



WESTLAKE  
ASSOCIATES



# FOR LEASE

## UNIVERSITY DISTRICT STREETLEVEL RETAIL

4546 UNIVERSITY WAY NE  
SEATTLE, WA 98105

**ELLEN MOHL**

SENIOR BROKER

P 206.505.9421

[ellenmohl@westlakeassociates.com](mailto:ellenmohl@westlakeassociates.com)

**MARK ALFIERI**

SENIOR BROKER

P 206.505.9418

[malfieri@westlakeassociates.com](mailto:malfieri@westlakeassociates.com)

# FOR LEASE RETAIL SPACE

**4546 UNIVERSITY WAY NE**  
SEATTLE, WA 98105

AVAILABLE 1,600 SF

LEASE RATE \$27.50 / SF + NNN

LEASE TERM Negotiable

## SPACE HIGHLIGHTS

- 1,600 SF Streetlevel Retail
- NNN Expenses: Approx. \$9.76 / SF
- Centrally Located With Heavy Foot Traffic
- 18' Foot High Ceilings
- Walk Score: 99 - Walker's Paradise
- Best Block On U-District's "The Ave"
- Excellent Freeway Access to I-5

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known as “The Ave”—serves as the main retail corridor, offering a unique mix of independent retailers, national brands, and services catering to both the university community and local residents.

With excellent transit connectivity and major redevelopment underway, the U District is evolving into one of Seattle’s most exciting urban hubs. The recent expansion of the Link light rail brings fast, direct access to Downtown Seattle, Capitol Hill, and Northgate, significantly boosting foot traffic and accessibility. The area is also seeing a wave of new mixed-use developments, adding density and modern retail opportunities. In addition to its academic influence, the U District is known for events like the U District Street Fair and its proximity to scenic attractions such as Ravenna Park and the Burke-Gilman Trail. Its high walkability, youthful energy, and development momentum make it a prime location for innovative retailers and service providers.

## UNIVERSITY DISTRICT

The University District (U District) in Seattle is a vibrant, eclectic neighborhood centered around the University of Washington, one of the nation’s top public universities. Home to a dynamic mix of students, academics, and long-time residents, the U District blends historic charm with constant energy. The neighborhood features a wide range of housing, from early 20th-century homes to modern high-rises, and a bustling commercial core filled with bookstores, coffee shops, casual eateries, and global cuisines. University Way NE—



### SCHOOLS & SERVICES

- University of Washington
- Burke Museum of Natural History
- Neptune Theatre
- U District Station
- U District Farmers Market
- University Playground Park
- UW Medical Center - Montlake
- Ravenna Park
- Meridian Playground
- Portage Bay



### FOOD & DRINK

- Aladdin Falafel Corner
- Time Bistro
- Master Bing
- Supreme
- Tea Republik
- Chi Mac
- Bollywood 360
- BobaLust
- Avole on the Ave
- Ancient Gate Coffee
- Korean Tofu House
- DL BBQ
- Taste of Xi’an
- U:Don Noodle
- Dont Yell At Me
- Panda Noodle Bar
- Just Burgers
- Chuan House
- Costas Restaurant
- George Coffee & Pastries



### SHOPPING

- Al’s Musive Video & Games
- HIFI LOFI
- Red Light Vintage
- Safeway
- Trader Joe’s
- University Book Store
- H Mart UW
- Crossroads Trading
- Barnes & Noble
- University Village



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**Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.**



Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals. Westlake currently has 25 brokers.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 50-year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

**PROUD MEMBERS OF:**

- + **COMMERCIAL BROKERS ASSOCIATION (CBA)**
- + **NORTHWEST MULTIPLE LISTING SERVICES (NWMLS)**
- + **LOOPNET NATIONAL LISTING SERVICES**
- + **COSTAR COMMERCIAL REAL ESTATE DATA & NATIONAL LISTING**
- + **COMMERCIAL REAL ESTATE EXCHANGE, INC. (CREXI)**
- + **WASHINGTON STATE REALTORS ASSOCIATION (WSMA)**

**EXCLUSIVELY LISTED BY:**

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1200 WESTLAKE AVENUE N, SUITE 310  
SEATTLE, WASHINGTON 98109

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