

FOR SALE OR LEASE

# BLAKELEY COMMONS EAST

*1,021 SF Street-Level Office Condo  
For Sale or Lease*

**\$560,000**

SALE PRICE



2901 NE BLAKELEY ST, SUITE 3A, SEATTLE, WA 98105

**km** Kidder  
Mathews

# BLAKELEY COMMONS EAST

**\$560,000**

SALE PRICE

**INQUIRE**

LEASE RATE & NNN

U VILLAGE  
SHOPPING MALL

BLAKELEY  
COMMONS EAST

## *Property Highlights*

1,021 SF street-level office condo

High-demand commercial corridor  
with excellent visibility

Prime location in Seattle's  
University District

Adjacent to the University of  
Washington campus

ADA-accessible entry

Ideal for owner-user or investment

Condo includes 2 owned parking stalls  
and 5 shared retail parking stalls

BLAKELEY COMMONS EAST



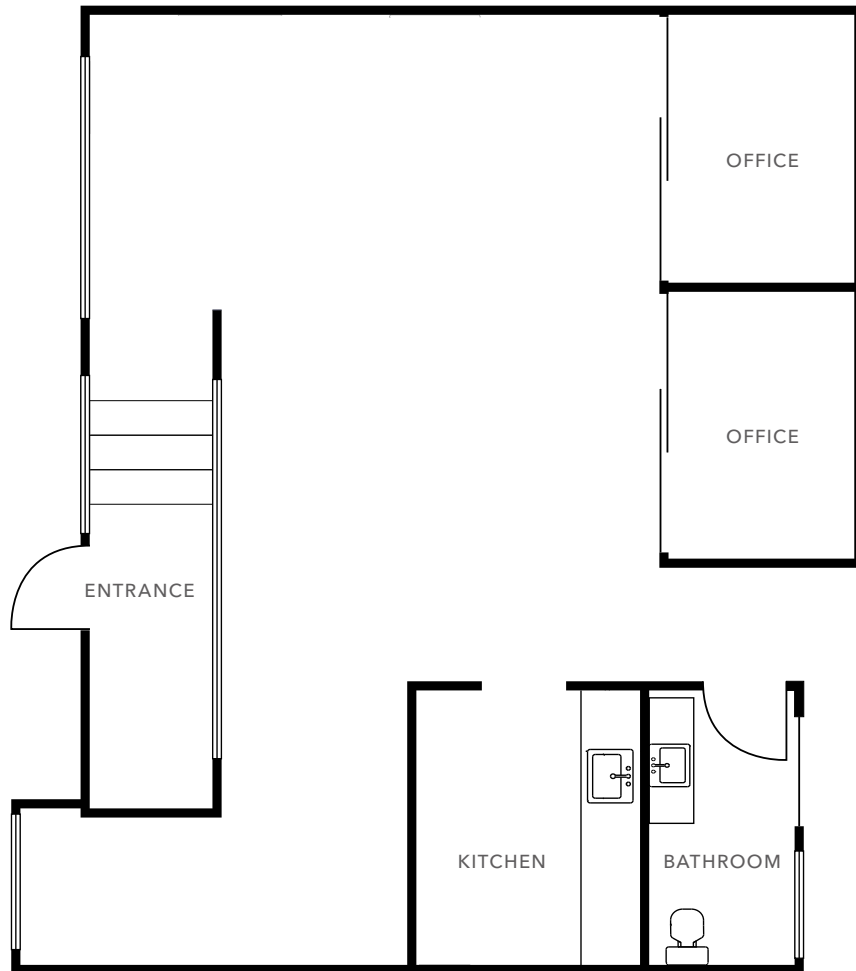
BLAKELEY COMMONS EAST



BLAKELEY COMMONS EAST



# SUITE 3A FLOOR PLAN



*1,021 SF*

AVAILABLE

*JUNE 26*

AVAILABLE FOR LEASE

*\$30.00/SF*

PLUS NNN, LEASE RATE

*\$11.86/SF*

EST. NNN\*

\*2026 Calendar Year, Excluding  
Electricity and Phone/Data

BLAKELEY COMMONS EAST

# UNIVERSITY VILLAGE AND THE U-DISTRICT

The University District, home to the University of Washington, is a vibrant neighborhood in Seattle, known for its academic excellence, cultural diversity, and lively atmosphere. The district encompasses several distinct neighborhoods, including Greek Row, University Heights, Brooklyn Addition, and University Village (colloquially known as “U-Village”), an open-air lifestyle shopping center located just northeast of the university campus. It offers a unique formula of locally-owned boutiques and signature national retailers. The shopping center is a regional destination for home furnishings, popular fashions, and unique gift items, all set in a distinct collection of restaurants and eateries.

