

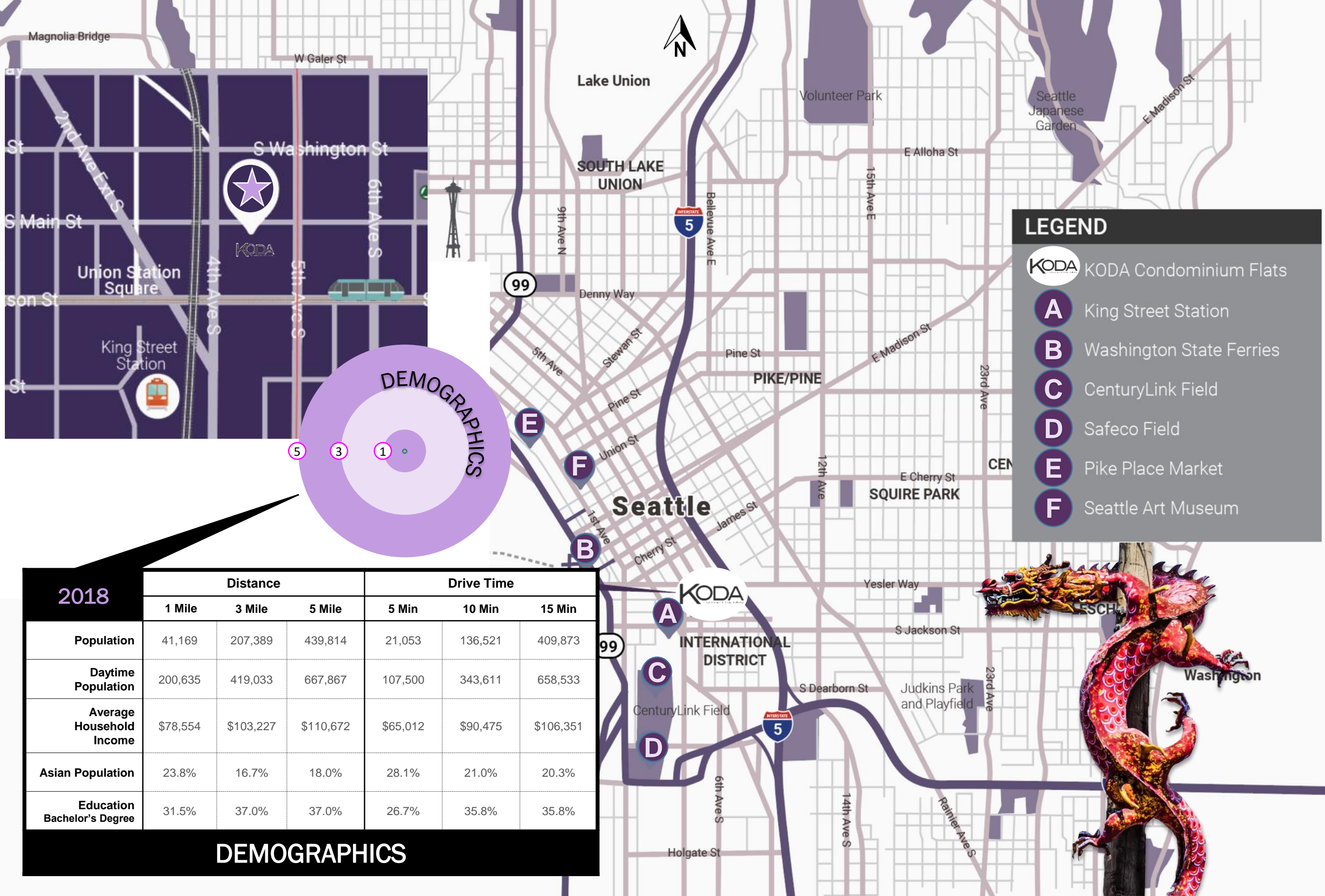
KODA

TOWER RETAIL

450 South Main Street
Seattle, WA 98104

Brynn Estelle Telkamp

Be|RETAIL 206.650.8595 | brynn@be-retail.co



LEGEND

- KODA Condominium Flats
- A** King Street Station
- B** Washington State Ferries
- C** CenturyLink Field
- D** Safeco Field
- E** Pike Place Market
- F** Seattle Art Museum

