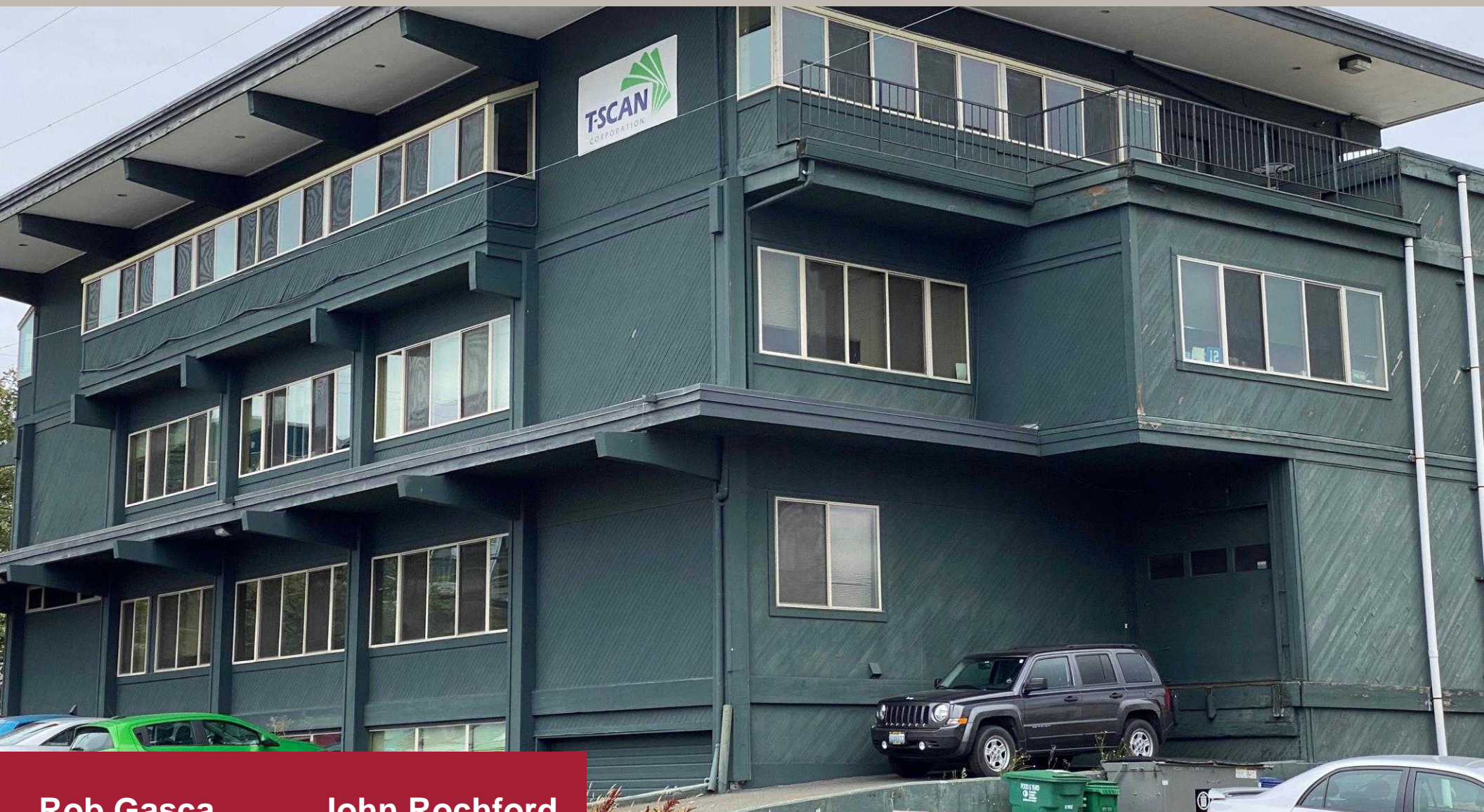




FOR SALE

2222 W Elmore St, Seattle, WA 98199



Rob Gasca

Cell: 425-766-3054
robgasca@mapleleafmgt.com
www.robgasca.com

John Rochford

Cell: 425-586-5612
jrochford@nai-psp.com
www.nai-psp.com

Rob Gasca Real Estate Group
www.robgasca.com

DISCLAIMER: The information on the following pages has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

FOR SALE

2222 W Elmore St, Seattle, WA 98199

Rob Gasca

Cell: 425-766-3054
robgasca@mapleleafmgt.com

John Rochford

Cell: 425-586-5612
jrochford@nai-psp.com



Table of Contents

Property Detail
Executive Summary
Property Overview
Property Highlights
Demographics Market
Information
Photo Gallery
Floor Plans



