



KNIGHTS OF COLUMBUS BUILDING

A historic landmark in the heart of Capitol Hill

FOR SALE / LEASE

Knights of Columbus Building

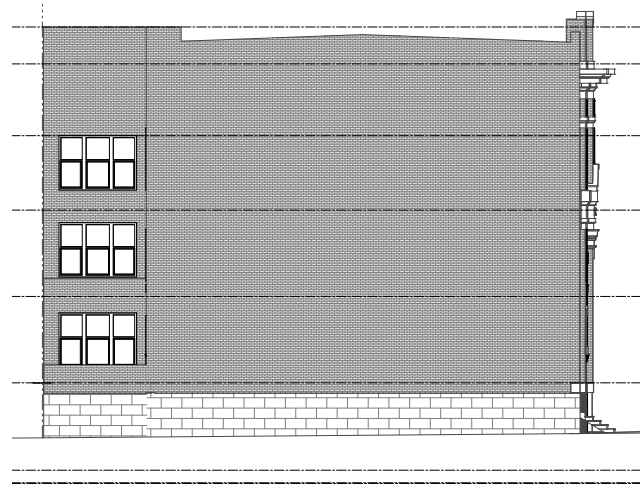
722 E UNION ST | SEATTLE, WA



South facade on E Union St



East facade on Harvard Ave



West facade

RUNBERG ARCHITECTURE GROUP

Property Highlights

Total property sale price:
\$9,950,000

Variable lease rate per floor:
\$16 - 26/SF, NNN

Commercial condo pricing
per floor: \$1M - 3.1M

29,386 RSF building on
three floors, plus mezzanine

9,521 SF lot area

Zoned NC3P-75 (M)

Potential uses:
Event space
Religious use
Fraternal organizations
Indoor recreation

STEVE PELLUER

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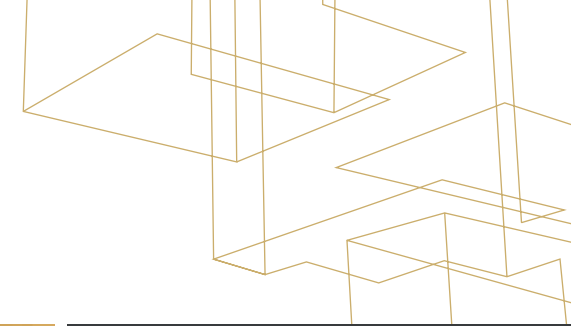
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Features

Constructed in 1913

Located in the heart of Capitol Hill, adjacent to Harvard Market, Broadway and the Pike / Pine corridor

Includes two large ballrooms, a full bar, kitchen, bowling alley, former spa and pool area, gymnasium and locker room



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FOR SALE / COMMERCIAL CONDOMINIUM OPTIONS

