

FOR SALE

7720-7726 15TH AVE NW

SEATTLE, WA 98117

*6,536 SF Ballard Owner-User
Building or 24,580 SF
Development Site*

KIDDER.COM

km Kidder
Mathews

7720-7726 15TH AVE NW

Former BioMat Building, site could yield 84 apartment units, or 22 townhomes

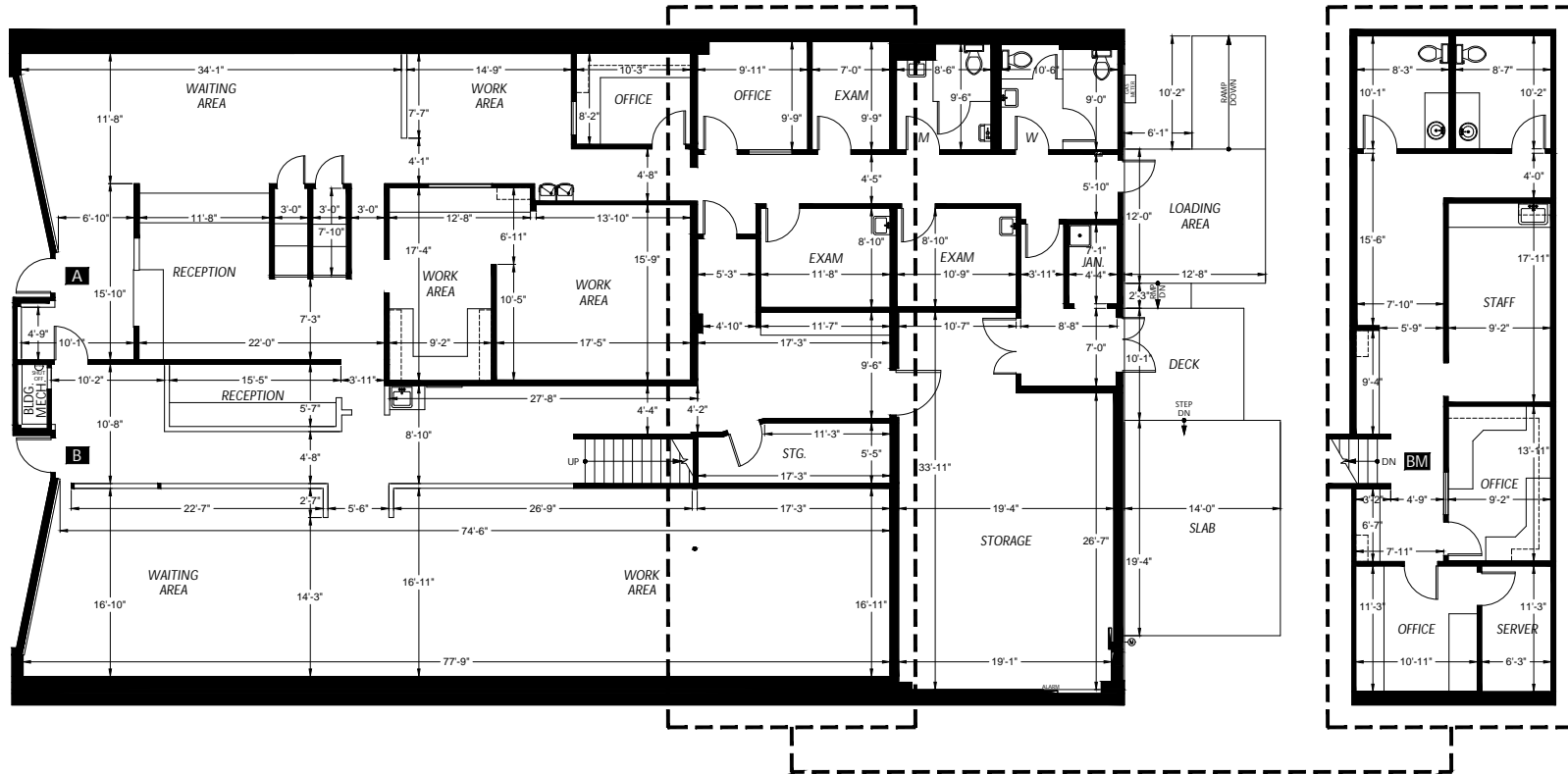
LAND	24,580 SF, including 7,690 SF undeveloped land
BUILDING	6,536 SF one-story with mezzanine retail building
PARCELS	349130-0098 & 349130-0084
ZONING	NC2-55 (M)
PRICE	\$4,000,000
PARKING	7,280 SF paved lot with 24+ stalls