ROB GASCA
REAL ESTATE GROUP
COMMERCIAL | MULTI-FAMILY
MAPLE LEAF REAL ESTATE

www.robgasca.com



www.nai-psp.com

Rob Gasca Real Estate Group
8809 Roosevelt Way NE, Seattle, WA 98115
(206) 203-4602
www.robgasca.com

2222 W Elmore St, Seattle, WA 98199

Rob Gasca

Cell: 425-766-3054
robgasca@mapleleafmgt.com

John Rochford

Cell: 425-586-5612
jrochford@nai-psp.com

Executive summary

Queen Anne/Magnolia Submarket Summary Queen Anne/Magnolia Office

The T- Scan building is located in the Queen Anne/Magnolia Submarket, just West of Fisherman's terminal. One main attraction to this building is its close proximity to downtown Seattle and other prominent neighborhoods throughout Seattle including Ballard, The locks, Fremont, and South Lake Union.

Economically, Seattle has been one of the stronger performing cities in the United States. The number of jobs has increased by 4.1% in the past year. In the last ten years, the Seattle region has exceeded, with a 22.0% job growth in comparison to the national average of 13.9%.

The T-Scan building is an exceptional three floor stand alone building complimented by a sub ground floor space. Incredible location and corner lot. Large versatile and open floor plans giving the user options for "bull pen" style office setting including private offices, conferences rooms, and employee kitchen and lounge areas.

Property overview

Address	2222 W. Elmore St. Seattle WA 98199
Sales Price	\$4,950,000.00
\$/SF/Building	\$317.06
\$/SF/Land	\$727.94
Building Size	15,612 estimated
Lot Ssize	6800 estimated
Zoning	IG2-U65
Taxes	\$2.34 per sq ft (2024)
Parking	22 1.14/1000 sq ft
Class	Office B
Construction	Wood frame
Year Built	1968
Effective Year	1978
Tax Parcel	277110-0225
Basement	3824 sq ft estimated.
1 st Floor	3849 sq ft estimated.
2 nd floor	3888 sq ft estimated.
3 rd floor	4051 sq ft estimated.
Legal Description	GILMANS ADD PLAT BLOCK: 88 P LAT LOT: 30-31

2222 W Elmore St, Seattle, WA 98199

Rob Gasca

Cell: 425-766-3054
robgasca@mapleleafmgt.com

John Rochford

Cell: 425-586-5612
jrochford@nai-psp.com

Property Highlights

- Great location and corner lot
- Minutes to DT Seattle, Fremont, Ballard, South Lake Union
- Ideal for owner user investment or lease options
- Large open and versatile floor plans with tons of space
- Well-designed floor plans
- Elevator
- Grade level loading dock
- Grade level storage with garage door access
- Top floor deck with excellent view
- Office, industrial, warehouse use options
- Comfortable and trendy office setting
- 22 parking space and free street parking
- Owner is open to the lease back of up to a floor of office space
- 2.807 % SBA loan could be assumable, please call listing brokers for details.

DEMOGRAPHICS 2022 consensus (within a 5-mile radius to subject property)

Population	Median Age	Median Home Value	Average Income	Median Income	Daytime Employment	Number of Business	Annual Population Growth 2022-2027
475,817	38.1	\$805,963	\$136,673	\$106,619	\$630,735	37,927	1.7%



ROB GASCA
REAL ESTATE GROUP
COMMERCIAL | MULTI-FAMILY
MAPLE LEAF REAL ESTATE

www.robgasca.com



www.nai-psp.com

Rob Gasca Real Estate Group
8809 Roosevelt Way NE, Seattle, WA 98115
(206) 203-4602
www.robgasca.com