2018	Distance			Drive Time		
	1 Mile	3 Mile	5 Mile	5 Min	10 Min	15 Min
Population	41,169	207,389	439,814	21,053	136,521	409,873
Daytime Population	200,635	419,033	667,867	107,500	343,611	658,533
Average Household Income	\$78,554	\$103,227	\$110,672	\$65,012	\$90,475	\$106,351
Asian Population	23.8%	16.7%	18.0%	28.1%	21.0%	20.3%
Education Bachelor's Degree	31.5%	37.0%	37.0%	26.7%	35.8%	35.8%

DEMOGRAPHICS



Brynn Estelle Telkamp

Be|RETAIL 206.650.8595 | brynn@be-retail.co





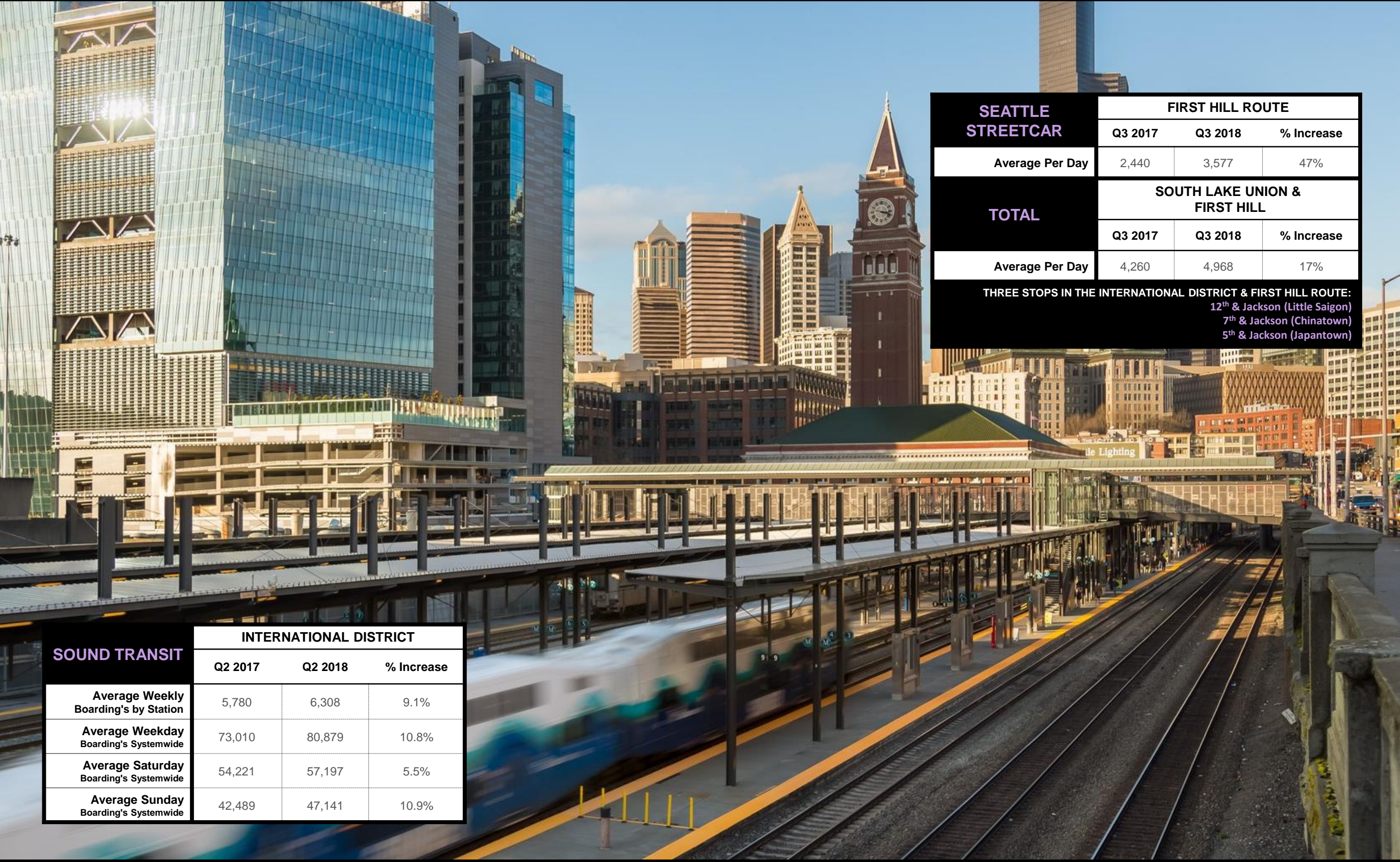
KODA is located at the gateway to the International District and at the intersection of the Central Business District, Pioneer Square, First Hill and the Elliott Bay waterfront, placing it within easy walking distance of over 100,000 jobs, a vast array of residential services, several distinct neighborhoods and the city's most compelling dining, shopping and nightlife. It is perfectly situated to take full advantage of Seattle's two-billion-dollar waterfront restoration, and is a short walk from the region's professional sports venues. KODA is immediately adjacent to King Street Station and the new International District to Capitol Hill Street Car at 5th & Jackson.

