

# Harried & Hungry Commissary Kitchen

515 S. Michigan St. Seattle, WA 98108

FOR LEASE

AERIAL

MAP



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**CCM Commercial**  
Commercial Real Estate Services

## EXCLUSIVE LISTING BROKER

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## BUSINESS FEATURES

- Monthly Memberships Available (See Next Page)
- Premise Size: 6,525 SF
- Flexible Lease Terms & Kitchen Hours
- Brand New Custom Commercial Kitchen w/ All New Equipment
- 16 Foot Type 1 Hood
- Stainless Steel Workstations w/ Under-Counter Shelf & Built-In Power Grids
- Large Production Assembly Area Located Within Premises for Easy Access
- Commercial Convection Ovens, Gas Range, Grill, Slicers, Grinders and Mixers, Sinks & Dishwasher
- Large Walk-In Cooler & Freezer + Individual Rolling Coolers and Freezers available
- Secure Dry Shelving & Storage Space
- EZ Load In / Load Out Access Through Roll Up Garage Doors / Loading Dock
- 24/7 Security Alarm & Employee Key Entry Access System
- Free WiFi
- Included Utilities: Trash, Recycling, Compost, Water, Gas & Electric

## TOUR INSTRUCTIONS

Call Cal at 425.922.2886 to Schedule All Tours

**HARRIED & HUNGRY COMMISSARY KITCHEN** is located in the heart of Seattle's Georgetown district. Brand new custom commercial kitchen with all new equipment. Flexible lease terms. Minutes from I-5, I-90, SoDo, Pioneer Square, International District, and downtown Seattle.

## MONTHLY MEMBERSHIPS

Monthly memberships are for companies that would like to keep a consistent monthly schedule at the commissary. You can reserve 1 to 7 days per week and select your preferred time slot. On the 20th of each month, you will receive an email to select the following month's reservation day(s) and time slot(s). **The monthly costs below are for EACH workstation.**

Monthly Cost (days per week)							
Time of Day	1 day	2 days	3 days	4 days	5 days	6 days	7 days
Morning 4am-1pm	\$600	\$700	\$800	\$900	\$1000	\$1100	\$1200
Afternoon/ Evening 1pm-10pm	\$500	\$600	\$700	\$800	\$900	\$1000	\$1100
Graveyard 10pm-4am	\$425	\$525	\$625	\$725	\$825	\$925	\$1025
24 x 7 Access	←————— \$1450 —————→						

## WHAT COMES WITH YOUR MEMBERSHIP

- 1 Stainless Steel Prep Table w/ Under-Counter Shelf 30”D x 96”L x 36”H, Walk-in Refrigerator Storage Space 1 Shelf (24”x 60”) & Dry Storage Space 1 Shelf (26”x 60”)
- Use of All Kitchen Common Equipment (Convection Ovens, Gas Range, Grill, Sinks, etc.)
- Free WiFi, Alarm, Secure Key Access, Utilities (Trash, Recycling, Compost, Water, Gas, Electric)
- Load In / Load Out Access Through Roll Up Garage Door / Loading Dock

**PLEASE NOTE:** Maximum of Two (2) Employees May Work in the Kitchen Per Station Reservation to Avoid Overcrowding.

## NOT INCLUDED IN THE MEMBERSHIP

- Extra Shelving (Current Price List Below)
- Towel Service
- Use of In-House Kitchen Utensils, Pots / Pans, Storage or Cooking Vessels

## ADDITIONAL SHELVING RENTAL RATES (Per Month)

### WALK-IN REFRIGERATOR

- 24” x 60” Shelf = \$100 per / \$250 per rack
- 24” x 24” Shelf = \$50 per / \$125 per rack

### FREEZER SHELVING

- 24” x 24” Shelf = \$80 per

### DRY STORAGE SHELVING

- 24” x 60” Shelf = \$75 per / \$150 per rack
- 24” x 24” Shelf = \$40 per / \$110 per rack

## GENERAL RULES

- Rented Shelving in Both Dry Storage & Cold Storage Must Be Kept Clean & Organized
- Members Must Maintain a Clean & Respectful Workplace Environment
- Workers Must Practice Proper Cooling & Holding Procedures at All Times
- All Workers Must Have Valid WA State Health Food Workers Card
- Members Must Have & Maintain Business Insurance
- Members Must Have Valid Business License