FOR SALE

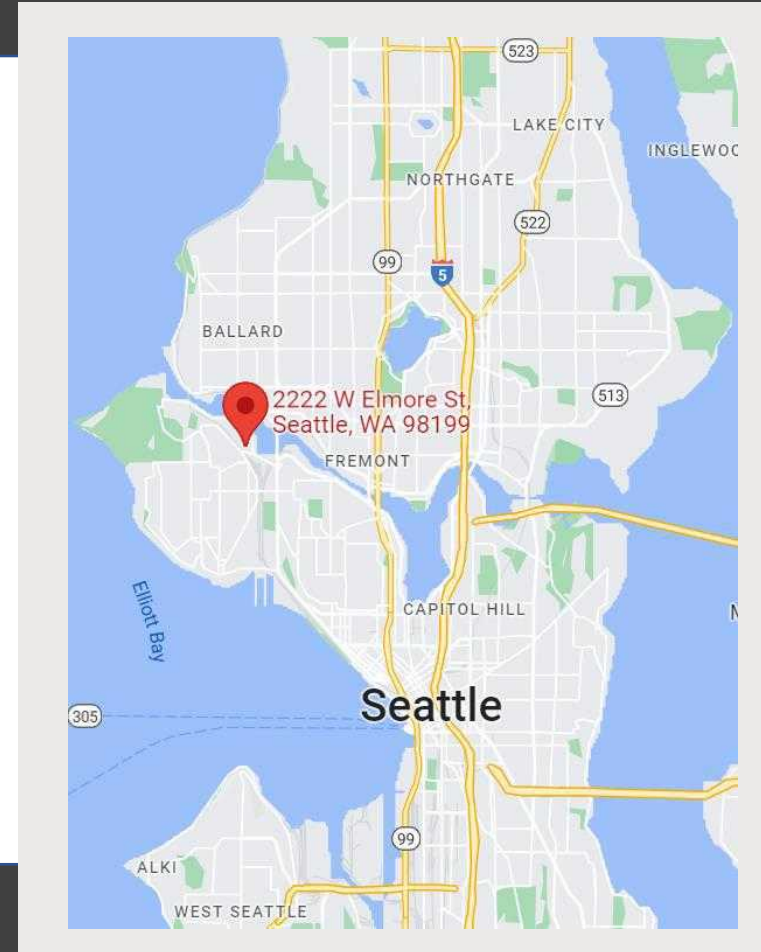
2222 W Elmore St, Seattle, WA 98199

Rob Gasca

Cell: 425-766-3054
robgasca@mapleleafmgt.com

John Rochford

Cell: 425-586-5612
jrochford@nai-psp.com



ROB GASCA
REAL ESTATE GROUP
COMMERCIAL | MULTI-FAMILY
MAPLE LEAF REAL ESTATE

www.robgasca.com



www.nai-psp.com

Rob Gasca Real Estate Group
8809 Roosevelt Way NE, Seattle, WA 98115
(206) 203-4602
www.robgasca.com

FOR SALE

2222 W Elmore St, Seattle, WA 98199

Rob Gasca

Cell: 425-766-3054
robgasca@mapleleafmgt.com

John Rochford

Cell: 425-586-5612
jrochford@nai-psp.com



FOR SALE

2222 W Elmore St, Seattle, WA 98199

Rob Gasca

Cell: 425-766-3054
robgasca@mapleleafmgt.com

John Rochford

Cell: 425-586-5612
jrochford@nai-psp.com



ROB GASCA
REAL ESTATE GROUP
COMMERCIAL | MULTI-FAMILY
MAPLE LEAF REAL ESTATE

www.robgasca.com



www.nai-psp.com

Rob Gasca Real Estate Group
8809 Roosevelt Way NE, Seattle, WA 98115
(206) 203-4602
www.robgasca.com