Brynn Estelle Telkamp

Be|RETAIL 206.650.8595 | brynn@be-retail.co

KODA
TOWER RETAIL

Modes of Transportation

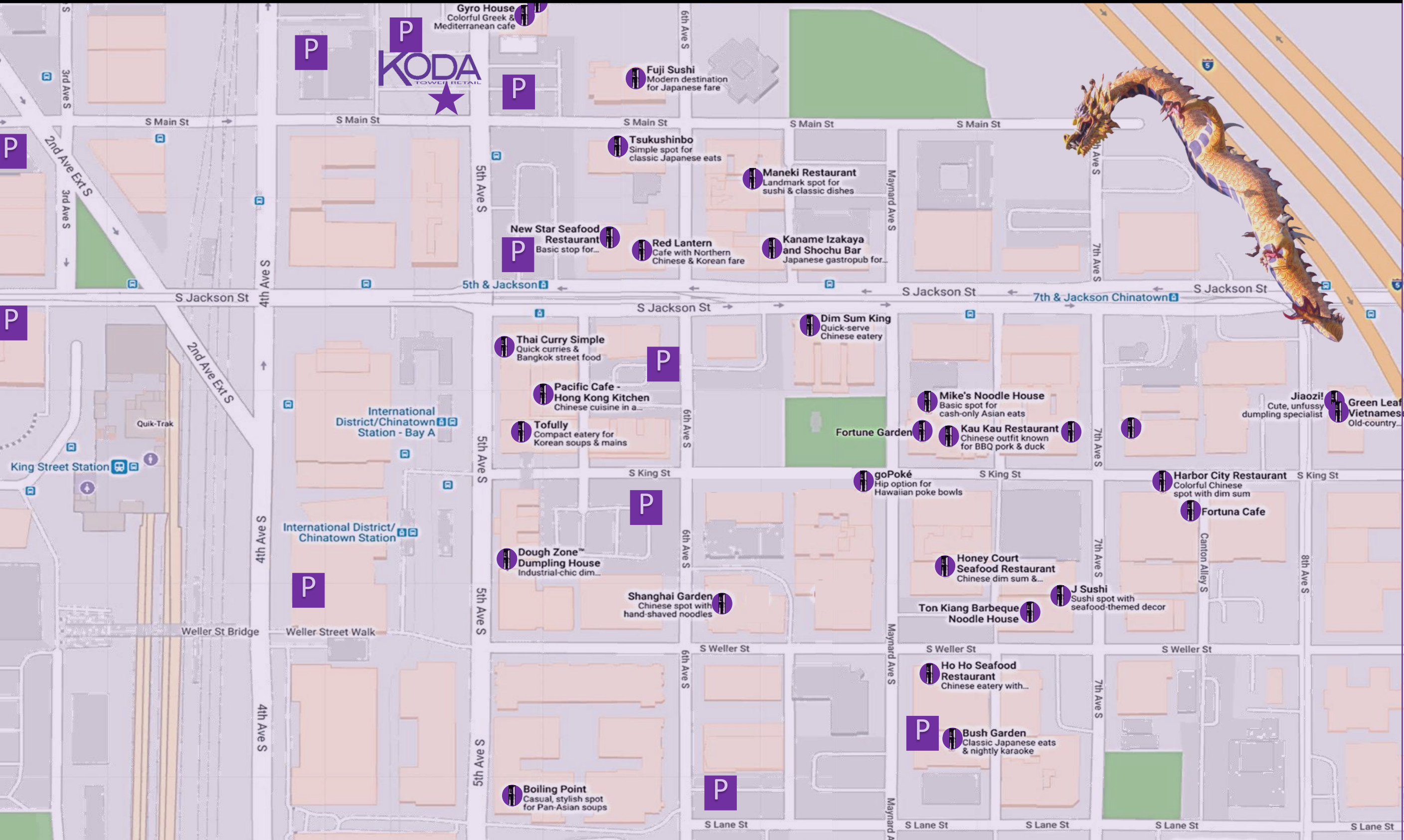


SEATTLE STREETCAR	FIRST HILL ROUTE		
	Q3 2017	Q3 2018	% Increase
Average Per Day	2,440	3,577	47%
TOTAL	SOUTH LAKE UNION & FIRST HILL		
	Q3 2017	Q3 2018	% Increase
Average Per Day	4,260	4,968	17%