*6 MIN*

DRIVE TO I-5

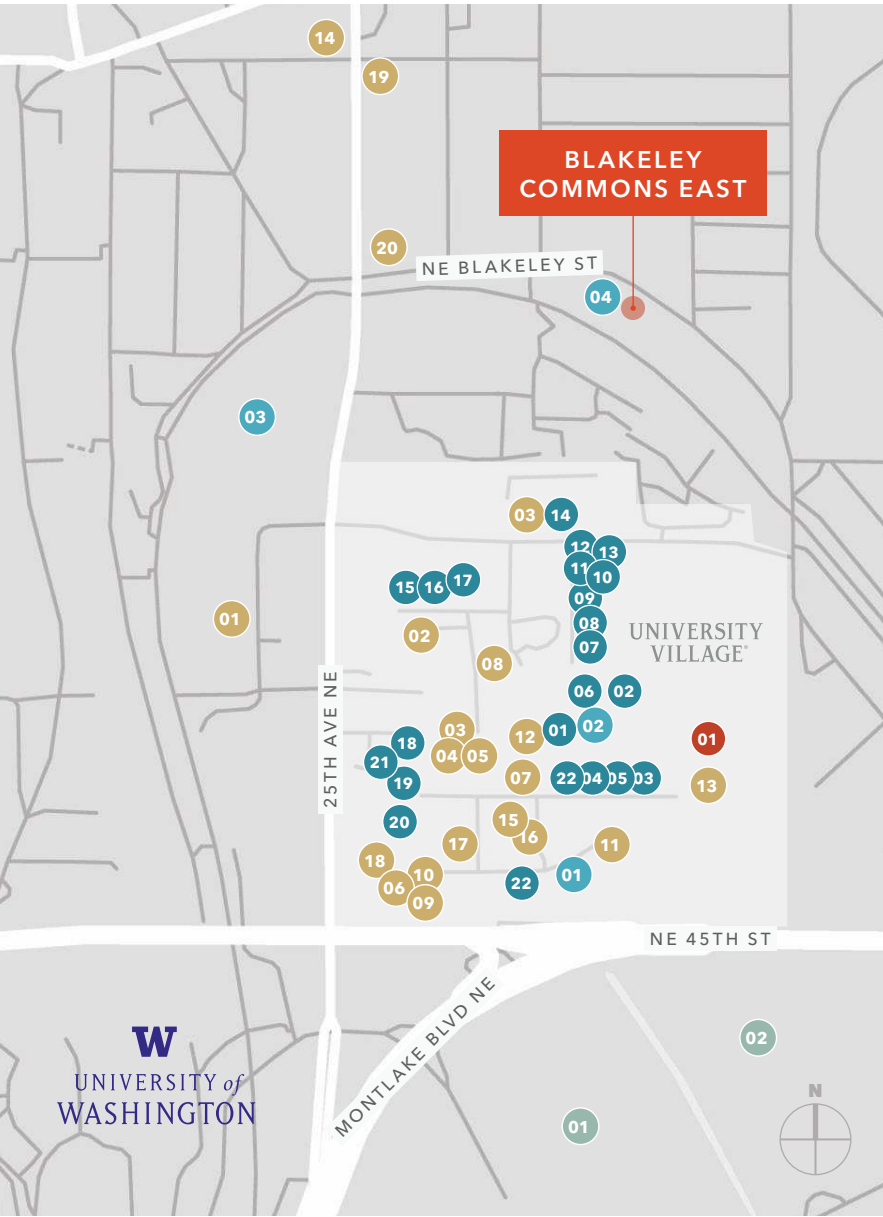
*7 MIN*

DRIVE TO SR-520

AVAILABLE FOR SALE OR LEASE



KIDDER MATHEWS



## NEARBY AMENITIES

### RETAIL

- 01 Aritzia
- 02 Victoria's Secret & PINK
- 03 Eddie Bauer
- 04 Gap
- 05 The North Face
- 06 Brandy Melville
- 07 Free People
- 08 Sephora
- 09 Reformation
- 10 Madewell
- 11 Apple
- 12 Lululemon
- 13 Backcountry
- 14 Crate & Barrel
- 15 Anthropologie
- 16 Levi's
- 17 Athleta
- 18 Pottery Barn
- 19 Williams-Sonoma
- 20 Banana Republic
- 21 Mud Bay
- 22 Marine Layer
- 23 Buck Mason

