

# CHOPHOUSE ROW

1424 11TH AVENUE, SEATTLE WA

PLUG & PLAY, CREATIVE, FLEXIBLE

CHOPHOUSE  
ROW  
1424

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**NEWMARK**

CAVAN O'KEEFE / 206.604.7921 / [cavan.okeefe@nmrk.com](mailto:cavan.okeefe@nmrk.com)  
CHARLIE FARRA / 206.999.2928 / [charlie.farra@nmrk.com](mailto:charlie.farra@nmrk.com)  
TRACY TURNURE / 425.372.9923 / [tracy.turnure@nmrk.com](mailto:tracy.turnure@nmrk.com)





# BUILDING HIGHLIGHTS

Chophouse Row was built in 2015, and has received multiple Design and Development awards including NAIOP's Best Mixed-Use Development Project of the Year for the Pacific Northwest in 2015, and finalist for the Urban Land Institute's Global Award for Excellence in 2016.

Food and beverage establishments in the project include Osteria La Spiga, Plum Bistro, Marmite, Light Sleeper, Wide Eyed Wines, Good Weather and Sweet Alchemy.

Project offers operable windows, a direct fresh air system to every suite and radiant heat – no shared central HVAC.



**BIKE STORAGE**



**SHOWER ROOMS**



**COWORKING FACILITY**



**BARBERSHOP**



**SKINCARE SALON**



**DOGGIE DAYCARE**



**CROSSFIT GYM**



Unique low-rise boutique building with operable windows and stairway to every floor.

Flexible, open floor plans completely built out for tech/creative users.

A choice of high-speed internet providers.

Exposed concrete floors and exposed steel structure.

Floor to ceiling high-performance glazing; operable windows radiant heat, high efficiency ventilation.

Office floors and spaces individually secured via programmable fob system.

Office tenants receive discounted membership to The Cloud Room coworking facilities, which include meeting rooms, workstations, bar/lounge/event space, catering and podcast recording facilities.

#### SUITE 300 + MEZZANINE

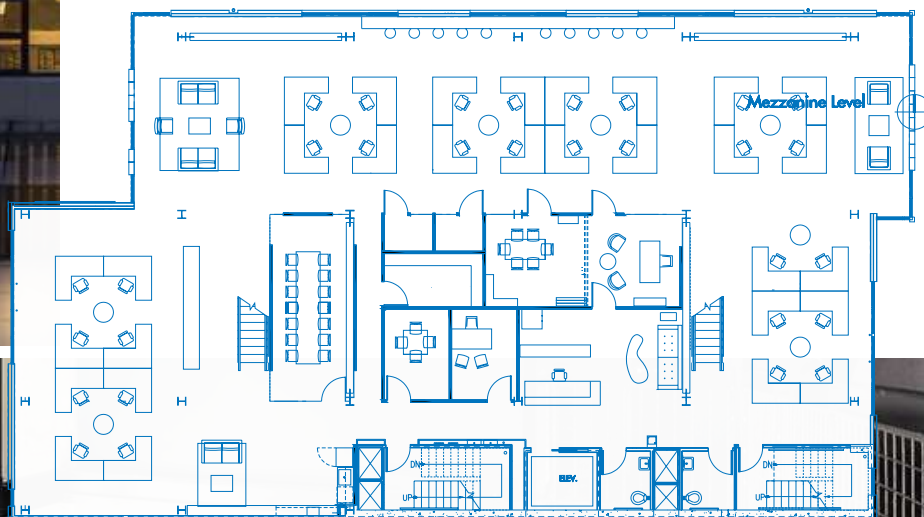
21st century creative office space in the heart of Seattle's historic Pike-Pine neighborhood. Polished concrete floors, three private offices, its own dedicated AC system, steel beams and high ceiling. Open space with 3,482 SF mezzanine, kitchen, two conference rooms, and three private offices. Furniture can be made available.