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Pricing per Floor



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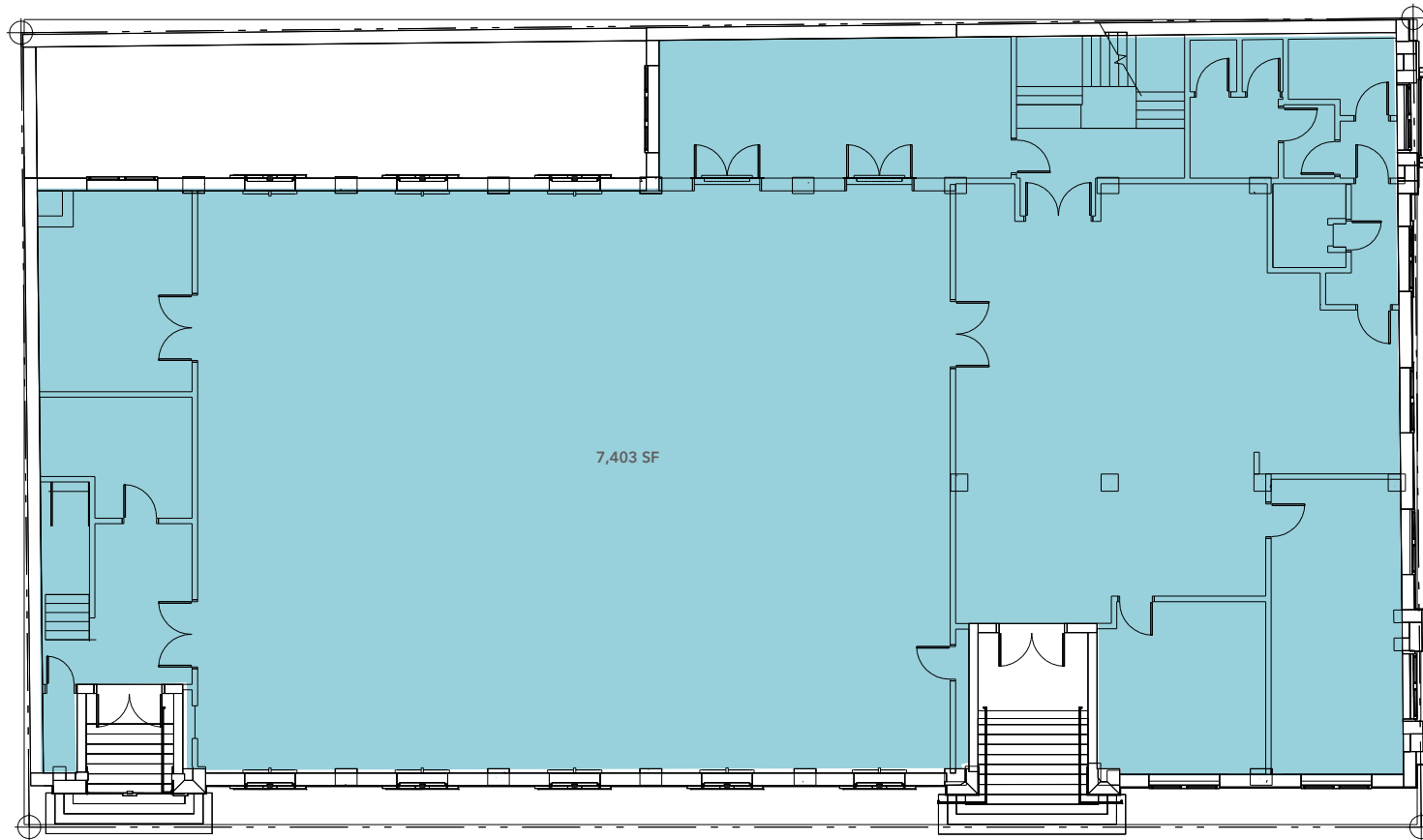


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Main Hall Level - 7,403 SF



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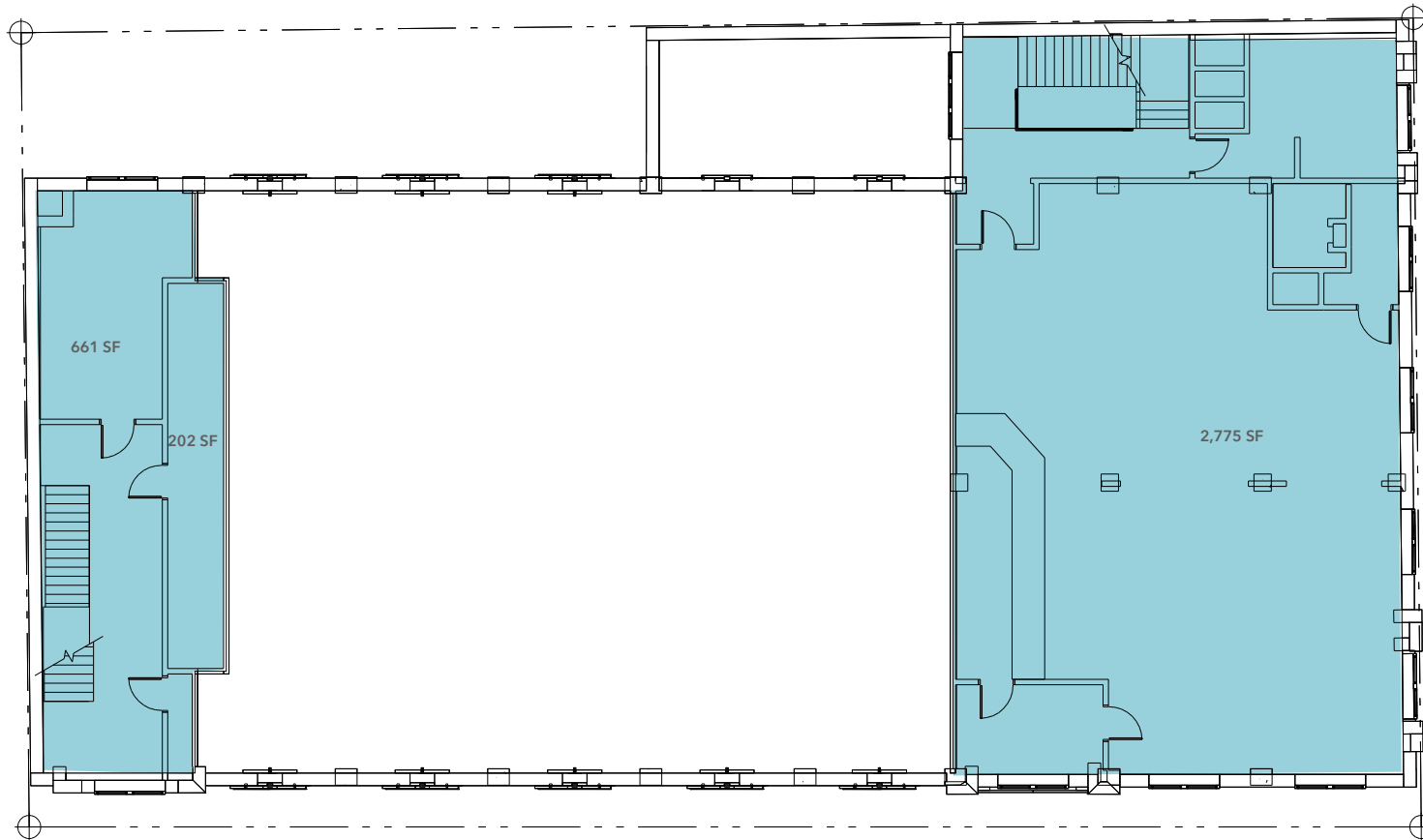
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Main Hall Mezzanine Level - 3,638 SF



