

FOR LEASE

PIER 54

*8,235 SF - 11,697 SF Retail
or Restaurant Space Available
in Seattle's Waterfront District*

1001 ALASKAN WAY, SUITE 109
SEATTLE, WA



Coming Soon
Summer 2026



PROPERTY HIGHLIGHTS



Premier Location

Located on Seattle's waterfront, adjacent to the newly developed Seattle Waterfront Park and the Washington State Ferry Terminal, Pier 54 presents a prime destination.



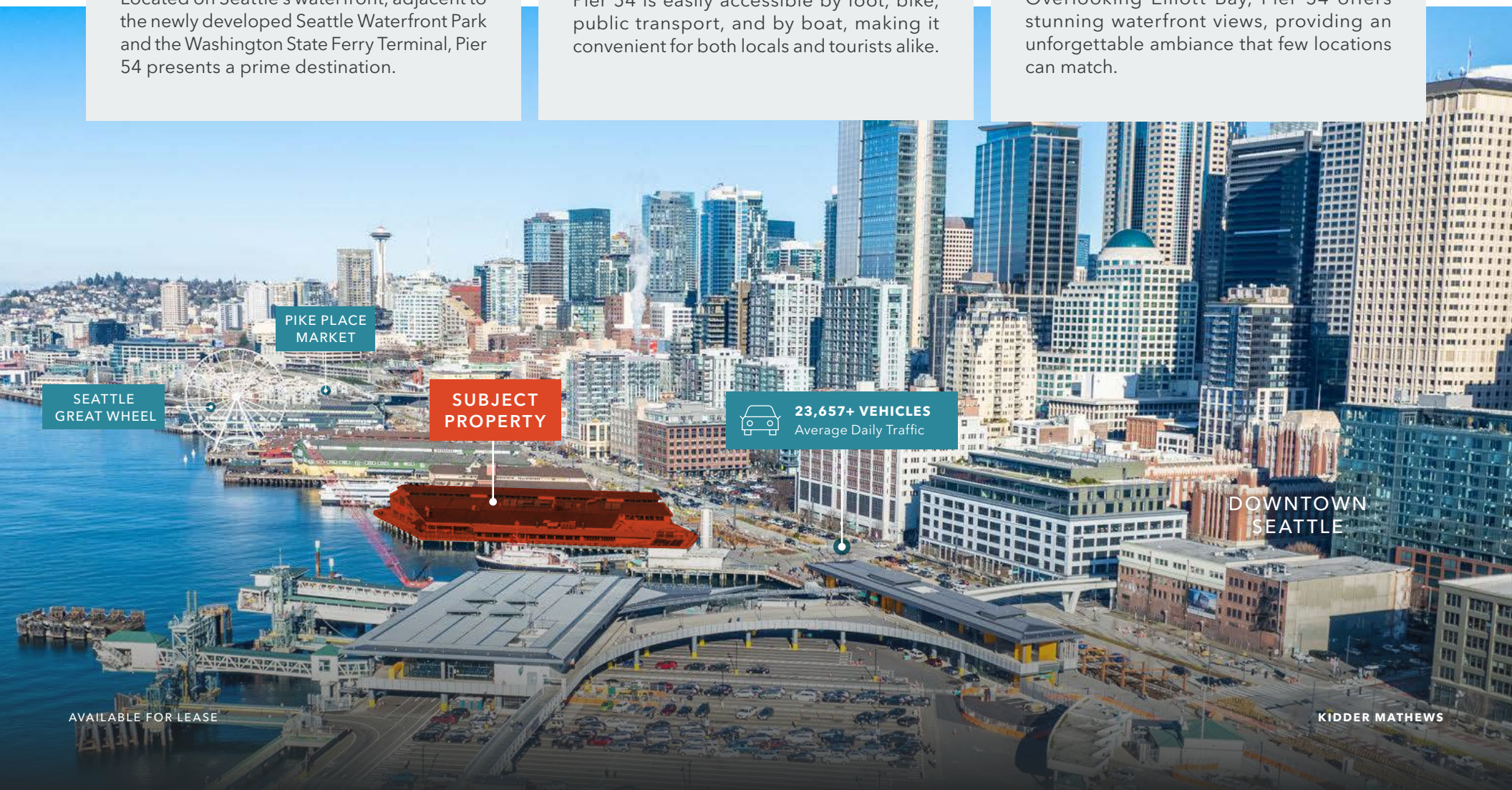
Accessibility

Pier 54 is easily accessible by foot, bike, public transport, and by boat, making it convenient for both locals and tourists alike.