21 MIN
DRIVE TO
DOWNTOWN SEATTLE

27 MIN
DRIVE TO
BELLEVUE



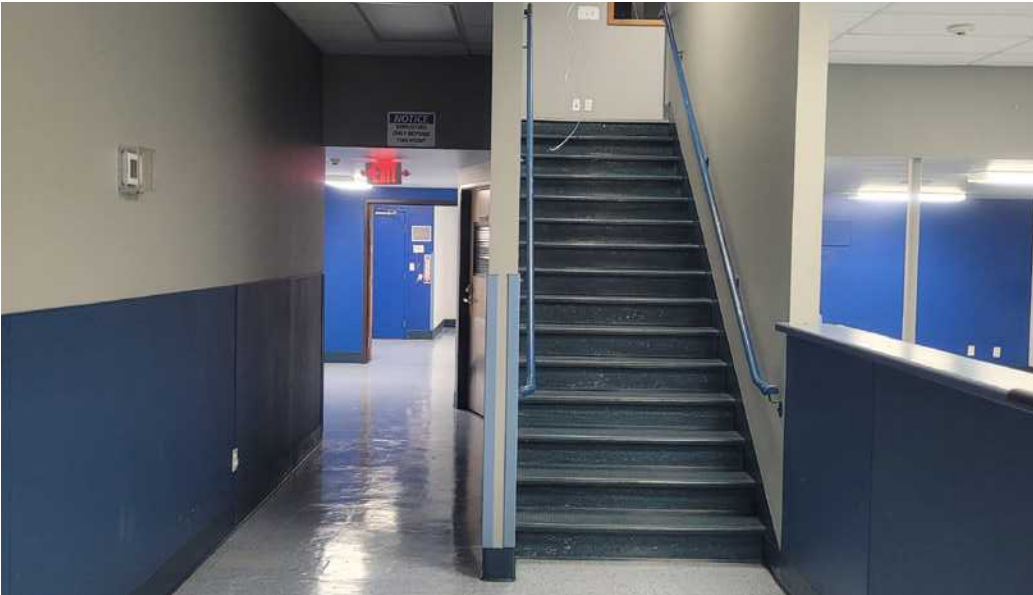
BUILDING FLOOR PLAN



5,477 SF GROUND FLOOR

1,059 SF MEZZANINE





DEVELOPMENT YIELDS

INITIAL YIELD - APARTMENTS

	Floor Height (in feet)	Gross Floor Area (BOMA)	GSF (for FAR)	Commercial	Parking / Loading	Parking Stalls	Mech / BOH / Vertical Circ	Horizontal Circulation	Residential Lobby / Leasing / Amenity	Leasable Residential	Residential Unit Count	Residential Efficiency	Studio	Open 1 Bdrm	One Bdrm	2 Bdrm
Roof		818 SF	818 SF	0 SF	0 SF	0	818 SF	0 SF	0 SF	0 SF	0					
Level 5	11	15,276 SF	15,276 SF	0 SF	0 SF	0	837 SF	1,735 SF	0 SF	12,704 SF	21	83.2%	11	1		
Level 4	10	15,616 SF	15,616 SF	0 SF	0 SF	0	837 SF	1,735 SF	0 SF	13,044 SF	21	83.5%	11	1		
Level 3	10	15,616 SF	15,616 SF	0 SF	0 SF	0	837 SF	1,735 SF	0 SF	13,044 SF	21	83.5%	11	1		
Level 2	10	15,616 SF	15,616 SF	0 SF	0 SF	0	837 SF	1,735 SF	0 SF	13,044 SF	21	83.5%	11	1		
Level 1	14	23,638 SF	23,638 SF	6,617 SF	12,813 SF	12,813 SF	2,846 SF	0 SF	1,362 SF	0 SF						
Total		86,580 SF	86,580 SF	6,617 SF	12,813 SF	12,813 SF	7,012 SF	6,940 SF	1,362 SF	51,836 SF	84		44 (52%)	4 (5%)	24 (29%)	12 (14%)

