

AVAILABLE FOR IMMEDIATE OCCUPANCY



FOR LEASE – 3,332 SF TO 8,153 SF

STANDALONE FLEX BUILDING – RETAIL/OFFICE/WAREHOUSE

Seattle's Elliott West Corridor | 1414 Elliott Avenue West, Seattle, WA



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PROPERTY FACTS

BUILDING SIGNAGE	Available
BUILDING AREA	8,153 SF
BUILDING AREA 1ST FLOOR	4,821 SF with 3,332 SF office/retail area and 1,489 SF high-bay warehouse area
BUILDING AREA 2ND FLOOR	3,332 sf total 2nd floor area with 2,467 sf office/production area and 866 sf mezzanine area in high bay storage area
CEILING HEIGHT	16 feet in 1st floor warehouse, 8 feet office area
YEAR BUILT	1972 (1992 renovations)
PARKING	Onsite surface parking
ZONING	IC-65 (M)
ZONING DESCRIPTION	Industrial Commercial zone, allowing for a variety of industrial, office and commercial uses. With a height limit of 65 feet, the intent of the Industrial Commercial zone is to promote development of a mix of industrial and commercial uses including light manufacturing and office uses. Permitted uses included Office, Industrial, Restaurants, Entertainment, Childcare Centers, Storage, Brewery, and Medical Services.

