

OFFERING MEMORANDUM

1520 5TH AVE

SEATTLE, WA 98101

*A 16-story, 246-Key Hotel &
Residential Project in the Heart
of Downtown Seattle*

→ [1520-5TH.COM](https://www.1520-5th.com)

km Kidder
Mathews

Exclusively Listed by

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EXECUTIVE SUMMARY

A 154,691 SF HOTEL & RESIDENTIAL PROJECT AN ICON IN THE MAKING

Kidder Mathews has been retained by ARZ Global to market for sale their hotel and residential project located in the heart of Seattle's Central Business District, and adjacent to the city's retail core. The project is now in design review permit ("Master Use Permit") process with the City of Seattle.

The proposed development at 1520 5th Avenue will be a central and iconic part of downtown Seattle. The 16 story project contains a mix of uses including a 246 room hotel which rises above a street-level facade containing the project's lobbies and retail spaces. Residential units (apartment or condominium) rise above the hotel component of the project.

The scale of hotel, residential tower and courtyard podium create a harmony in scale with the historic block in which its located, which will conform with the architecture feel of 5th Avenue.

\$30M

ASKING PRICE

14,430

TOTAL SITE SF

154,691

GROSS BLDG SF



| | |
|---------------|--|
| ADDRESS | 1520 5th Avenue, Seattle, WA 98101 |
| TAX PARCEL | 197570-0135 |
| PROPOSED DEV | 16-story, 246-keys hotel with 55 residential units |
| PERMIT | Master use permit pending |
| SALES PROCESS | Offers will be considered as received |

THE PROPERTY



1520 5TH AVE

The property is located in the heart of Seattle's CBD and retail core. The project is sited on 5th Avenue, one of Seattle's prime urban streets situated between Pike and Pine Streets and is designed to contribute to the diverse and active central city locality by providing retail, restaurant, hotel and residential spaces.

Notable Seattle destinations within walking distance include —

Pike Place Market and Seattle's newly renovated and redeveloped dynamic waterfront

Amazon Seattle campus

Seattle Convention Center which has recently expanded to double its prior size

Seattle's Retail Core including the Nordstrom flagship store and a wide variety of restaurants

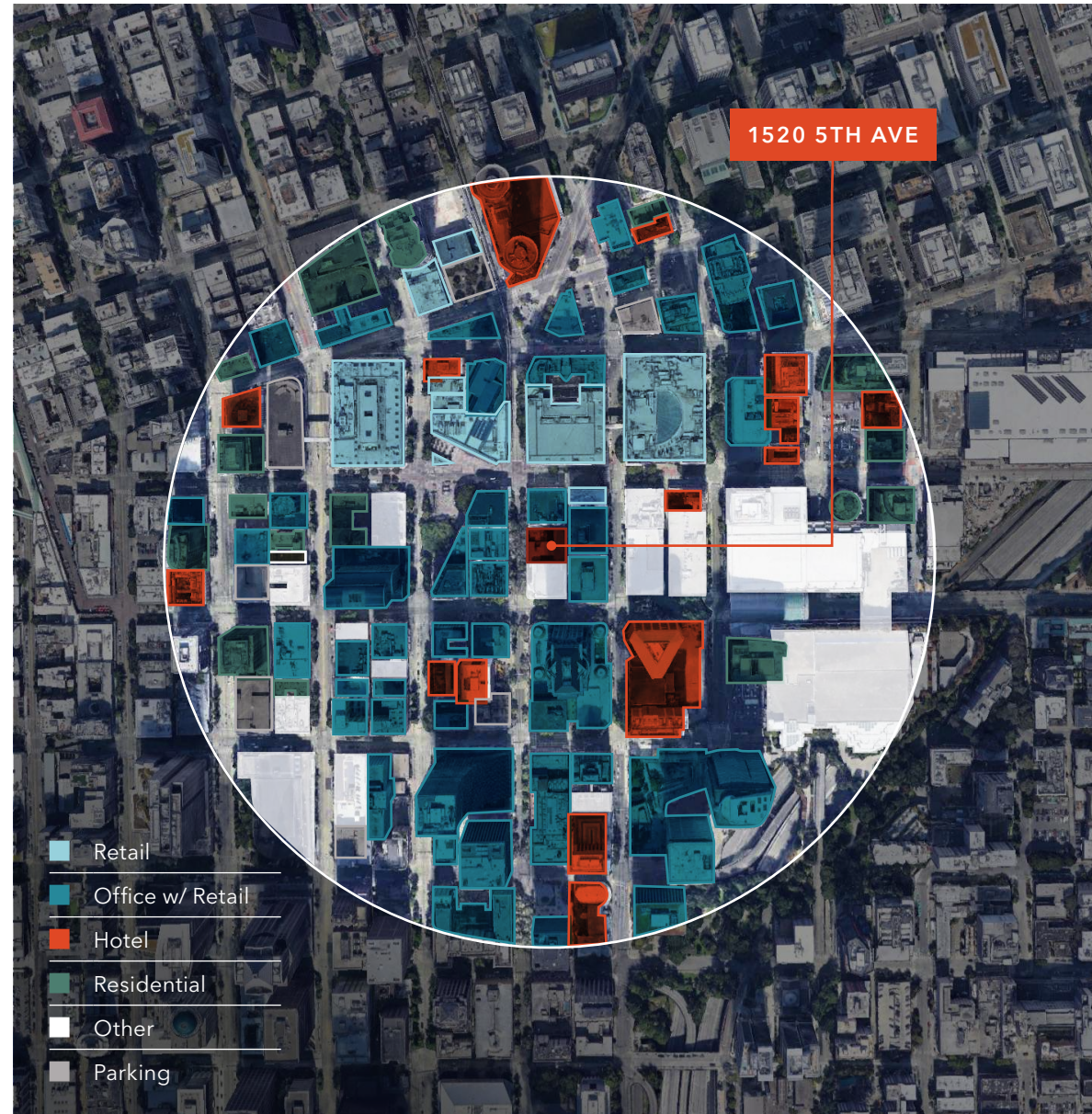
Seattle's Theatre District and multiple performing arts venues