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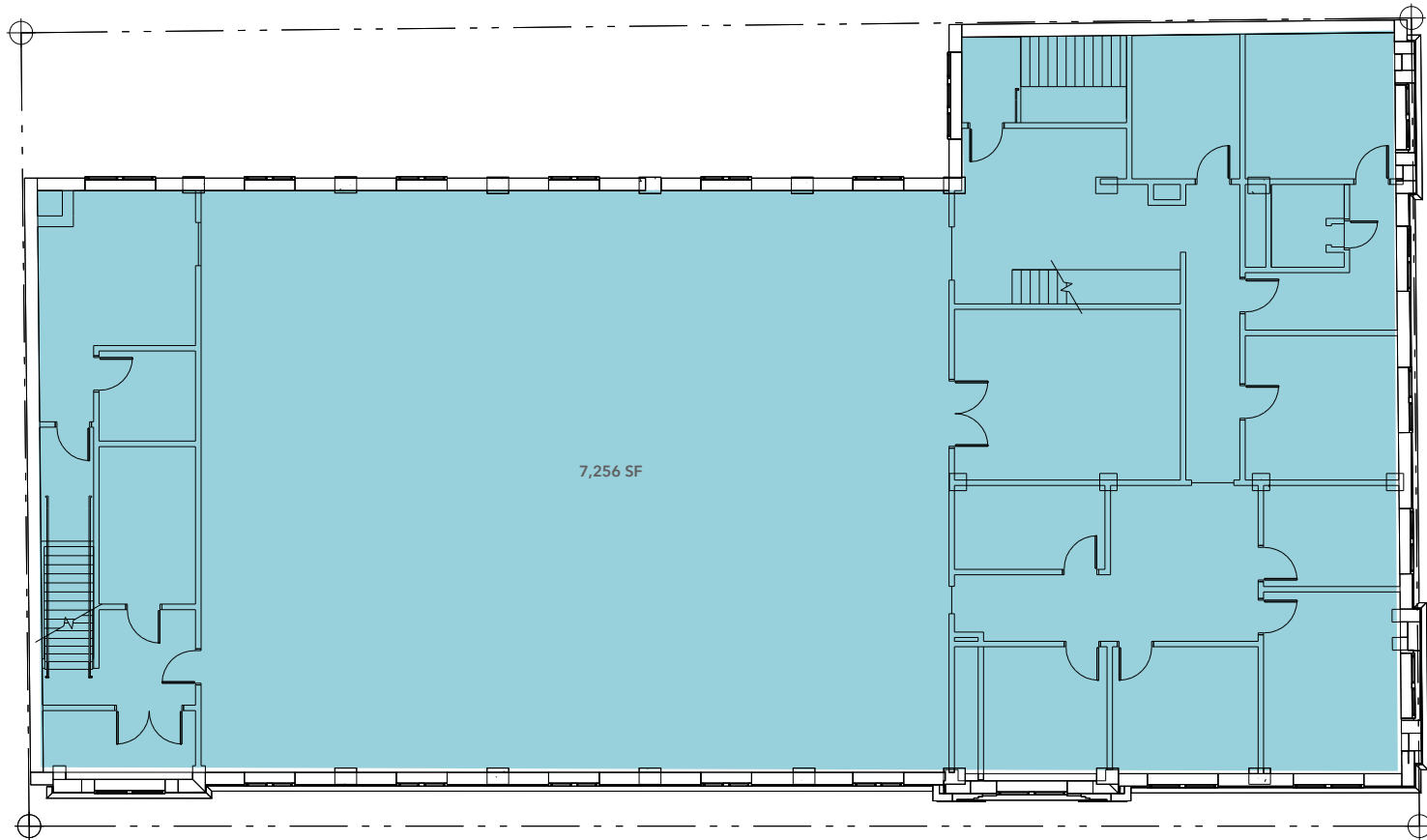
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Top Floor Level - 7,256 SF