Scenic Views

Overlooking Elliott Bay, Pier 54 offers stunning waterfront views, providing an unforgettable ambiance that few locations can match.



SEATTLE
GREAT WHEEL

PIKE PLACE
MARKET

SUBJECT
PROPERTY



23,657+ VEHICLES
Average Daily Traffic

DOWNTOWN
SEATTLE

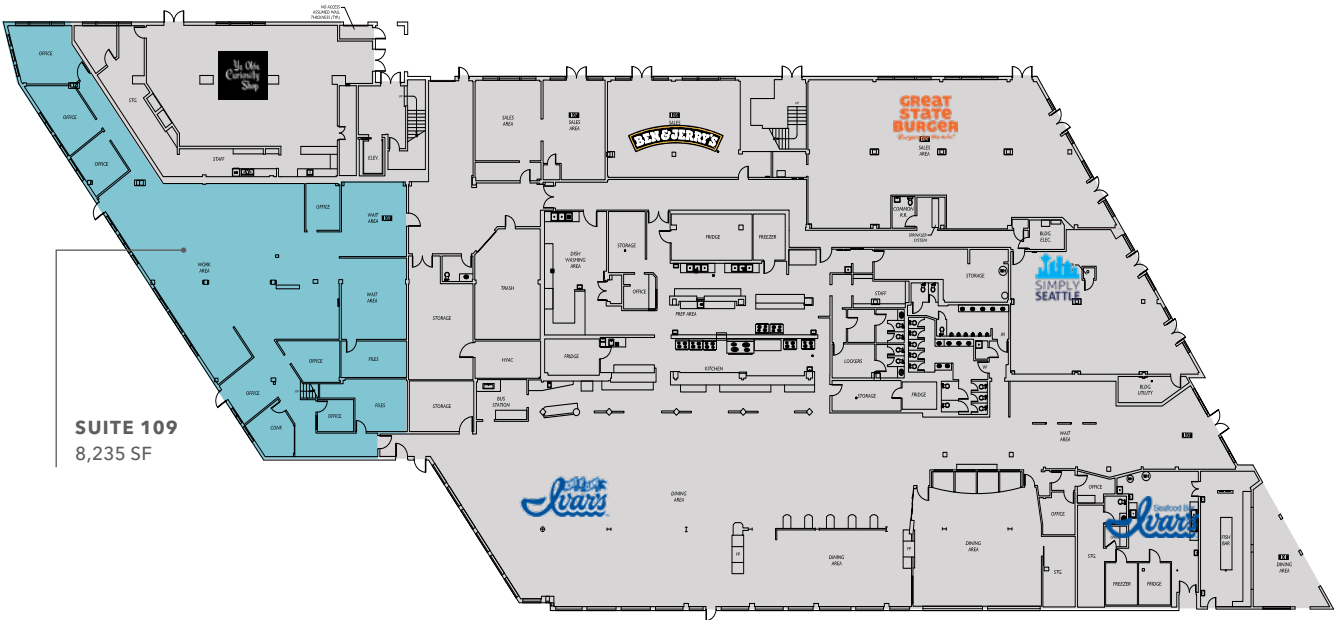
PIER 54



AVAILABLE FOR LEASE

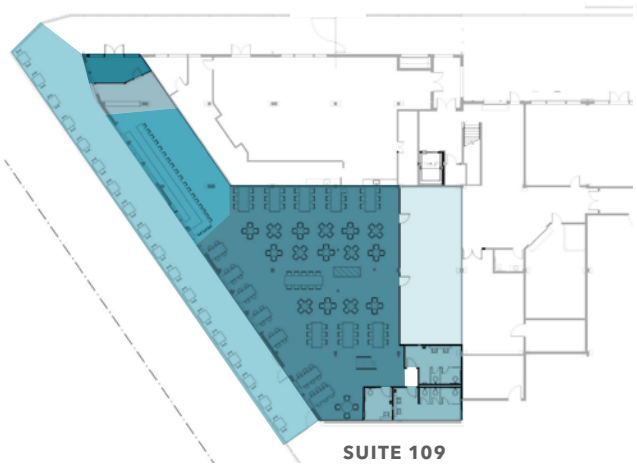
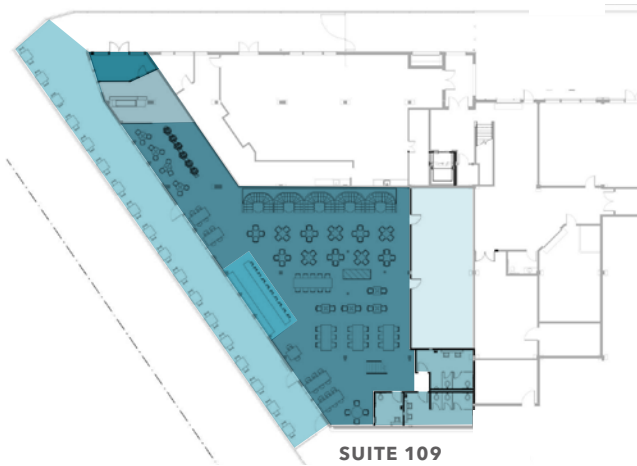
KIDDER MATHEWS

