



Offering Memorandum

Evergreen Building For Sale

2265 First Avenue S, Seattle, WA 98134



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Disclaimer

This property is offered on an as-is basis. Seller will consider offers on an all cash or cash-to-new-loan basis only. Legal documents and reports summarized in this Offering Memorandum are not intended to be comprehensive statements of the terms or contents of such documents and reports. Although the Seller and Colliers International believe the information to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained herein.

The Seller reserves the right, for any or no reason, to withdraw any property from the market. The Seller has no obligation expressed or implied, to accept any offer. Further, the Seller has no obligation to sell any property unless and until the Seller executes and delivers a signed contract of sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, the offerer will be deemed to have acknowledged the foregoing and agreed to release the Seller from any liability with respect thereto.

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the purchase of the property described herein and is not to be copied and/or used for any other purpose, or made available to any other person without the express written consent of Colliers International or the Seller.

Please deliver offers to the office of the Exclusive Listing Broker, Colliers International, attention Dan Dahl and David Gurry. To facilitate analysis of offers, offerers are encouraged to provide information relative to funding sources, experience in owning and operating similar properties, familiarity with the market and any other information which is likely to favorably reflect on the offerer's ability to close this proposed transaction in a timely manner.

Please schedule tours of the property through Dan Dahl and David Gurry at the email addresses and/or phone numbers listed below.



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01

Executive Summary and Investment Highlights

Executive Summary

Seize the exceptional chance to acquire a prime owner-user building nestled in the heart of Seattle's vibrant SoDo neighborhood at 2265 First Avenue South. This unique offering features approximately 9,130 rentable square feet of premium office space, situated on a 17,760 square foot site with IG2-U85 zoning. The property includes 36 on-site parking stalls, providing ample convenience. This remarkable property is presented at an attractive price of \$4,975,000.



Property Details

Property Address	2265 First Avenue South, Seattle, WA 98134
Sale Price	\$4,975,000
Lot Size	17,760 SF
Gross Building Size	9,130 SF
Parcel Number	766620-7200
Stories	2
Construction Type	Masonry
Site Coverage	51%
Occupancy	0%
Year Built / Renovated	1913 / 1995
Parking	36 surface stalls onsite
Zoning	IG2-U85
Site Access	Direct from First Ave S. The main pedestrian entrance to the building is on the west side of the building with an additional accessible entrance just south that leads to the elevator.



Investment Highlights

Location

- Premier, close-in Seattle location
- Minutes away from I-90, I-5 and Hwy 99
- Easy access to the Downtown Seattle Transit Tunnel
- Exciting new neighborhood developments include Urban Visions' plans and permits for 1 million RSF in five new Class A buildings
- Transportation 50-yard line - Amtrak station two blocks away