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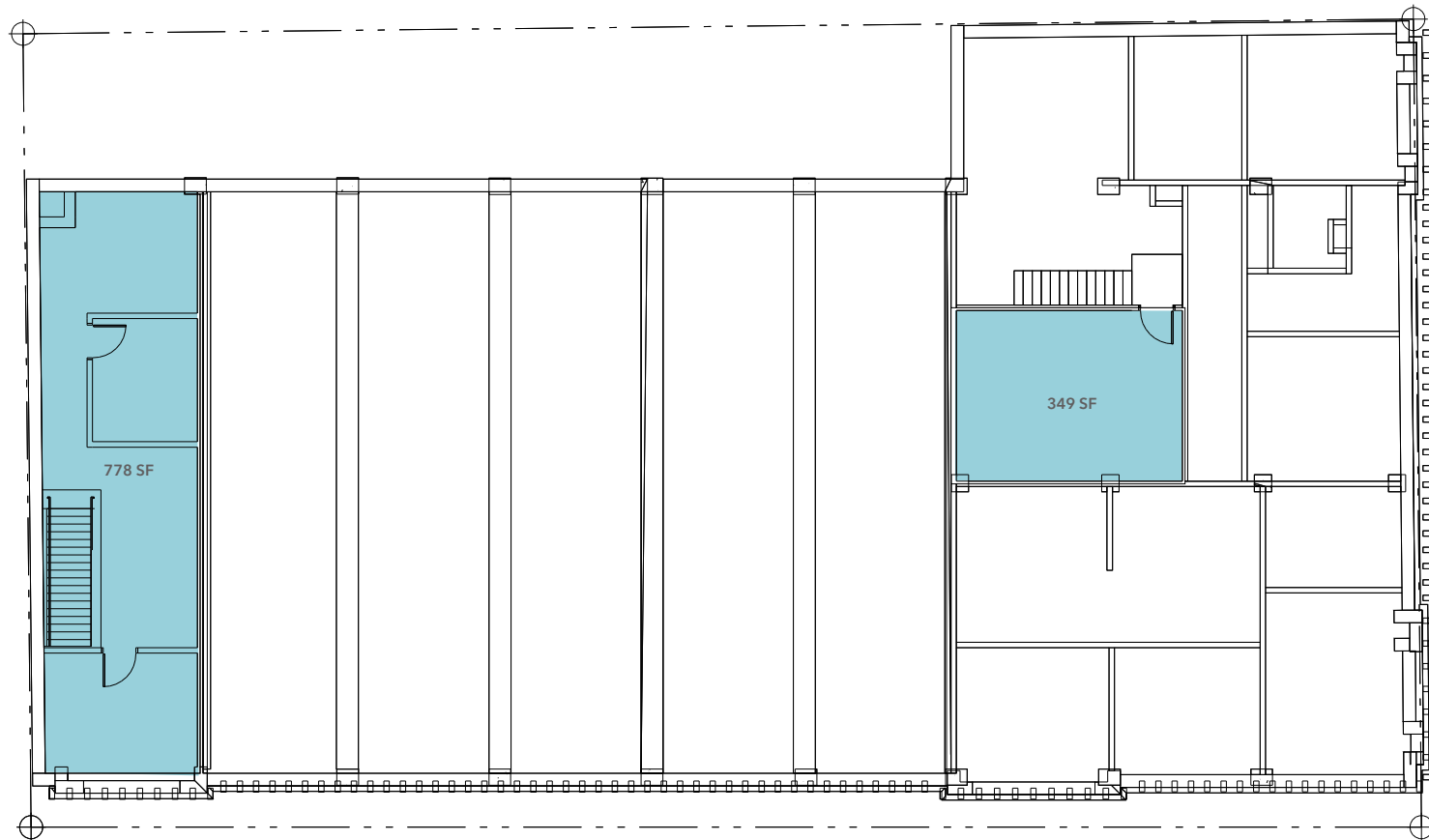
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Top Floor Mezzanine Level - 1,127 SF