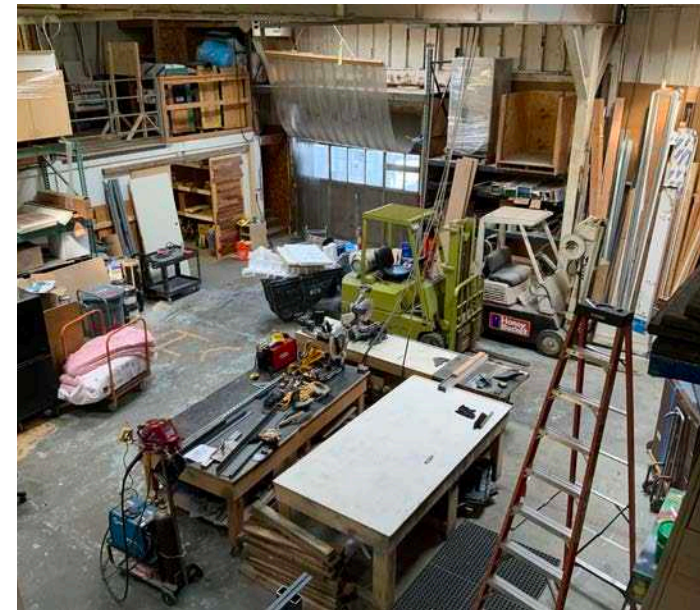


PROPERTY HIGHLIGHTS

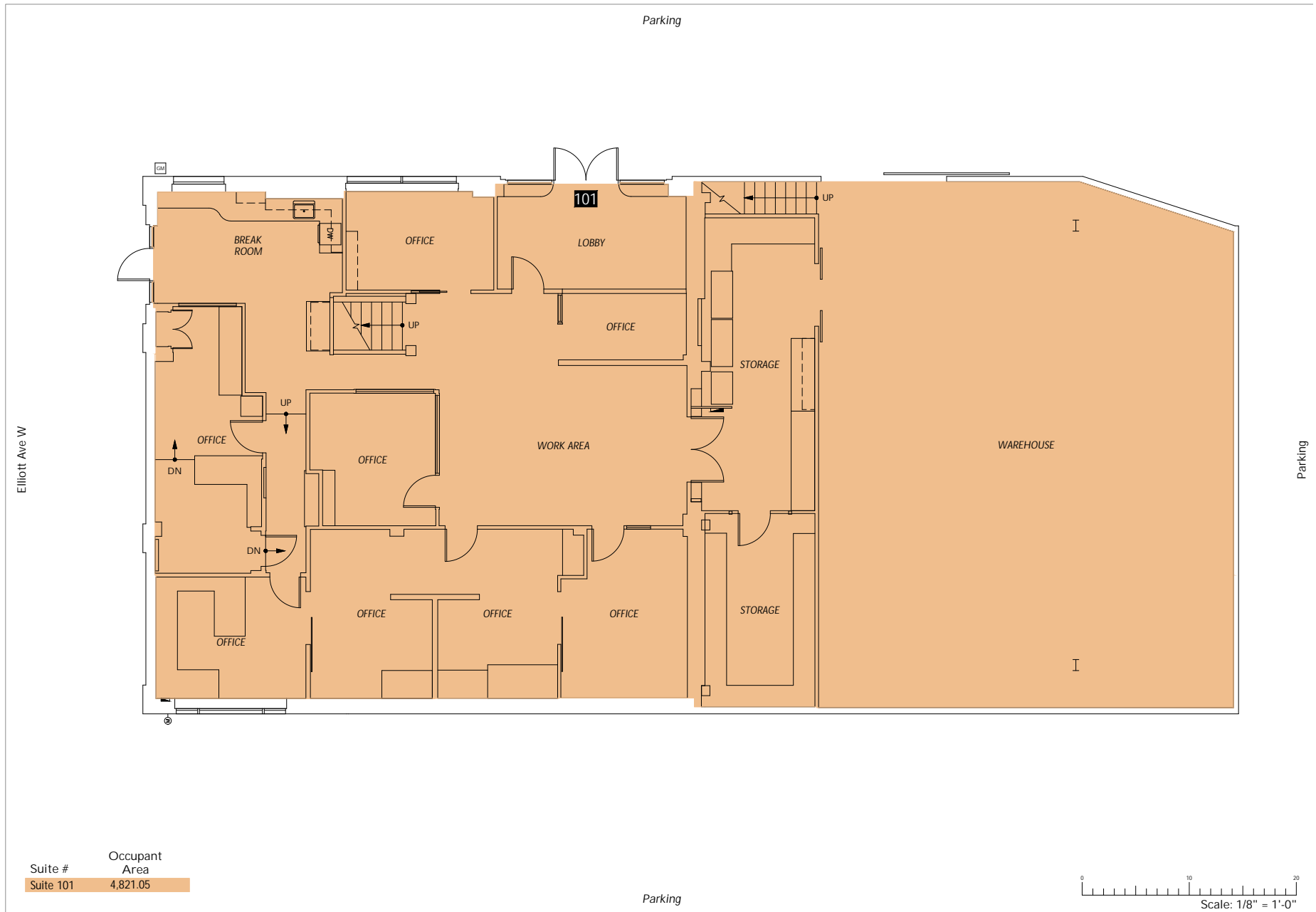
- High Visibility on the Elliott Avenue W./15th Avenue W. Corridor
- Located on one of Seattle's busiest thoroughfares; connecting Downtown Seattle with some of Seattle's most desirable neighborhoods; Queen Anne, Magnolia & Ballard
- Located on Transit Corridor with Rapid Ride Bus Service and Future Light Rail service
- Excellent demographics
- Minutes from major employers including Expedia and Amazon
- Strong Traffic Counts of 51,354 vehicles per day