SoDo

6.2% vacancy

Center of Technology and Innovation

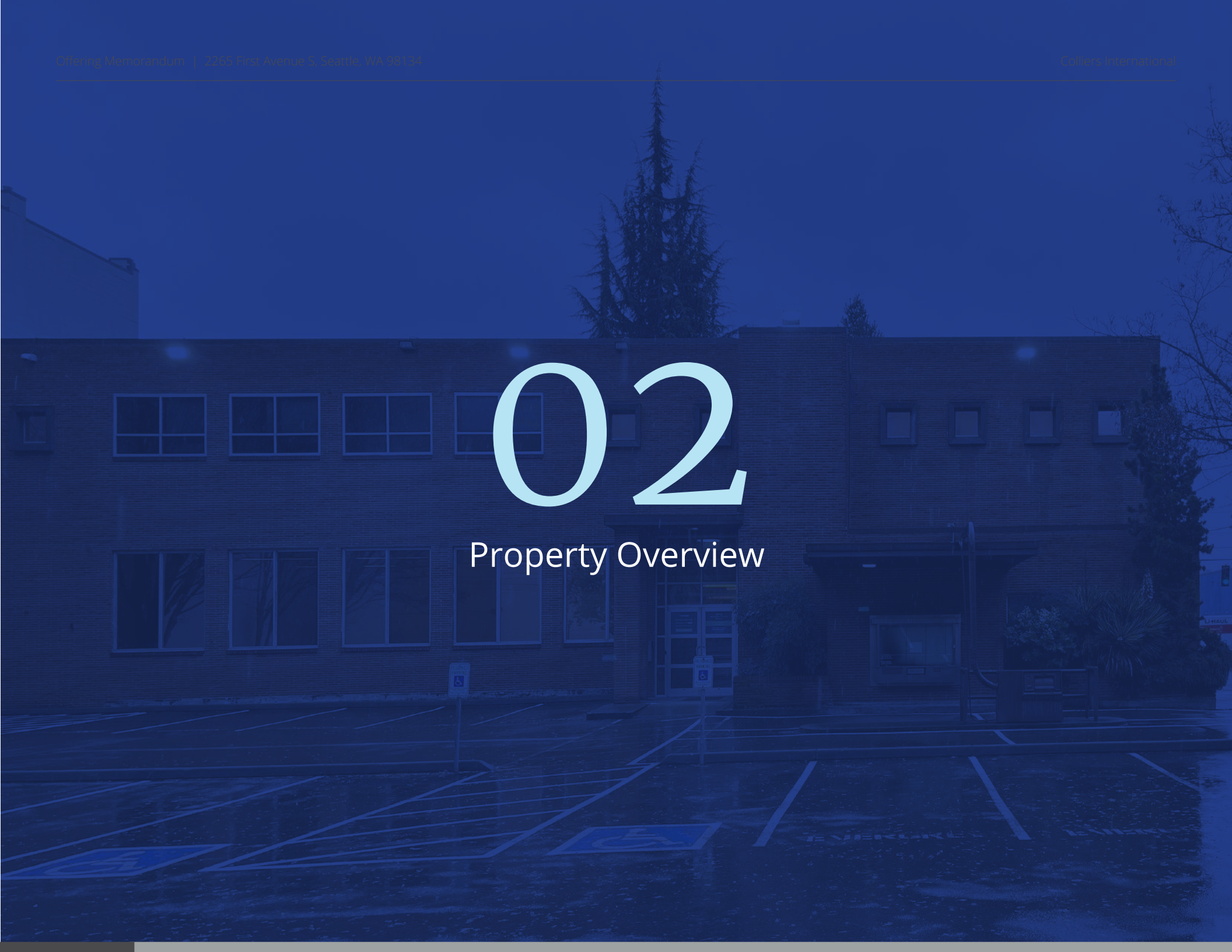
Corporate neighbors include Starbucks, Attachmate, Intel, Avvo, WatchGuard Technologies, Getty Images, Oculus, DoubleDown Interactive, Globys, CDK Digital Marketing, SonicWall, RealNetworks, PayScale, Nuance, comScore, EMC2, Galvanize, Groupon, King5, and the Port of Seattle.

36 On-Site Parking Stalls

- Ample grade-level parking on site with a former drive through structure
- Parking and event income