10 MIN

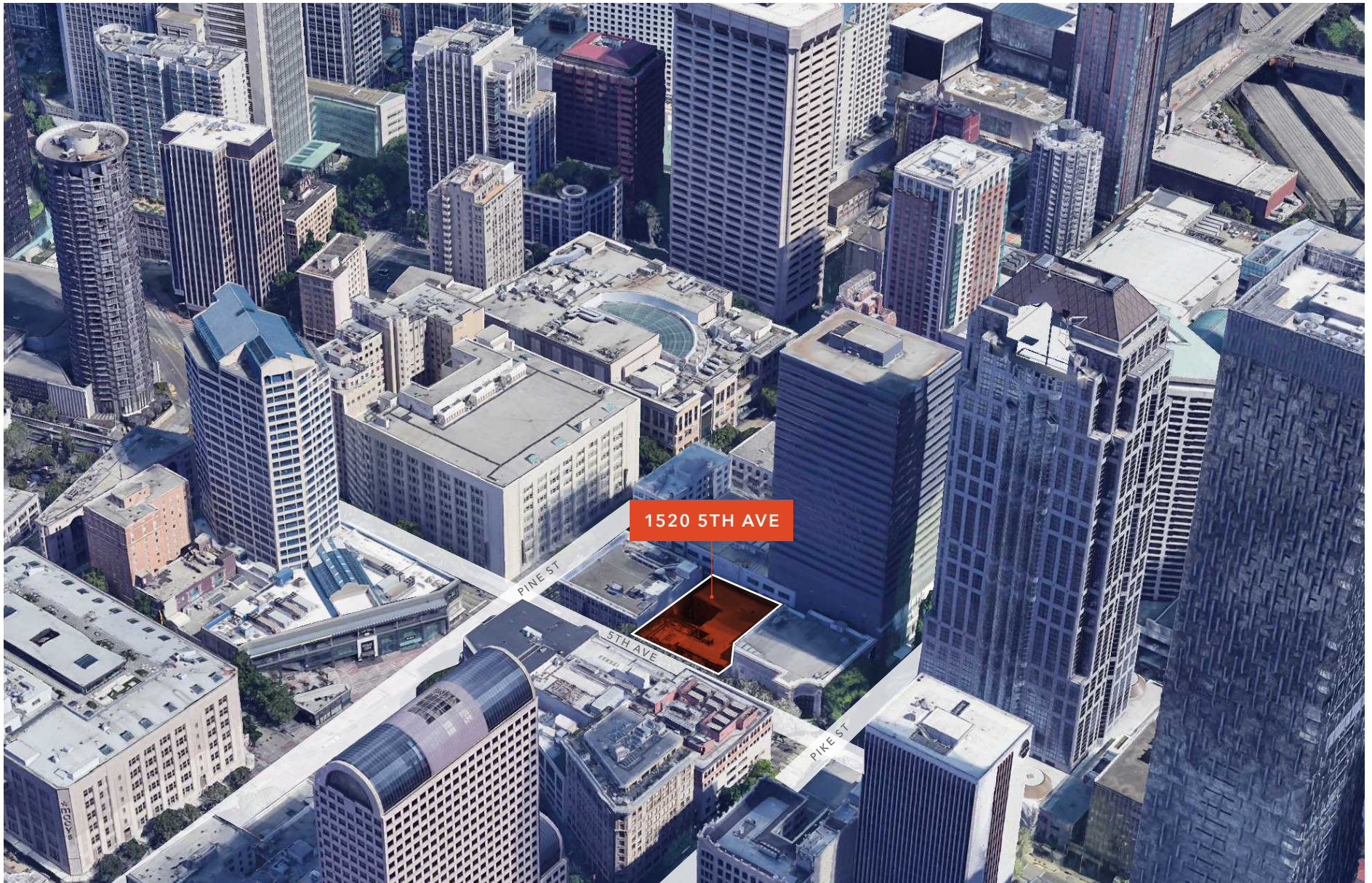
WALK TO PIKE PLACE

10 MIN

WALK TO AMAZON



THE PROPERTY



THE PROPERTY



6 MIN DRIVE
To the Space Needle



10 MIN WALK
To Amazon Campus



11 MIN WALK
To Capitol Hill

SEATTLE
CBD

1520 5TH AVE

WESTLAKE
CENTER



LIGHT RAIL STATION



LIGHT RAIL STATION

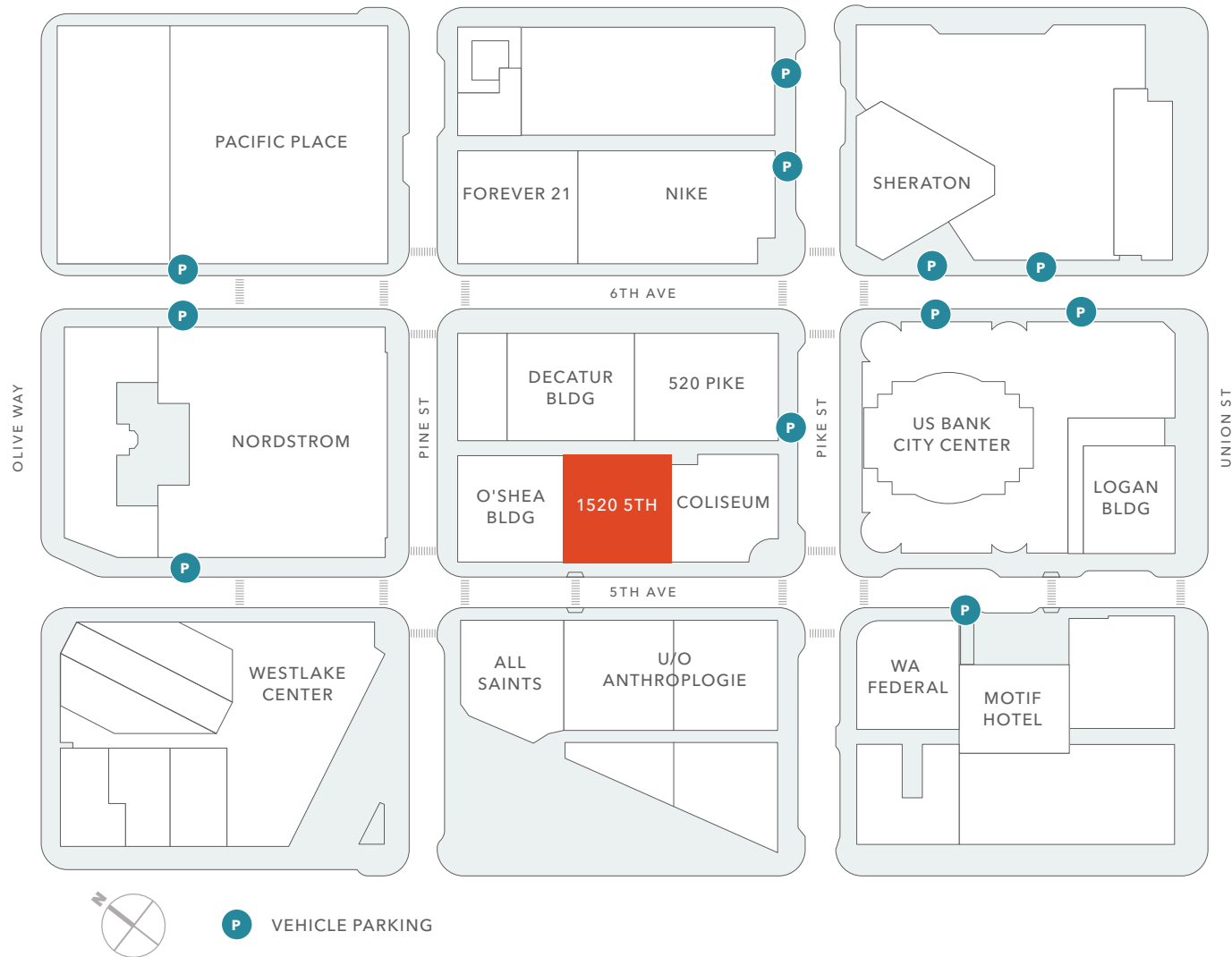
PIKE
MARKET

SEATTLE
AQUARIUM

BENAROYA
HALL

