

FOR SALE: \$7,425,000 // FOR LEASE

INVESTMENT // OWNER/USER // REDEVELOPMENT OPPORTUNITY

BRYANT MOTORS BUILDING // 1300 BRONSON WAY N // INQUIRE ABOUT LEASE RATES

PROPERTY HIGHLIGHTS

Over \$2.3 mil spent recently on permits and repairs *(summary available)*

- 64,861 SF (1.48 acres) of CA & R-10 zoned land
- 32,788 GSF retail, showroom, warehouse
- ~5,770 SF additional mezzanine *(bonus space)*
- 23,113 SF parking/yard storage

Strategically located off I-405, across from scenic Liberty Park

Approximately 230 lineal feet fronting Bronson Way N. (16,800+ vehicles per day)

Potential to vacate alley for redevelopment

Roof may serve as a parking structure *(to be verified by Buyer's engineering study)*



INVESTMENT CONTACTS:

DAN FOSTER
P // 425.260.4260
dfoster@orioncp.com

BOJIDAR GABROVSKI
P// 847.275.8474
bgabrovski@orioncp.com

1218 Third Avenue
Suite 2200
Seattle, WA 98101

www.orioncp.com
P// 206.734.4100
Established in 2010

ORION
COMMERCIAL PARTNERS

INVESTMENT SUMMARY

	Address:	1300 BRONSON WAY N RENTON, WA 98057
	Offering Price:	\$7,425,000 FOR BUILDING PLUS LAND (MUST SELL TOGETHER)
	Building Price:	\$226/GSF = \$7,425,000 NIC MEZZANINE AREA (\$193/GSF INCL. MEZZANINE)
	Building Area:	32,788 GSF NIC MEZZANINE 38,558 GSF INCL. MEZZANINE
	Total Land Area:	64,861 SF
	Ceiling Height:	15' TO 16' Clear Height
	Grade Doors:	5
	Zoning:	CA & R-10 SEE PAGE 5 FOR INDIVIDUAL PARCELS AND ZONING

LEASE SUMMARY

	RENTABLE SQFT	MONTHLY BASE RENT	RENT/SF	RATE	RENT INCREASES	TERM
LEASES IN PLACE						
Autos Only	16,000	\$10,000	\$0.63	NNN	None	MTM
Evergreen City Ballet	16,000	\$4,783	\$0.30	NNN	3% Annual	03/01/22-01/31/28*

* Either party may terminate the lease with 180-day prior written notice.



