



Sound credit union

sound credit union
SUBWAY

820
STEWART STREET

5,870 SF COMMERCIAL CONDO
OFFERING BROCHURE

LA LEE & ASSOCIATES

CBRE

FOR SALE | DOWNTOWN SEATTLE



TABLE OF CONTENTS

Investment Opportunity 3

The Property 5

The Location 7

The Market 9

OFFERING CONTACTS

Yeh-Hee Hahn

Principal
D 253.238.0045
C 253.320.2412
yhahn@lee-associates.com

Dan Stutz

Senior Vice President
D 206.292.6097
C 206.228.8855
dan.stutz@cbre.com



950 Pacific Avenue, Suite 200
Tacoma, WA 98402
253.383.8382
lee-nw.com



1420 Fifth Avenue, Suite 1700
Seattle, WA 98101
206.292.6097
cbre.com

INVESTMENT OPPORTUNITY

Lee & Associates and CBRE are proud to present the 820 Stewart Commercial Condo (“the Property”), a **5,870 SF ground-floor corner condo** unit, located in the 818 Stewart Class A office tower in downtown Seattle. The Property offers a unique and rare opportunity for an owner occupant of retail or office, with 4,106 SF available for occupancy, ideal for an owner operator of various professional office or retail uses. The Property’s remaining 1,764 SF is currently leased to Subway through 10/31/2027.

Located at the corner of 8th Avenue and Stewart Street, this downtown Seattle Property anchors the 818 Stewart office tower, with frontage to heavy foot and commuter traffic throughout the day. The tower itself is a modern 14-story office building comprised of 232,127 SF of commercial space with superior quality architecture and steel high rise construction with stone and glass façade.

Consistent, daily traffic.

At the door of Amazon’s offices in South Lake Union.



INVESTMENT HIGHLIGHTS

- Owner / User opportunity at the center of Seattle’s most sought-after office and retail neighborhood
- Income-producing tenant in 1,764 SF space
- 4,106 SF is immediately occupiable, or divisible for additional income opportunity

SALE PRICE: \$3,500,000 / \$596.25 PSF

The Property

The property is a commercial condo totaling approximately 5,870 SF. 1,764 SF is leased to Subway through October 2027.

The 4,106 SF available corner space anchors the building at 8th Avenue & Stewart Street and formerly served as a credit union retail branch. The bank / credit union build out remains ready for the next occupier, or can be built out for an array of various uses.