INITIAL YIELD - TOWN HOMES

	Floor Height (in feet)	Gross Floor Area (BOMA)	GSF (for FAR)	Commercial	Parking / Loading	Parking Stalls	Mech / BOH / Vertical Circ	Horizontal Circulation	Residential Lobby / Leasing / Amenity	Leasable Residential	Residential Unit Count	Residential Efficiency	2 Bdrm	3 Bdrm	4 Bdrm
Roof		3,195 SF	3,195 SF	0 SF	0 SF	0	0 SF	0 SF	0 SF	0 SF	0				
Level 4	10	13,296 SF	13,296 SF	0 SF	0 SF	0	0 SF	0 SF	0 SF	13,296 SF	0	100%			
Level 3	10	14,556 SF	14,556 SF	0 SF	0 SF	0	0 SF	0 SF	0 SF	14,556 SF	0	100%			
Level 2	10	14,943 SF	14,943 SF	0 SF	0 SF	0	387 SF	0 SF	0 SF	14,556 SF	22	97.4%	12	2	8
Level 1	16	22,635 SF	22,635 SF	6,898 SF	14,485 SF	36	1,252 SF	0 SF	0 SF	0 SF					
Total		68,625 SF	68,625 SF	6,898 SF	14,485 SF	36	1,639 SF	0 SF	0 SF	42,408 SF	22		12 (55%)	2 (9%)	8 (36%)

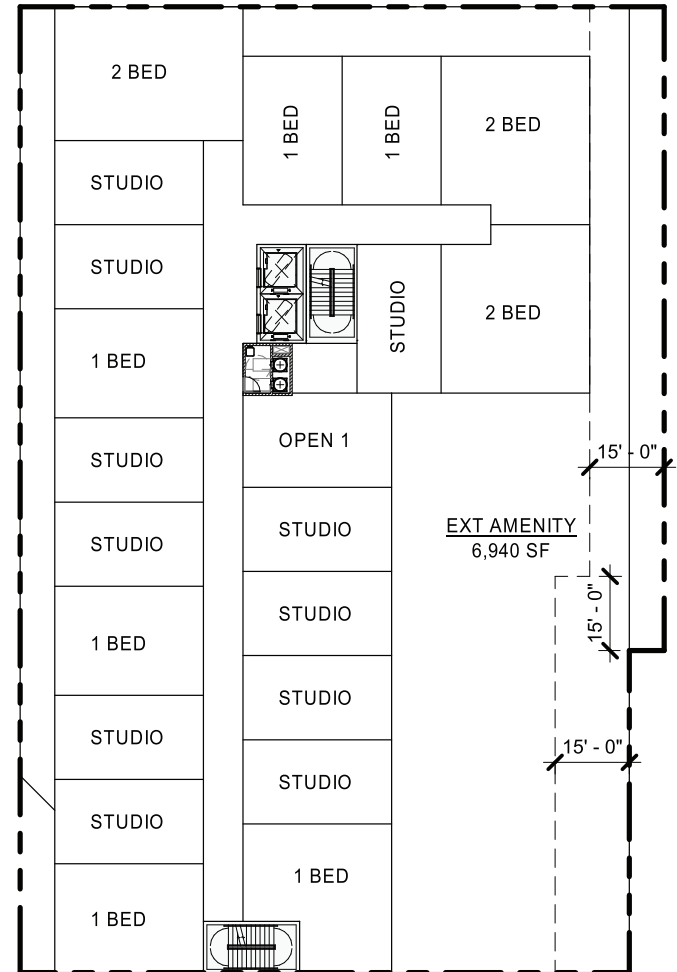
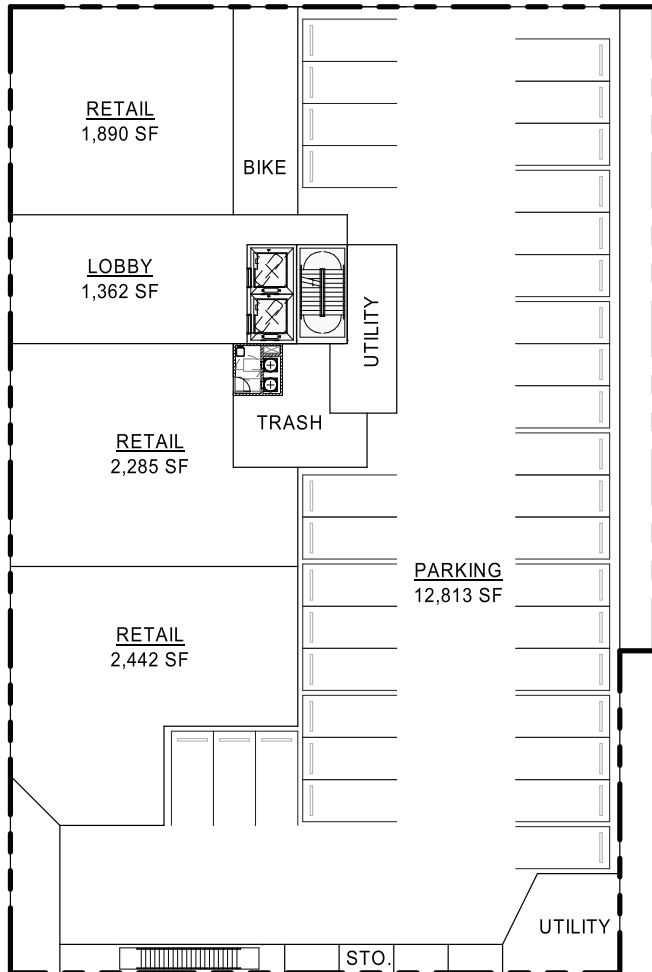
7720-7726 15TH AVE NW

