



WALLACE
PROPERTIES

Illuminate Eastlake

1540 Eastlake Ave E, Suite D · Seattle, WA 98102

Retail Space For Lease



Floor Plan

Perfect Fit for Boutique Fitness Studio

AVAILABLE SIZE

1,455

Rentable Square Feet (RSF)

RENT RATE & LEASE TYPE

\$38 GROSS

Per RSF Per Year • Including Operating Expense
Additionally, Tenant pays in-suite utilities & janitorial

AVAILABILITY

NOW

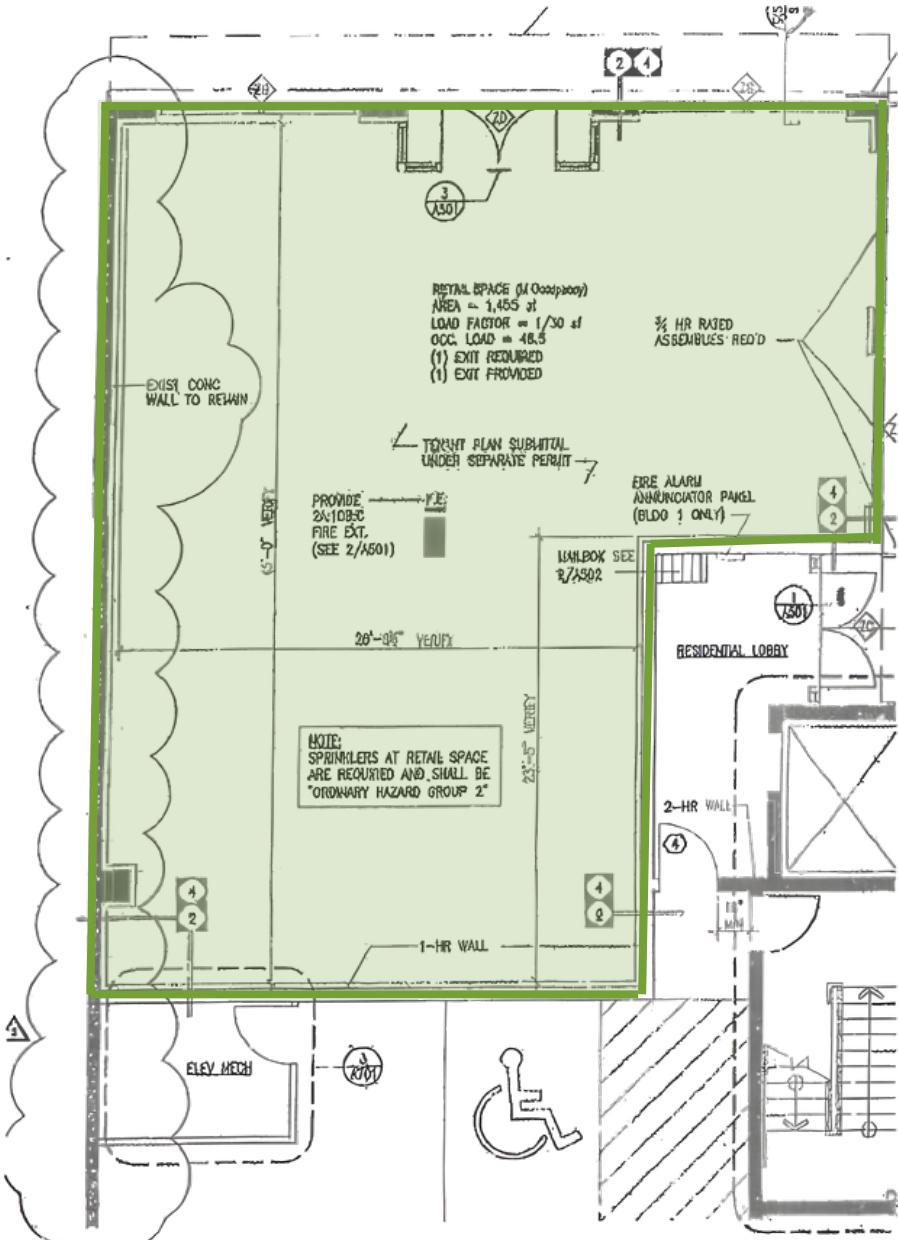
PARKING

2 RESERVED

Complimentary parking stalls in the garage
Abundant street parking and pedestrian traffic.

