



207 10<sup>TH</sup>  
**MICROS**

Brand New Micro  
Apartment Building  
*in Capitol Hill*

**27 ROOMS • BUILT 2023**

207 10TH AVE E SEATTLE, WA

EXCLUSIVELY LISTED BY THE  
CBRE PNW MULTIFAMILY TEAM

**CBRE**



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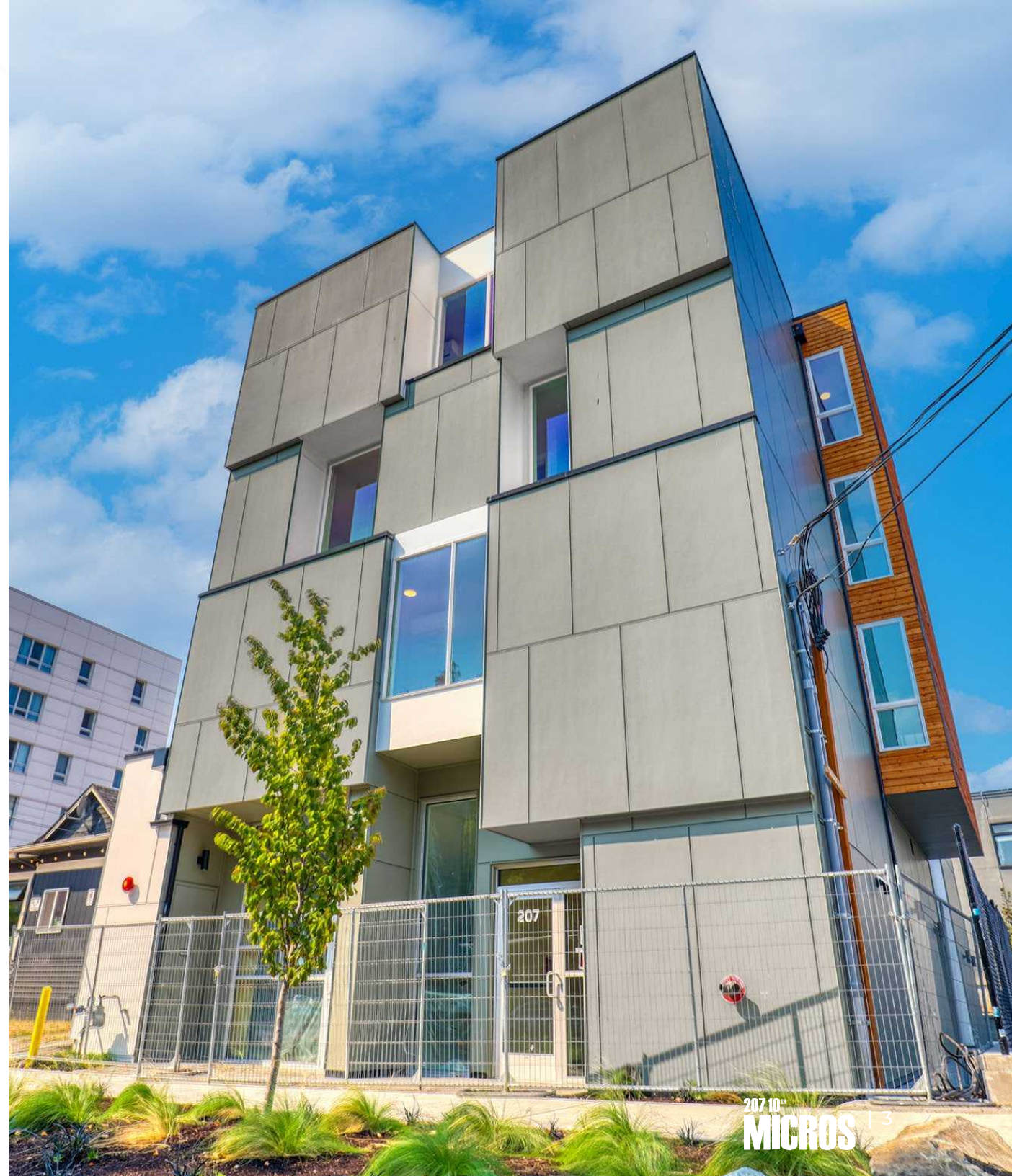
## THE OFFERING