SEATTLE ART
MUSEUM

EXISTING SITE CONDITIONS



THE PROJECT



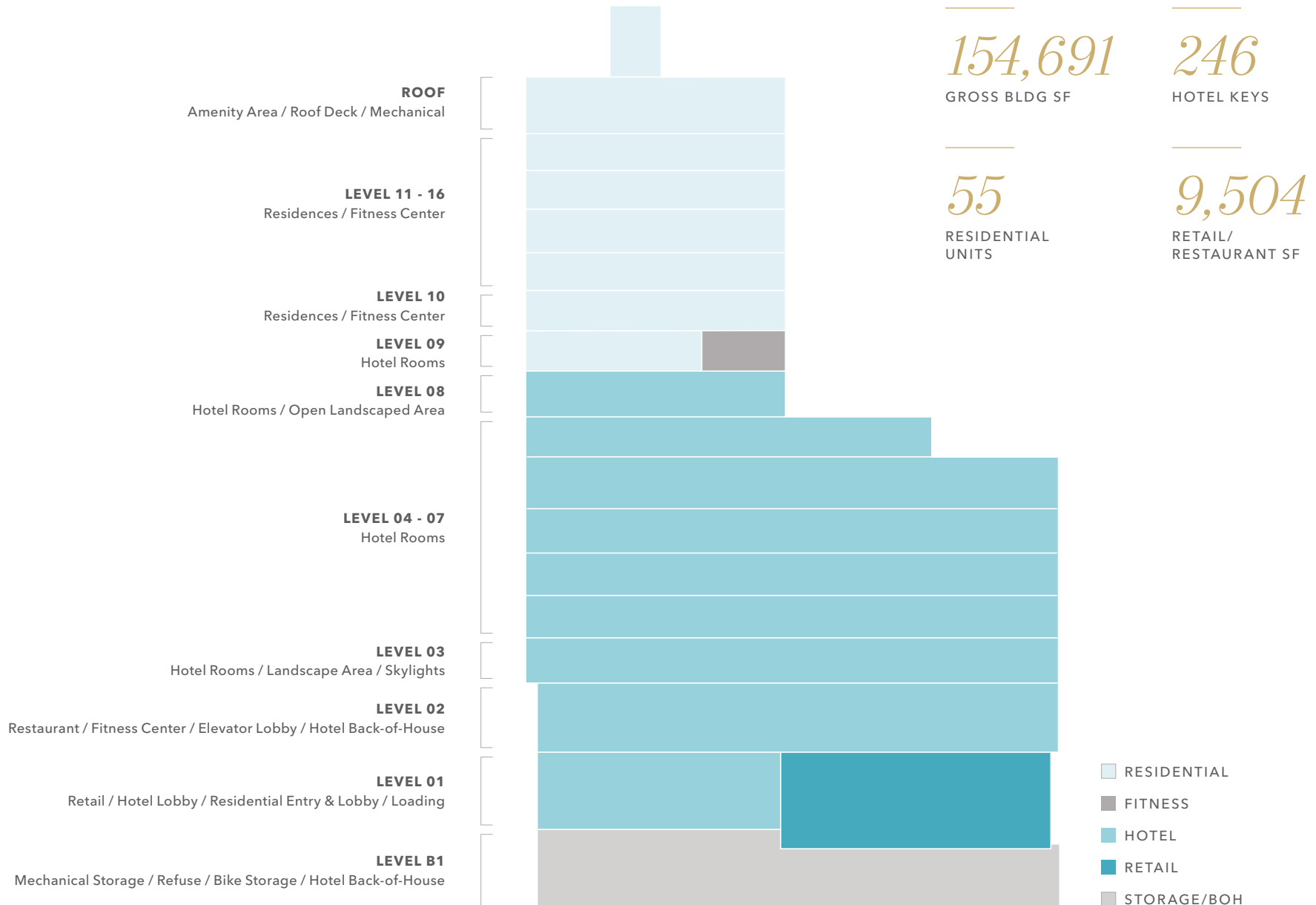
THE DESIGN CONCEPT FOR 1520 5TH

The design concept for 1520 5th is to create a hotel podium level with retail and restaurant tenants at street level as the predominant element experienced by pedestrians and vehicle traffic along 5th Avenue. The residential tower is set back from the sidewalk and above the hotel component of the project.

By sitting the residential tower recessed from the 5th Avenue street front, the hotel podium becomes the predominant element of the project as viewed from grade level. The podium element of the project is similar in proportion to the buildings flanking the project site - Coliseum southerly and O'Shea building northerly - of the 1520 5th project site.



