FOR LEASE
BUILT-OUT COMMERCIAL KITCHENS

PRODUCTION, COMMISSARY, GHOST

1601 Dexter Ave N | Seattle, WA 98109

For more information please contact:

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GIBRALTAR
INVESTMENT PROPERTY SOLUTIONS

1601 DEXTER AVE N, SEATTLE, WA 98109

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THE OPPORTUNITY

1601 Dexter Ave N is a brand new built-out, 12-individual ghost kitchen property centrally located on the east side of Queen Anne Hill, with a high density of both residential and office population, and high-volume food delivery.

Now leasing private, individual food production kitchen space equipped with everything you need for a successful operation.

Avoid the expensive brick and mortar buildout, by taking advantage of this turn key, low cost solution.

This unique project is perfect for production, catering or commissary needs. Hood cleaning and grease trap service, nightly janitorial service (common areas), water, garbage and gas service with one flat monthly fee (estimated to be $1,750 per month). Tenant pays its separately metered electrical service.

You never have to schedule a crew, worry about being in compliance with the city or get hit with surprise costs. This is all handled for you.

OTTER software platform: If you run a delivery model, you can choose to use your own tablets or opt into using a site supplied aggregator to funnel all of your tablets into just one, with cross app 86ing capabilities and easy to update menu and hours edits.

On site service personal collect prepared orders from your kitchen and delivery them with accuracy and speed to the drivers waiting outside, so you can get your product to your customer with the greatest efficiently.

Bring your own cooking equipment and start cooking in days not months!

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EQUIPMENT PROVIDED

- 9ft type 1 hood
- Shared grease trap
- 3 compartment sink
- Gas and electrical hook-ups
- On-site dry storage and refrigeration (additional fees apply)
- Shared bathrooms
- Shared utility/mat wash station

LEASE DETAILS

- Flexible spaces ranging from 192 sqft (spaces can be combined)
- Available to tenants 24/7
- Monthly Base Rent starting at $4,830
- Monthly Utility Fee: $1,750 (estimated). In addition, tenant pays separately metered electricity
- Dry storage: $275/month per rack
- Delivery and walk-in cooler storage: $275/month per rack

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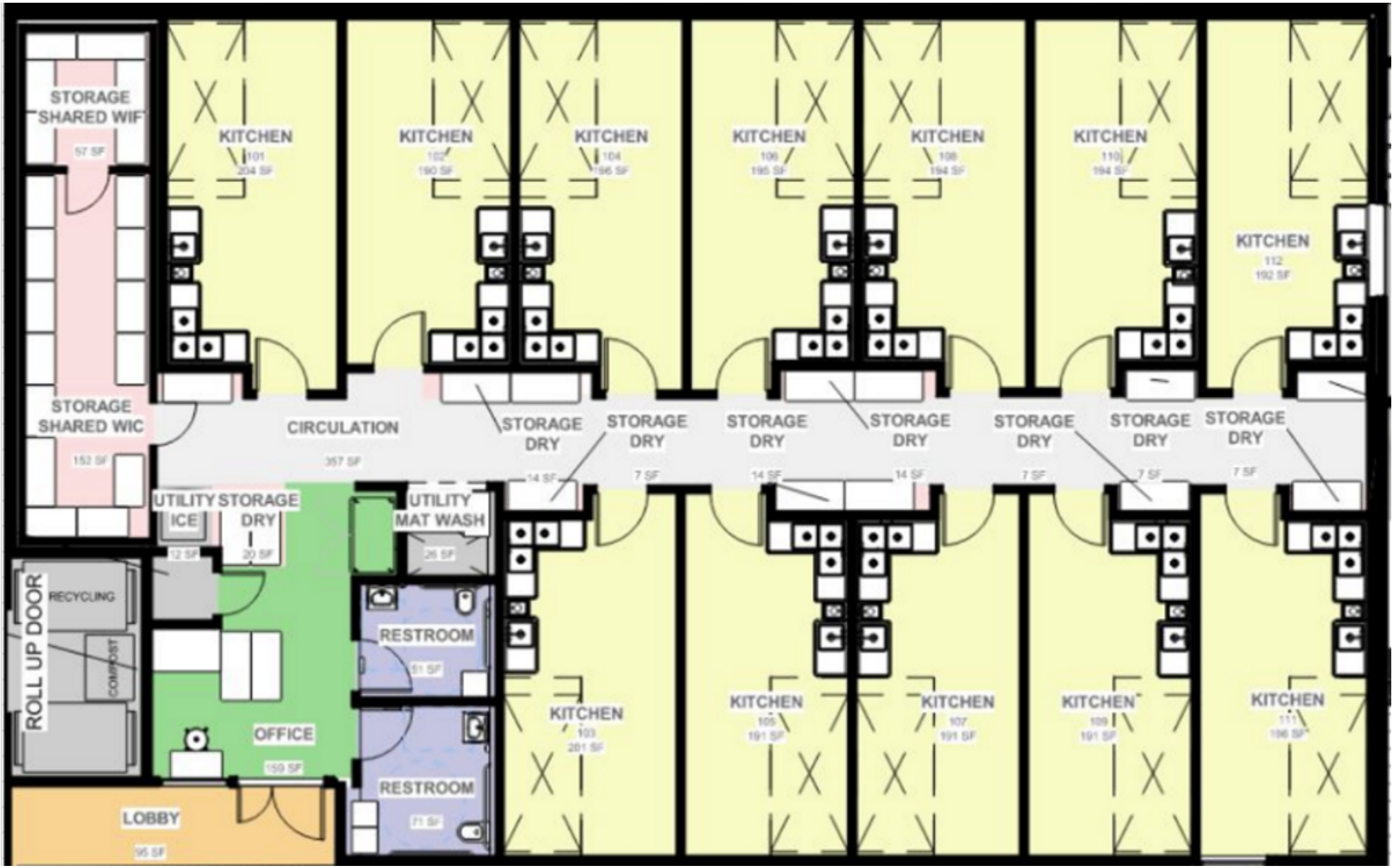