# Brand New Micro Apartment Building *in Capitol Hill*

CBRE proudly presents the 207 10th Micros, a **turnkey new construction micro apartment building extremely well located in Seattle's Capitol Hill neighborhood**. Located less than one block from the Sound Transit light rail station and with a Walk Score of 97, future residents will enjoy having an abundance of shops and restaurants right outside their front door. The property is also just a **2-minute train ride from major employers in Downtown Seattle and less than 1 mile**, or a **20-minute walk, from Amazon and the tech hub in South Lake Union**.

The property consists of 27 bedrooms and one commercial space, spread over four floors. **The first floor has a 3 bedroom/2 bathroom apartment**, a commercial space, and a common trash and storage room. **Floors 2-4 are each identical with eight bedrooms and seven bathrooms**. Tall ceilings and large windows let in lots of natural light. The builder spared no expense when it came to finishes, including attractive LVT floors, quartz countertops, soft close shaker cabinets, and high-end stainless-steel appliances. **The property features in-unit washer/dryer, fireplaces, and AC. Additionally, each bedroom has its own individual keypad entry.**

The 207 10th Micros offer a ton of possibilities for the investor looking to capitalize on the current rebound underway in Seattle. **A buyer could master lease the entire property to an institution or non-profit.** Alternatively, the location and configuration could be ideal for students or traveling nurses.







## PROPERTY DETAIL

# Property Summary

**Address** 207 10th Ave E  
Seattle, WA 98102

**Price** \$6,500,000

**Price Per SF** \$764

**Price Per Unit** \$232,143

**Year Built** 2023

**Unit Count** 5 (27 Bedrooms)



# Investment Highlights



Turnkey new construction micro apartment building



Prime location less than 1 block from Capitol Hill Station



Twenty-seven bedrooms and one commercial space



Tall ceilings and large windows offer lots of natural light



Premium LVT wood floors, quartz countertops, soft close cabinets, and stainless-steel appliances



In-unit laundry, fireplaces, and AC



Each bedroom has individual keypad entry



Less than 1 mile or 20-minute walk to Amazon.com and



Abundance of shops and restaurants just steps away, Walk Score of 97



Potential to master lease to institution or non-profit. Perfect for students or traveling nurses



Dick's Drive-In | Walkable



Neumos | Walkable



# Unit Mix

Unit Type	Units	Avg SF	Total SF	Market Base Rent Per Unit
8 Bd/7 Bth	3	2,252	6,757	\$10,000
3 Bd/2 Bth	1	1,066	1,066	\$3,750
Commercial	1	683	683	\$1,708
<b>Total / Average</b>	<b>5</b>	<b>1,701</b>	<b>8,506</b>	<b>\$7,092</b>