APARTMENT RENDERING

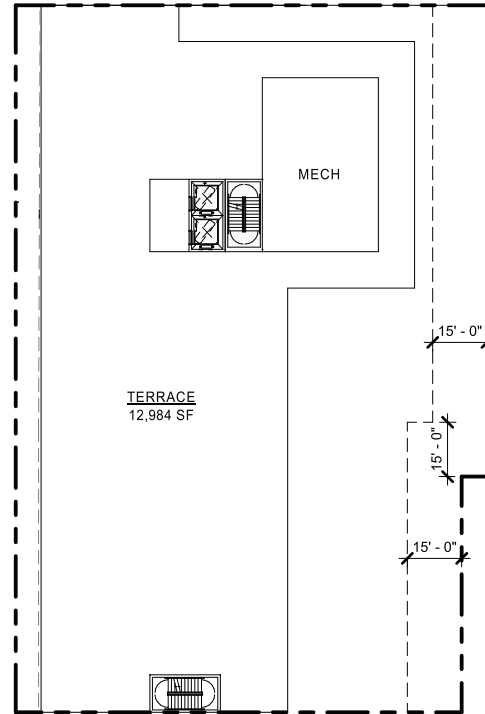
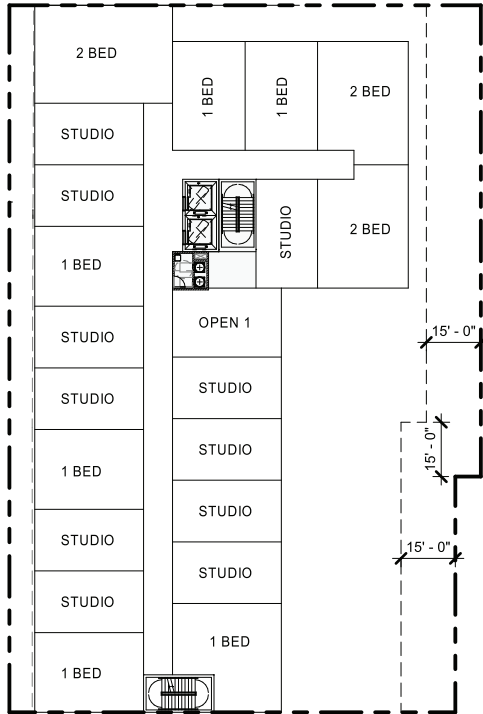


