

±6,190 SF Retail For Lease

# First Light

2000 3RD AVE, SEATTLE WA



**CBRE**

# First Light

## Retail Experience

Retail at First Light will be curated to reflect the site's proximity to Seattle's vibrant cultural center.

- 4 retail spaces available
- Soaring 20'+ ceiling height
- Designed to LEED standards
- Ideal for coffee shop, market / bookstore, restaurant, or bar concepts



# First Light



## Area Highlights

- Located in the heart of the vibrant Belltown neighborhood at 3rd Avenue and Virginia Street
- Two blocks from Seattle's #1 tourist attraction, the Pike Place Market, boasting 14+ million annual visitors
- Close to cultural institutions such as Seattle Center, the Space Needle, and Climate Pledge Arena
- Walking distance to the South Lake Union neighborhood, home of Apple, Amazon, Meta, and more

## Demographics

	1 Mile	3 Mile	5 Miles
Daytime Population	237,893	459,182	735,488
Residential Population	78,984	256,381	504,979
Average HH Income	\$163,964	\$173,584	\$175,993
Residential Units in Pipeline	15,629	27,449	39,103
Office SF Under Construction	1,346,527	1,455,184	2,131,205

# Project Plan

**Overall Gross Floor Area: 550,000 SF**

**48 Total Floors**

**459 Residential Condominiums**

**Orchard Terrace (Floor 8 Common Area): 9,344 SF**

**115,000 SF Office Space on 6 Floors**

**78 Commercial Parking Stalls**

**3 Commercial Elevators**

Residential Floors 9 - 48



Floor 7

Floor 6

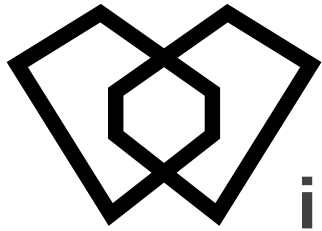
Floor 3 - 5

Floor 2

Retail







# westbank in Seattle

## Museum House

## WB1200

## First Light

Westbank is drawn to Seattle as a challenge and an opportunity. The city's economy is built on innovation, and Westbank sees enormous potential for this creativity to manifest itself in the built environment. Westbank hopes to bring a body of work that reflects Seattle's vibrancy while bringing a meaningful degree of artistry.



±6,190 SF Retail For Lease

# First Light



2000 3RD AVE., SEATTLE WA

## Jennifer Seversen

Vice President

+1 206 390 1498

[jennifer.seversen@cbre.com](mailto:jennifer.seversen@cbre.com)

## Kyle Herting

Vice President

+1 253 241 0876

[kyle.herting@cbre.com](mailto:kyle.herting@cbre.com)



westbank

**CBRE**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. 10.24.25\_BSO