

SHORELINE PLACE

Seattle, WA



CONCEPTUAL RENDERING OVERALL AERIAL VIEW




**SHORELINE
PLACE**

WSDOT

TOWN & COUNTRY MARKET

AURORA AVE (HWY 99)

INTERURBAN BIKE TRAIL

**THE CURRENT
330 UNITS**

WESTMINSTER WAY N

FUTURE E4 BUILDING

N 155TH STREET

CONCEPTUAL RENDERING EAST PLAZA



CONCEPTUAL RENDERING FARMERS MARKET



CONCEPTUAL RENDERING
OPEN-AIR COMMUNITY SPACE



PROJECT SITE PLAN PHASE 1

Phase I-Site Summary-Shops E, Block D Residential

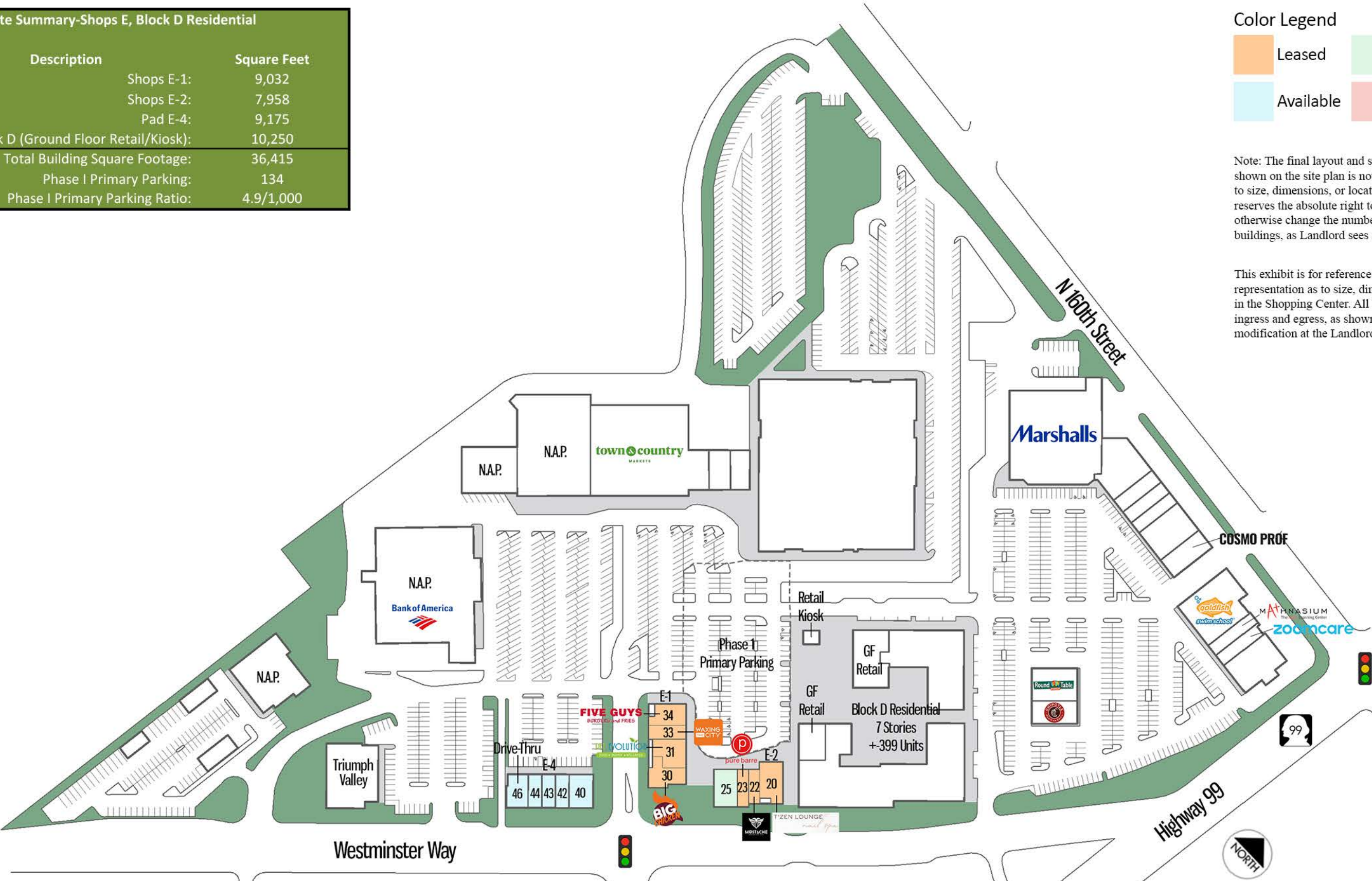
Description	Square Feet
Shops E-1:	9,032
Shops E-2:	7,958
Pad E-4:	9,175
Block D (Ground Floor Retail/Kiosk):	10,250
Total Building Square Footage:	36,415
Phase I Primary Parking:	134
Phase I Primary Parking Ratio:	4.9/1,000