Source: Weber Thompson

FLOORPLAN - GROUND LEVEL APARTMENTS



FLOORPLAN - LEVEL 5 APARTMENTS



7,200 SF

TOTAL AVAILABLE

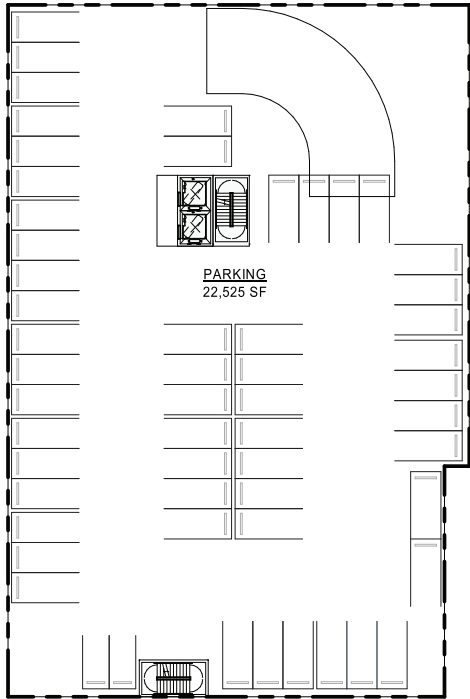
\$4.0M

ASKING PRICE

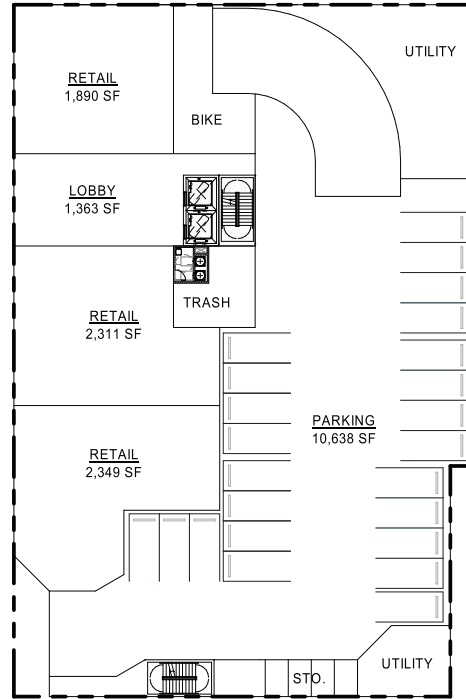
NC2-55 (M)

ZONING

FLOORPLAN - ALTERNATE PARKING



SUBLEVEL



GROUND LEVEL

7,200 SF

TOTAL AVAILABLE

\$4.0M

ASKING PRICE

NC2-55 (M)