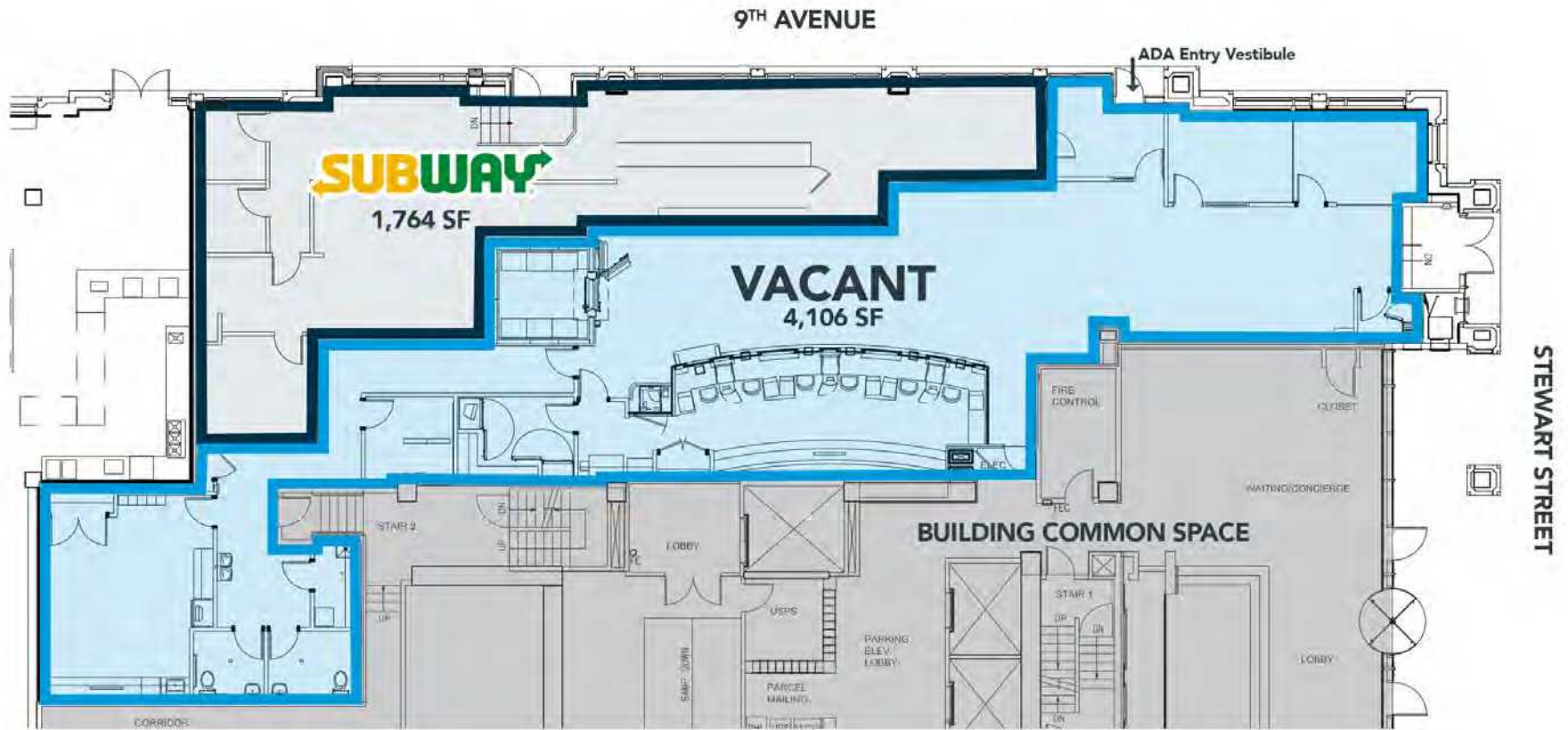
*Inside the 818 Stewart building,
a modern Class-A, 14-story office tower.*



PROPERTY DETAIL

| | |
|-------------------|-------------|
| Net Rentable Area | ±5,870 SF |
| Leased Space | ±1,764 SF |
| Year Built | 2008 |
| Building Class | A |
| Parcel # | 228505-0020 |

The Property
FLOOR PLAN



The Property
RENT ROLL

| TENANT | PRO RATA % | SIZE (SF) | MONTHLY RENT | ANNUAL RENT | LEASE TYPE | RENT PSF | LEASE START DATE | LEASE EXPIRATION DATE | OPTION RENEWAL |
|----------------------|------------|-----------|--------------|-------------|-----------------|-----------|------------------|-----------------------|----------------|
| SUBWAY Subway | 31% | 1,764 | \$4,590 | \$55,080 | Modified Gross* | \$31.22** | 11/1/2017 | 10/31/2027 | 1 - 5 years |

*Tenant pays its pro-rata share of utilities.