Color Legend

Leased	LOI Negotiations
Available	Lease Negotiations

Note: The final layout and square footage of the GF Retail shown on the site plan is not intended to be a representation as to size, dimensions, or location of the GL Retail. Landlord reserves the absolute right to relocate, increase, reduce or otherwise change the number, dimensions, or locations of buildings, as Landlord sees fit in its sole discretion.

This exhibit is for reference purposes only and is not a representation as to size, dimensions, or location of any tenant in the Shopping Center. All buildings, improvements, parking, ingress and egress, as shown on this plan are subject to modification at the Landlord's Discretion.



PROJECT SITE PLAN PHASE 2

Description	Square Feet
Shops E-1:	9,032
Shops E-2:	7,958
Pad-E4:	9,175
Block D (Ground Floor Retail/Kiosk):	10,250
Block C (Ground Floor Retail):	15,892
Total Building Square Footage:	52,307
Phase II Primary Parking:	190
Phase II Primary Parking Ratio:	4.4/1,000

Color Legend



Leased



LOI Negotiations



Available



Lease Negotiations

Note: The final layout and square footage of the GF Retail shown on the site plan is not intended to be a representation as to size, dimensions, or location of the GF Retail. Landlord reserves the absolute right to relocate, increase, reduce or otherwise change the number, dimensions, or locations of buildings, as Landlord sees fit in its sole discretion.

This exhibit is for reference purposes only and is not a representation as to size, dimensions, or location of any tenant in the Shopping Center. All buildings, improvements, parking, ingress and egress, as shown on this plan are subject to modification at the Landlord's Discretion.