POTENTIAL RESTAURANT SPACE PLANS



*Coming Soon -
Ben & Jerry's
Summer 2026*

Ben & Jerry's is a globally recognized premium ice cream brand known for its inventive flavors, commitment to social responsibility, and loyal customer following. that was founded in 1978.



Legend

- Vestibule
- Lobby
- Bar
- Open Dining
- Kitchen
- Restrooms
- Outdoor



SEATTLE'S NEW WATERFRONT

After six decades of disconnect between the Seattle urban core and its waterfront, a bold vision and partnership is transforming 26 city blocks along Elliott Bay. Waterfront Seattle is a \$1.07 billion project (and just a portion of the \$3.3 billion larger transformation which included the viaduct removal). It represents a partnership between the City of Seattle and its citizens to remedy the disconnect. With over 10,000 community members weighing in on the ambitious project, it is truly a collective effort.

Since completing the demolition of the State Route 99 viaduct, a psychological and physical barrier to the waterfront has been removed and shepherded in a great opportunity for improvements. Upon completion in 2025, Seattle will have a unified downtown district with open spaces, bike and running lanes, an updated ferry terminal, and seismic seawall.

ACCESSIBILITY

Transforming Seattle's waterfront is a welcome boost for accessibility in many ways. Replacing the viaduct with an underground tunnel and an overlook pedestrian bridge integrates districts like Pioneer Square and the iconic Pike's Place Market with the waterfront. In addition, the visionaries have paid special attention to providing state of the art ADA accessibility. Curb ramps, elevators and detectable pavers will provide a safer waterfront. Improved street connections will ease vehicle congestion and, offer more accessibility to ferries, SeaTac airport, and Union Station.

