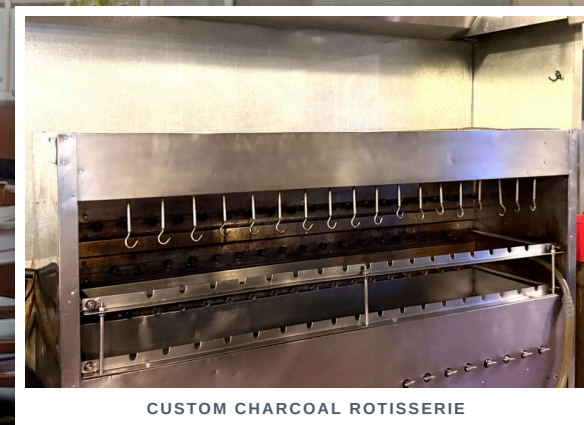


RESTAURANT FOR LEASE · BELLTOWN

A working charcoal rotisserie on First Avenue

2313 First Avenue, Unit A · Seattle, WA 98121

AVAILABLE
Q1 2027
or sooner



CUSTOM CHARCOAL ROTISSERIE

FOR MORE INFORMATION, PLEASE CONTACT

Alice On

Managing Broker · Wonderland Real Estate

206.849.8485 · alice@aliceonrealty.com



2ND-GENERATION RESTAURANT

Property highlights



- **±5,723 SF** fully built full-service restaurant on the ground floor of the Pomeroy, a residential condominium
- **Custom commercial charcoal rotisserie** beneath a massive Type I hood
- **Two separate hood and exhaust systems.** Charcoal cooking requires its own dedicated exhaust, apart from the rest of the kitchen — difficult and costly to add to a downtown building, and rare to find already in place
- Spacious commercial kitchen with full conventional cooking line, walk-in cooler and dry storage
- Hood fire suppression in place
- Large open dining room with floor-to-ceiling glass on two exposures; raised banquette dining area
- Full bar with seating
- Prominent First Avenue entrance and frontage, four blocks from Pike Place Market
- **Rental rate negotiable** — contact broker for details
- Equipment and FF&E negotiable
- Ideal for steakhouse, churrasco, Peruvian rotisserie, yakitori or robata, Mediterranean, Persian, barbecue — or any chef-driven live-fire concept

99 WALK SCORE	100 TRANSIT SCORE	77 BIKE SCORE	21,166 98121 POPULATION	\$152K MEDIAN HH INCOME	3.7M DOWNTOWN VISITORS JULY 2026
----------------------------	--------------------------------	----------------------------	--------------------------------------	--------------------------------------	--

Walk/Transit/Bike Scores: Walk Score, Belltown. Population and median household income: U.S. Census Bureau, 2024 ACS 5-Year Estimates, ZIP 98121. Downtown visitors: Downtown Seattle Association, July 2026.

FRONT OF HOUSE

A room that already works

Large open dining room beneath exposed concrete structure, with floor-to-ceiling glass on two exposures, a raised banquette section, and a full bar — **three distinct seating areas within one room.**



MAIN DINING ROOM



RAISED BANQUETTE DINING



FULL BAR



ENTRY AND SERVICE AREA

Alice On

Managing Broker • Wonderland Real Estate

206.849.8485

alice@aliceonrealty.com

THE KITCHEN

Built around fire

A custom commercial charcoal rotisserie under its own Type I hood, and a **second complete hood and exhaust system** serving the conventional line.