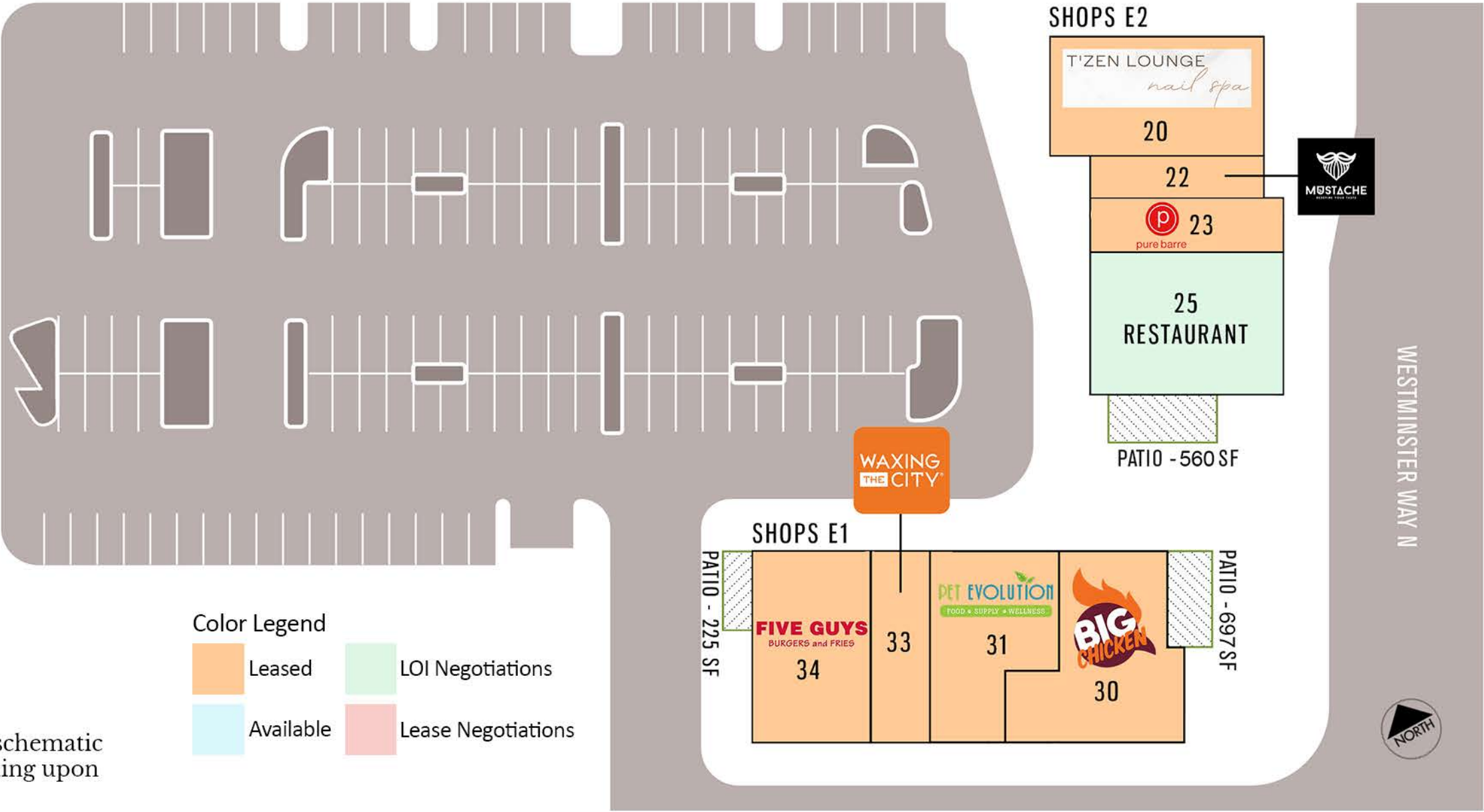
NEW E1 & E2 BUILDINGS



SPACE DETAILS

SHOPS E1 AND E2

SHOPS E1		SHOPS E2	
SPACE 30 (BIG CHICKEN)	- 2,400 SF	SPACE 20 (T'ZEN LOUNGE NAIL SPA)	- 2,784 SF
SPACE 31 (PET EVOLUTION)	- 2,782 SF	SPACE 22 (MUSTACHE MILKTEA)	- 1,187 SF
SPACE 33 (WAXING THE CITY)	- 1,634 SF	SPACE 23 (PURE BARRE)	- 1,308 SF
SPACE 34 (FIVE GUYS)	- 2,216 SF	SPACE 25 (AVAILABLE)	- 2,679 SF