THE PROJECT



PROJECT DESIGN



SIGNAGE AND FACADE

BRAND SIGNAGE - FINAL LOCATION TBD

WINDOW FILM FACADE ART

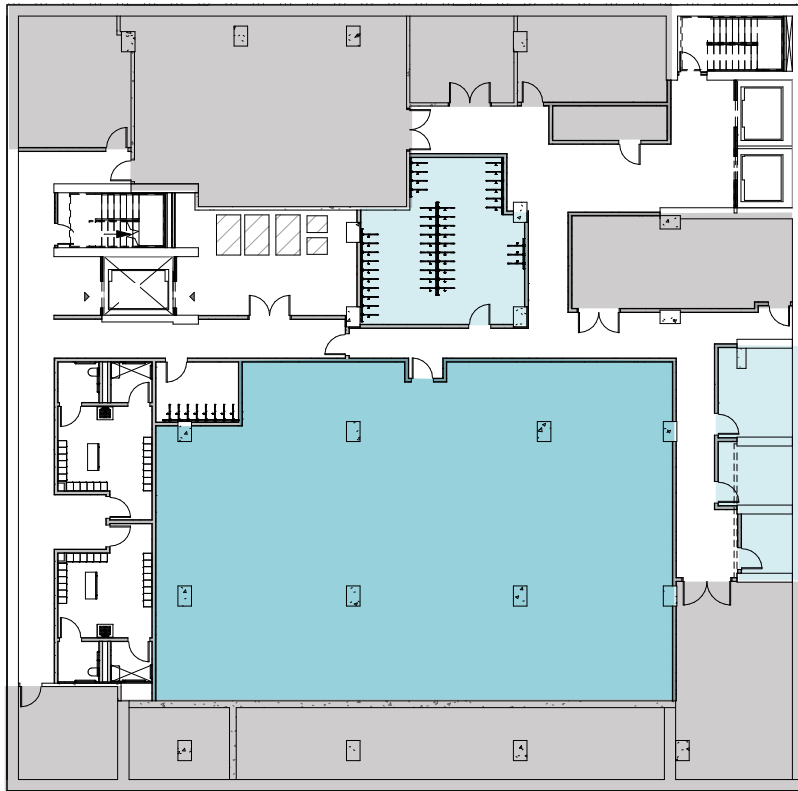
RETAIL TENANT CANOPY SIGNAGE

HOTEL BRAND CANOPY SIGNAGE



LEVEL B1

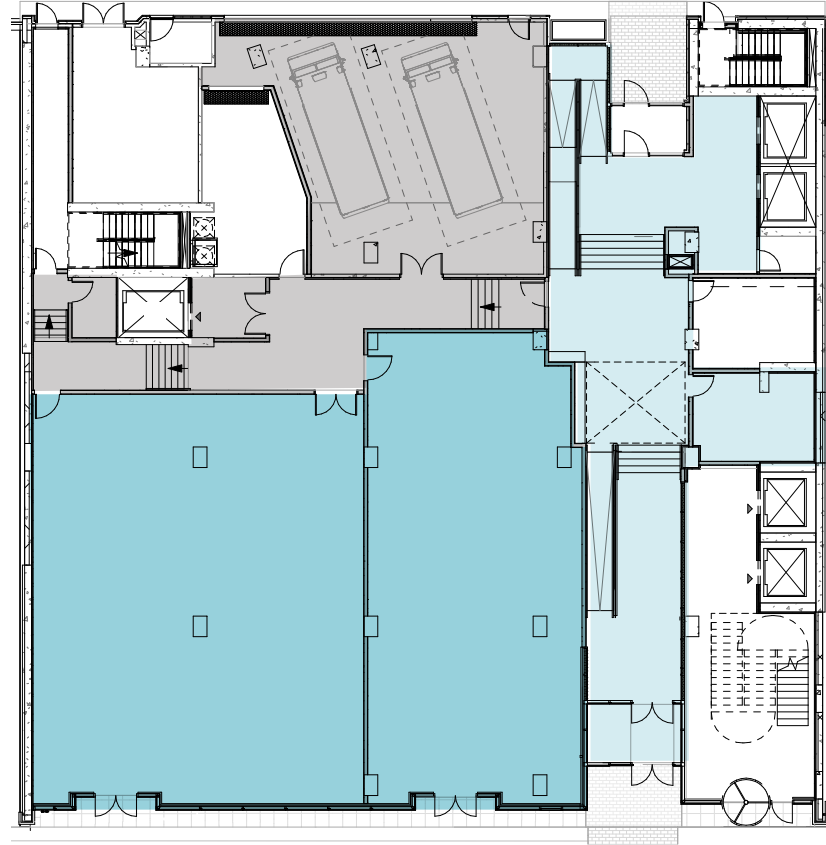
Uses include lower retail, mechanical, storage