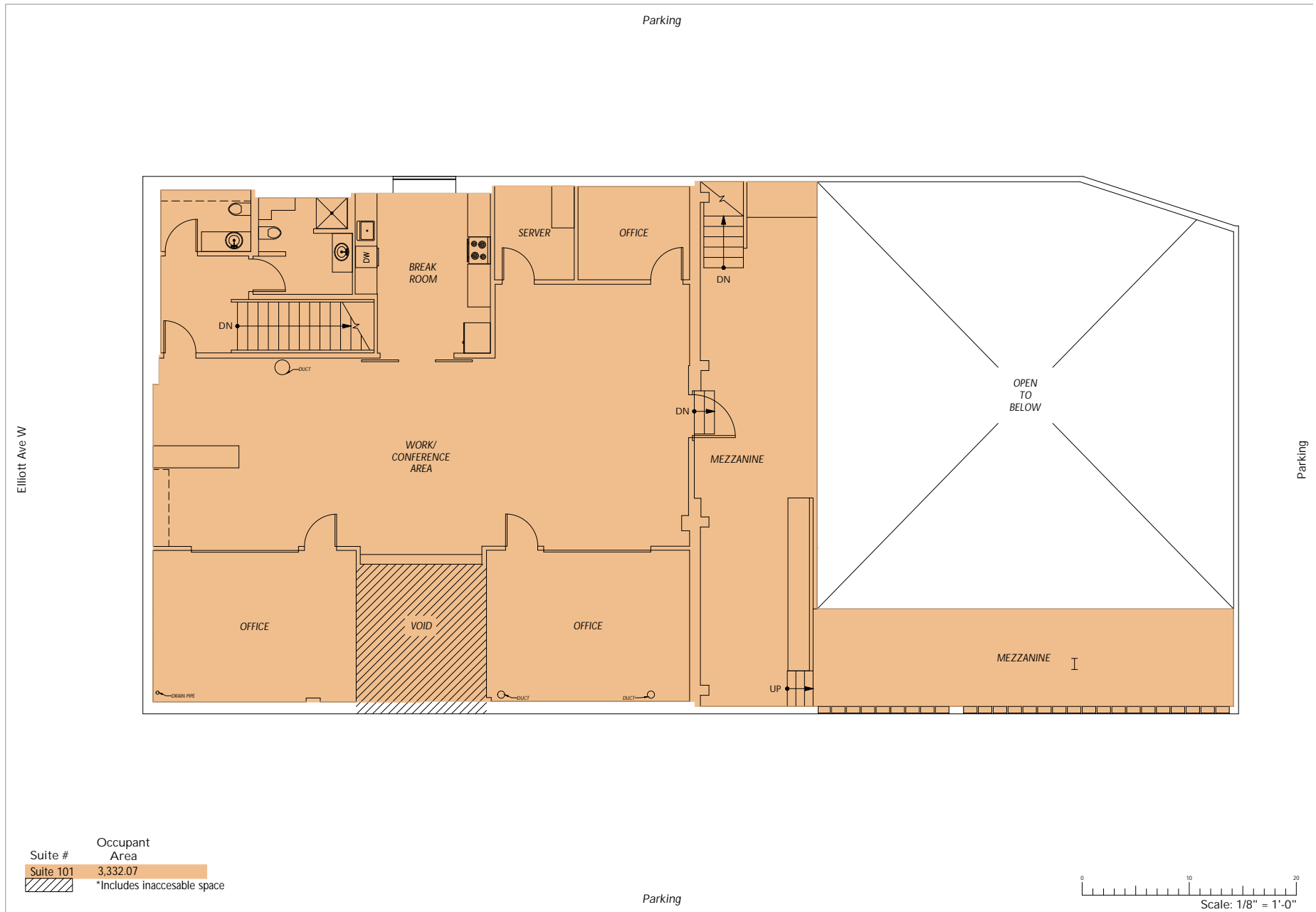
BUILDING PHOTOS



FLOOR PLAN - FLOOR 1



FLOOR PLAN - FLOOR 2





LOCATION HIGHLIGHTS



LOCATION

The property is located just northwest of the of Seattle's downtown core along the Elliott Avenue West & 15th Avenue West corridors connecting the Queen Anne, Magnolia and Queen Anne communities in the Interbay area. 1414 Elliott Avenue West Building holds appeal to tenants for its desirable location and neighborhood amenities.

The site is central to both amenities and employers. The Property is specifically located along Elliott Avenue West and sits one block east of Expedia's new Seattle headquarters. Expedia campus stretches over 40 acres that shall eventually house more than 8,000 employees.

Visibility and high traffic counts benefit tenants when it comes to accessibility and transit options to the area with several main bus routes. The property shall be near a future light rail station increasing access and connections to the surrounding neighborhoods.