FOR SALE

2222 W Elmore St, Seattle, WA 98199

Rob Gasca

Cell: 425-766-3054
robgasca@mapleleafmgt.com

John Rochford

Cell: 425-586-5612
jrochford@nai-psp.com



FOR SALE

2222 W Elmore St, Seattle, WA 98199

Rob Gasca

Cell: 425-766-3054
robgasca@mapleleafmgt.com

John Rochford

Cell: 425-586-5612
jrochford@nai-psp.com



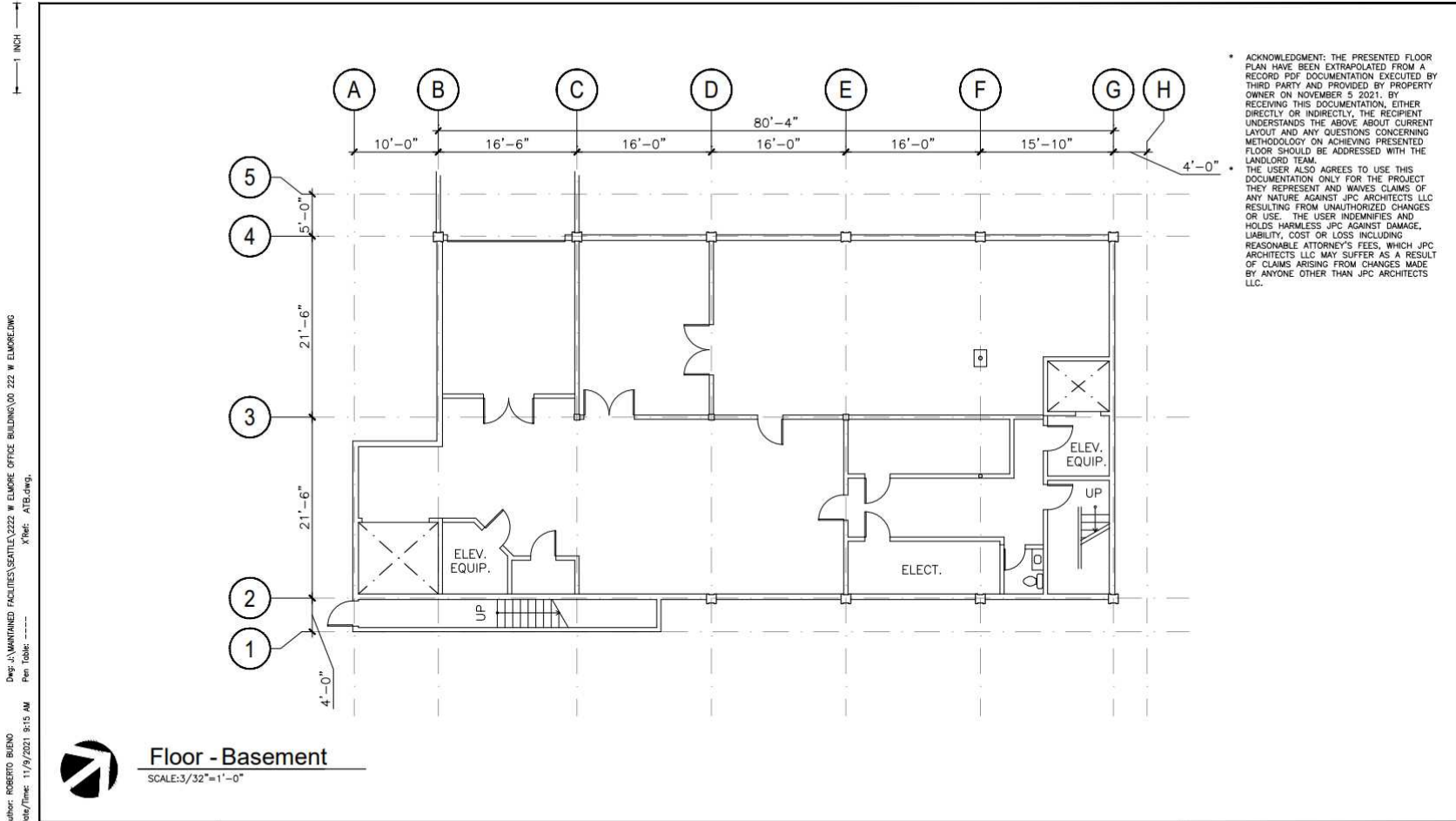
2222 W Elmore St, Seattle, WA 98199

Rob Gasca

Cell: 425-766-3054
 robgasca@mapleleafmgt.com

John Rochford

Cell: 425-586-5612
 jrochford@nai-psp.com



* ACKNOWLEDGMENT: THE PRESENTED FLOOR PLAN HAVE BEEN EXTRAPOLATED FROM A RECORD PDF DOCUMENTATION EXECUTED BY THIRD PARTY AND PROVIDED BY PROPERTY OWNER ON NOVEMBER 5 2021. BY RECEIVING THIS DOCUMENTATION, EITHER DIRECTLY OR INDIRECTLY, THE RECIPIENT UNDERSTANDS THE ABOVE ABOUT CURRENT LAYOUT AND ANY QUESTIONS CONCERNING METHODOLOGY ON ACHIEVING PRESENTED FLOOR SHOULD BE ADDRESSED WITH THE LANDLORD TEAM.
 * THE USER ALSO AGREES TO USE THIS DOCUMENTATION ONLY FOR THE PROJECT THEY REPRESENT AND WAIVES CLAIMS OF ANY NATURE AGAINST JPC ARCHITECTS LLC RESULTING FROM UNAUTHORIZED CHANGES OR USE. THE USER INDEMNIFIES AND HOLDS HARMLESS JPC AGAINST DAMAGE, LIABILITY, COST OR LOSS INCLUDING REASONABLE ATTORNEY'S FEES, WHICH JPC ARCHITECTS LLC MAY SUFFER AS A RESULT OF CLAIMS ARISING FROM CHANGES MADE BY ANYONE OTHER THAN JPC ARCHITECTS LLC.