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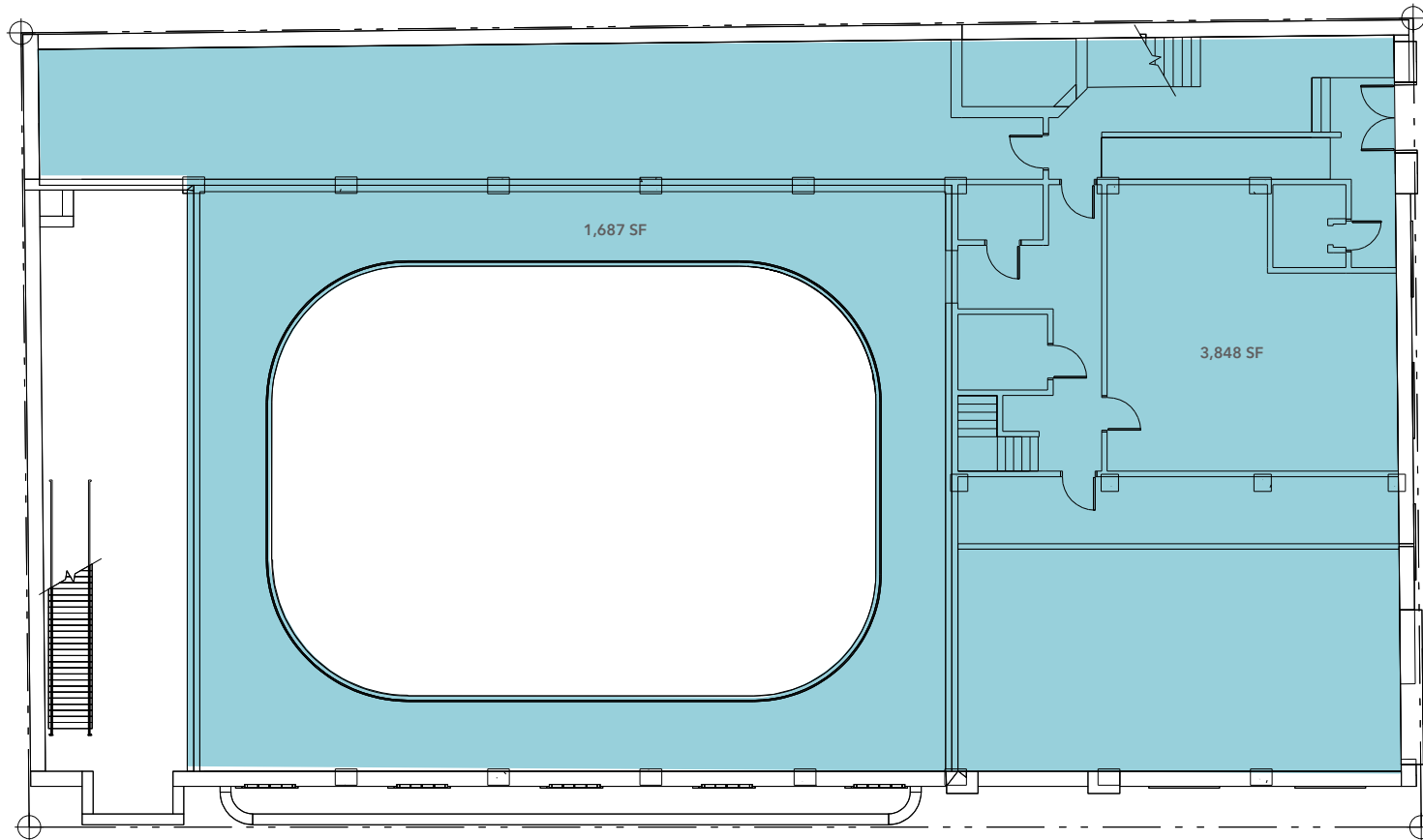
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Basement Level - 5,535 SF