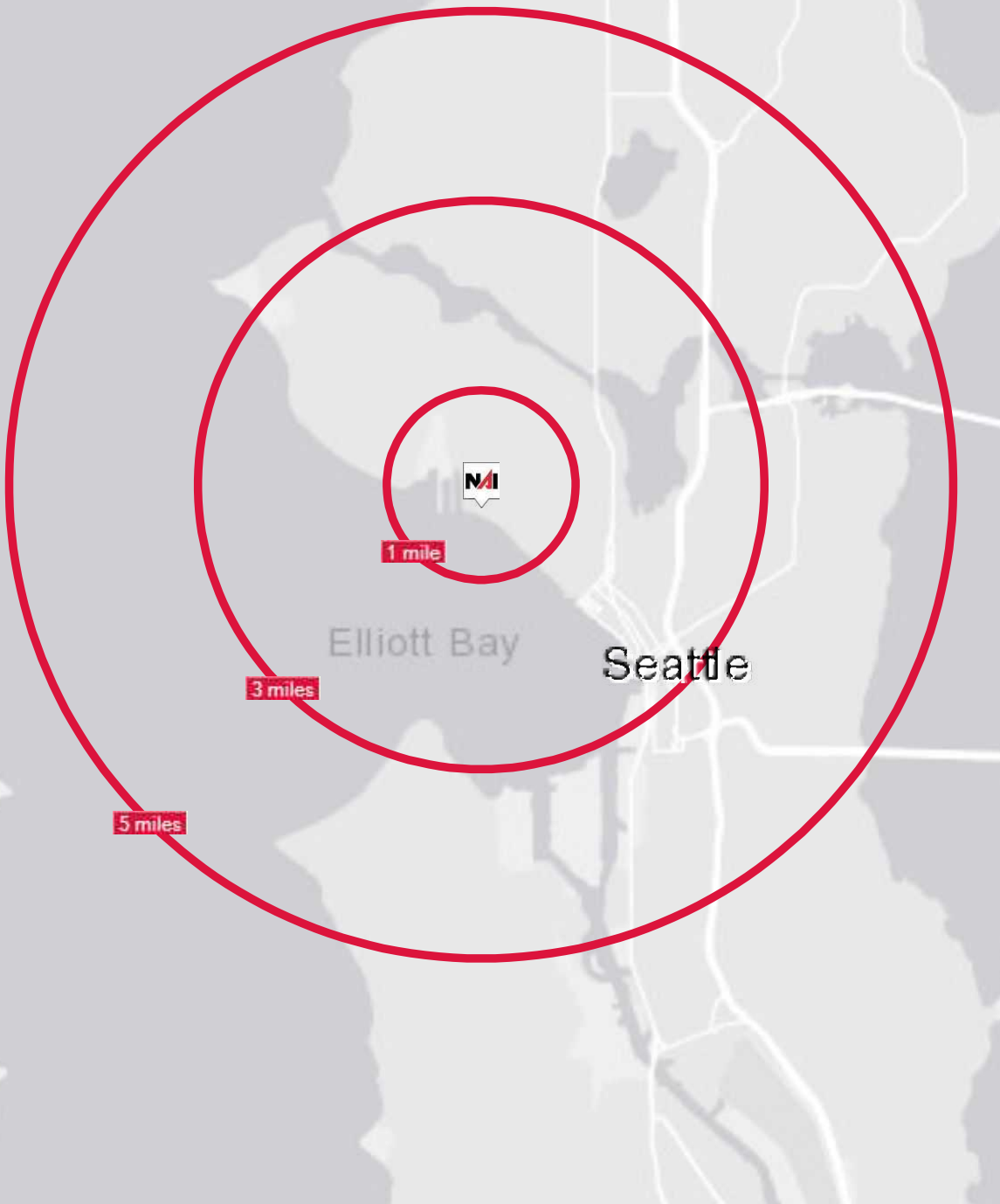
The Interbay corridor also provides access to retail services including grocers and restaurants. The area is well known for recreation and entertainment such as the Space Needle, Elliott Bay Trail that connects Myrtle Edwards and Olympic Sculpture Park, Discovery Park, Interbay Golf Course, Fisherman's Terminal, Key Arena and Seattle Center that are frequently visited by locals and tourist alike.