Eastlake is one of Seattle's denser multifamily neighborhoods with a mix of retail and office buildings. The location serves approximately 15,000–20,000 apartment and condominium units within a half mile radius.

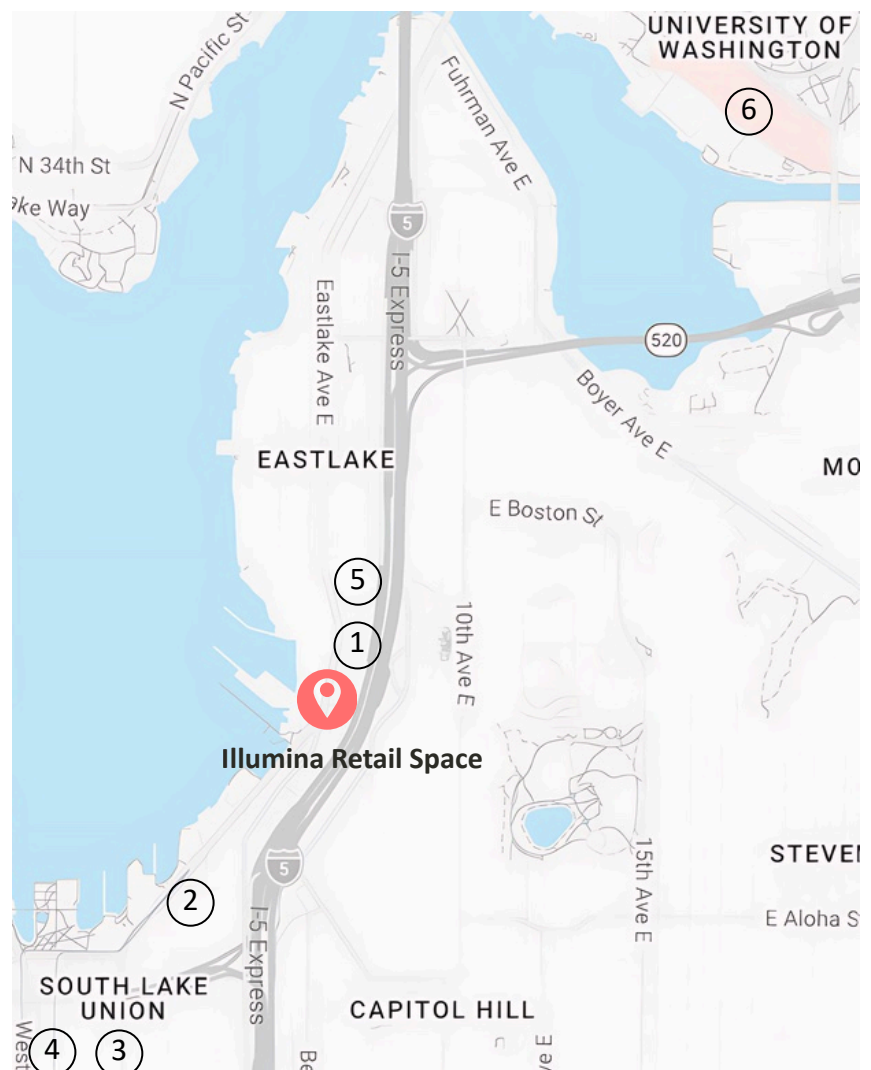
Barre • Pilates • HIIT



Seattle's *Life Science Campus*

Ground-floor retail in a 110-unit mixed-use building at 1540 Eastlake Ave E - steps from the highest concentration of biotech and research employment in the Pacific Northwest.

- ① **Alexandria Center® for Life Science**
1616 Eastlake Ave E ~1 min
- ② **Fred Hutch Cancer Center**
1100 Fairview Ave N ~5 min
- ③ **Amazon HQ**
South Lake Union ~10 min
- ④ **Allen Institute**
South Lake Union ~10 min
- ⑤ **Bristol Myers Squibb**
South Lake Union ~10 min
- ⑥ **UW Medicine**
South Lake Union ~10 min



ZIP code 98102 is home to 26,800+ residents, 18,400+ housing units, and a median household income of \$114,000.