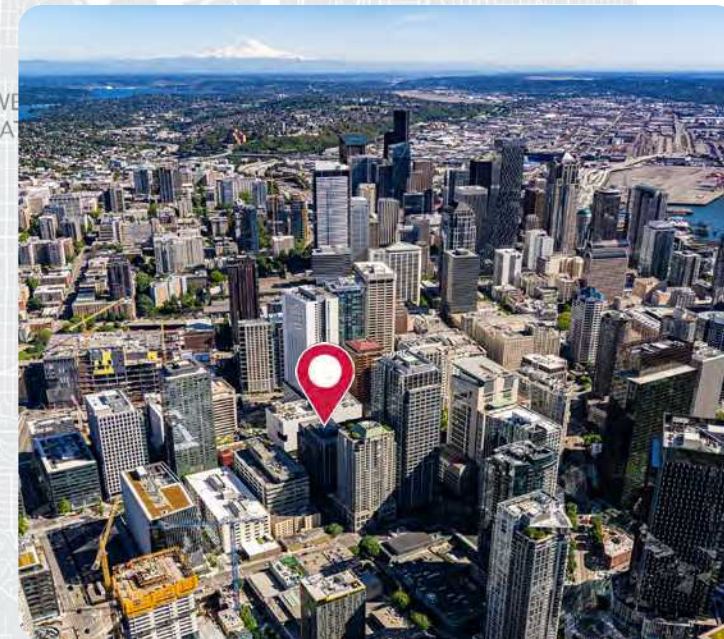
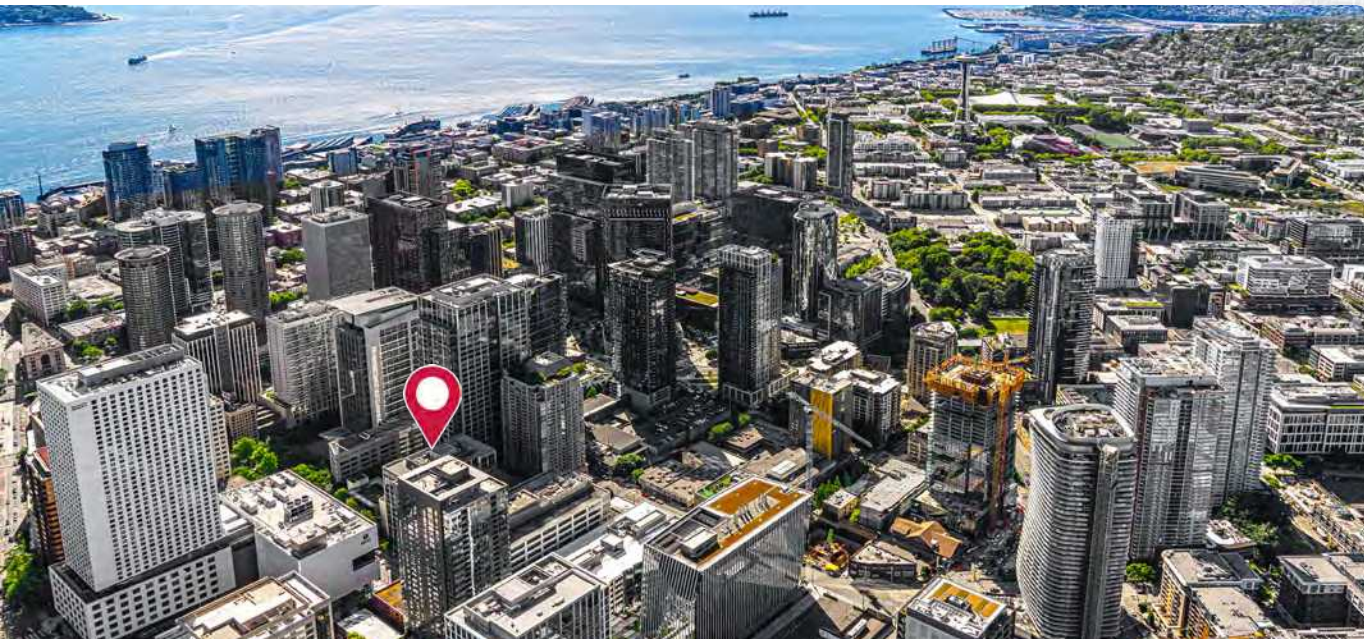
**Starting at year 6 (Nov. 1, 2023), rent increases by 2% annually.



The Location

Ideally situated where the the Denny Triangle abuts the downtown commercial core, the Property is at the borders of South Lake Union, Downtown and Belltown. Among these most active office submarkets in the City, this location combines the trendy hotels, award-winning restaurants and dynamic multifamily projects of South Lake Union and Belltown with the best of downtown Seattle, including superior mass transit alternatives, freeway access, proximity to the Convention Center, shopping and amenities.