DRIVE TIMES

The property is accessible with travel times of approximately 5 minutes to South Lake Union, 5 minutes to Downtown Seattle, 9 minutes to Ballard, 15 minutes to Green Lake, and 30 minutes to Sea-Tac International Airport.

DEMOGRAPHICS



DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
2022 POPULATION	24,822	231,912	495,846
2027 EST. POPULATINO	26,041	245,971	520,418
MEDIAN AGE	38.6	37.3	36.8
AVG. HH INCOME	\$190,756	\$173,773	\$172,620

NEIGHBORHOOD AMENITIES

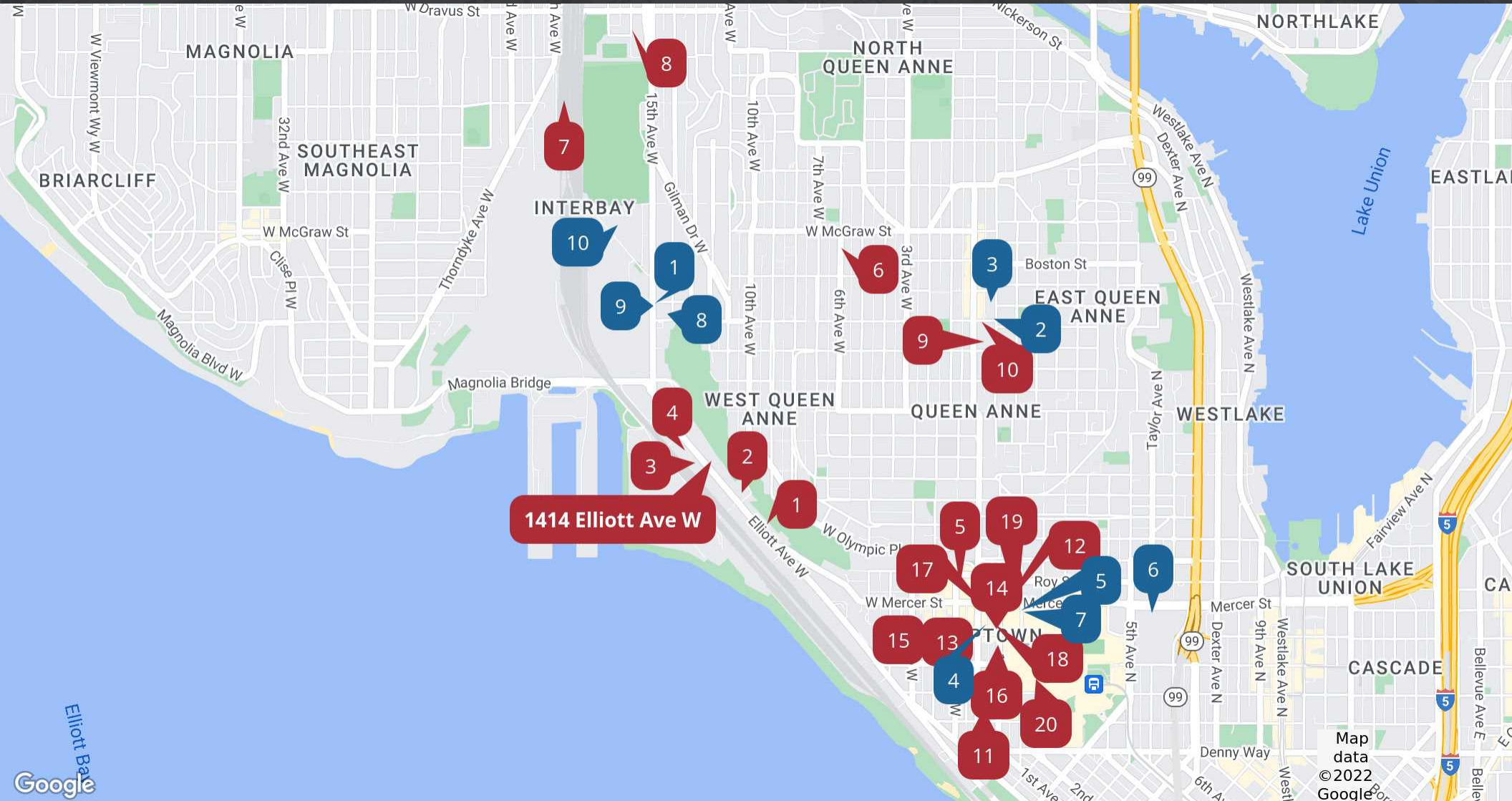
FOOD & DRINK

1. Fuji bakery
2. Taco Time
3. Holy Mountain Brewing Company
4. Ward Johnson Winery
5. Sitting Room
6. Macrina Bakery
7. Time 4 Pho
8. Red Mill Burger
9. Emerald City Smoothie
10. Zeeks Pizza
11. Blended
12. Sal Y' Limon
13. Ozzie's
14. Mecca Cafe
15. Taco Bell / KFC
16. Dick's Drive-In
17. Toulous Petit
18. Roti Cuisine of India
19. Pressed Juicery
20. Vita Cafe



GROCERY

1. Whole Foods
2. Trader Joe's
3. Safeway
4. CVS
5. Bartell Drugs
6. QFC
7. Metropolitan Market
8. Petco
9. Just For Dogs
10. Total Wine & More