ORION
COMMERCIAL PARTNERS

PROPERTY OVERVIEW

PROPERTY PHOTOS



PROPERTY OVERVIEW

AERIAL PROPERTY PHOTOS

FRONT OF BUILDING

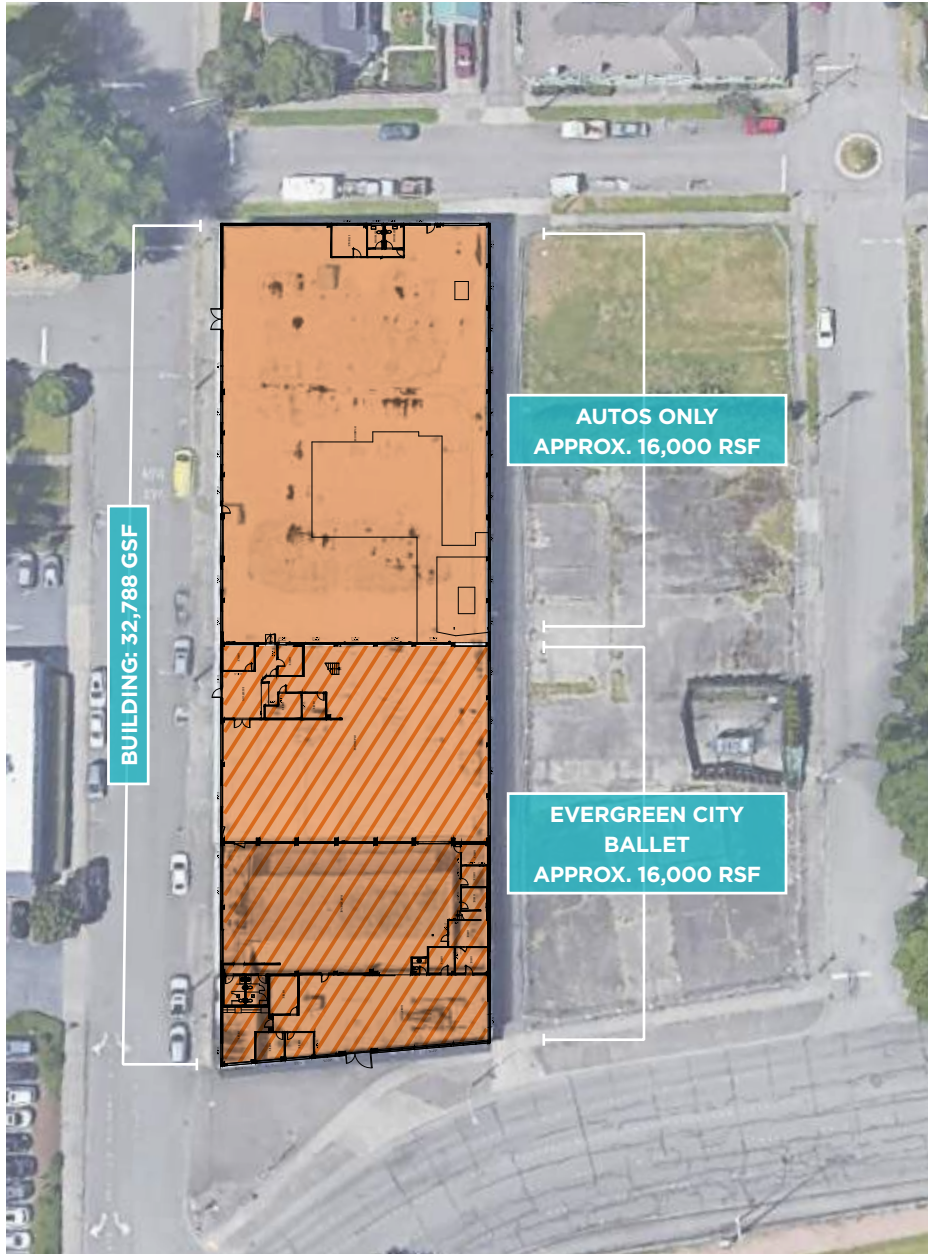


REAR OF BUILDING



PROPERTY OVERVIEW

PARCELS



PROPERTY OVERVIEW

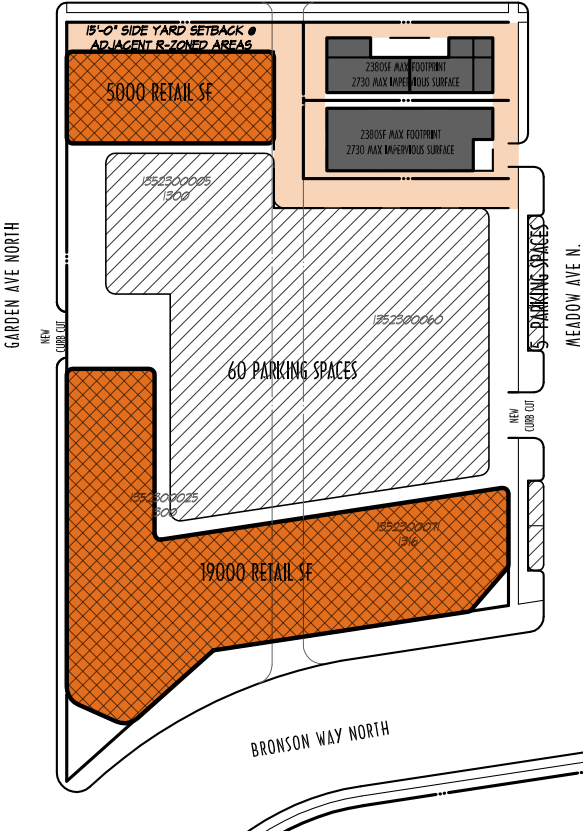
INTERIOR PHOTOS



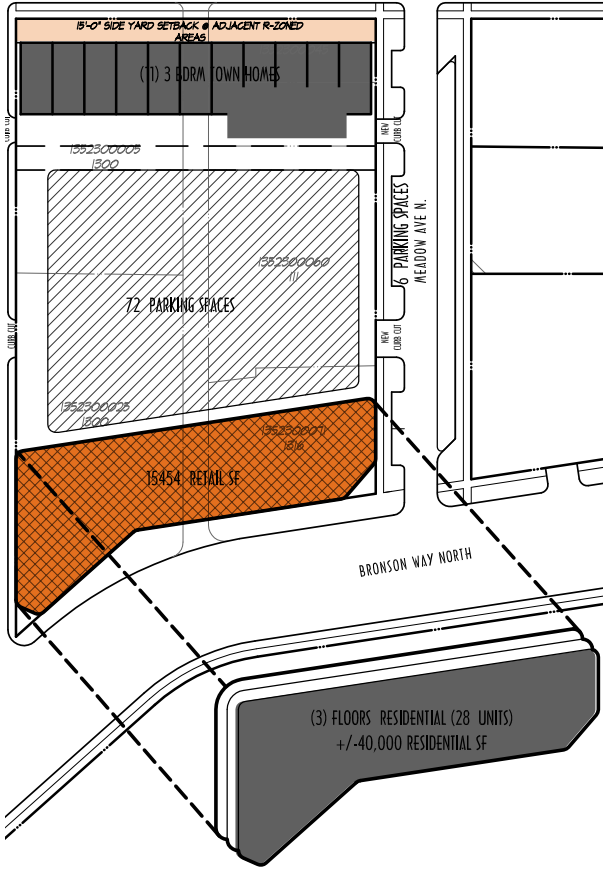
DEVELOPMENT CONCEPTS