South Lake Union + Belltown + Downtown



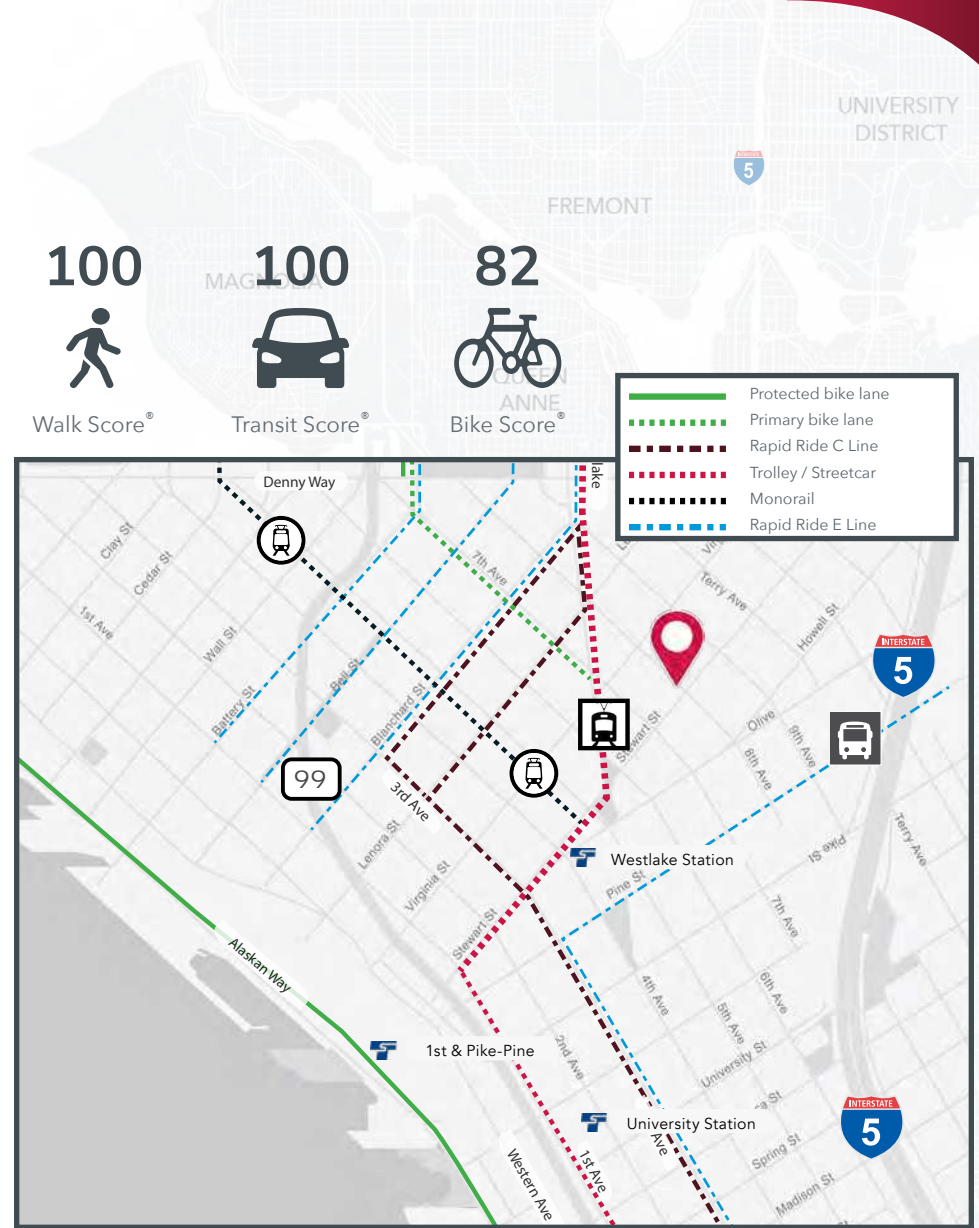
The Location

TRAFFIC & TRANSIT

The 820 Stewart Condo has high visibility frontage along 8th Avenue and Stewart Street. These commuter routes capture heavy pedestrian traffic to and from Pike Place Market, including tourists venturing in on foot to explore Seattle's retail and restaurants.

Pedestrians and commuters alike move daily across this vibrant urban corner as they access the abundant neighborhood amenities including dining, shopping, entertainment, outdoor recreation and Seattle's waterfront parks.

