

Patrons will enter a lobby on Bellevue Avenue and take the new passenger elevator or staircase to the roof deck bar/restaurant with a Space Needle view!



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Colman Automotive Building

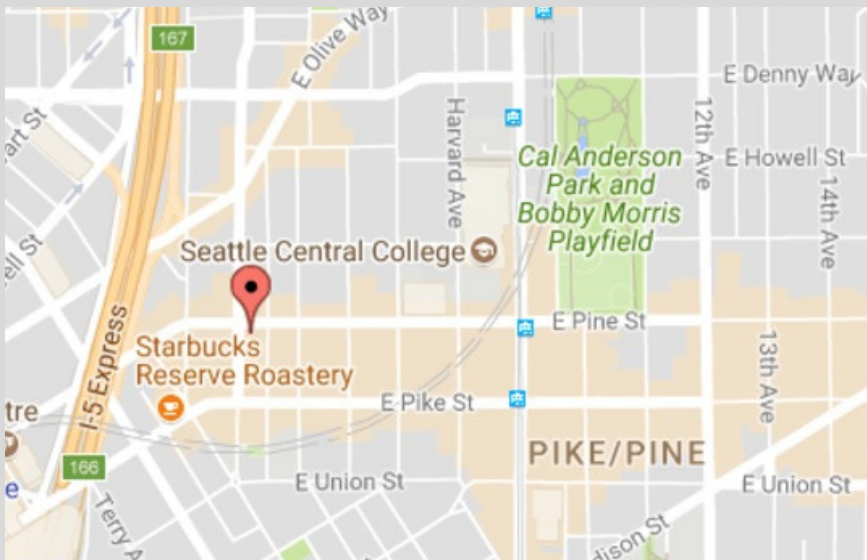
The Colman Automotive Building was constructed in 1917 as an auto show room for J.M Colman. The structure functioned as an auto agency until the mid-1940's when it began operating as Raff's family Shoe Company. Hunters Capital purchased the property in 2011 and undertook a complete restoration, bringing back the building's original character elements and placing a historic designation on the building.

Highlights

- +/- 4,400 SF
- Rent: \$28.00 /SF NNN
- NNNs \$5.08/SF
- Dedicated entrance and lobby on Bellevue Avenue
- Designed and permitted for restaurant use & occupancy
- Building has been seismically upgraded
- Western exposure
- Space Needle view



exterior remodel



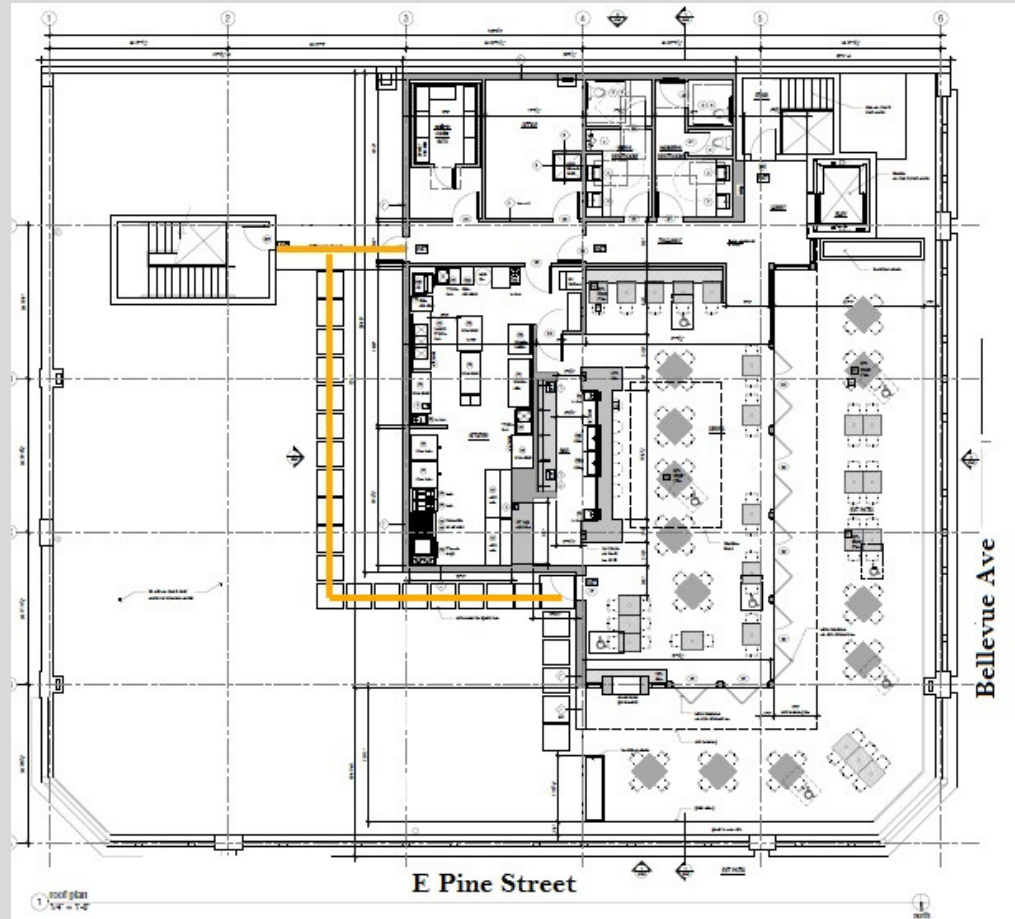
Accessibility

Walk Score: 99
Transit Score: 100
Bike Score: 69
Easy I-5 Access
8 min walk to Light Rail
5 blocks to street car stop

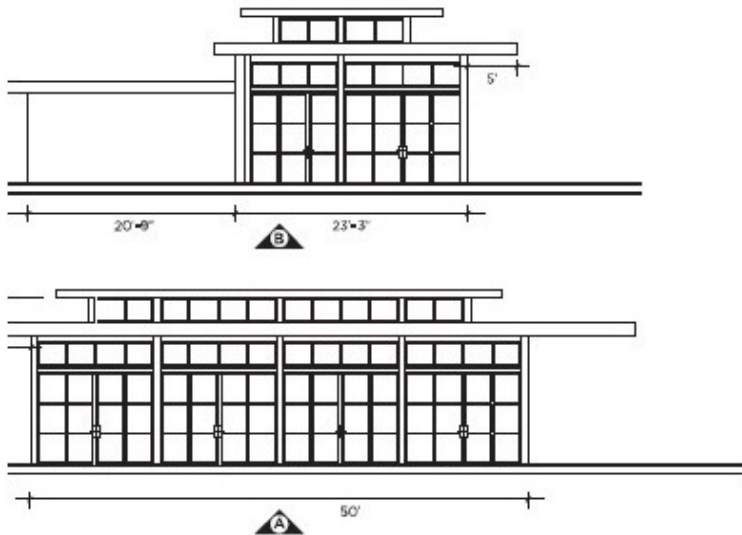
Colman Automotive Building

Landlord's Work

- Engineered roof deck support
- Roof deck platform in place
- 6-person passenger elevator to roof
- Two stair egress pathways from roof
- Stub utilities
- Restore all surfaces in first floor lobby (original fir ceilings, beams, concrete & brick)



Permitted Roof Deck Plan (not built)



Permitted Roof Deck Pavilion

The Neighborhood

Located among a lively new retail core with neighboring tenants that include: Blu Dot Furniture, Aesop, Marine Layer, Warby Parker, Starbucks Roastery, Stock & Pantry, Oaxaca, Sitka & Spruce, Stumptown Coffee and Homestead Seattle

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