MASSING STUDY: SCHEME A, B & C

MASSING STUDY: SCHEME A
Single Level with Surface Parking



MASSING STUDY: SCHEME B
Multi-Level with Surface Parking



MASSING STUDY: SCHEME C
Multi-Level Mixed-Use with Parking Structure

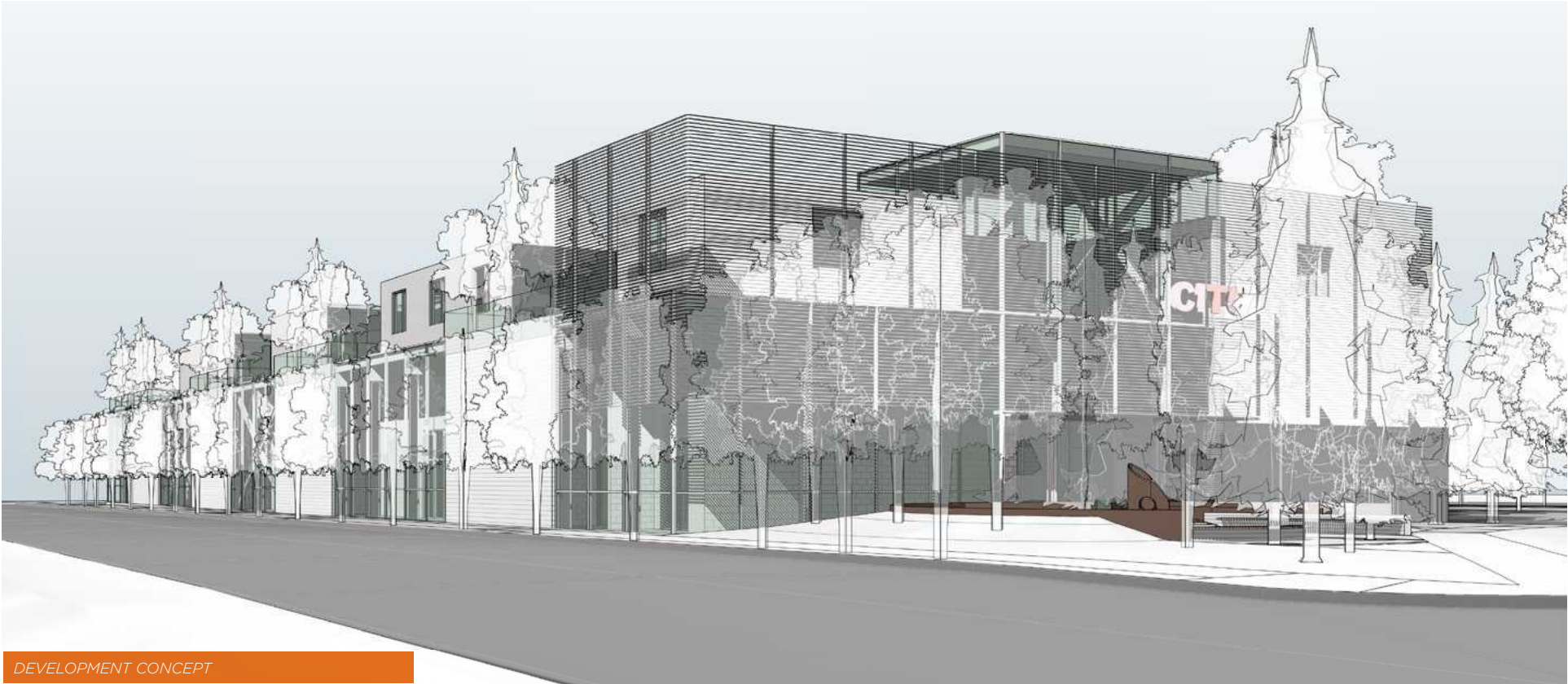


- SETBACK/BUFFER
- RESIDENTIAL
- COMMERCIAL RETAIL
- PARKING

Prepared per Drager Architecture Site Analysis - 2012