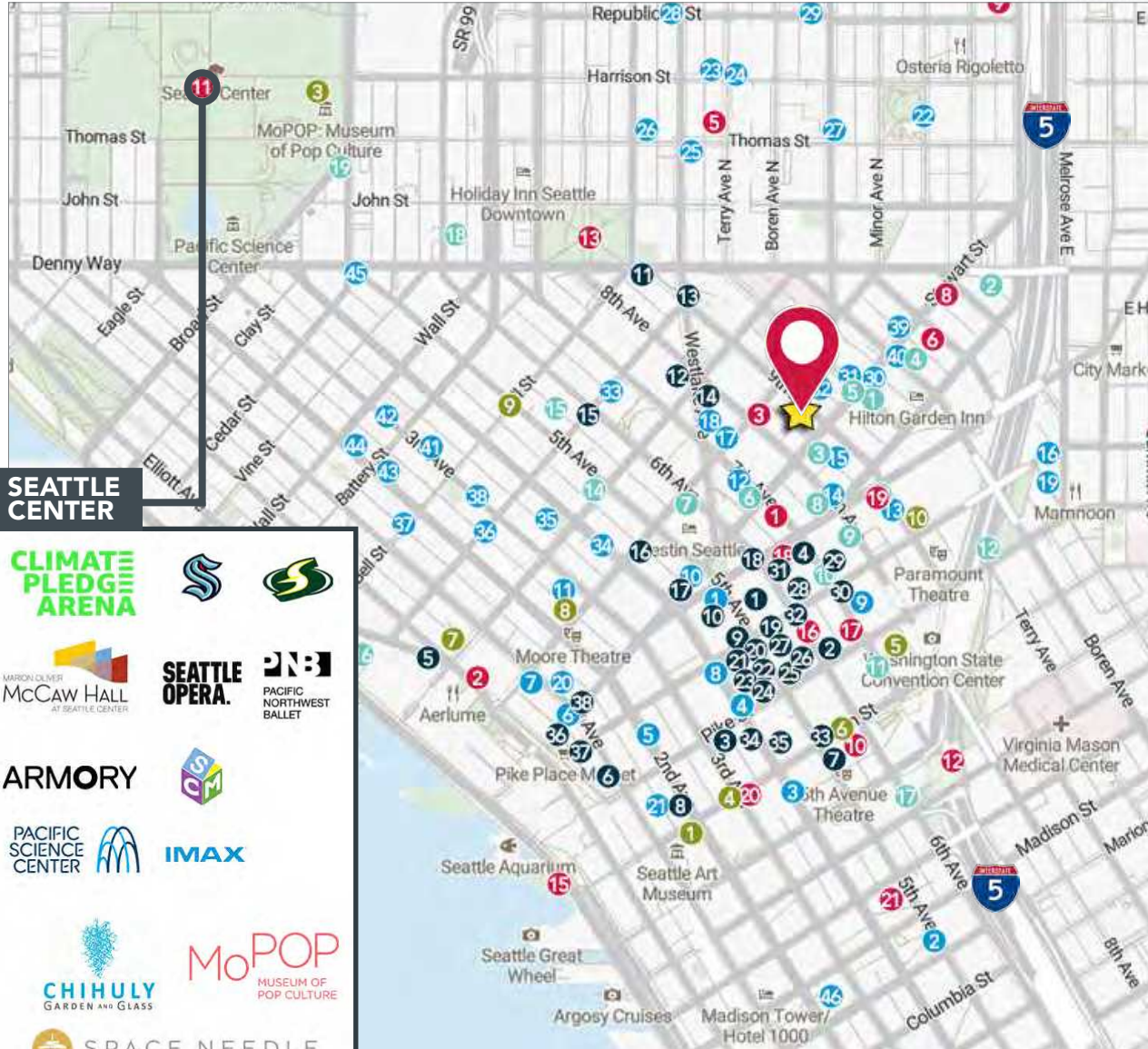
This location offers convenient access to superior transportation options with bus routes, public rail, Rapid Ride express as well as to major thoroughfares, I-5 and SR-99 and top Walk Score® rankings.