# TOTAL ±10,264 SF OF CREATIVE WORKSPACE

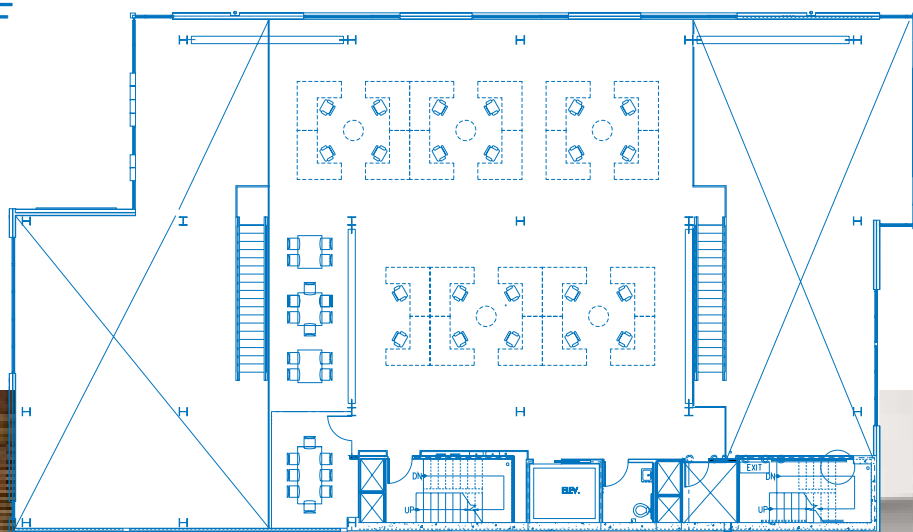
## SUITE 300 / ±6,782 SF

- / 1 Kitchen
- / 2 Conference Rooms
- / 3 Private Offices



## MEZZANINE / ±3,482 SF

21st century creative office space in the heart of Seattle's historic Pike-Pine neighborhood. Polished concrete floors, steel beams and high ceiling. Open space with 3,482 SF mezzanine, kitchen, two conference rooms, three private offices, and its own dedicated AC system. Furniture can be made available.



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# COWORKING SERVICES

The Cloud Room coworking space is located on the top floor of the project. This space inspires collaboration and creativity, and can be offered to office tenants as a meeting place or alternate workspace to their office suite.

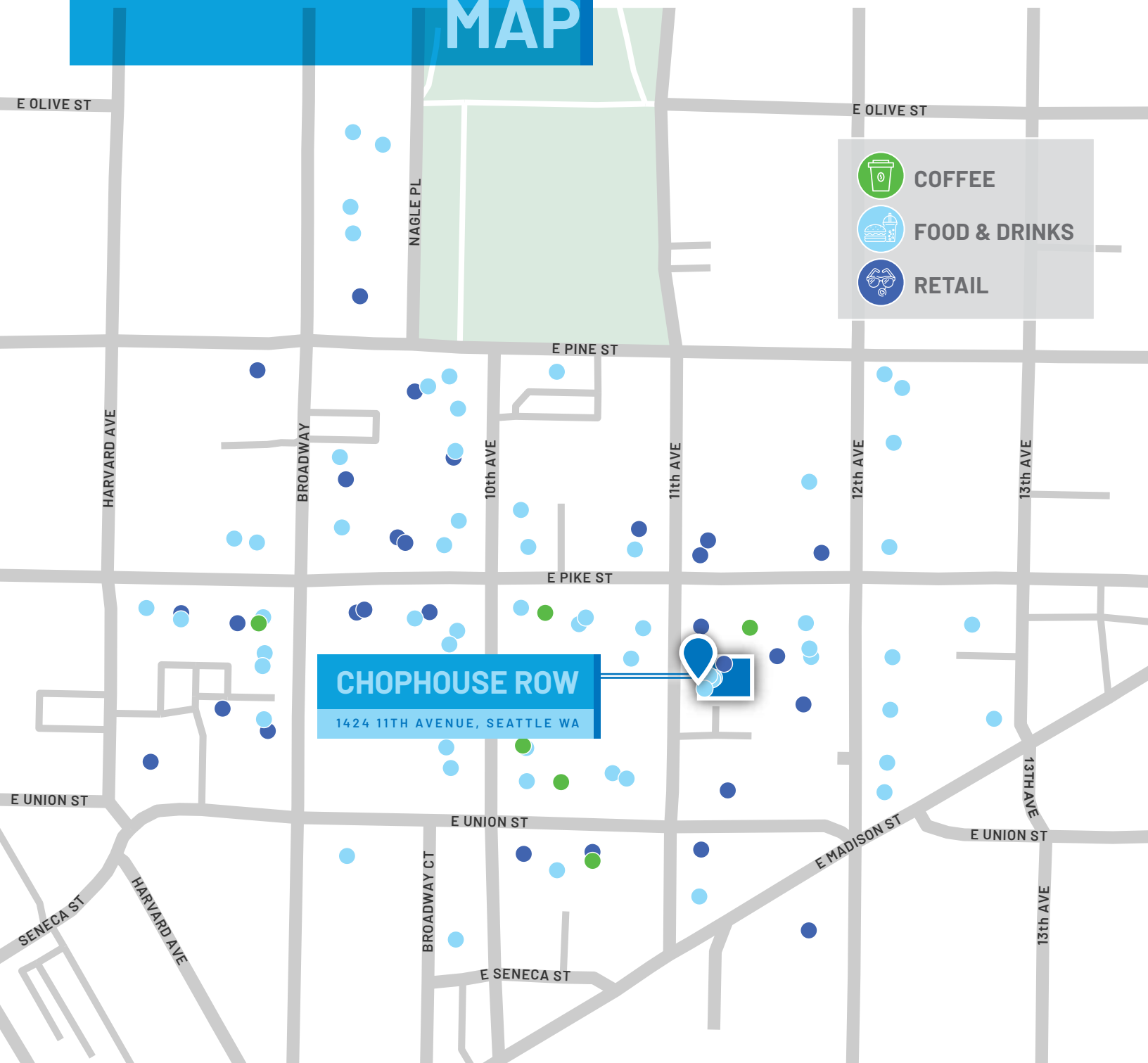
Tenants may also negotiate a package of wraparound coworking services for their own suite in order to make their move-in and daily operations completely turnkey. These include high-speed internet, printers, janitorial, furnishings, plants, artwork, and coworking staff support.