DEVELOPMENT CONCEPTS

SELLER'S FLEX / OFFICE / LAB DEVELOPMENT CONCEPT



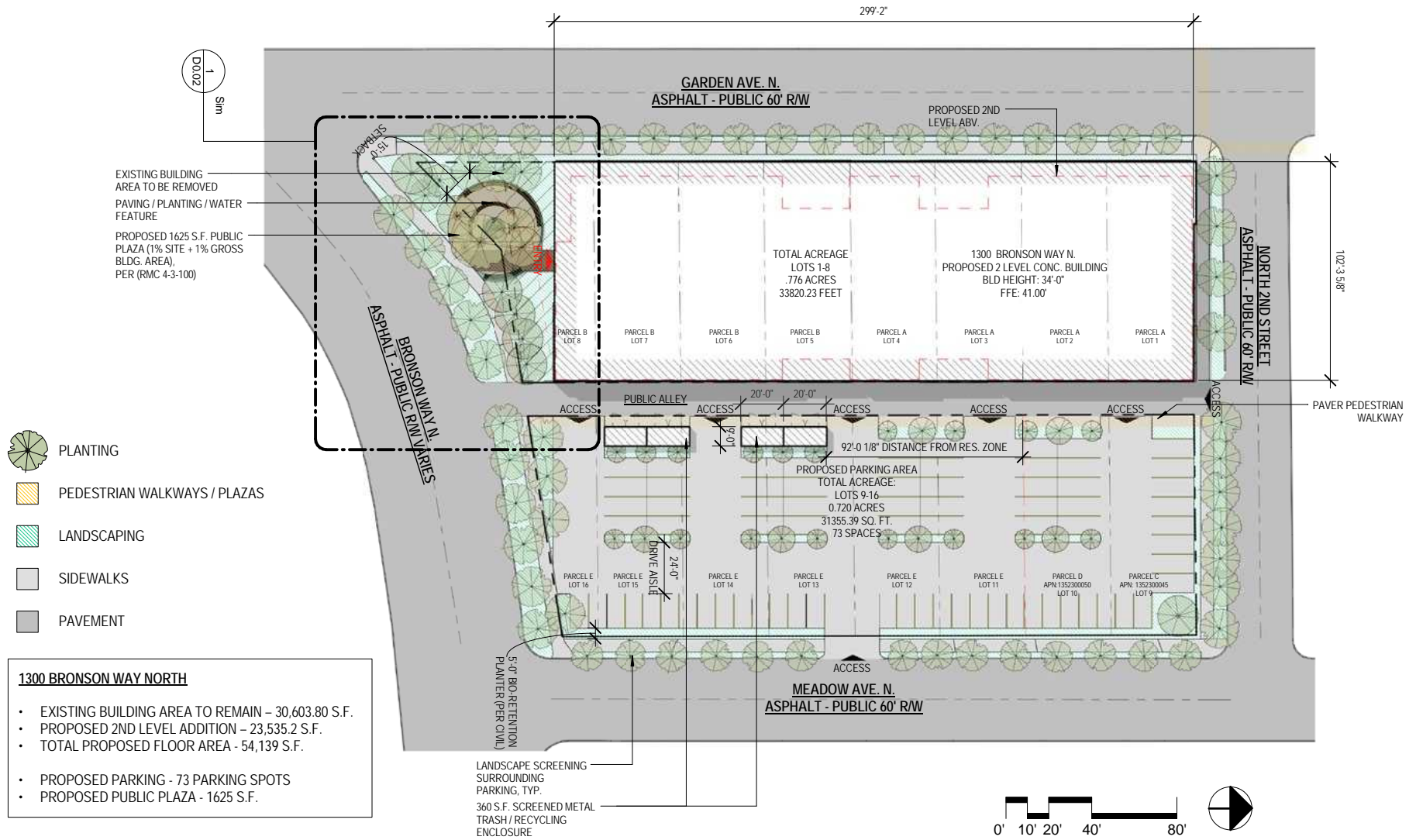
DEVELOPMENT CONCEPT






CURRENT BUILDING

DEVELOPMENT CONCEPTS

SELLER'S FLEX // OFFICE // LAB DEVELOPMENT CONCEPT



EXISTING BUILDING AREA TO BE REMOVED
 PAVING / PLANTING / WATER FEATURE
 PROPOSED 1625 S.F. PUBLIC PLAZA (1% SITE + 1% GROSS BLDG. AREA), PER (RMC 4-3-100)

-  PLANTING
-  PEDESTRIAN WALKWAYS / PLAZAS
-  LANDSCAPING
-  SIDEWALKS
-  PAVEMENT

1300 BRONSON WAY NORTH

- EXISTING BUILDING AREA TO REMAIN – 30,603.80 S.F.
- PROPOSED 2ND LEVEL ADDITION – 23,535.2 S.F.
- TOTAL PROPOSED FLOOR AREA - 54,139 S.F.
- PROPOSED PARKING - 73 PARKING SPOTS
- PROPOSED PUBLIC PLAZA - 1625 S.F.