The Location

NEARBY AMENITIES

- Restaurants
- Hotels
- Lifestyle
- Art
- Shopping



SEATTLE CENTER

- CLIMATE PLEDGE ARENA
- MARION OLIVER MCCAW HALL AT SEATTLE CENTER
- ARMORY
- PACIFIC SCIENCE CENTER
- CHI HULY GARDEN AND GLASS
- SPACE NEEDLE
- SEATTLE OPERA
- PACIFIC NORTHWEST BALLET
- IMAX
- MoPOP MUSEUM OF POP CULTURE



The Location

NEARBY EMPLOYERS

Encircled by the trio of Amazon's Doppler, Blackfoot and Alexandria office buildings, the Property neighbors and serves many other of Seattle's Fortune 500 business and small, local businesses alike. As part of the Denny Triangle, the Property is enroute for thousands of daily residents, commuters and tourists in South Lake Union, Belltown and downtown, three of top work-live-play hubs in the Puget Sound region.

These submarkets are in high demand from major tech and life sciences companies, and now serve as home to companies such as Google, Amazon, F5, Apple, Nordstrom, Twitter, Facebook, University of Washington Medical School, Fred Hutchinson Cancer Research Institute, Oracle, HBO, Qualtrics, Zulily, Bristol Myers Squibb and the Allen Institute for Brain Science.



SOUTH LAKE UNION



DOWNTOWN



The Market

Seattle's Belltown, South Lake Union and Downtown neighborhoods not only draws and retains some of the largest companies in the world, they also include a vibrant mix of attractions - from public art to cutting edge culinary delights - and all the hotspots of the Generation Y lifestyle. Belltown provides a crucial link between each of the key neighborhoods of Downtown Seattle. With a Walk Score of 100, everything needed to complete the urban lifestyle is merely a hop, skip and jump away.

\$120.6K




Avg. Household Income

2.1%



Annual Population Growth (2020-2025)

267K



Total Employees

** Based on a 2 -Mile Radius*

| DEMOGRAPHICS | | 2-MILE | 5-MILE | 10-MILE |
|--------------|-----------------------|-----------|-----------|-----------|
| 2020 | Population | 165,323 | 497,624 | 1,131,299 |
| 2025 | Population Projection | 182,755 | 539,268 | 1,217,195 |
| 2020 | Households | 95,071 | 237,932 | 496,168 |
| 2020 | Average HH Income | \$120,630 | \$127,722 | \$128,967 |
| 2020 | Median Age | 36.9 | 36.5 | 38.2 |

Source: 2020 U.S. Census Bureau

| COST OF LIVING | SEATTLE | WA | USA |
|------------------|-----------|-----------|-----------|
| Overall | 172.3 | 118.7 | 100 |
| Grocery | 108.7 | 101.1 | 100 |
| Health | 85.2 | 83.8 | 100 |
| Housing | 309 | 164.9 | 100 |
| Median Home Cost | \$714,400 | \$381,300 | \$231,200 |
| Utilities | 68.8 | 74 | 100 |
| Transportation | 137.5 | 113.6 | 100 |

Source: BestPlaces.Net
 Cost of living indices are based on a US average of 100. An amount below 100 means less expensive than the US average. A cost of living index above 100 means more expensive.



Strong Investment Property Potential

Most of the office leasing done in the surrounding submarket in the last decade has been for spaces less than 5,000 SF.