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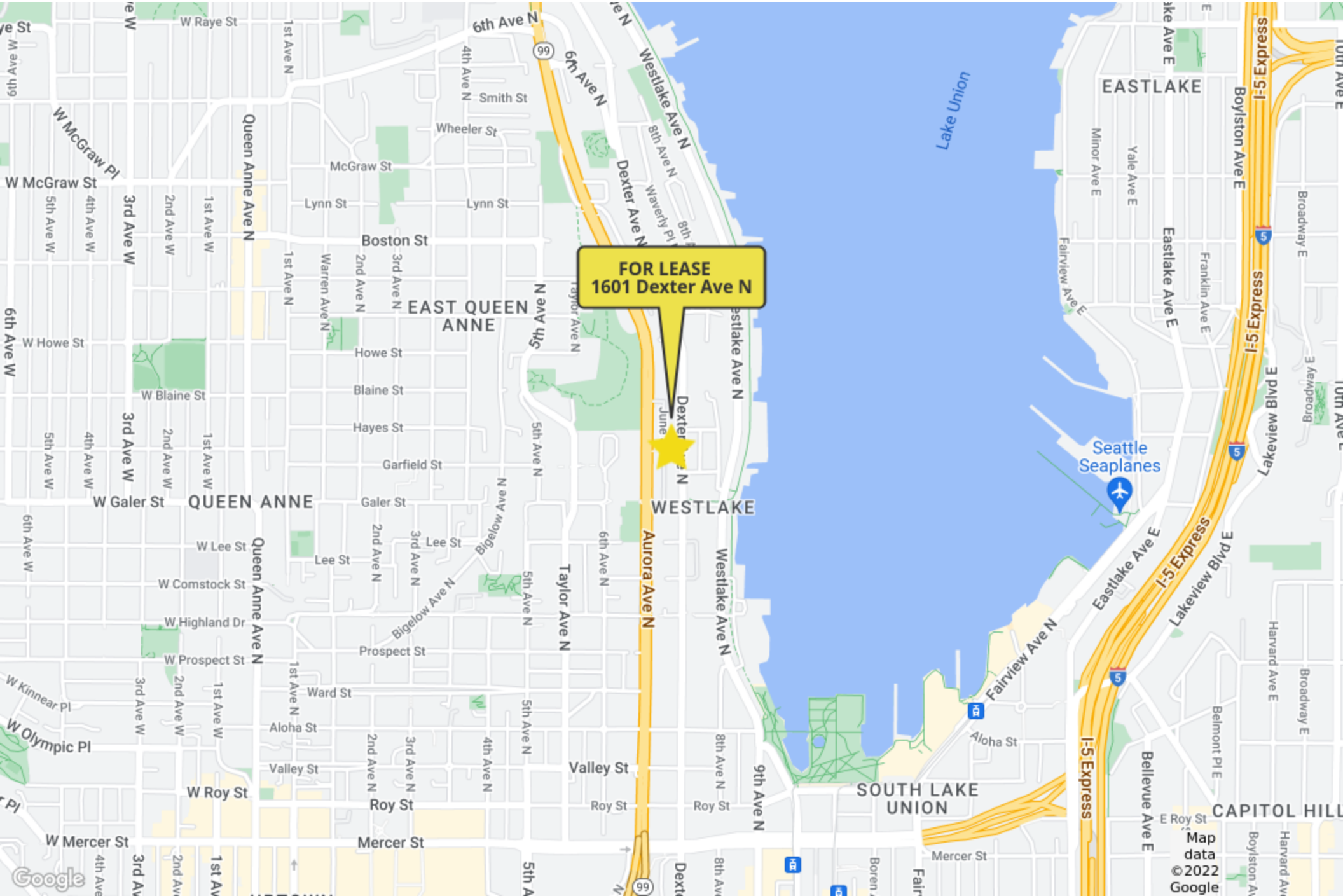
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