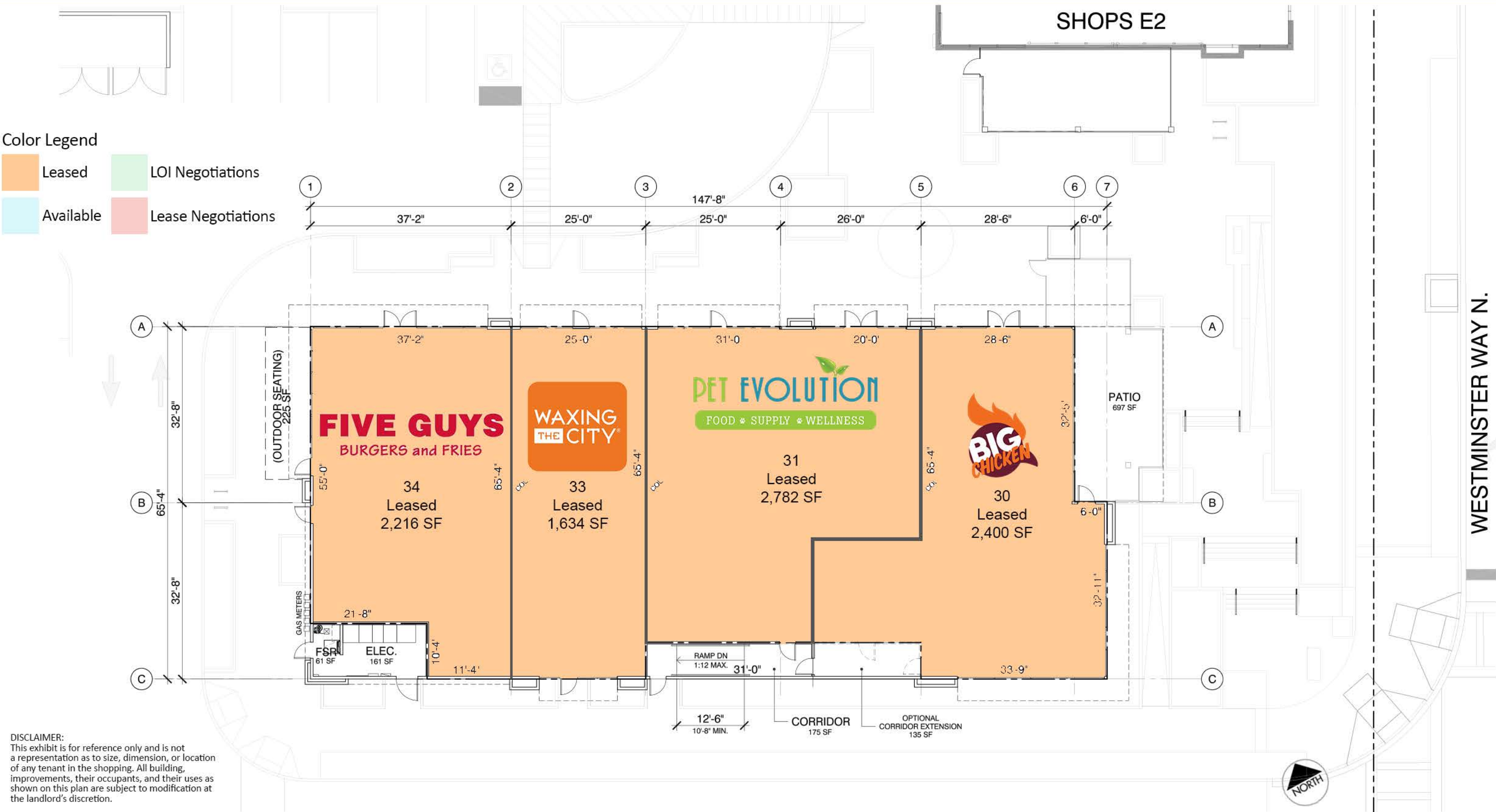


Note: The demising shown is schematic and subject to change, depending upon tenant needs.