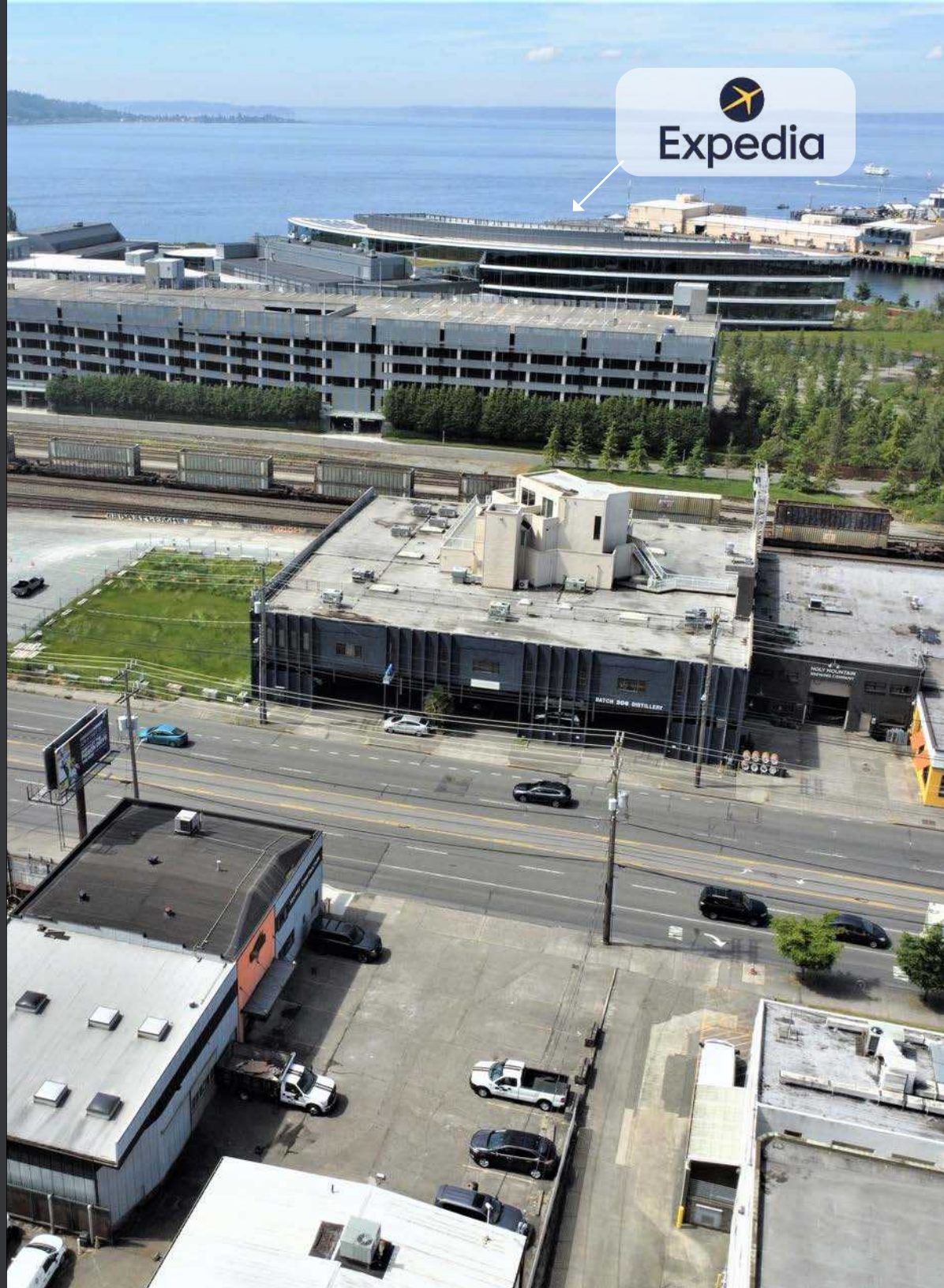
1414 Elliott Ave W

NEIGHBORHOOD HIGHLIGHTS

EXPEDIA

- Brand new \$900m campus
- Stretches over 40 acres
- More than 600,000 sf and the ability
- to eventually house more than 8,000
- employees.
- Transition into the new campus has just begun with full occupancy to take place upon completion of the campus' second phase

Interbay has traditionally been home to Seattle's close-in industrial market with several Class-A office buildings on the southern end, along the water, and warehouses and smaller retail shops along Elliott Ave to the north. In 2012, Interbay began experiencing significant changes with many new apartment units delivered along 15th and Dravus. In 2015, Expedia announced its acquisition of the Former Amgen Campus and fueled the demand in this submarket. This area, which has been recently up-zoned, will further boost demand and development potential. We are seeing a robust development pipeline within a 1-mile radius of the subject property, including approximately 60 total projects either recently completed, under construction, or planned for future development totaling 6.6m SF.





SMITH COVE CRUISE TERMINAL AT PIER 91

The Smith Cove Cruise Terminal at Pier 91 is located at the north end of Seattle's waterfront, just 2 miles from the subject property, 10 minutes from the famous Space Needle and the city's retail core. It serves