**Pike/Pine Corridor**  
Capitol Hill's Most Vibrant Area

**Downtown Seattle**  
250,000 Jobs • 6-Min Bike

**amazon**

Global HQ • 60,000 Jobs

**SALT & STRAW**

Biang Biang Noodles

Life on Mars

Broadway Performance Hall

**SEATTLE CENTRAL**  
community college

7.4-Acre Cal Anderson Park  
Adjacent

Dick's Drive-In

**Capitol Hill Station**  
Light Rail • Adjacent

**Broadway**

Blade & Timber Axe Throwing

**E Denny Way**

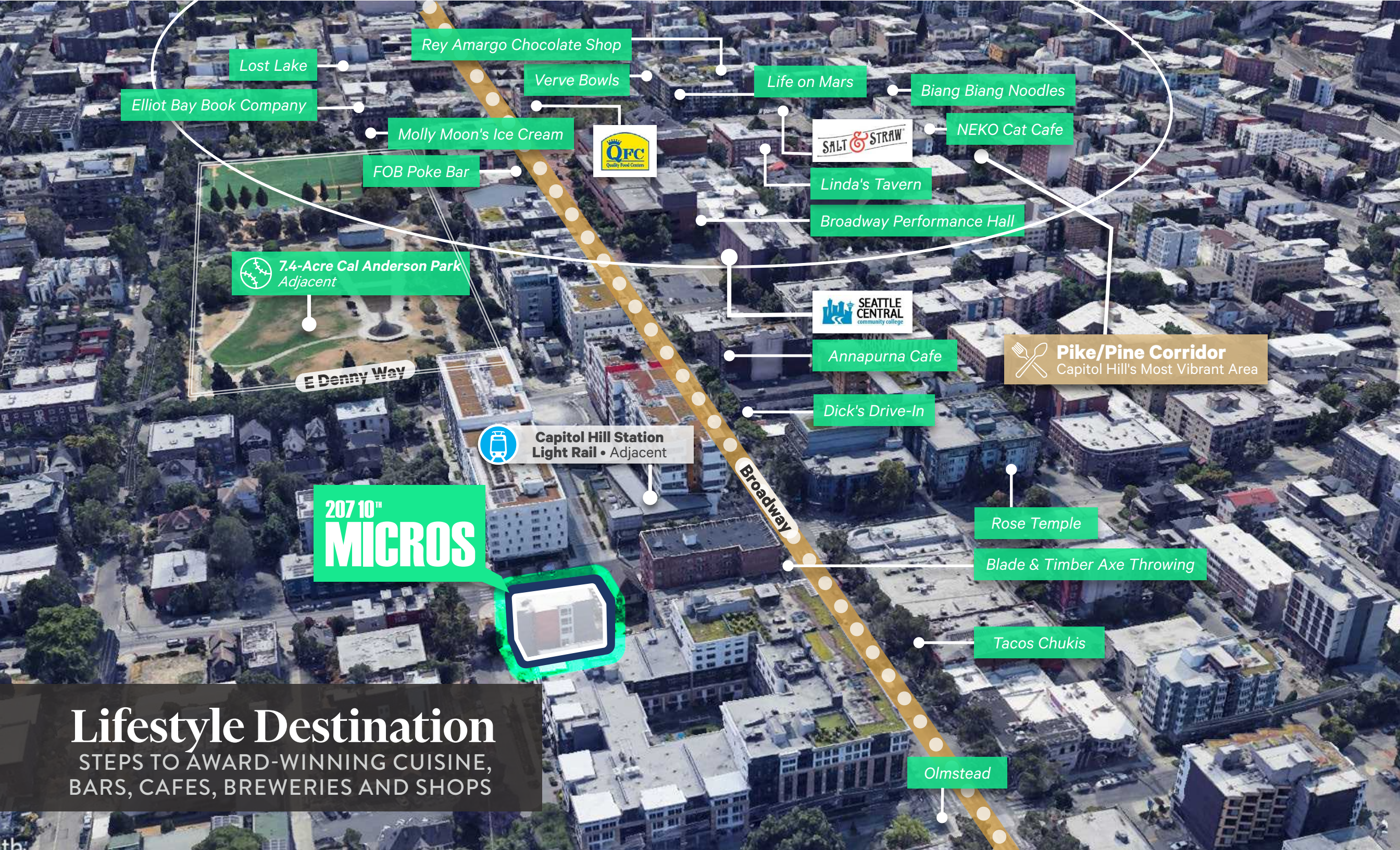
FOB Poke Bar

Olmstead

207 10<sup>th</sup>  
**MICROS**

**Lifestyle Destination**  
EASY ACCESS TO DOWNTOWN AND  
LEADING EMPLOYERS





Lost Lake

Elliot Bay Book Company

Rey Amargo Chocolate Shop

Verve Bowls

Life on Mars

Biang Biang Noodles

Molly Moon's Ice Cream



NEKO Cat Cafe

FOB Poke Bar

Linda's Tavern

Broadway Performance Hall

7.4-Acre Cal Anderson Park Adjacent



E Denny Way

Annapurna Cafe

**Pike/Pine Corridor**  
Capitol Hill's Most Vibrant Area

Capitol Hill Station Light Rail • Adjacent

Dick's Drive-In

207 10<sup>th</sup>  
**MICROS**

Broadway

Rose Temple

Blade & Timber Axe Throwing

Tacos Chukis

Olmstead

# Lifestyle Destination

STEPS TO AWARD-WINNING CUISINE, BARS, CAFES, BREWERIES AND SHOPS



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