Author: ROBERTO BIENO
 Date/Time: 11/9/2021 9:15 AM
 Proj: 2222 W Elmore Office Building
 Xref: ATB.dwg
 Pen Table: -----



Floor - Basement
 SCALE: 3/32" = 1'-0"

JPC ARCHITECTS
 700 11th Avenue NE Ste 2000
 Bellevue, WA 98004

Floor Plans
2222 W Elmore

2222 W Elmore Street, Seattle, WA 98199

PROJ_MGR: RC
 DRAWN BY: RB
 JOB NO: 21-0666
 DATE: 11.05.2021

© 2021, JPC ARCHITECTS PLLC

2222 W Elmore St, Seattle, WA 98199

Rob Gasca

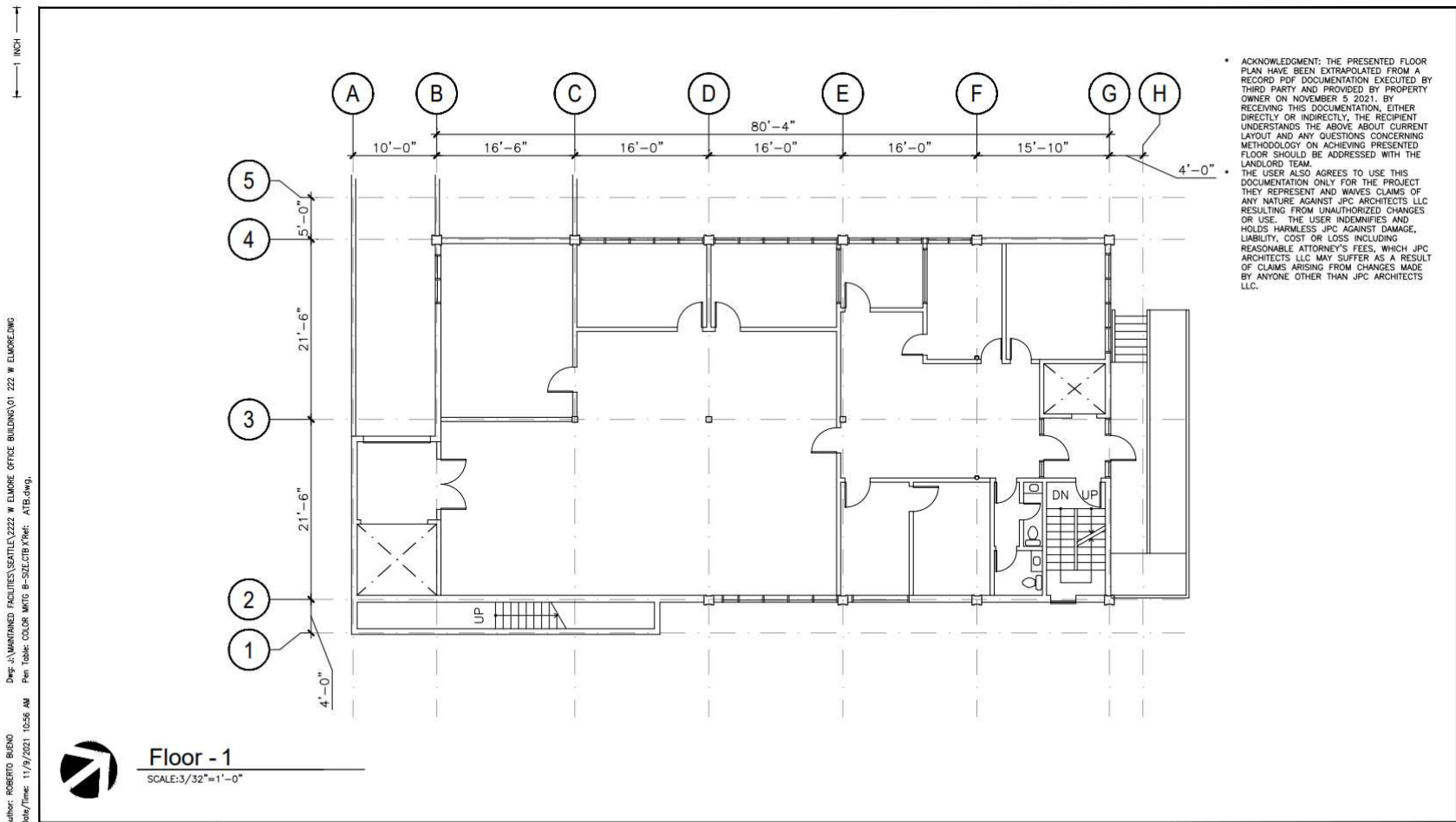
Cell: 425-766-3054

robgasca@mapleleafmgt.com

John Rochford

Cell: 425-586-5612

jrchford@nai-psp.com



* ACKNOWLEDGMENT: THE PRESENTED FLOOR PLAN HAVE BEEN EXTRAPOLATED FROM A RECORD PDF DOCUMENTATION EXECUTED BY THIRD PARTY AND PROVIDED BY PROPERTY OWNER ON NOVEMBER 5 2021. BY RECEIVING THIS DOCUMENTATION, EITHER DIRECTLY OR INDIRECTLY, THE