LANDSCAPE SCREENING SURROUNDING PARKING, TYP.
 360 S.F. SCREENED METAL TRASH / RECYCLING ENCLOSURE

DEVELOPMENT CONCEPTS

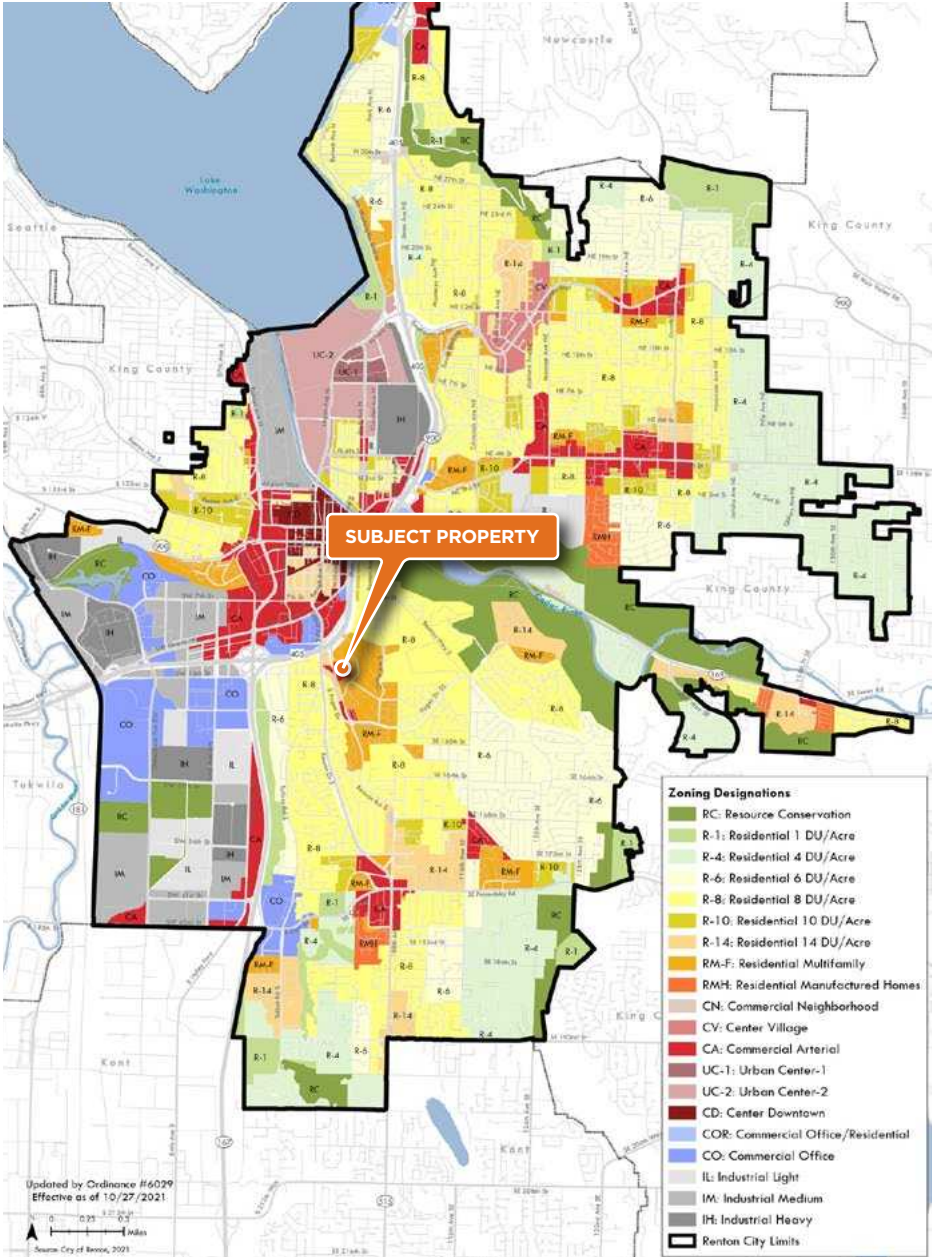
ZONING INFORMATION

COMMERCIAL ARTERIAL ZONE

CA Zone: This zone is intended to encourage the redevelopment of strip commercial areas into vibrant business districts that are physically connected to the surrounding community by pedestrian pathways as well as major arterials. CA zoning is placed on land that is dominated by linear commercial development along long blocks and characterized by primary uses located at the rear of the property with surface parking in front. Residential development is allowed in this zone either as part of a mixed commercial and residential use project, or as a stand alone use behind the commercial pad.

R-10 (RESIDENTIAL) ZONE

This zone is intended to provide a variety of housing including small lot singlefamily, infill housing, and small scale attached housing choices. Density ranges from four to ten units per acre. Areas that should be given consideration for R-10 zoning should have a mix of housing types, a development pattern conducive to medium density development, a number of vacant or redevelopment lots, transit service within 1/4 mile, and proximity to a major arterial. R-10 zones act as a buffer between single family and multifamily zones.



MARKET OVERVIEW

ABOUT RENTON



Nestled on the south shore of beautiful Lake Washington, Renton is centrally located in the heart of the Puget Sound area - just 10 minutes from Sea-Tac International Airport, Seattle, and Bellevue. Renton also offers terrific views of the Olympics, the Cascades, and Mount Rainier.