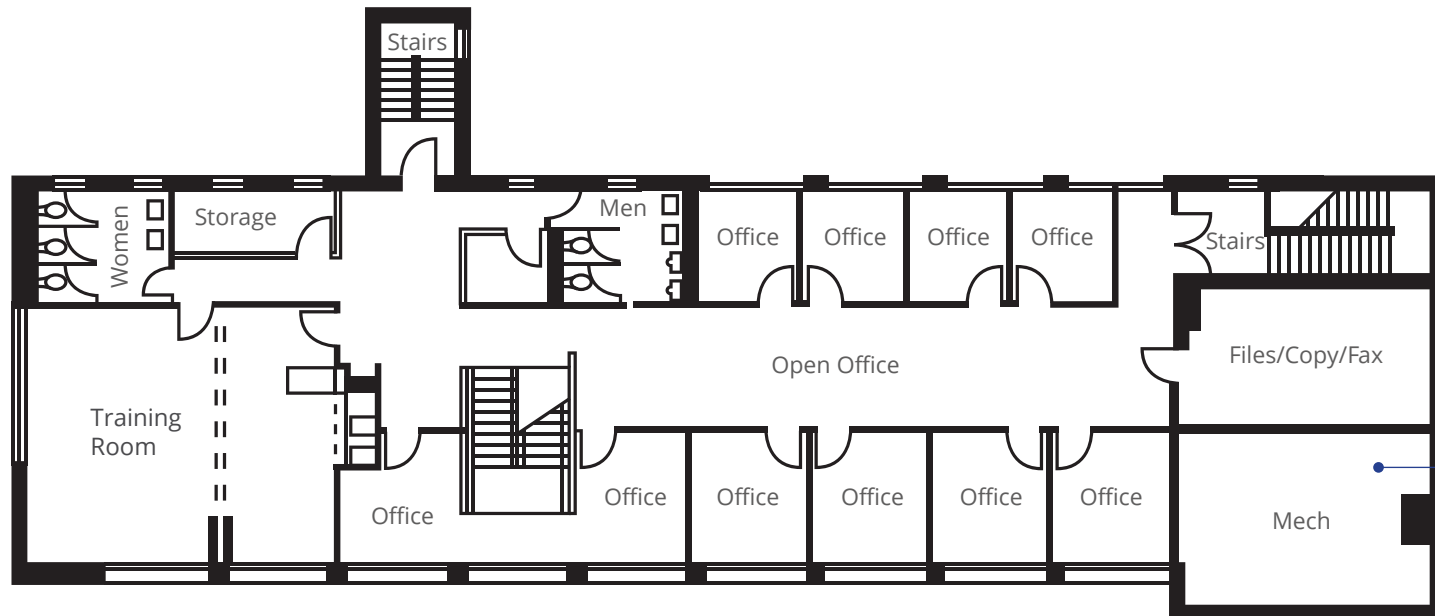
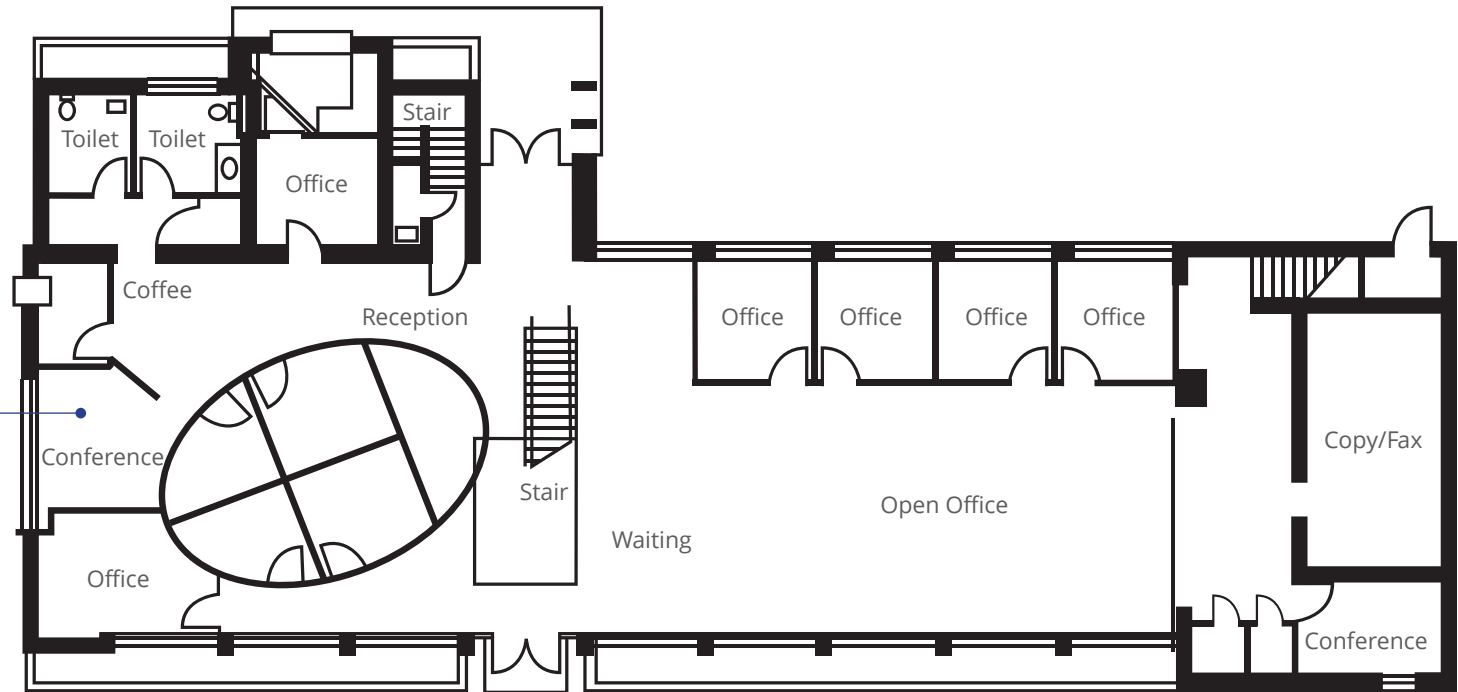
02