Carnival Cruise Line, Celebrity Cruises, Holland America Line, Princess Cruises, and Royal Caribbean International. Terminal 91 Uplands Development Project with a project cost of \$49 million and a completion date of Q4 2024 plans are to improve the long-term financial stability of the Port by creating the infrastructure to support new jobs, generate new revenue, and advance maritime innovation. The purpose of this project is to generate new economic impact by creating flexible, light industrial spaces that accommodate a range of users and tenants with a focus on maritime and industrial users.



ECONOMIC IMPACT OF SEATTLE'S CRUISE TERMINALS

Two downtown cruise terminals, convenient air travel, and light rail connections make Seattle the preferred choice for Alaska, Pacific Northwest, and West Coast cruises. The cruise industry supports the regional economy by:

- Generating \$893.6 million for the local economy every season
- Providing 5,500+ local jobs every season
- Bringing \$4.2 million per vessel call, with 216 vessel calls in 2018
- Contributing \$14.5 million in state and local tax revenues per year
- Hosting 11 homeport vessels

NEARBY PARKS



Rainier

West Seattle

Seattle

Capitol Hill

SEATTLE CENTER
CLIMATE PLEDGE
AREANA
SPACE NEEDLE

PIKE PLACE MARKET

South Lake Union

OLYMPIC SCULPTURE PARK

MYRTLE EDWARDS PARK

Queen Anne

KERRY PARK

KINNEAR PARK

SUBJECT PROPERTY