Renton was first settled by people of European descent in the 1860s, and its early economy was based on coal mining, clay production, and timber export. Today, Renton is best known as the final assembly point for the Boeing 737 family of commercial airplanes, but it is also home to a growing number of well-known manufacturing, technology, and healthcare organizations, including Boeing Commercial Airplanes Division, Paccar, Kaiser Permanente, IKEA, Providence Health & Services, UW Medicine Valley Medical Center, Wizards of the Coast and a new branch of the Federal Reserve Bank.

Renton currently is the 11th largest city in Washington State and is the 5th largest in King County. The National Football League's Seattle Seahawks have a training facility in Renton. It is the second-largest facility in the NFL at 200,000 square feet.

In the mid-1990s, Renton undertook a major redevelopment effort to revitalize its downtown core, which had declined in commercial prominence since the opening of the Southcenter Mall in Tukwila in 1968. The many car dealerships that had previously occupied the center of downtown Renton were encouraged through economic incentives to relocate to a newly created auto sales zone close to the I-405/SR-167 interchange. In their place, a new transit center and parking garage were built in partnership with King County Metro. Simultaneously, a number of privately developed mixed-use residential and retail buildings were also built within a one block radius of the transit center, allowing for one-bus commutes to Seattle, Bellevue, Redmond, and other employment centers.

A new town square, The Piazza, and the Pavilion Building event center were constructed next to the transit center. The Piazza is a major focal point for downtown residents and provides a space for community-wide special events and activities. The park features a combination of paved surfaces, landscaping, benches, boulders, tree grates, and raised seat walls. The park also boasts two water features; a shallow "rushing river" and a fountain.

In the interest of expansion and revitalization, there are two new large developments targeting a young professional demographic. One, centered on former Boeing Co. property near the south shore of Lake Washington is a 68 acres development named The Landing. Two high-end apartment communities at The Landing, The Sanctuary, and The Reserve, contain a combined 880 residences and the hundred retail spaces are approximately 80% occupied. The second being the nearby Southport development, located directly on the shoreline of Lake Washington. Southport is home to The Bristol luxury apartments, and the 347-room, 12-story Hyatt Regency Lake Washington.