Property Overview



Floorplans

1st Floor
±4,786 SF



2nd Floor
±4,344 SF

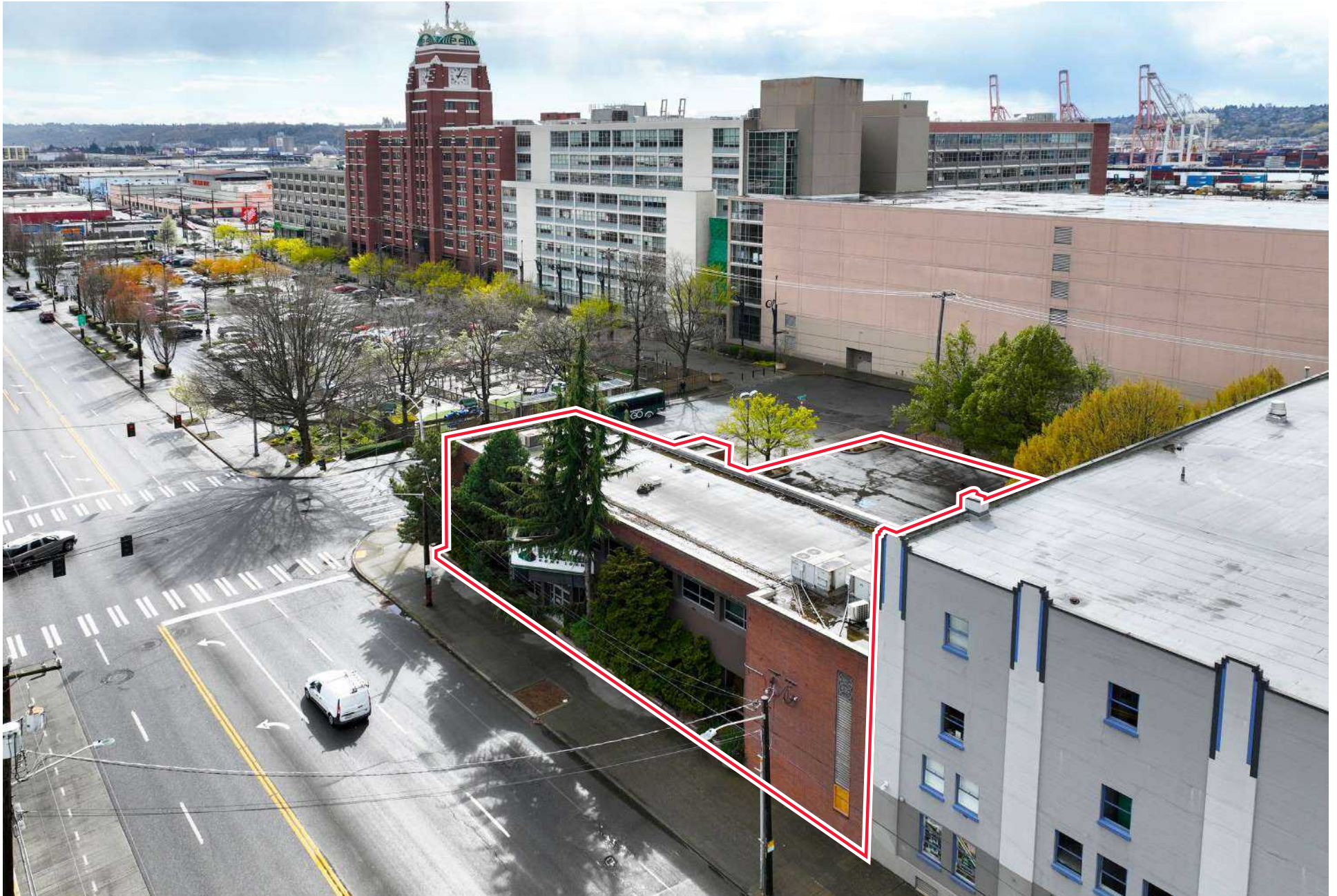
Interior Photos



Aerial Photos



Aerial Photos