CHARCOAL ROTISSERIE & TYPE I HOOD



TWO SEPARATE HOOD SYSTEMS



CONVENTIONAL COOKING LINE



SPIT RACK & HANGING HOOKS

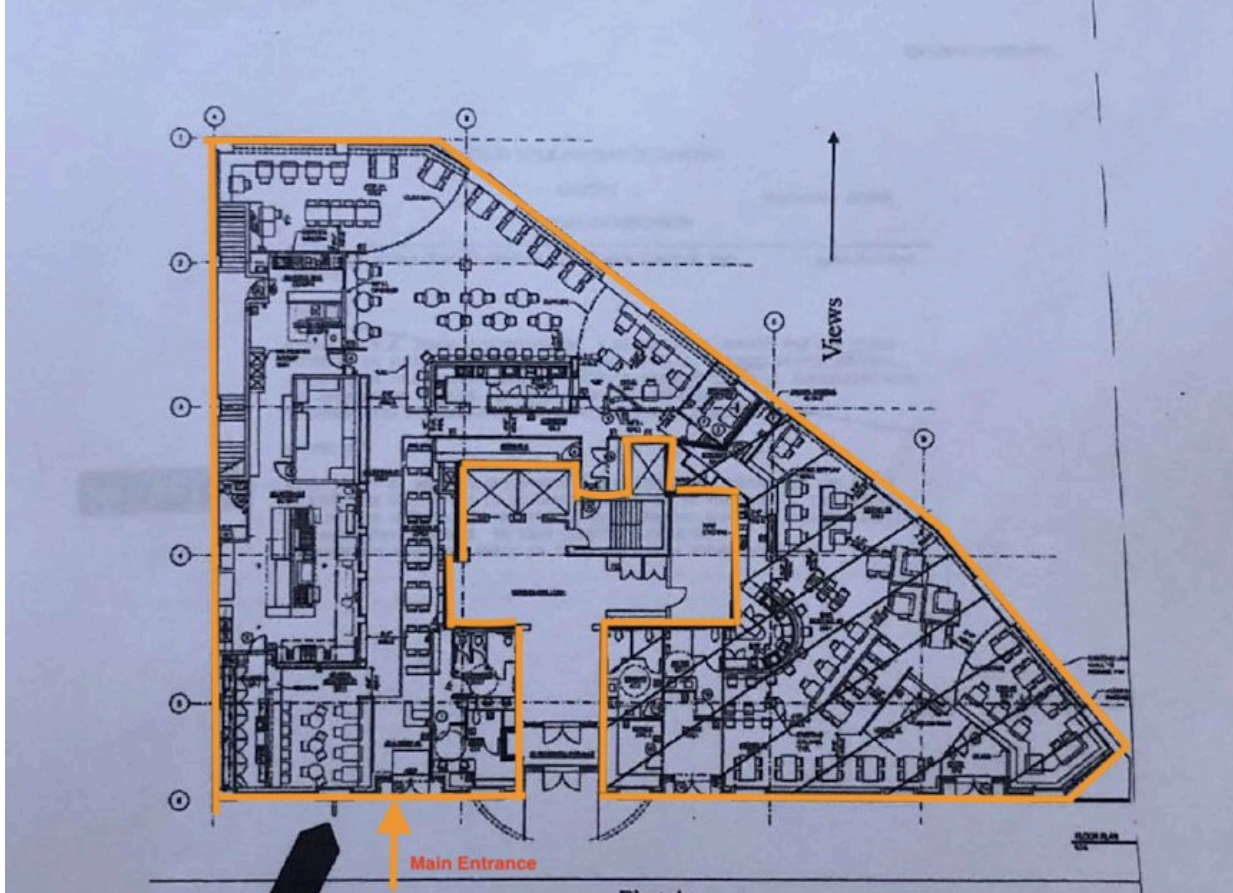
Alice On

Managing Broker • Wonderland Real Estate

206.849.8485

alice@aliceonrealty.com

FLOOR PLAN

±5,723 rentable square feet

Premises outlined. Main entrance at First Avenue. Plan is illustrative; dimensions and area to be verified.

TERMS

SIZE ±5,723 SF	RENTAL RATE Negotiable call broker
NNN \$15.00 /SF	AVAILABLE Q1 2027 or sooner