LEASE OUTLINE DRAWING SHOPS E1

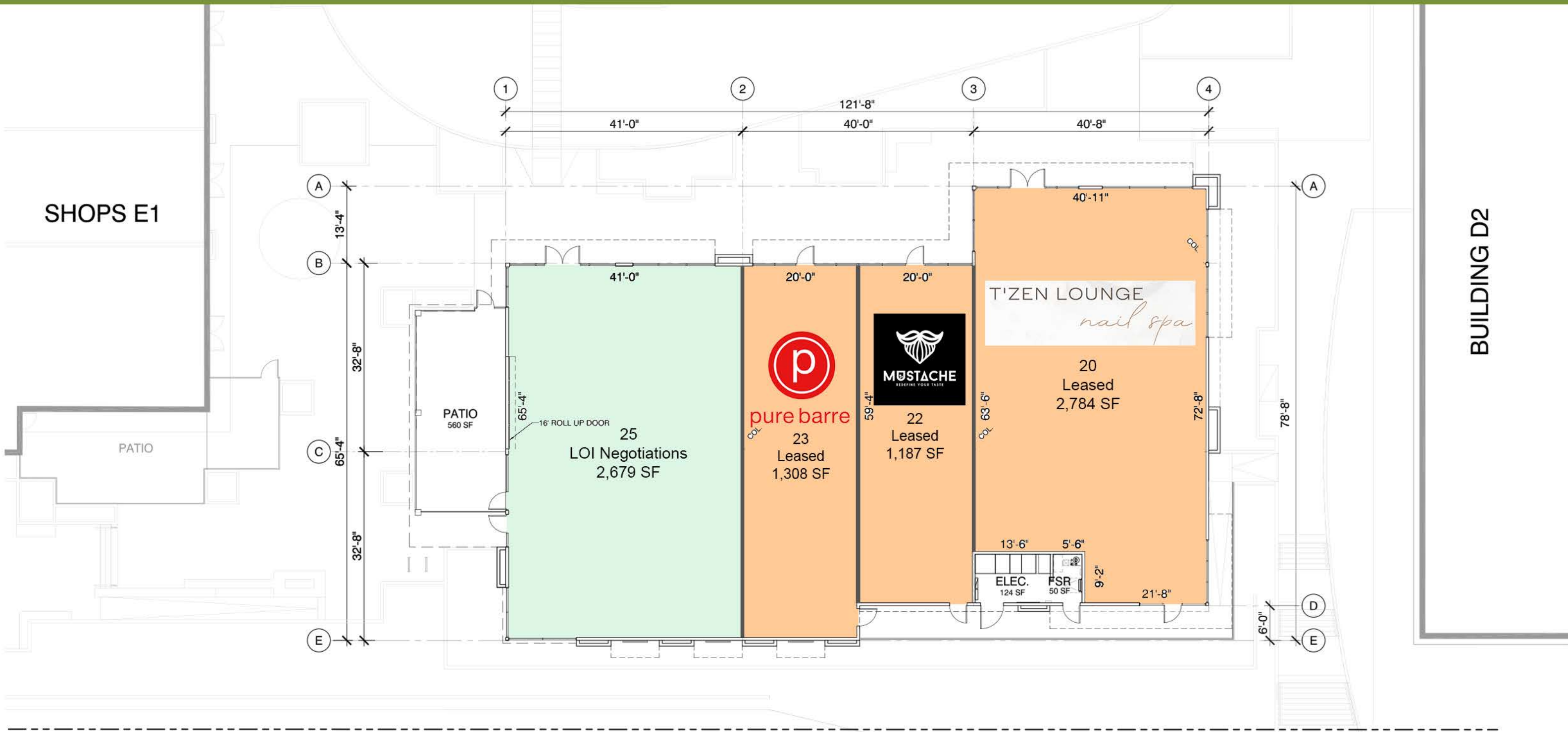
Color Legend

Leased	LOI Negotiations
Available	Lease Negotiations



DISCLAIMER:
This exhibit is for reference only and is not a representation as to size, dimension, or location of any tenant in the shopping. All building, improvements, their occupants, and their uses as shown on this plan are subject to modification at the landlord's discretion.

LEASE OUTLINE DRAWING SHOPS E2



DISCLAIMER:
This exhibit is for reference only and is not a representation as to size, dimension, or location of any tenant in the shopping. All building, improvements, their occupants, and their uses as shown on this plan are subject to modification at the landlord's discretion.

Color Legend

 Leased	 LOI Negotiations
 Available	 Lease Negotiations

WESTMINSTER WAY N.