# AERIAL VIEW





## EXTERIOR BUILDING VIEWS



## INTERIOR KITCHEN VIEWS

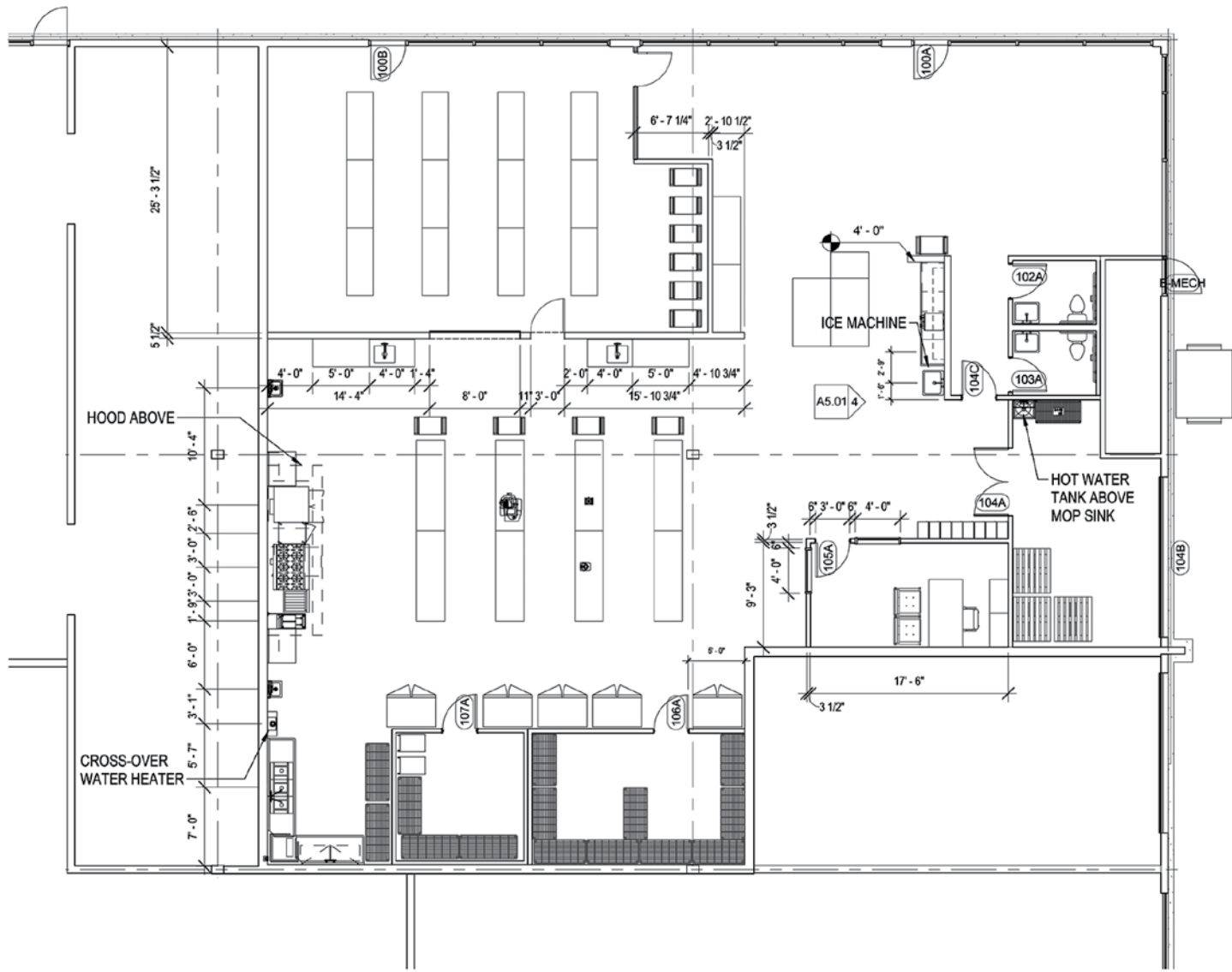








# Floor Plan



# Neighborhood Demographics

## Demographics

### Population

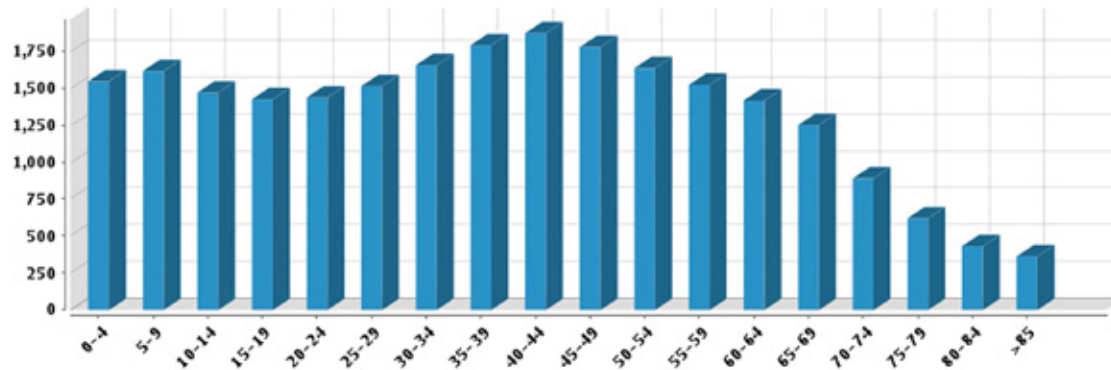
#### Summary

Estimated Population:	<b>24,213</b>
Population Growth (since 2010):	<b>8.2%</b>
Population Density (ppl / mile):	<b>3,235</b>