Aerial Photos



03

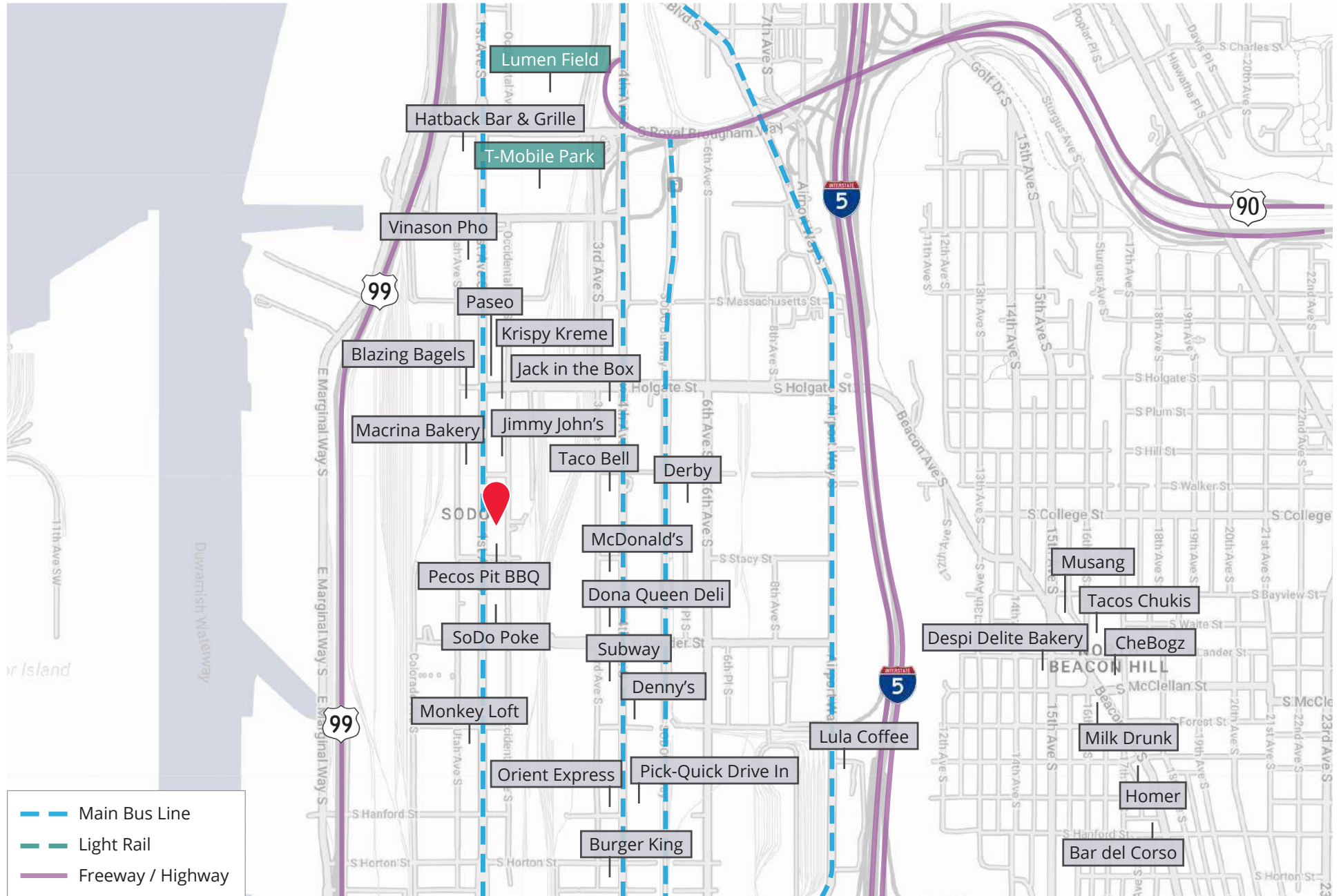
Neighborhood and Regional Maps



Corporate Neighbors



Transportation & Amenities



Regional Map