CONCEPTUAL RENDERING PAD E4

Corner View



North View



CONCEPTUAL RENDERING PAD E4



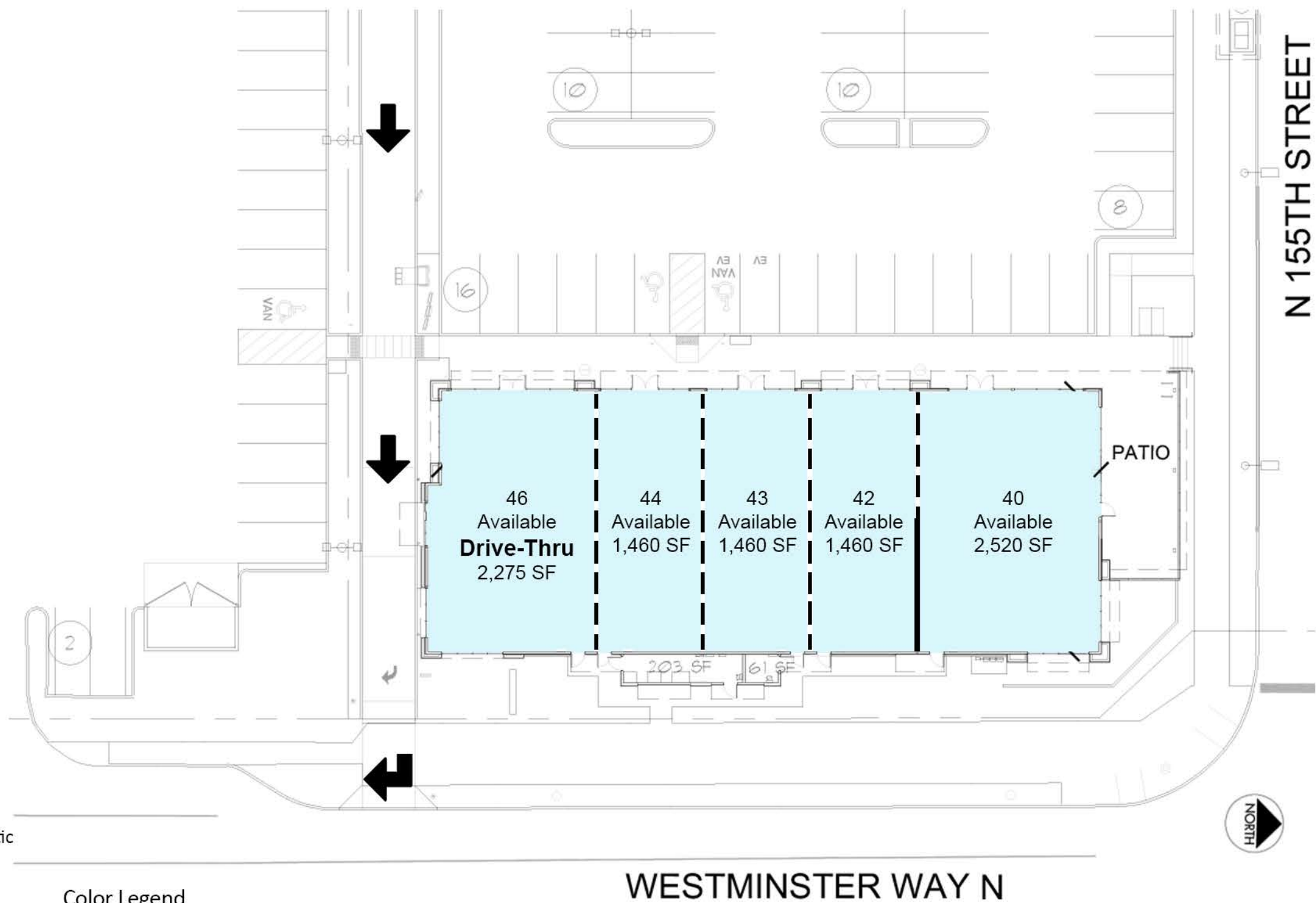
Suite 46 - Drive-Thru



Suite 46 - Drive-Thru

LEASE OUTLINE DRAWING

PAD E



NOTE:
Demising plan shown is schematic
and can be adjusted depending
upon specific tenant needs.

DISCLAIMER:
This exhibit is for reference only and is not
a representation as to size, dimension, or location
of any tenant in the shopping. All building,
improvements, their occupants, and their uses as
shown on this plan are subject to modification at
the landlord's discretion.

Color Legend			
<div></div>	Leased	<div></div>	LOI Negotiations
<div></div>	Available	<div></div>	Lease Negotiations

NORTH OF BUSY, FIND COMMUNITY



Come along with us as we transform the 17 acre former Shoreline Sears into Shoreline Place. A new mixed-use hub at the heart of the community-centric City of Shoreline.

Shoreline Place at full build out will consist of nearly 1,500 multifamily residences and more than 56,000 square feet of new shops and restaurants in addition to the existing Town & Country Market and Marshall's anchored 186,000 square foot existing center (NAP).

A GROWING CITY Driven by Seattle's cost of living and Shoreline's proximity to major business centers in Seattle, Bellevue, and Everett, Shoreline's population and average household income have grown and are projected to continue increasing.

MORE CONNECTIONS In the next four years, Sound Transit will open two Link Light Rail stations near Shoreline Place, providing new direct access to the University District, Capitol Hill, downtown Seattle, Sea-Tac airport, and the eastside of Lake Washington, including Bellevue and the Microsoft campus.

RECOGNIZABLE ROUTES Shoreline Place sits along Metro's Rapid Ride E line and the Interurban Trail. Seattle and Snohomish County shoppers can also easily drive to Shoreline using a variety of major north-south corridors including I-5, SR 99, Greenwood Avenue, and 15th Avenue Northeast.

Please visit www.ShorelinePlace.com for more information.



DEMOGRAPHICS & TRAFFIC



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	16,893	132,903	332,927
Daytime Population:	14,462	112,087	270,332
Average HH Income:	\$127,487	\$132,371	\$156,124

TRAFFIC COUNTS

	Total Traffic
Aurora Avenue N	16,420 ADT*
N 160th Street	4,191 ADT*

*Source: ESRI



For Leasing, please contact:

Louis Wenger

(206) 602-3609

LWenger@MerloneGeier.com

Heather Beal

(415) 362-9216

HBeal@MerloneGeier.com

www.MerloneGeier.com

MerloneGeier
Partners

SHORELINE PLACE

15300 Westminster Way North, Shoreline, WA 98133