

ASSET SALE
MONKEY BRIDGE II
105 1ST AVE S

Seattle, WA 98104

OFFERED
AT
\$190,000



For more information please contact:

LEX PETRAS

lexp@gibraltarusa.com

206.618.8462



SEATTLE, WA 98104

105 1ST AVE S

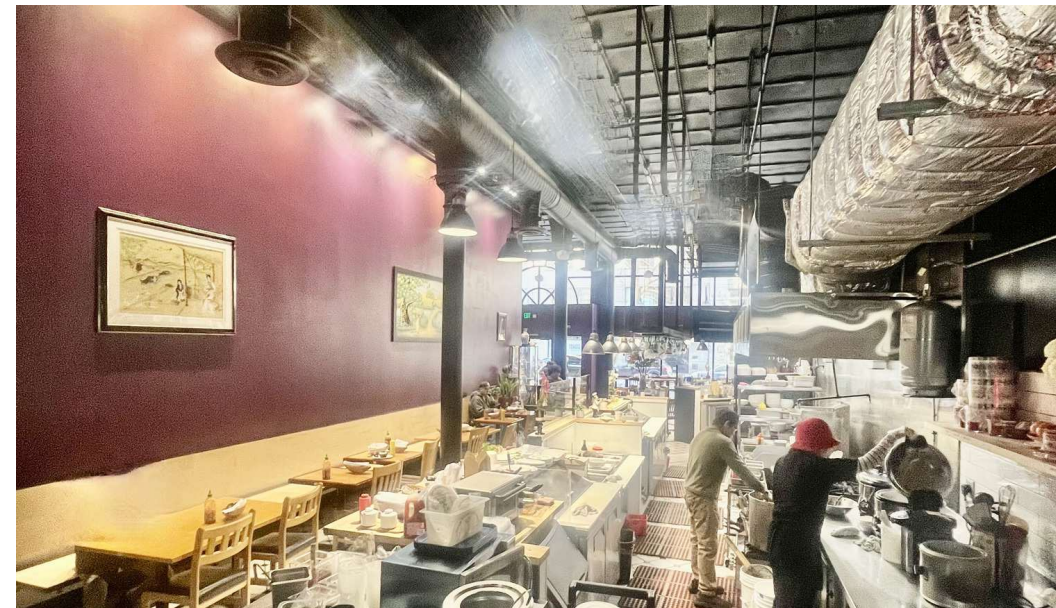


YOUR OPPORTUNITY TO BE PART OF THE OLDEST DISTRICT IN SEATTLE

Nestled in the heart of Seattle's vibrant Pioneer Square district, the area surrounding the property buzzes with energy and opportunity. Within walking distance to the nearby Seattle Art Museum, CenturyLink Field and newly remodeled ferry terminal, this fully built out restaurant space is in the direct path of millions of tourists and visitors, and the rapid return to office underway in the area.

- * 16' type 1 hood, large enough to handle any restaurant menu
- * Seating for up to 75
- * Patio seating for up to 12
- * 12'x9' Walk-in cooler
- * All equipment included in sale
- * Everything is correct with permitting and ready to go. Fully Turn-key.

2,677 SF with common area restrooms
\$5,800.17 base rent + NNN, which includes power, water/sewer and varies slightly each month. Combined, total rent has not exceeded \$9,000.
Lease term expires December 31st 2027, with one 5 year option to extend



105 1ST AVE S

EQUIPMENT SCHEDULE						
TYPE CODE	TYPE	MANUFACTURER	DESCRIPTION	MODEL	COLOR / FINISH	SIZE
EQ-1	STOVE	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
EQ-2	OVEN	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
EQ-3	REF	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
EQ-4	REF	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
EQ-5	REF	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
EQ-6	REF	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
EQ-7	REF	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
EQ-8	REF	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
EQ-9	REF	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
EQ-10	REF	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
EQ-11	REF	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
EQ-12	REF	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
EQ-13	REF	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
EQ-14	REF	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
EQ-15	REF	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
EQ-16	REF	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
EQ-17	REF	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
EQ-18	REF	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
EQ-19	REF	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
EQ-20	REF	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE

PLUMBING FIXTURE & ACCESSORIES SCHEDULE						
TYPE CODE	TYPE	MANUFACTURER	DESCRIPTION	PROJECT / MODEL #	COLOR / FINISH	SIZE
PF-1	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
PF-2	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
PF-3	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
PF-4	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
PF-5	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
PF-6	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
PF-7	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
PF-8	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
PF-9	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
PF-10	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
PF-11	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
PF-12	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
PF-13	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
PF-14	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
PF-15	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
PF-16	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
PF-17	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
PF-18	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
PF-19	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE
PF-20	SINK	FRIGIDAIRE	30" WIDE, 24" DEEP, 36" HIGH	FRD303	BLACK	30" WIDE



WALL ASSEMBLIES

NOTE: ALL WALLS SHALL BE CONSTRUCTION TO MEET THE FOLLOWING REQUIREMENTS:

- 1/2" GYPSUM BOARD
- 1" POLYSTYRENE INSULATION
- 1/2" GYPSUM BOARD
- 1" POLYSTYRENE INSULATION
- 1/2" GYPSUM BOARD
- 1" POLYSTYRENE INSULATION
- 1/2" GYPSUM BOARD

WALL KEY

- EXTERIOR WALL
- INTERIOR WALL
- PARTITION WALL
- HALF WALL

PARTITION NOTES

- ALL PARTITIONS SHALL BE 1/2" GYPSUM BOARD ON 1/2" POLYSTYRENE INSULATION ON 1/2" GYPSUM BOARD.
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WINDOW / DOOR KEY

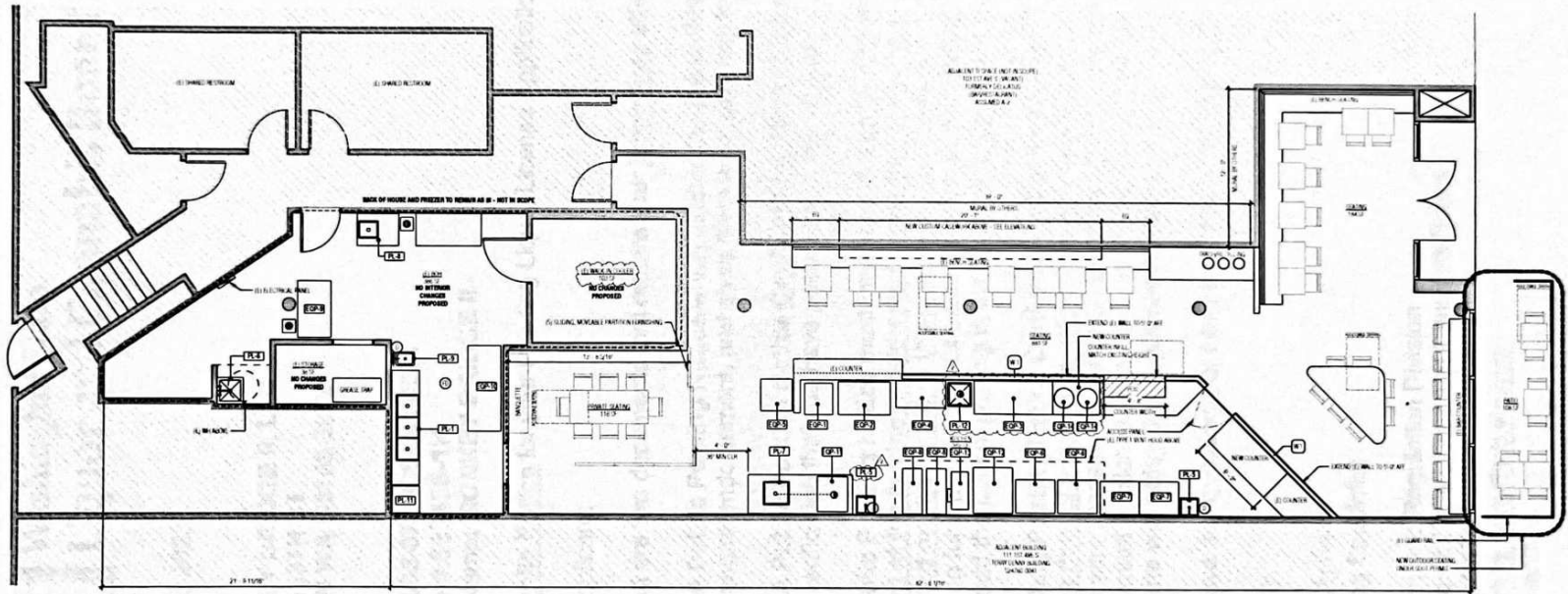
- WINDOW
- DOOR
- PARTITION

FLOOR DRAIN LEGEND

- FLOOR DRAIN
- DIRECT DRAIN
- FLOOR DRAIN

INTERIOR FINISH LEGEND

- WALL FINISH
- FLOOR FINISH
- PARTITION FINISH
- FLOOR FINISH
- PARTITION FINISH



1 FLOOR PLAN - PROPOSED
14 - 1-D



BOARD & VEILLUM
ARCHITECTS

1000 1ST AVENUE, SUITE 1000
SEATTLE, WA 98101
PH: 206.461.1000
WWW.BOARDANDVEILLUM.COM



MONKEY BRIDGE RESTAURANT
105 1ST AVE S
SEATTLE, WA 98101

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SEATTLE, WA 98101

PROJECT: MONKEY BRIDGE RESTAURANT
NO. 105 1ST AVE S
SEATTLE, WA 98101

DATE: 08/14/2014

SCALE: AS SHOWN

DESIGNER: BOARD & VEILLUM
DRAWN BY: [Signature]

PROJECT NO.: 105-14-001

DATE: 08/14/2014

FLOOR PLAN - PROPOSED

SHEET NO. **A2.11**

105 1ST AVE S