■ RETAIL ■ STORAGE ■ MECHANICAL

LEVEL 01

Uses include street level retail, loading, lobbies

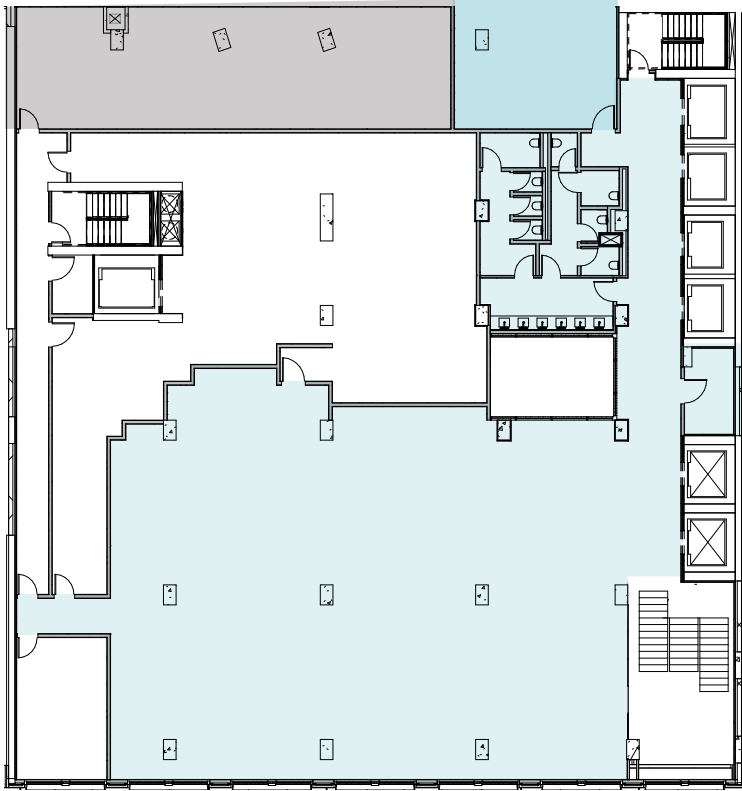


■ RETAIL ■ LOBBY ■ LOADING



LEVEL 02

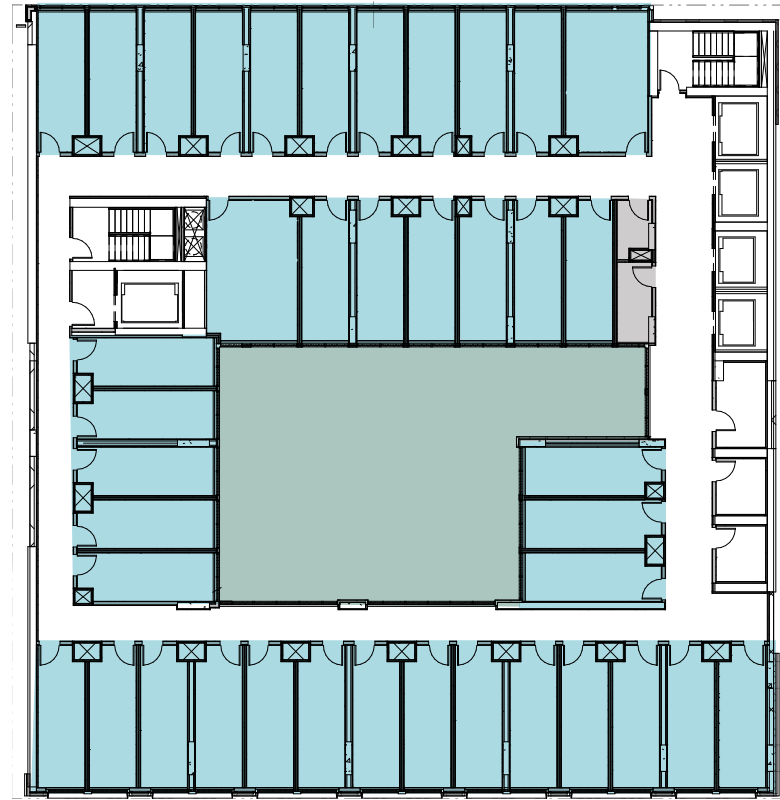
Uses include residential and hotel amenity space, hotel back-of-house, fitness center, and mechanical



