

## 999 Hiawatha Apartment Summary

The 999 Hiawatha Apartments are located at 999 Hiawatha Pl S in Seattle. The subject consists of 97 apartment units and one commercial office space consisting of three combined live/workunits. A new Light Rail station connecting the Eastside and the current Westside rail : 2023. The property is strategically located just minutes away from downtown Seattle, and across from a park connecting Seattle to the Eastside by bi Eastside by bicycle path over Lake Washington. With Access via Interstate 5 (I-5) and Interstate 90 (I-90), the primary north/south and east/west freeways through the Seattle area, 999 Hiawatha has easy access by car, bike and bus to downtown Seattle, hospitals, Bellevue, Capitol Hill, Pioneer Square and the Seattle Waterfront.

### Building General Facts

Total Apts	97
Commercial	1 Space Combining 3 apt units
Building Completion	2014
Stories	4
Gross Sq Ft	109,615
Apt Rentable Sq Ft	59,838
Commercial SF	3,158
Land Area SF	29,000
Enclosed Secure Parking	129
Parking Spaces/Unit	1.30
Storage Units	104
FI Area Ratio (RFA/Land SF)	2.07
Floor Area Ratio (GBA/Land SF)	3.78
Current Zoning	NC3-40
Future Zoning	NC3-75

### Unit Amenities

Chef's Gourmet Dream Kitchens  
Full Size Washer/Dryers  
Spacious Closets  
Many units with views

### Building Amenities

2 Roof Top Terraces & Barbecues  
S. Terrace Views of Mt Rainier  
N. Terrace Views of Downtown Seattle  
Seasonal Herb Gardens for Tenants  
Landscaped, Park Like Central Courtyard  
Across from Park  
EZ Garage & Street Parking  
Extra sound insulation between floors

system which serves downtown, UW, and the airport is scheduled for completion in  
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