ZONING

TOWNHOME RENDERING



Source: Weber Thompson

FLOORPLAN - TOWN HOMES

7,200 SF

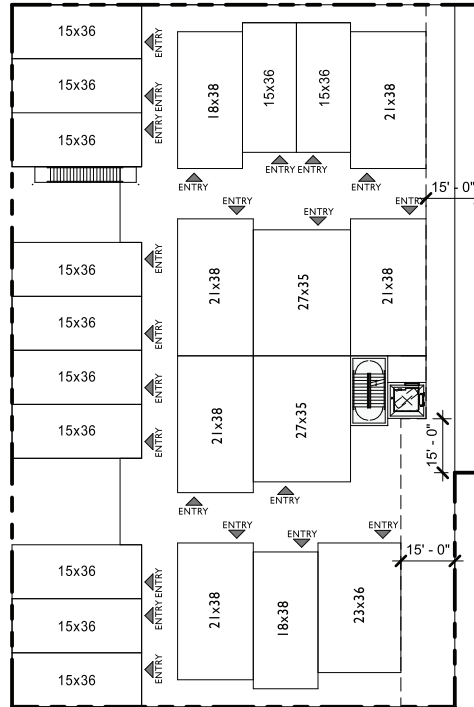
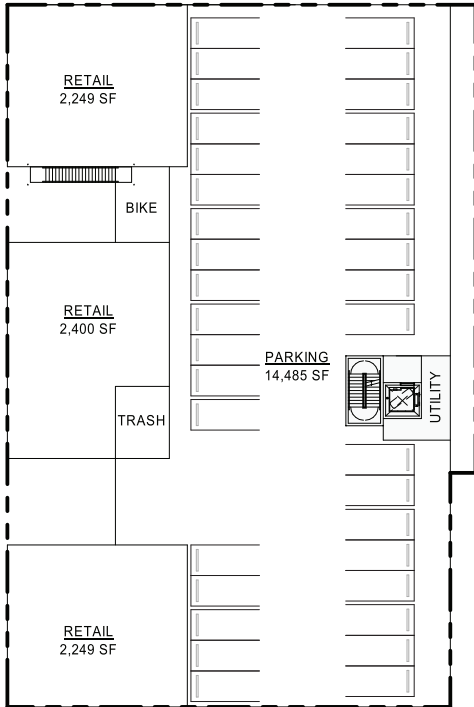
TOTAL AVAILABLE

\$4.0M

ASKING PRICE

NC2-55 (M)

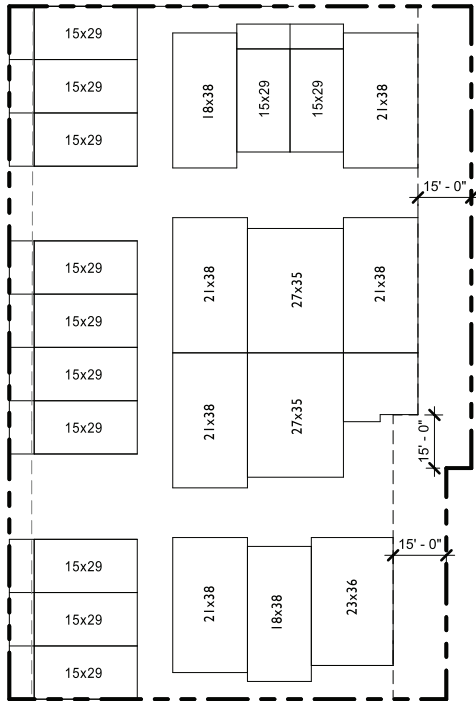
ZONING



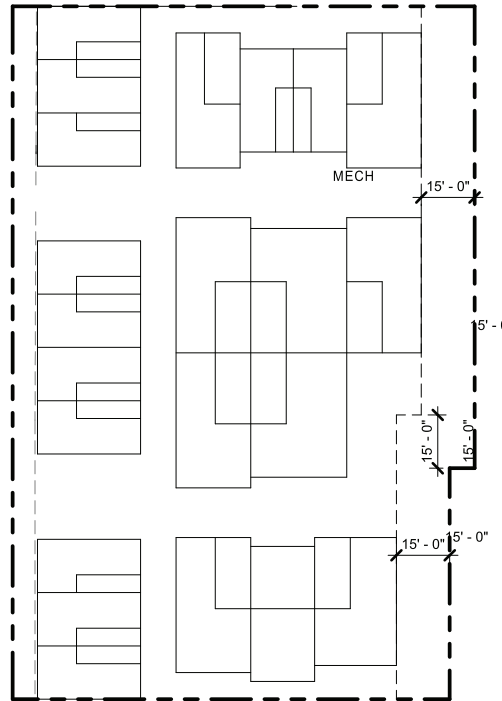
GROUND LEVEL

LEVEL 3

FLOORPLAN - TOWN HOMES



LEVEL 3



ROOF

7,200 SF

TOTAL AVAILABLE

\$4.0M

ASKING PRICE

NC2-55 (M)