### RESTAURANTS & BARS

- 01 Dough Zone Dumplings
- 02 Shake Shack
- 03 Starbucks
- 04 Ma'ono Fried Chicken
- 05 Rachel's Ginger Beer
- 06 JOEY U-Village
- 07 Hokkaido Ramen
- 08 Elemental Pizza
- 09 Din Tai fung
- 10 Molly Moon's Ice cream
- 11 Ba Bar U-Village
- 12 Delfino's Pizza
- 13 Q20 Public House
- 14 Papa Johns Pizza
- 15 Evergreens
- 16 Frankie & Jo's
- 17 Mochinut
- 18 DeLille En Ville
- 19 McDonalds
- 20 Blazing Bagels

### GROCERY

- 01 QFC

### RECREATION & PARKS

- 01 UW Golf Range
- 02 IMA Sports Fields

### HEALTH

- 01 Virginia Mason Franciscan Health
- 02 InSpa
- 03 UW Medicine Primary Care Ravenna
- 04 Deep Wellbeing Therapy

# EXCELLENT ACCESS TO THE REGION'S TOP JOB CENTERS

## ACCESS TO SEATTLE 15-MIN DRIVE

Current Office Space 108.1M SF

Office Space Under Development 3.0M SF

## ACCESS TO BELLEVUE 15-MIN DRIVE

Current Office Space 30.9M SF

Office Space Under Development 2.8M SF

## ACCESS TO REDMOND 20-MIN DRIVE

Current Office Space 17.1M SF

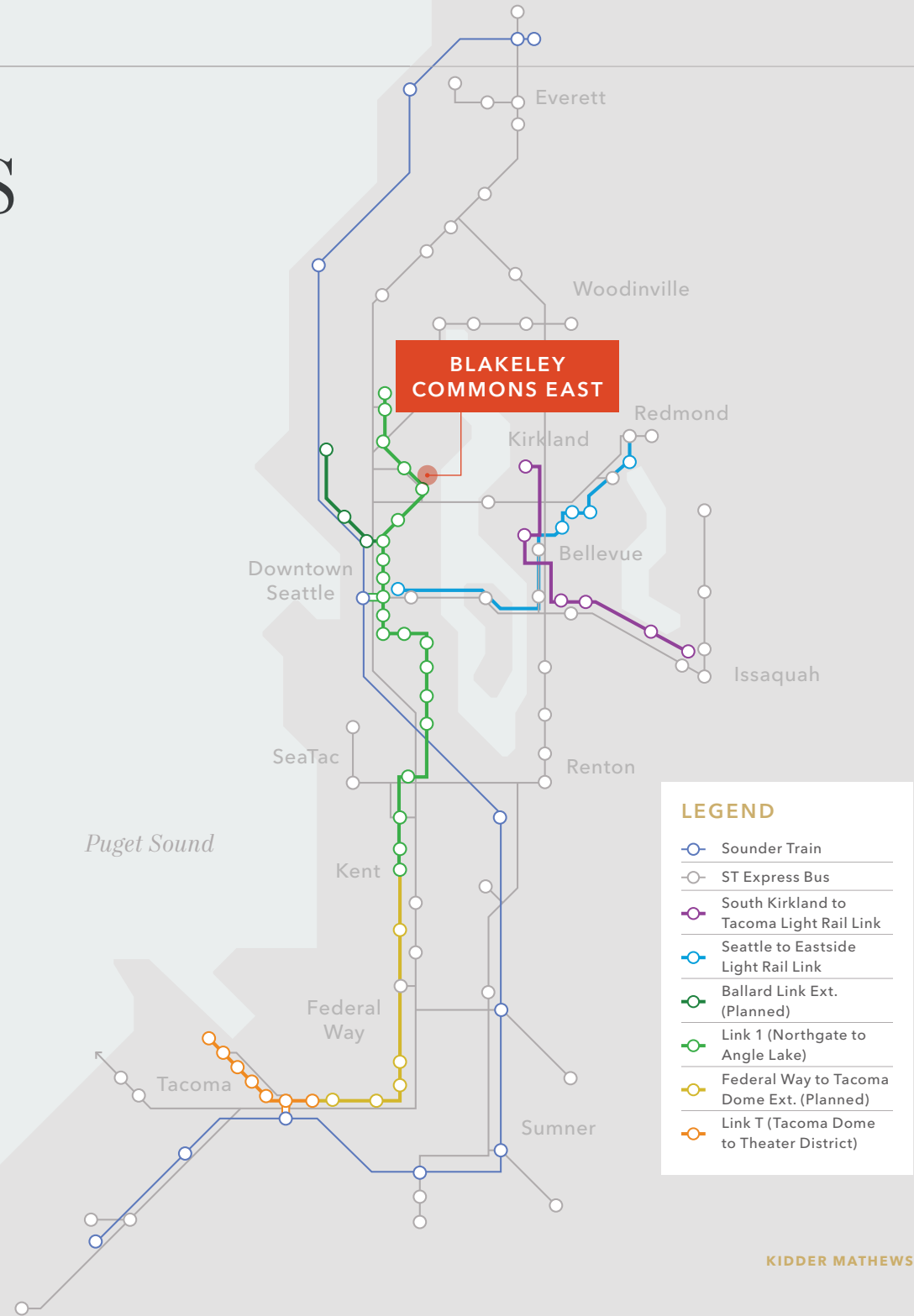
Office Space Under Development 3.0M SF

## ACCESS TO SOUTH END 33-MIN DRIVE

Current Office Space / Industrial 16.6M SF

Industrial Space Under Development 674 SF

Source: CoStar, US Census Bureau



# SEATTLE IS A NATIONAL LEADER IN AI INNOVATION

*With an ever-increasing demand for talent, Seattle's AI economy is a structural tailwind for long-term multifamily value.*



## A TOP-TIER AI METRO

Seattle-Tacoma-Bellevue is 1 of 28 "Star Hubs" according to the Brookings Institution, excelling in talent, innovation, and adoption.