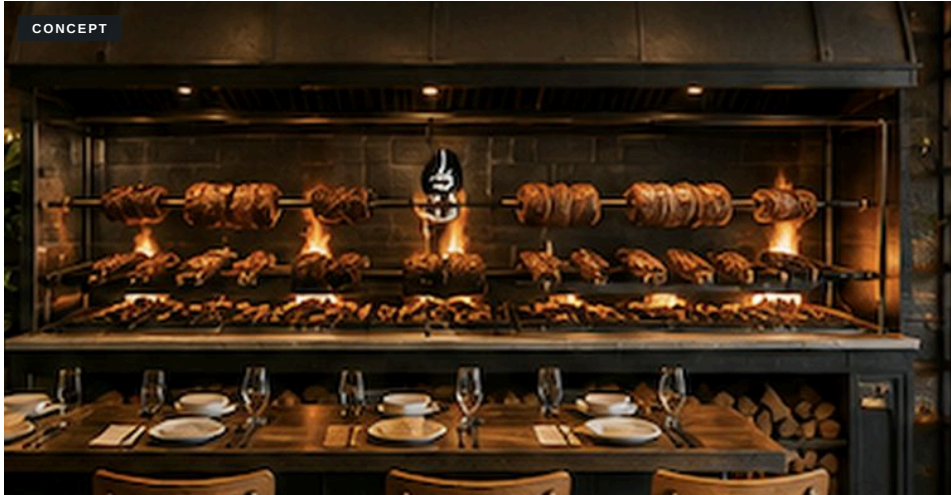
NOTES

- Equipment and FF&E negotiable
- Hood fire suppression in place

The restaurant is open and operating.
Early-afternoon showings by
appointment only. **Please do not
disturb the tenant or staff, and do
not contact the restaurant directly.
Contact listing broker to arrange.**

THE NEXT CONCEPT

The infrastructure is built. The concept is yours.



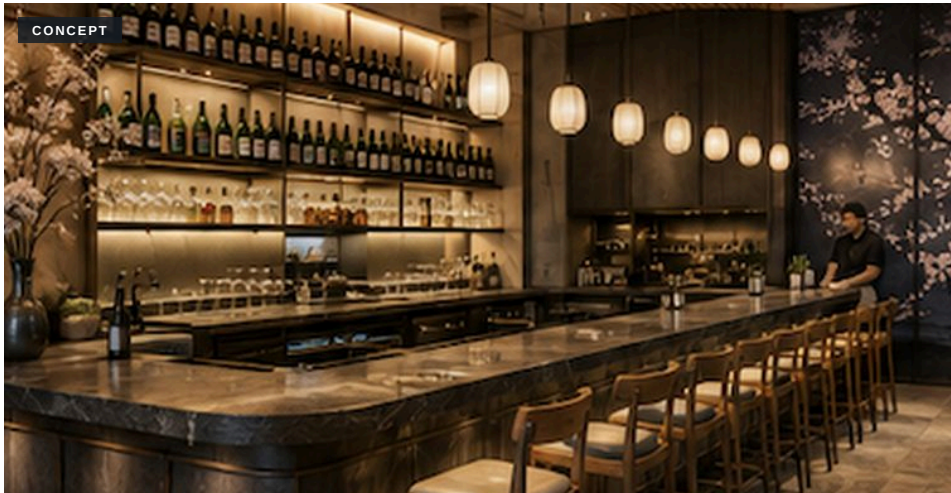
Live-fire chef's counter

Rotisserie as the centerpiece of the room



Open dining with display kitchen

Using the existing glass and ceiling height



Yakitori or robata bar

Binchotan grilling on the existing solid-fuel exhaust



Mediterranean live fire

Warmer palette, same bones

These four images are conceptual renderings, not photographs of the premises. They illustrate potential uses only. Any reconfiguration is subject to permitting, Landlord approval, and condominium association restrictions.

LOCATION

First Avenue, Belltown



First Avenue frontage at the Pomeroy.

NEARBY

Pike Place Market Four blocks south on First Avenue	Waterfront Park \$1.1B park terminating in Belltown
Bell Street Improvements \$5.2M streetscape, Elliott to First	Olympic Sculpture Park North end of the Belltown waterfront
Seattle Center & Climate Pledge North of Belltown	The Pomeroy 52 residences directly above the space
Amazon & SLU campuses A short walk east of Belltown	Elliott Bay waterfront Two blocks west, downhill from First

WHY THIS SPACE

- **Dedicated solid-fuel infrastructure.** Charcoal cooking needs a dedicated exhaust that cannot be shared with the conventional line — built here already
- **Second-generation throughout.** Kitchen, walk-in, bar and dining room in place
- Downtown Seattle drew **3.7 million visitors in July 2026** — 112% of pre-2020 levels

Alice On
Managing Broker • Wonderland Real Estate
206.849.8485 • alice@aliceonrealty.com