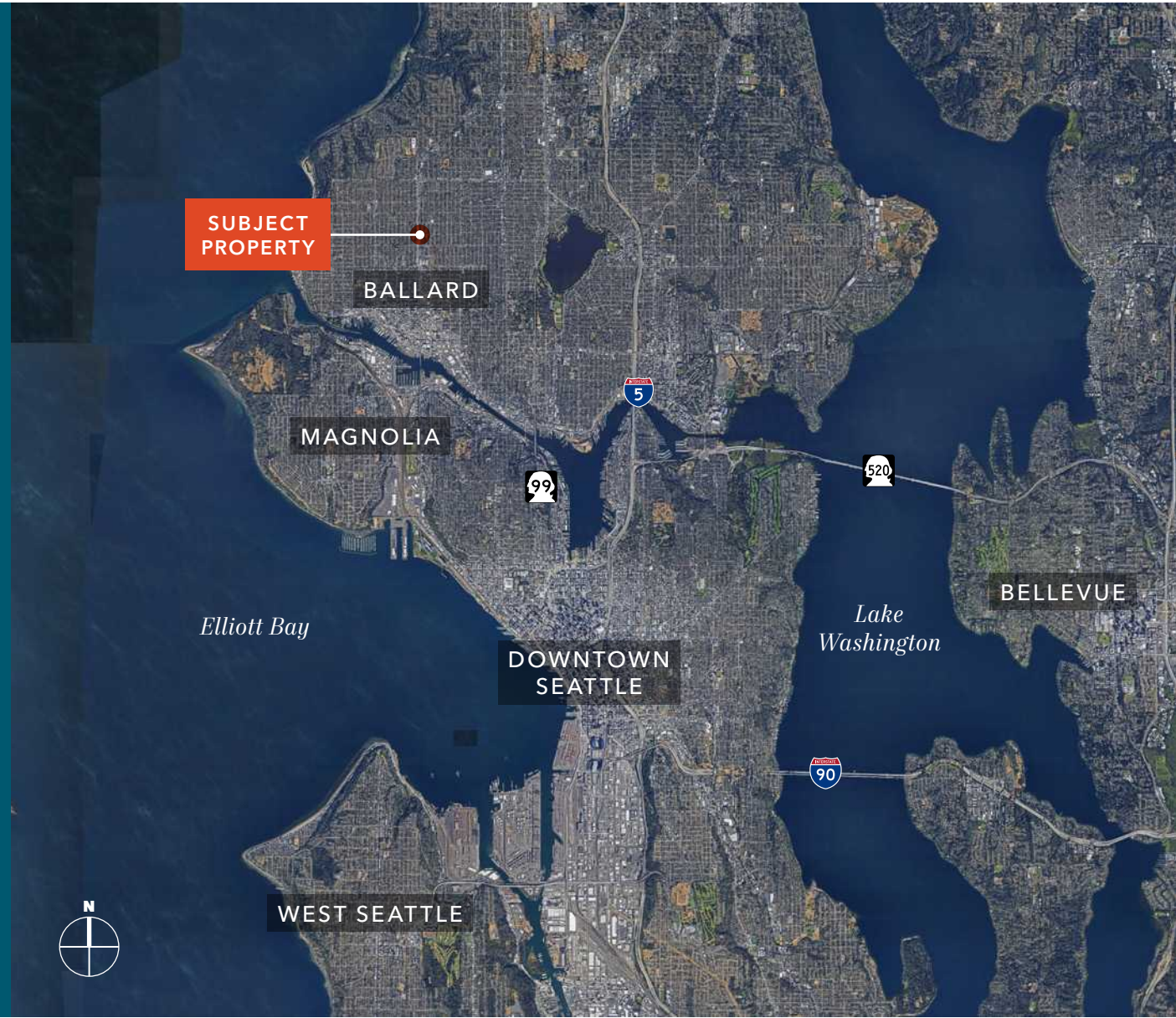
ZONING

HIGHLY- ACCESSIBLE LOCATION

Close to Downtown Seattle

Located on a major bus line

Easy for visitors to locate



7720-7726 15TH AVE NW

Exclusively represented by

JEFF LOFTUS

206.248.7326

jeff.loftus@kidder.com

KEN HIRATA

206.296.9625

ken.hirata@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