# AMENITIES MAP

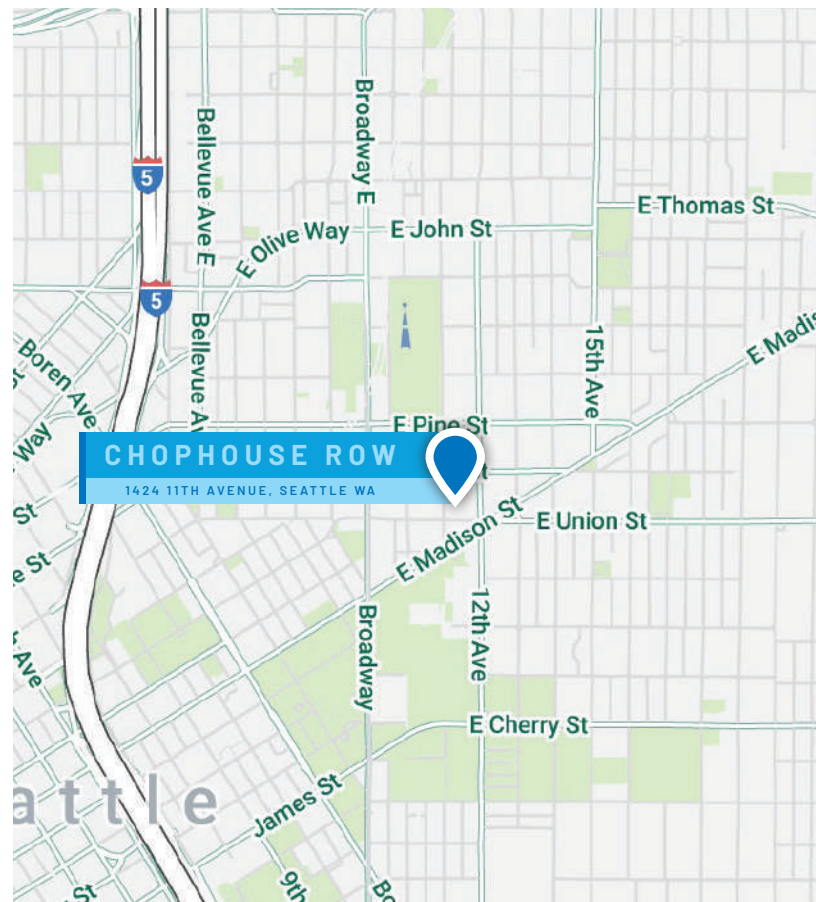






Chophouse Row is located in the heart of the Pike | Pine corridor in Seattle's Capitol Hill neighborhood surrounded by an abundance of walkable amenities & transportation options.

The Pike | Pine corridor is one of Seattle's designated "urban villages" and its most vibrant pedestrian neighborhood, with a combination of historic buildings and new developments full of local restaurants, retailers, galleries and cafes.



# LOCATION



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