Median Age:	<b>39.06</b>

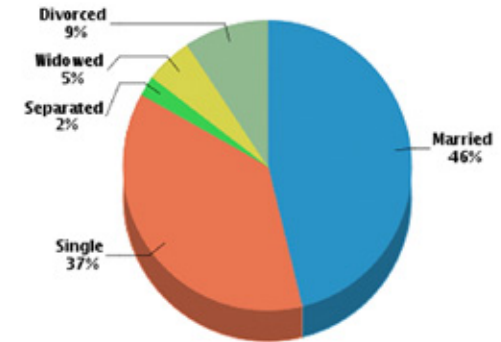
### Household

Number of Households:	<b>8,302</b>
Household Size (ppl):	<b>3</b>
Households w/ Children:	<b>2,458</b>

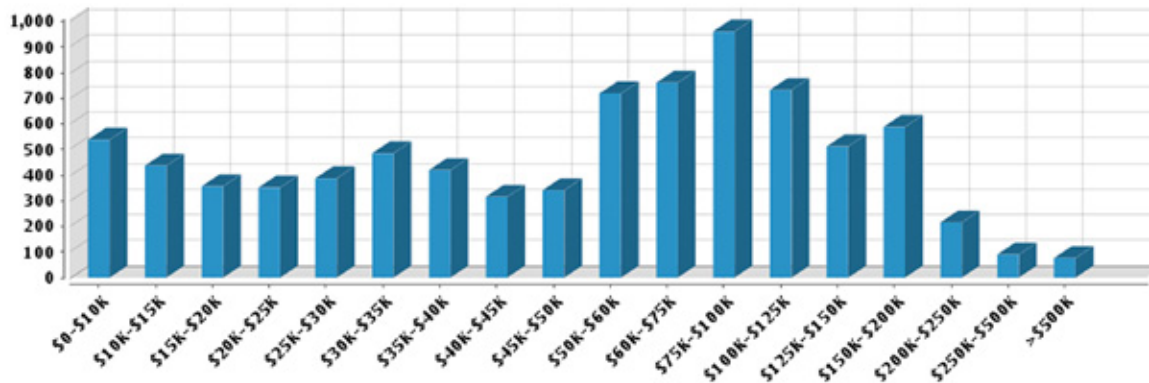
### Age



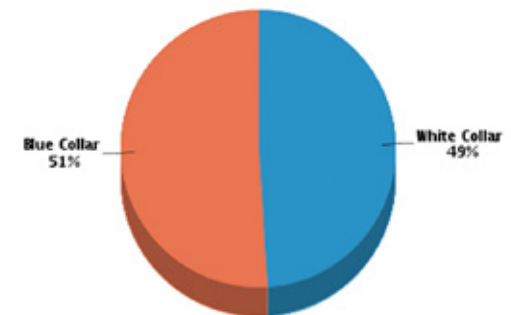
### Marital Status



### Household Income



### Workforce



# Aerial Map & Amenities