## TOP RESEARCH & TALENT

Amazon, Microsoft, UW, and Ai2 are leaders in AI research and employment.



## VENTURE-FUNDED MOMENTUM

Within the Seattle metro, AI startups are growing rapidly across enterprise sectors.



## LOCATION OVERVIEW

### Why Seattle's AI Ecosystem Matters for Multifamily Investors

#### TOP 5 U.S. METRO FOR AI READINESS

Seattle ranks in the top tier nationally for AI research and industry activity (Brookings, 2024).

#### HOME TO AI POWERHOUSES

Amazon, Microsoft, and the Allen Institute for AI anchor the region's AI economy.

#### UNMATCHED TALENT PIPELINE

The University of Washington and global recruiting funnel top-tier engineers into the local market.









































#### VENTURE CAPITAL MAGNET

Billions in AI VC funding drive job creation, new startups, and long-term population growth.

#### STABILITY IN A SHIFTING MARKET

As AI transforms industries, Seattle's diversified tech base offers resilient demand for housing.

### SEATTLE ENTERPRISE AI MARKET

# THE PUGET SOUND IS THE LARGEST METRO AREA IN THE STATE WITH *22.3% POPULATION GROWTH* SINCE 2010

*2.37M*

TOTAL NUMBER OF JOBS

*389K+*

JOBS IN BUSINESS & SERVICES

*316K+*

JOBS IN EDU & HEALTHCARE

*163K+*

JOBS IN MANUFACTURING

*354K*

JOBS IN TRADE, TRANSPORT & UTILITIES

## NOTABLE LOCATION & EMPLOYMENT STATISTICS

4,770,000 population

Largest metro area in the state

5th largest metro in the West

17th largest metro in the U.S.

\$155,821 average household income for 2024

Sources: WA Dept of Finance, US Census Data, Bureau of Labor Statistics, ESRI, PSBJ