■ RESIDENTIAL ■ LOBBY ■ MECHANICAL

LEVEL 03

Uses include hotel rooms, light well, and mechanical

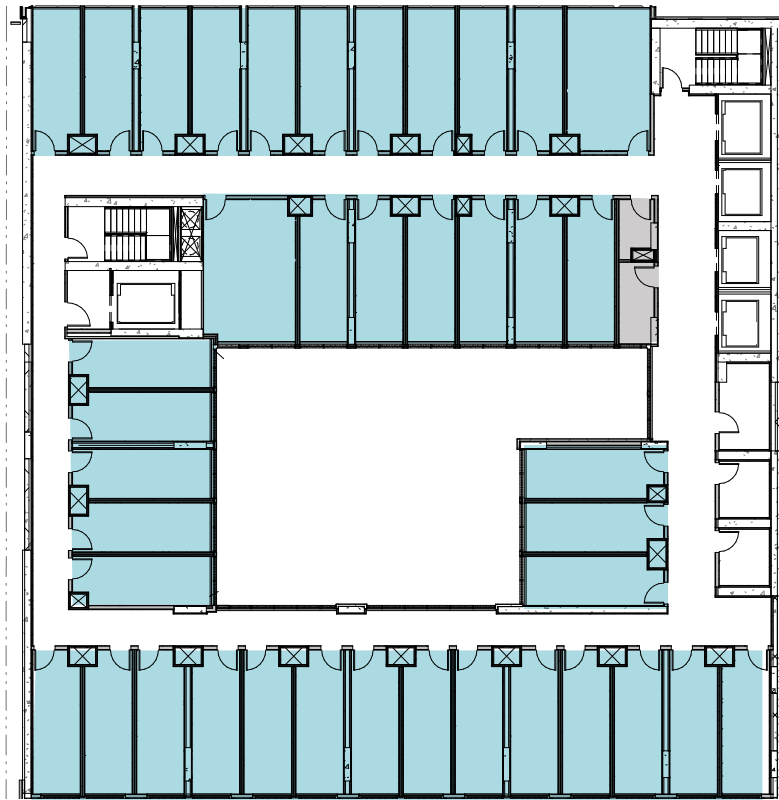


■ HOTEL ■ LIGHT WELL ■ MECHANICAL



LEVEL 04

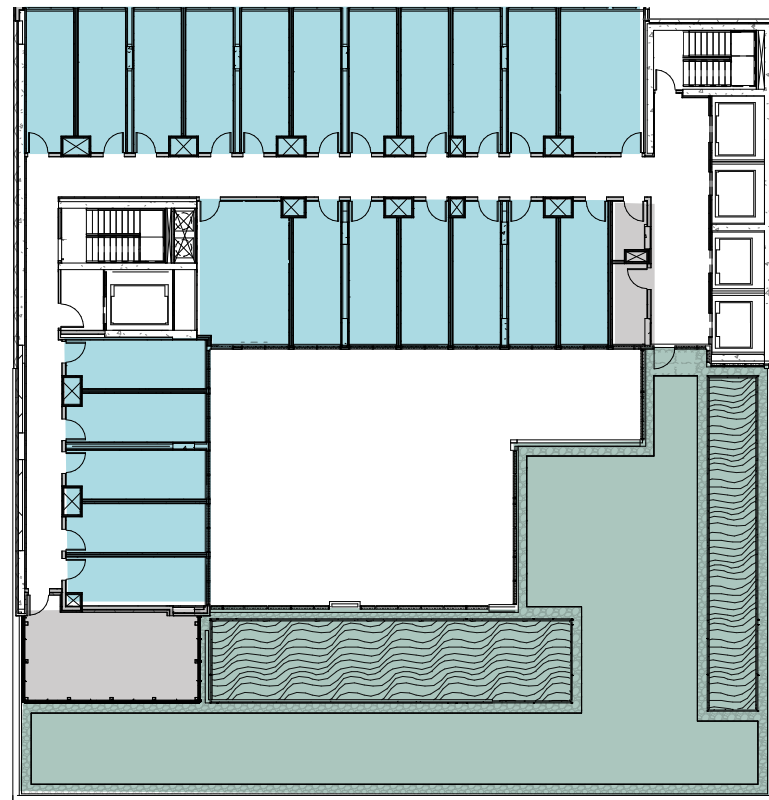
Uses include hotel rooms, light well



■ HOTEL ■ MECHANICAL

LEVEL 08

Uses include hotel rooms, open roof area and mechanical



■ HOTEL ■ OPEN ROOF ■ MECHANICAL



LEVEL 09

Uses include hotel rooms