RECIPIENT UNDERSTANDS THE ABOVE ABOUT CURRENT LAYOUT AND ANY QUESTIONS CONCERNING METHODOLOGY ON ACHIEVING PRESENTED FLOOR SHOULD BE ADDRESSED WITH THE LANDLORD TEAM.

* THE USER ALSO AGREES TO USE THIS DOCUMENTATION ONLY FOR THE PROJECT THEY REPRESENT AND WAVES CLAIMS OF ANY NATURE AGAINST JPC ARCHITECTS LLC RESULTING FROM UNAUTHORIZED CHANGES OR USE. THE USER INDEMNIFIES AND HOLDS HARMLESS JPC AGAINST DAMAGE, LIABILITY, COST OR LOSS INCLUDING REASONABLE ATTORNEY'S FEES, WHICH JPC ARCHITECTS LLC MAY SUFFER AS A RESULT OF CLAIMS ARISING FROM CHANGES MADE BY ANYONE OTHER THAN JPC ARCHITECTS LLC.

Author: ROBERTO BIENO
 Date/Time: 11/9/2021 10:56 AM
 Drawn: MANTANED FACILIDES/SEATTLE/2222 W ELMORE OFFICE BUILDING/01 222 W ELMORE.DWG
 Plot Table: COLOR MTR: B-SZELCTB X'x6: AFB.dwg.

Floor - 1
 SCALE: 3/32" = 1'-0"