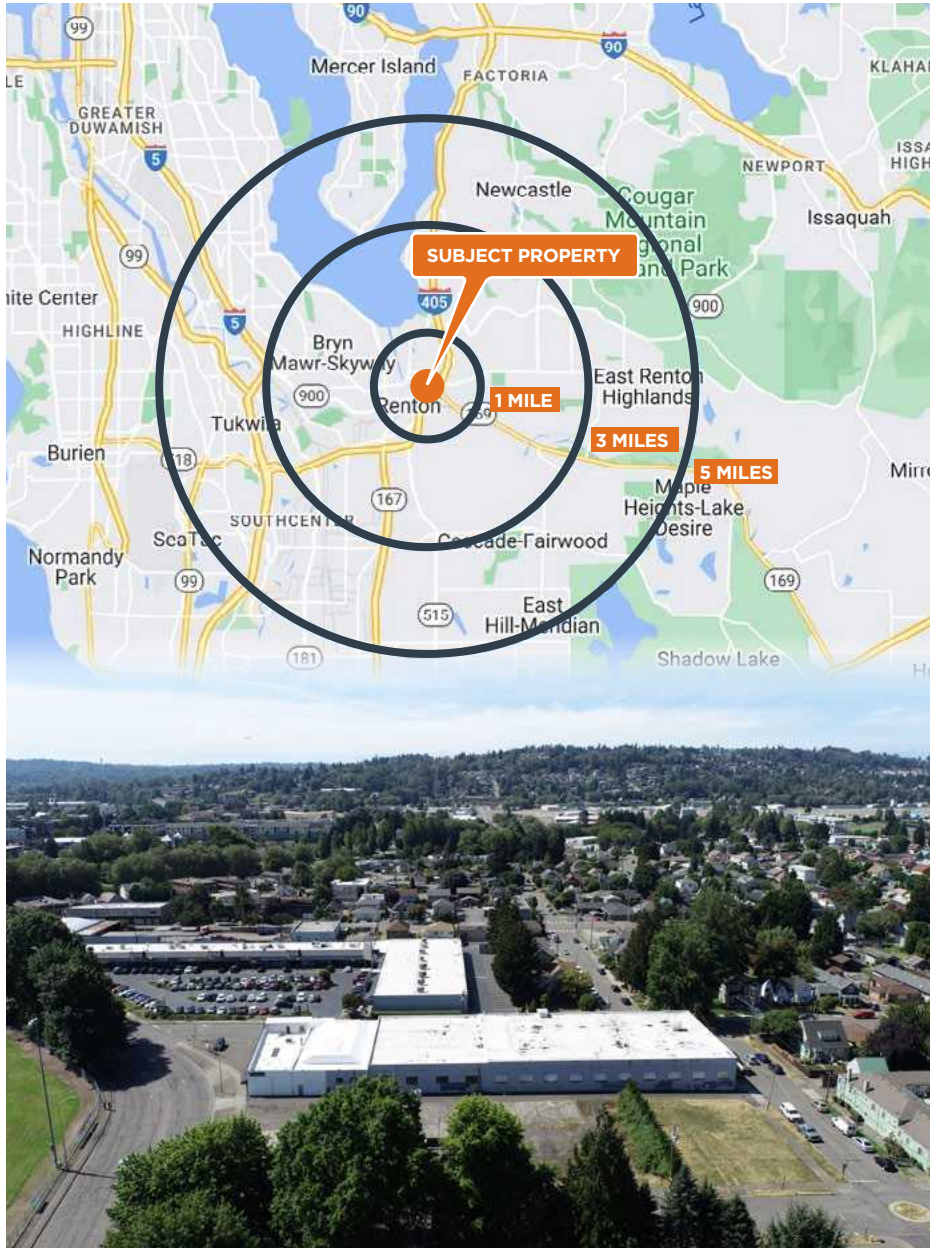
MARKET OVERVIEW

AERIAL MAP



MARKET OVERVIEW

DEMOGRAPHICS: 1, 3 & 5 MILE RADIUS



RADIUS	1 MILE	3 MILES	5 MILES
POPULATION:			
2020 Population	13,736	117,545	262,333
2024 Population	13,513	114,305	254,740
2029 Population Projection	13,590	114,704	255,559
Annual Growth 2020-2024	-0.4%	-0.7%	-0.7%
Annual Growth 2024-2029	0.1%	0.1%	0.1%
HOUSEHOLDS:			
2020 Households	6,082	45,461	97,009
2024 Households	5,935	43,783	93,240
2029 Household Projection	5,961	43,861	93,369
Annual Growth 2020-2024	0.5%	0.4%	0.4%
Annual Growth 2024-2029	0.1%	0%	0%
Owner Occupied Households	1,893	22,993	54,583
Renter Occupied Households	4,067	20,868	38,786
Renter Occupied	10,132	96,068	148,883
AVG HOUSEHOLD INCOME	\$98,777	\$116,246	\$125,644
MEDIAN HOUSEHOLD INCOME	\$77,060	\$90,783	\$98,487
< \$25,000	925	5,504	10,151
\$25,000 - 50,000	1,166	5,944	11,775
\$50,000 - 75,000	817	6,978	13,745
\$75,000 - 100,000	722	5,489	11,653
\$100,000 - 125,000	852	5,695	11,342
\$125,000 - 150,000	424	3,186	7,797
\$150,000 - 200,000	431	4,531	10,330
\$200,000+	598	6,456	16,445



ORION Commercial Partners maximizes real estate value through comprehensive project acquisition/disposition, property/asset management, and leasing services. We are a progressive real estate services and investment firm constantly seeking a perfect alignment of interests between us as the service provider and our clients. ORION delivers a

UNIFIED TEAM APPROACH

to fulfill our client's objectives. Creativity, accountability and focused attention are the hallmarks of our business.

INVESTMENT CONTACTS:

DAN FOSTER
P // 425.260.4260
dfoster@orioncp.com

BOJIDAR GABROVSKI
P // 847.275.8474
bgabrovski@orioncp.com

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses.

www.orioncp.com
P // 206.734.4100
Established in 2010

1218 Third Avenue
Suite 2200
Seattle, WA 98101

**ORION**
COMMERCIAL PARTNERS