THREE STOPS IN THE INTERNATIONAL DISTRICT & FIRST HILL ROUTE:
 12th & Jackson (Little Saigon)
 7th & Jackson (Chinatown)
 5th & Jackson (Japantown)

SOUND TRANSIT	INTERNATIONAL DISTRICT		
	Q2 2017	Q2 2018	% Increase
Average Weekly Boarding's by Station	5,780	6,308	9.1%
Average Weekday Boarding's Systemwide	73,010	80,879	10.8%
Average Saturday Boarding's Systemwide	54,221	57,197	5.5%
Average Sunday Boarding's Systemwide	42,489	47,141	10.9%

Neighborhood Restaurants & Parking



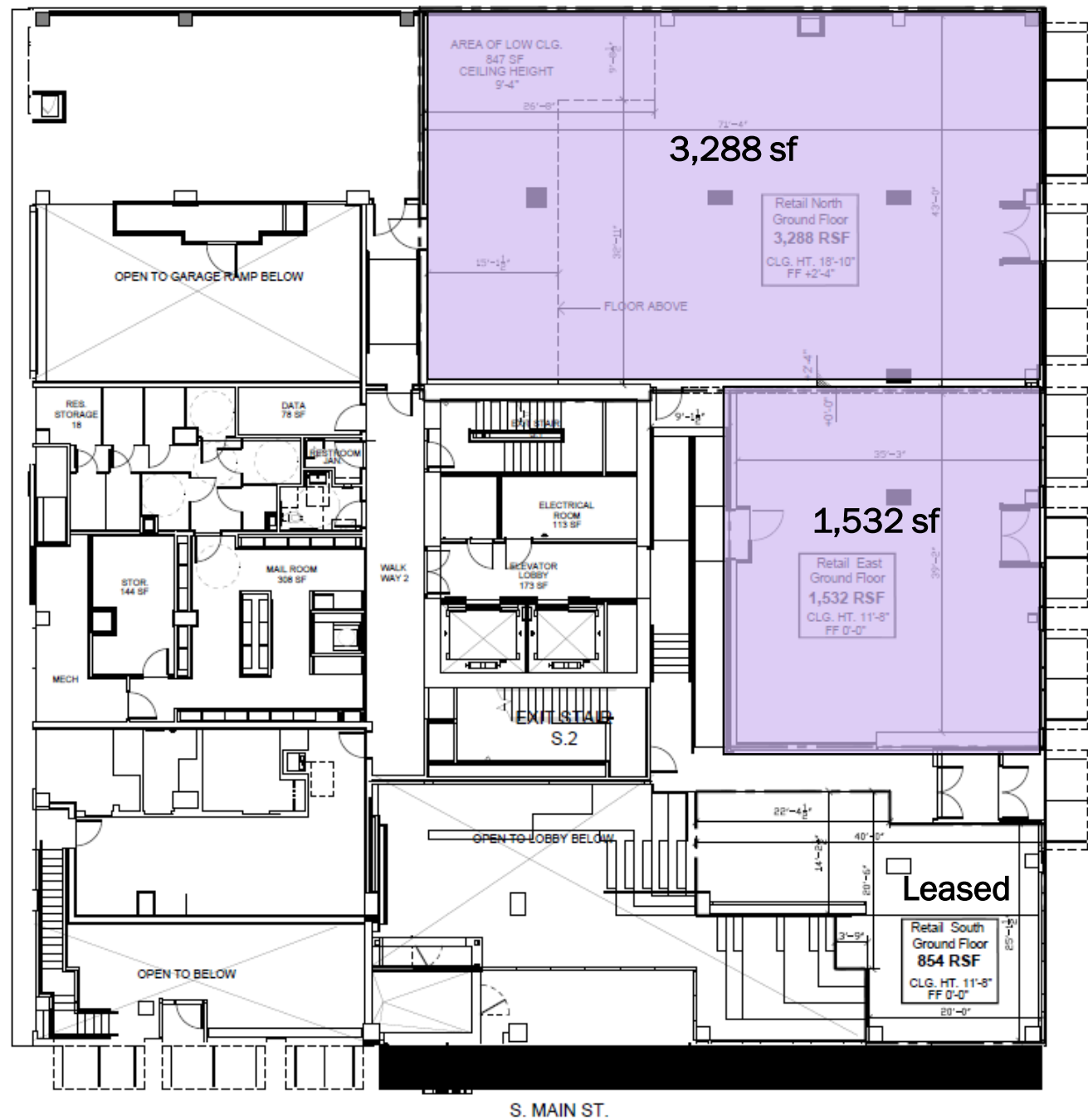
International District | Pioneer Square | Stadium District