■ HOTEL ■ MECHANICAL

LEVEL 10

Uses include residential rooms and open roof area

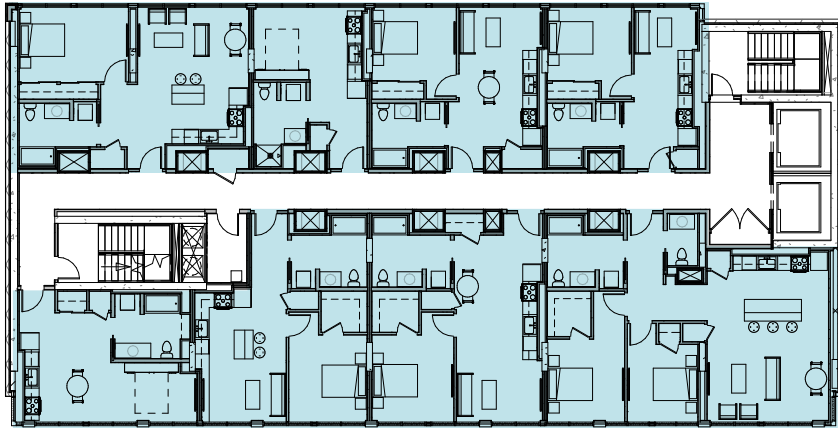


■ RESIDENTIAL ■ OPEN ROOF ■ MECHANICAL



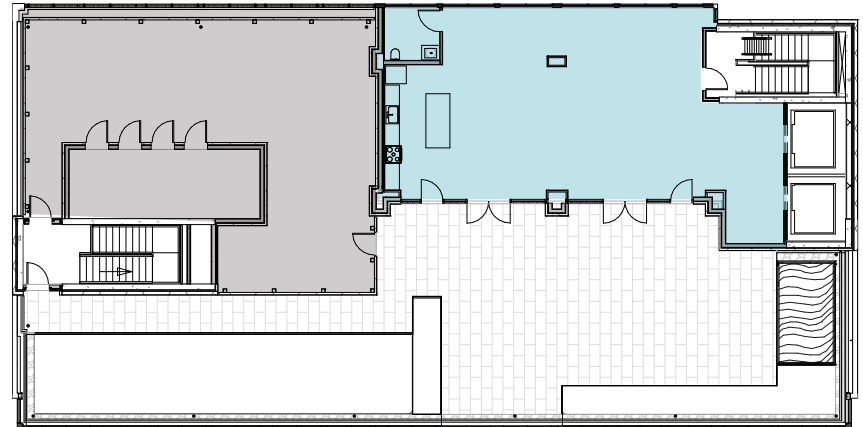
LEVEL 11-15

Uses include residential rooms



LEVEL 16

Uses include residential amenity area and mechanical



■ RESIDENTIAL

■ RESIDENTIAL ■ MECHANICAL



MARKET AREA



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