Floor Plans
2222 W Elmore
 2222 W Elmore Street, Seattle, WA 98199

PROJ_MGR: RC
 DRAWN BY: RB
 JOB NO: 21-0666
 DATE: 11.05.2021

© 2021, JPC ARCHITECTS PLLC

2222 W Elmore St, Seattle, WA 98199

Rob Gasca

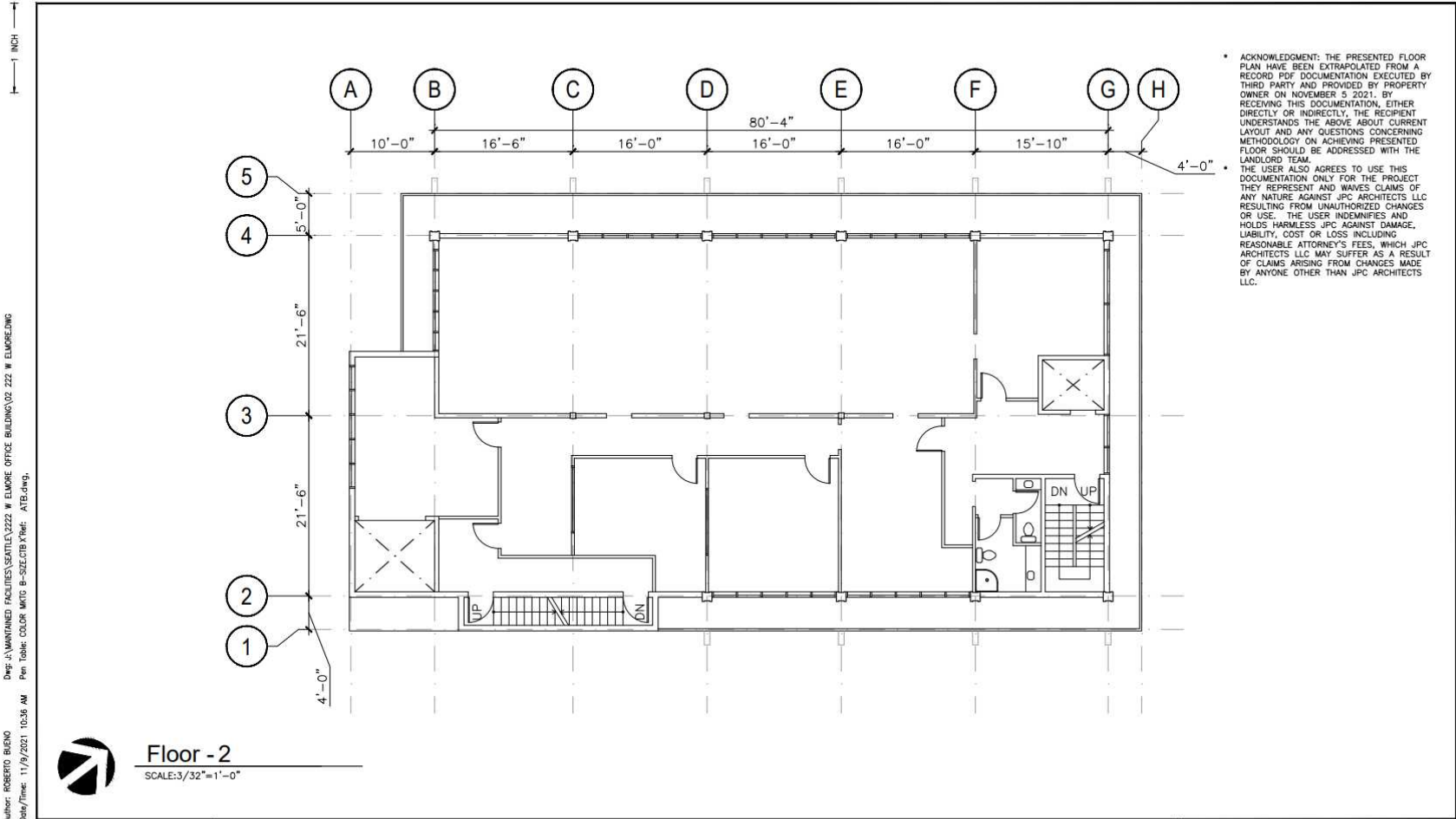
Cell: 425-766-3054

robgasca@mapleleafmgt.com

John Rochford

Cell: 425-586-5612

jrchford@nai-psp.com



• ACKNOWLEDGMENT: THE PRESENTED FLOOR PLAN HAVE BEEN EXTRAPOLATED FROM A RECORD PDF DOCUMENTATION EXECUTED BY THIRD PARTY AND PROVIDED BY PROPERTY OWNER ON NOVEMBER 5 2021. BY RECEIVING THIS DOCUMENTATION, EITHER DIRECTLY OR INDIRECTLY, THE RECIPIENT UNDERSTANDS THE ABOVE ABOUT CURRENT LAYOUT AND ANY QUESTIONS CONCERNING METHODOLOGY ON ACHIEVING PRESENTED FLOOR SHOULD BE ADDRESSED WITH THE LANDLORD TEAM.

• THE USER ALSO AGREES TO USE THIS DOCUMENTATION ONLY FOR THE PROJECT THEY REPRESENT AND WAVES CLAIMS OF ANY NATURE AGAINST JPC ARCHITECTS LLC RESULTING FROM UNAUTHORIZED CHANGES OR USE. THE USER INDEMNIFIES AND HOLDS HARMLESS JPC AGAINST DAMAGE, LIABILITY, COST OR LOSS INCLUDING REASONABLE ATTORNEY'S FEES, WHICH JPC ARCHITECTS LLC MAY SUFFER AS A RESULT OF CLAIMS ARISING FROM CHANGES MADE BY ANYONE OTHER THAN JPC ARCHITECTS LLC.

Author: ROBERTO BIENO
 Date/Time: 11/9/2021 10:36 AM
 Dwg: UNMAINTAINED FACILITIES\SEATTLE\2222 W ELMORE OFFICE BUILDING\02_222 W ELMORE.DWG
 Pen Table: COLOR_MKTG_B-SIZE.CTB \$Rev: A1B.dwg

Floor - 2
SCALE: 3/32" = 1'-0"