Brynn Estelle Telkamp

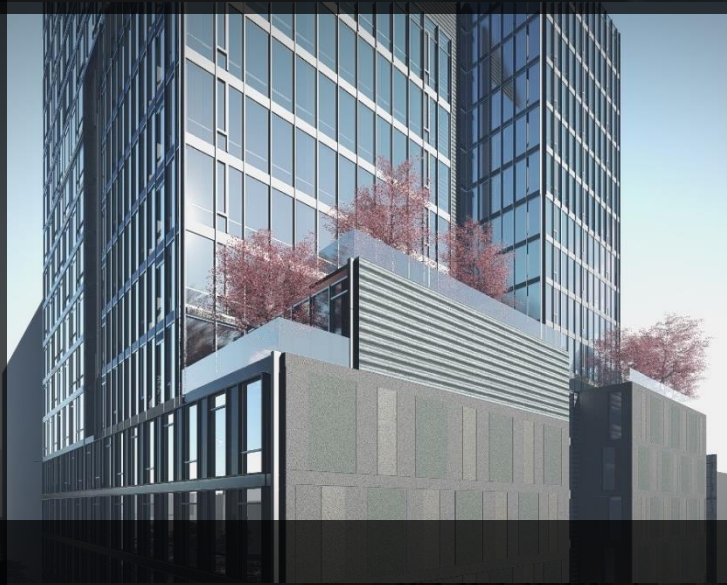
Be|RETAIL 206.650.8595 | brynn@be-retail.co





Pre-Leasing Details

Delivery	Q1 2021
Opening	Q3 2021
Asking Rent	\$46.00
NNN	\$10.25
Retail North (Class I)	3,288 rsf
Retail East	1,532 rsf
Buildout Allowance	Negotiable