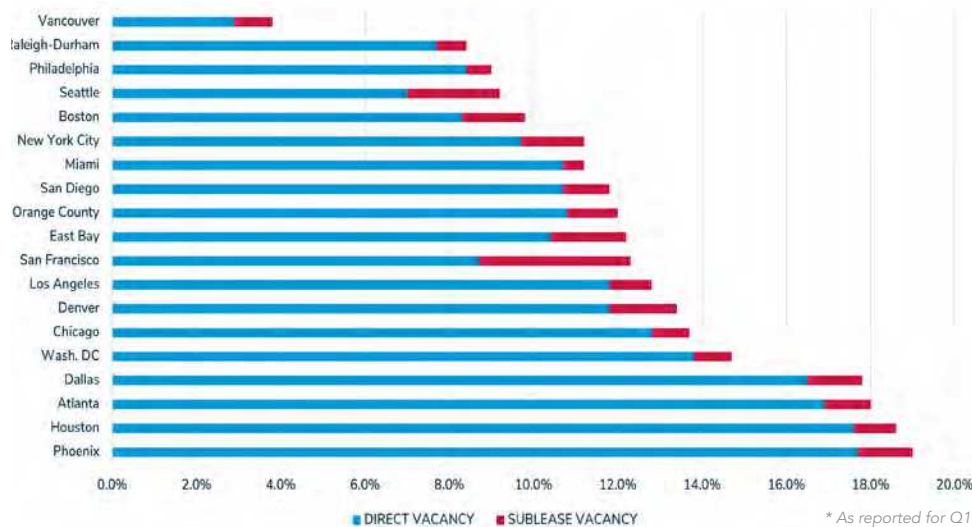
The Market

THE RETURN TO THE OFFICE







SEATTLE IS PRIMED TO BOUNCE BACK ...

- For the first time since 2013, Seattle led the nation in large tech office leases, with 14 transactions accounting for 3.4 million square feet of leasing volume in 2020
- With the fastest growing economy in the nation, Washington was recently ranked the #1 state by US News & World Report for a second consecutive year

Despite a national rush to sublease amid a global pandemic, Seattle's vacancies remain at the lowest among its peer markets.



COMPARABLE SALES

| Photo | Property | Sale Date | Total SF Year Built / Renovated | Sale Price \$/SF | Cap Rate | Buyer / Seller | Comments |
|---|--|-----------|---------------------------------------|------------------------|-------------|---|---|
|  | Royal Crest Condominiums 2100-2104 3rd Ave | Jan-2020 | 1,910 1973 | \$950,000 \$497 | 3.52% | Filiberto H Moran-Dzul / Tiffany Lundgren | <ul style="list-style-type: none"> • Owner-user sale; buyer to occupy 2nd floor office space • Marketed for \$1.04M |
|  | The Cosmopolitan 819 Virginia St | Feb-2019 | 2,301 2007 | \$2,530,000 \$1,100 | 3.67% | Priscilla Stoyanof / Prosperity Real Estate Partners | <ul style="list-style-type: none"> • 1031 Exchange / 100% occupied by 7-Eleven (lease exp. June 30, 2022 with four 5-Year options) • Acquired for \$1.655M in 10/2018 |
|  | Brix Condominiums 530 Broadway Ave E | Oct-2018 | 2,899 2008 | \$1,480,000 \$511 | 6.00% | Yan Hua Zhao / Dilettante Mocha Café | <ul style="list-style-type: none"> • The space is occupied by Anejo Restaurant and Tequila Bar. New 5-year lease (with 5-year option) commenced November 2017 |
|  | The Cosmopolitan 819 Virginia St | Oct-2018 | 2,301 2007 | \$1,655,000 \$719 | 4.45% | Prosperity Real Estate Partners / Farhad Ghassemi | <ul style="list-style-type: none"> • 1031 Exchange • 100% occupied by 7-Eleven (lease expiration June 30, 2022 with four 5-Year options) |
|  | Coterie Room and Office 2131-2137 2nd Ave | Oct-2018 | 5,760 1927 / 2000 | \$3,250,000 \$564 | N/A | SEP Properties / Belltown Real Properties LLC | <ul style="list-style-type: none"> • 50% leased at time of sale • Owner-user sale; buyer to occupy 2nd floor office space • Marketed for \$4.0M / • Acquired for \$1.15M in 12/2009 |
|  | 1721 8th Ave North 1721 8th Ave North | Jan-2021 | 8,888 1977 / 2000 | \$6,300,000 \$708 | N/A | Rushing Company / Washington Technology Industry Association | <ul style="list-style-type: none"> • Owner / User Sale; buyer to occupy full building • Acquired for \$5,474,213 in 07/2018 and for \$4,475,000 in 04/2018 |

CONTACTS:

Yeh-Hee Hahn

Principal

D 253.238.0045

C 253.320.2412

yhahn@lee-associates.com

Dan Stutz

Senior Vice President

D 206.292.6097

C 206.228.8855

dan.stutz@cbre.com



COMMERCIAL REAL ESTATE SERVICES

950 Pacific Avenue, Suite 200

Tacoma, WA 98402

253.383.8382

lee-nw.com



1420 Fifth Avenue, Suite 1700

Seattle, WA 98101

206.292.6097

cbre.com

DISCLAIMER:

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.