amazon

*87,000*

EMPLOYEES

UNIVERSITY of WASHINGTON

*53,305*

EMPLOYEES

Microsoft

*55,119*

EMPLOYEES

Providence

*46,000*

EMPLOYEES

BOEING®

*66,797*

EMPLOYEES

Walmart\*

*22,655*

EMPLOYEES



*54,025*

EMPLOYEES

COSTCO WHOLESALE

*21,500*

EMPLOYEES

LOCATION OVERVIEW

Seattle

22K

MF UNITS IN SEATTLE CBD

2.4M

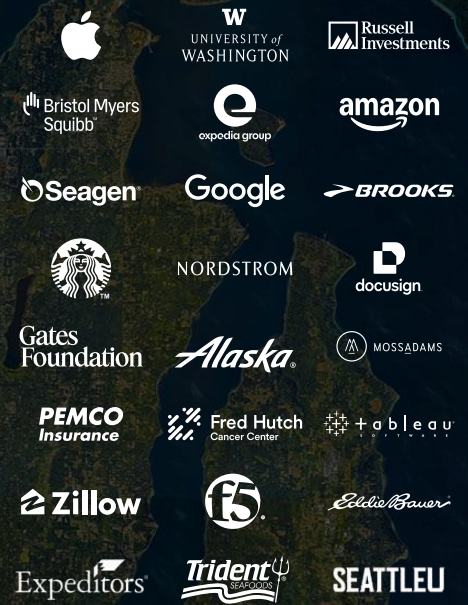
OFFICE SF IN SEATTLE CBD

12.5K

PROPOSED MF UNITS IN SEATTLE CBD

1.71M

PROPOSED OFFICE SF IN SEATTLE CBD



KIRKLAND

REDMOND

SEATTLE CBD

BELLEVUE

SOUTH SEATTLE

ISSAQUAH

SEATAC INT'L AIRPORT

KENT VALLEY INDUSTRIAL  
130M+ SF of industrial space

SUBJECT PROPERTY

EASTSIDE  
71M+ SF total office space

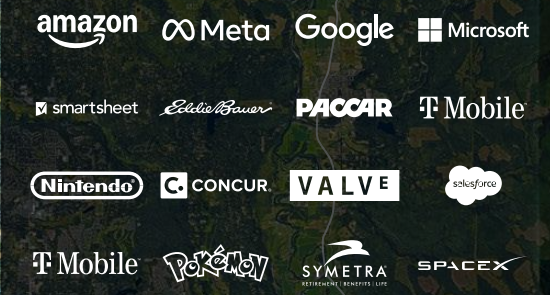
Eastside

8.4K

MF UNITS PROPOSED IN BELLEVUE CBD

11.26K

OFFICE SF PROPOSED IN BELLEVUE CBD



Issaquah

29K

LOCAL JOBS



Kent Valley Industrial

12K

EMPLOYERS



LOCATION OVERVIEW



*Amazon employs 75K+ people in the Puget Sound, with 20M SF leased, planned, and under construction throughout the region.*

**SEATTLE WORLD HEADQUARTERS**

55,000 employees

13M SF of office space leased, planned, and under construction

**BELLEVUE**

12,000 employees

6M SF of office space leased, planned, and under construction

**REDMOND**

400+ employees

300K SF of office space leased, planned, and under construction

*Microsoft, headquartered in Redmond for the last 33 years, continues to invest in the Puget Sound as they build for the future.*

**REDMOND WORLD HEADQUARTERS**

50,000 employees

12M SF of office/lab space

502 acres of land for campus

**REDMOND CAMPUS MODERNIZATION PROJECT**

3M+ SF of new office space for 47,000+ employees

Replacing 12 older office buildings with 17 new buildings

Public amenities include retail shops, restaurants, walking trails, sports facilities and green spaces

Mid-2025 completion (in-line with Light Rail delivery)



FACEBOOK CAMPUS



BOEING EVERETT FACTORY



EXPEDIA SEATTLE CAMPUS HQ (SOURCE: ZGF)

## META

2.26M+ SF office footprint in the Puget Sound

60,000+ employees company wide

Nearly 8,000 employees in the Puget Sound

Announced in 2024 that Artificial Intelligence will be their biggest investment area.

## BOEING

Has been an economic driver in the Puget Sound region since its founding in 1916

Reported \$77.79B in annual revenue in 2023

60K+ employees in Washington and 150K+ employees company wide as of mid-2023

Boeing occupies 1.79M SF of office space and 20.31 M SF of industrial space in the region

## EXPEDIA

4,830 employees in Washington and 16,970 employees company wide

Occupies 1.38M SF of office space within the Puget Sound region

\$900 million main campus spans over 40 acres

Expedia partners with 20+ globally relevant brands and has 200+ travel sites



## GOOGLE

7,200+ Puget Sound employees

Over 4,000,000 SF of office space in the Puget Sound

4th largest corporate office space occupier in the region

## T-MOBILE

A \$160M renovation of its Bellevue headquarters was completed in February 2022

Long-term occupancy of approximately 1.1M SF

4,900 employees at Bellevue office

## COSTCO

Headquartered in Issaquah with over 7,000 local employees

625K SF campus expansion was delivered in March 2023

Over 21,000 employees in the state

# SPORTS & ENTERTAINMENT

## CLIMATE PLEDGE ARENA & SEATTLE CENTER

Home to the Kraken Professional Hockey

A 800k SF multi-purpose indoor arena that underwent a \$1.15B redevelopment in 2021

Serves more than 12M visitors a year

Seating capacity designed to hold up to 18,100



## LUMEN FIELD & WAMU THEATER

Home to Seattle Seahawks

Upwards of 300 event days a year

2.4 million annual attendees



## HUSKY STADIUM

Home to University of Washington Husky Football

Highest average attendance in PAC-12 at 68,814 people in 2023

Seating capacity of up to 70,138



## T-MOBILE PARK

Home to Seattle Mariners

Seating capacity of up to 47,929

2.69M Mariner's fan attendance in 2023 (10th in the MLB)

Average attendance of 33,215 fans for home games





*Exclusively listed by*

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