8M

ANNUAL VISITORS

1.07B

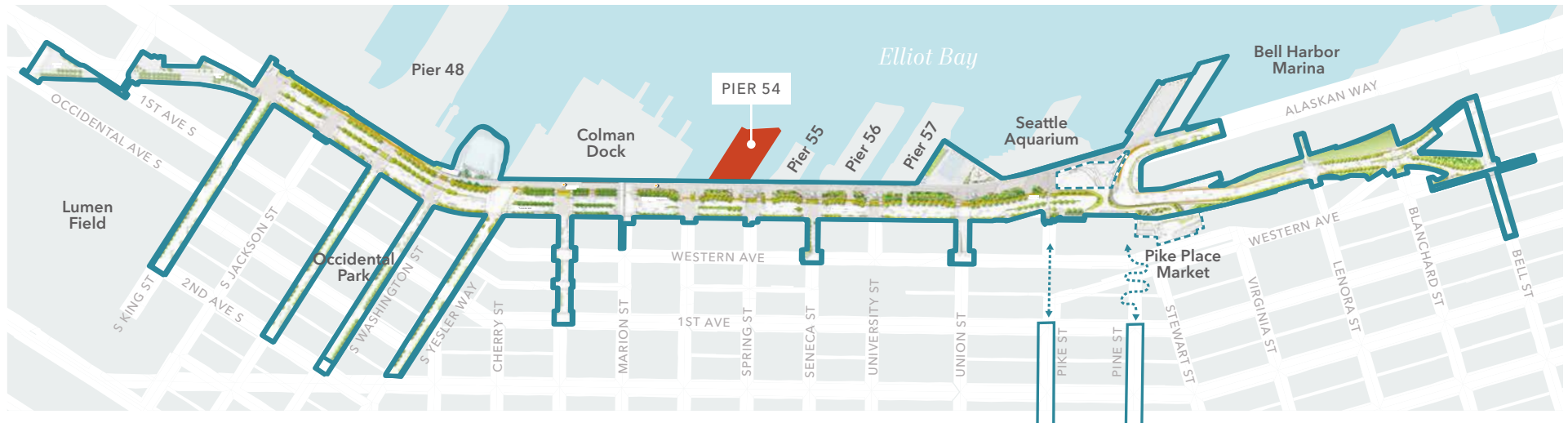
REDEVELOPMENT
PROJECT

\$400M

ANNUAL
BUSINESS REVENUE

SEATTLE'S *ROBUST* CRUISE SHIP OPERATIONS

The Port of Seattle said it expects 299 vessel calls and 1.9 million revenue passengers during the 2025 cruise season.

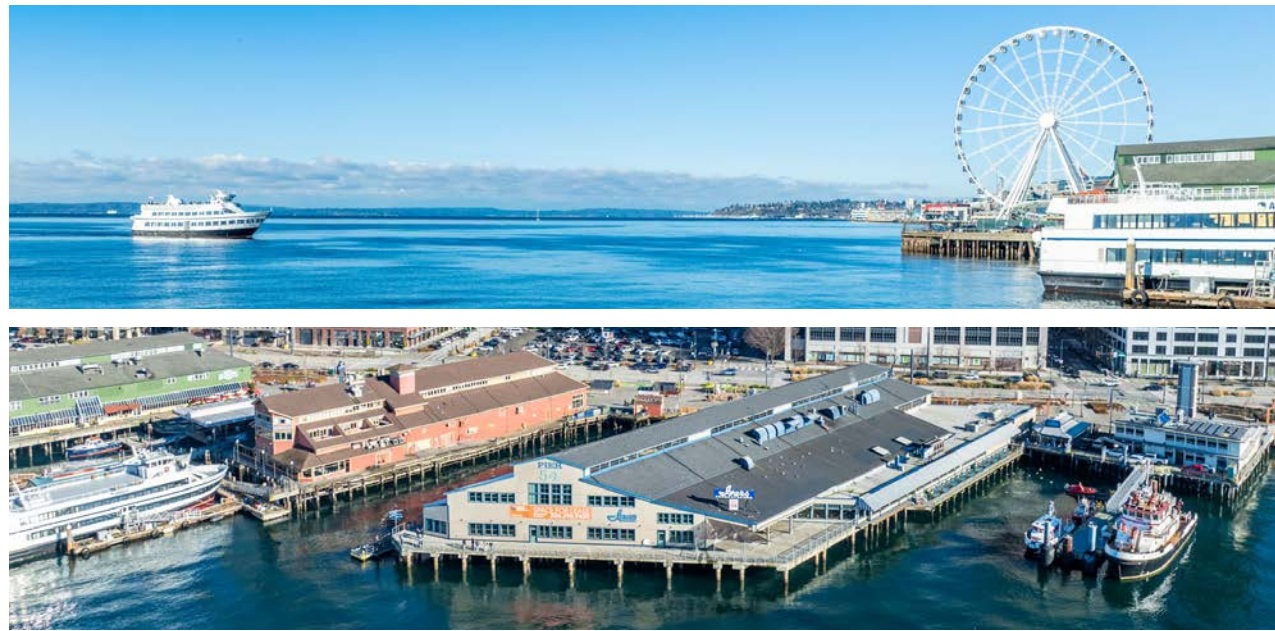


CONNECTED GROWTH

At the core of the waterfront project is the Park Promenade which is a linear park providing a new pedestrian connection meandering from Pier 48 to the Seattle Aquarium, which will enjoy an ambitious makeover in the last phase of the project. The promenade will feature permanent art exhibits while highlighting existing attractions like the Seattle Great Wheel, Miner's Landing, and rebuilt Pier 62.

The 20 acres of open space will attract cultural events and visitors year-round. Additionally, the unification of the waterfront and downtown district makes cultural destinations like Benaroya Hall, T-Mobile Park, and Lumen Field more accessible. Undoubtedly, the Seattle waterfront will be a civic gem when the project reaches completion in 2025.

Pioneer Square will be connected to the new waterfront via new pedestrian and landscape improvements on four of their main east/west streets.



PIER 54

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