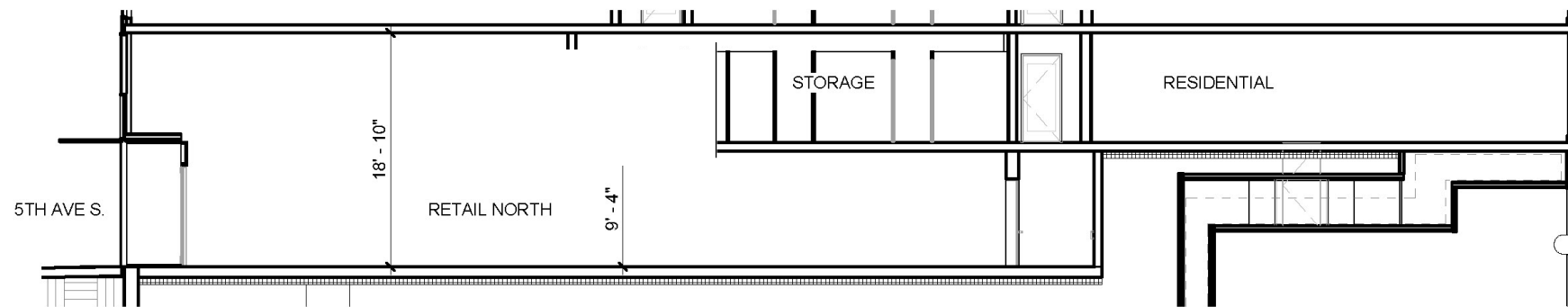
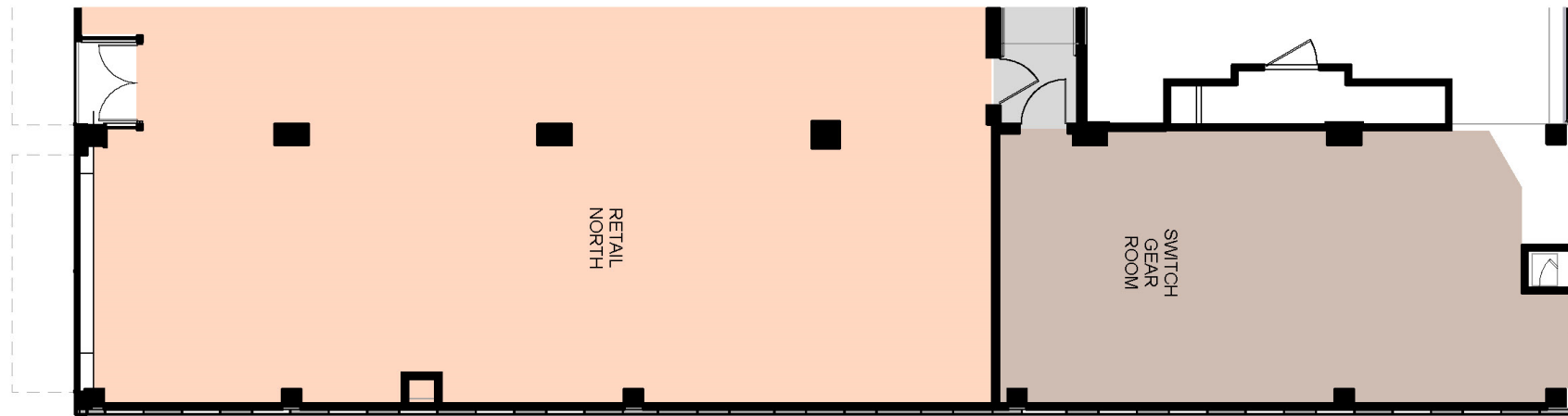


KODA
TOWER RETAIL

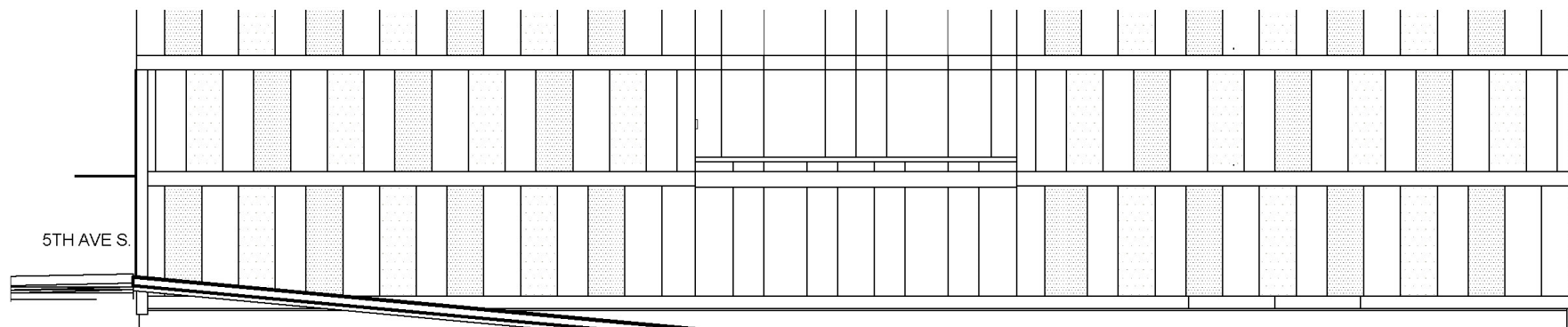
450 South Main Street
Seattle, WA 98104

Brynn Estelle Telkamp

Be|RETAIL 206.650.8595 | brynn@be-retail.co



2 RETAIL SECTION



3 RETAIL ELEVATION NORTH



RETAIL LEASING

Brynn Estelle Telkamp

Lloyd Building
603 Stewart Street
Suite 610
Seattle WA 98101

Be | RETAIL

Brynn@be-retail.co
O 206.264.0648
M 206.650.8595



This information supplied herein is from sources we deem reliable. It is provided without any representations, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material. 8/8/19

Brynn Estelle Telkamp

Be | RETAIL 206.650.8595 | brynn@be-retail.co