Floor Plans
2222 W Elmore
2222 W Elmore Street, Seattle, WA 98199

PROJ. MGR: RC
DRAWN BY: RB
JOB NO: 21-0666
DATE: 11.05.2021

© 2021, JPC ARCHITECTS PLLC

2222 W Elmore St, Seattle, WA 98199

Rob Gasca

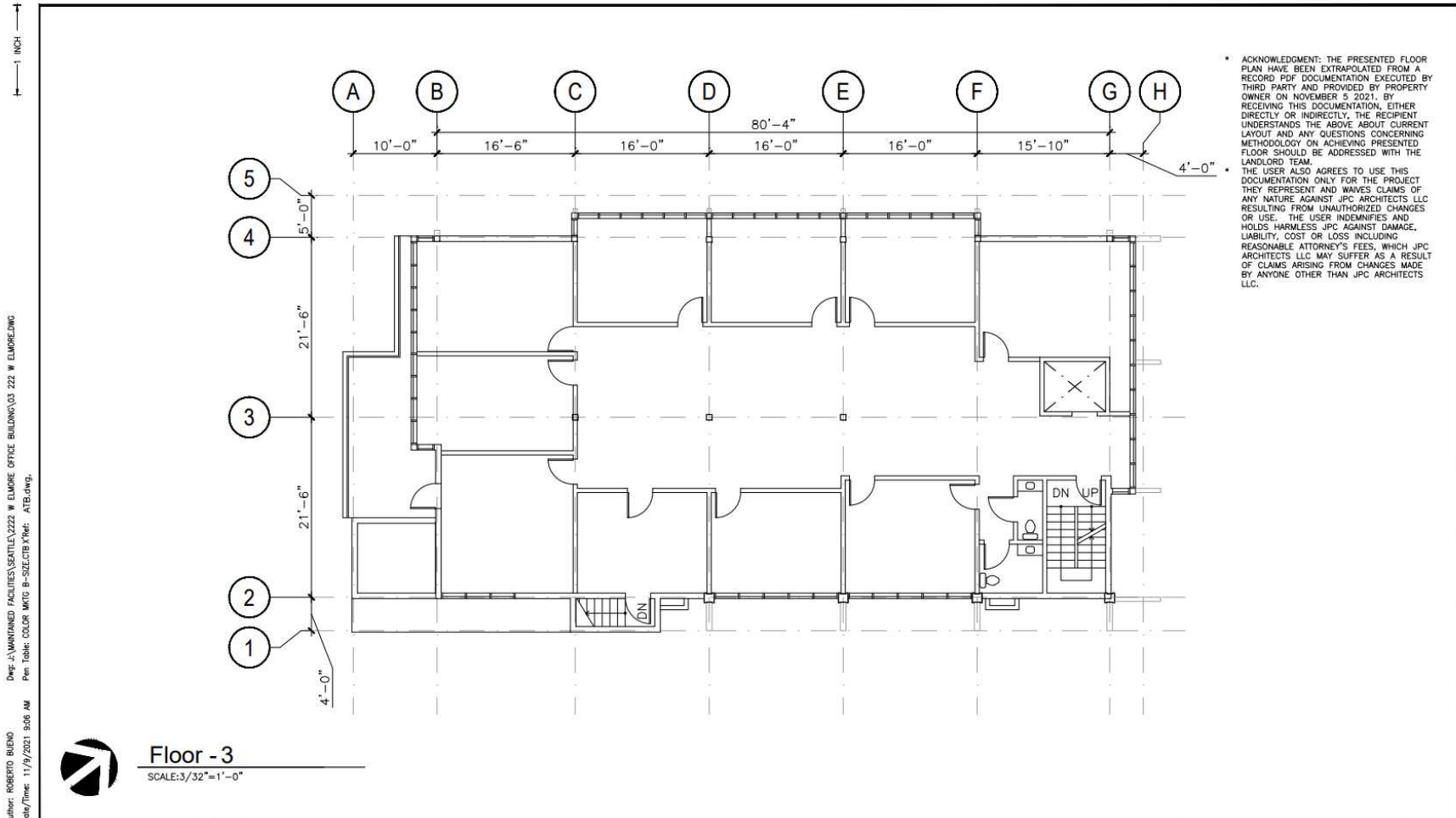
Cell: 425-766-3054

robgasca@mapleleafmgt.com

John Rochford

Cell: 425-586-5612

jrchford@nai-psp.com



FOR SALE

2222 W Elmore St, Seattle, WA 98199

Rob Gasca

Cell: 425-766-3054
robgasca@mapleleafmgt.com

John Rochford

Cell: 425-586-5612
jrochford@nai-pp.com



Property tours by appointment only



ROB GASCA
REAL ESTATE GROUP
COMMERCIAL | MULTI-FAMILY
MAPLE LEAF REAL ESTATE

www.robgasca.com

NAI Puget Sound
Properties

www.nai-pp.com

Rob Gasca Real Estate Group
8809 Roosevelt Way NE, Seattle, WA 98115
(206) 203-4602
www.robgasca.com