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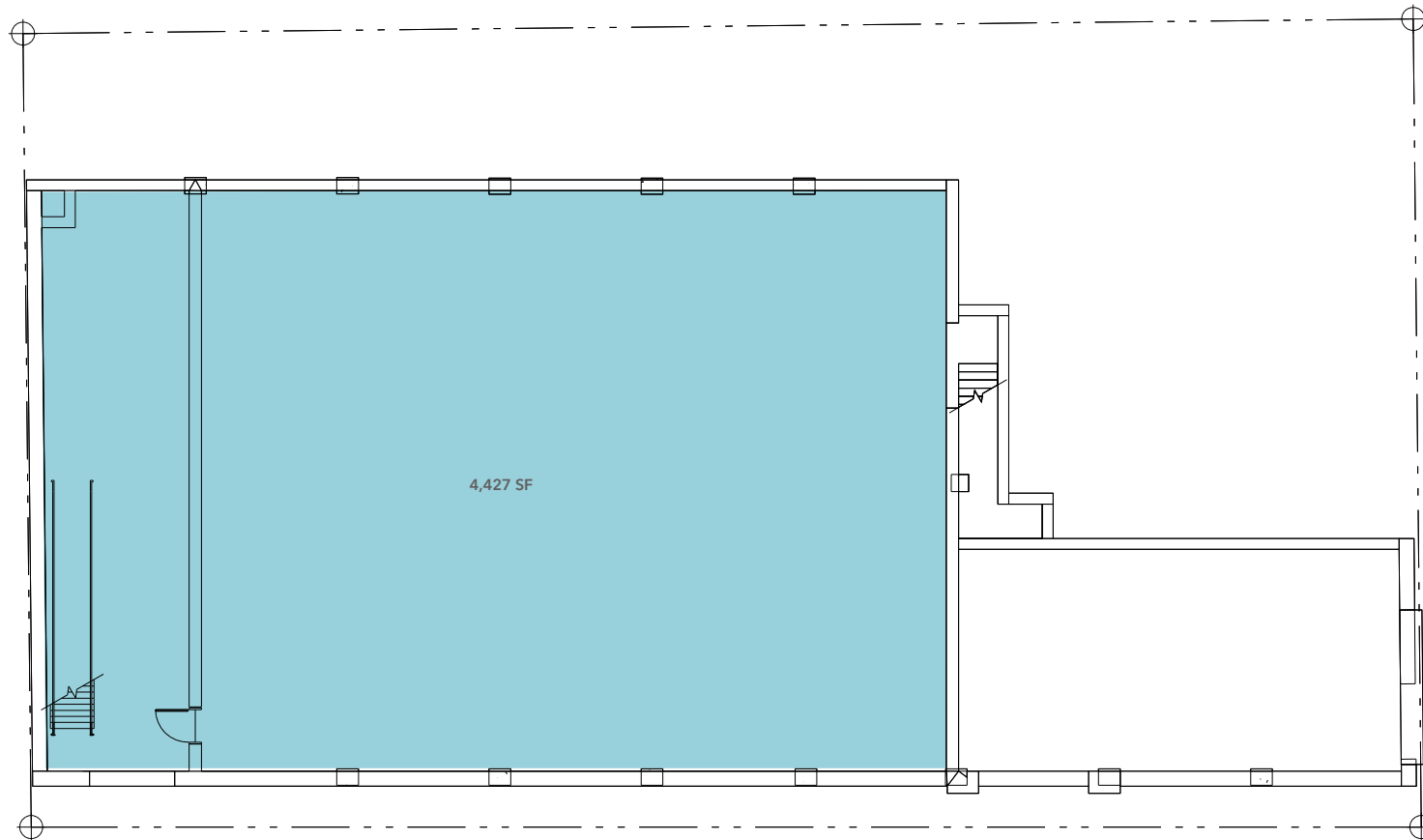
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Lower Basement Level - 4,427 SF



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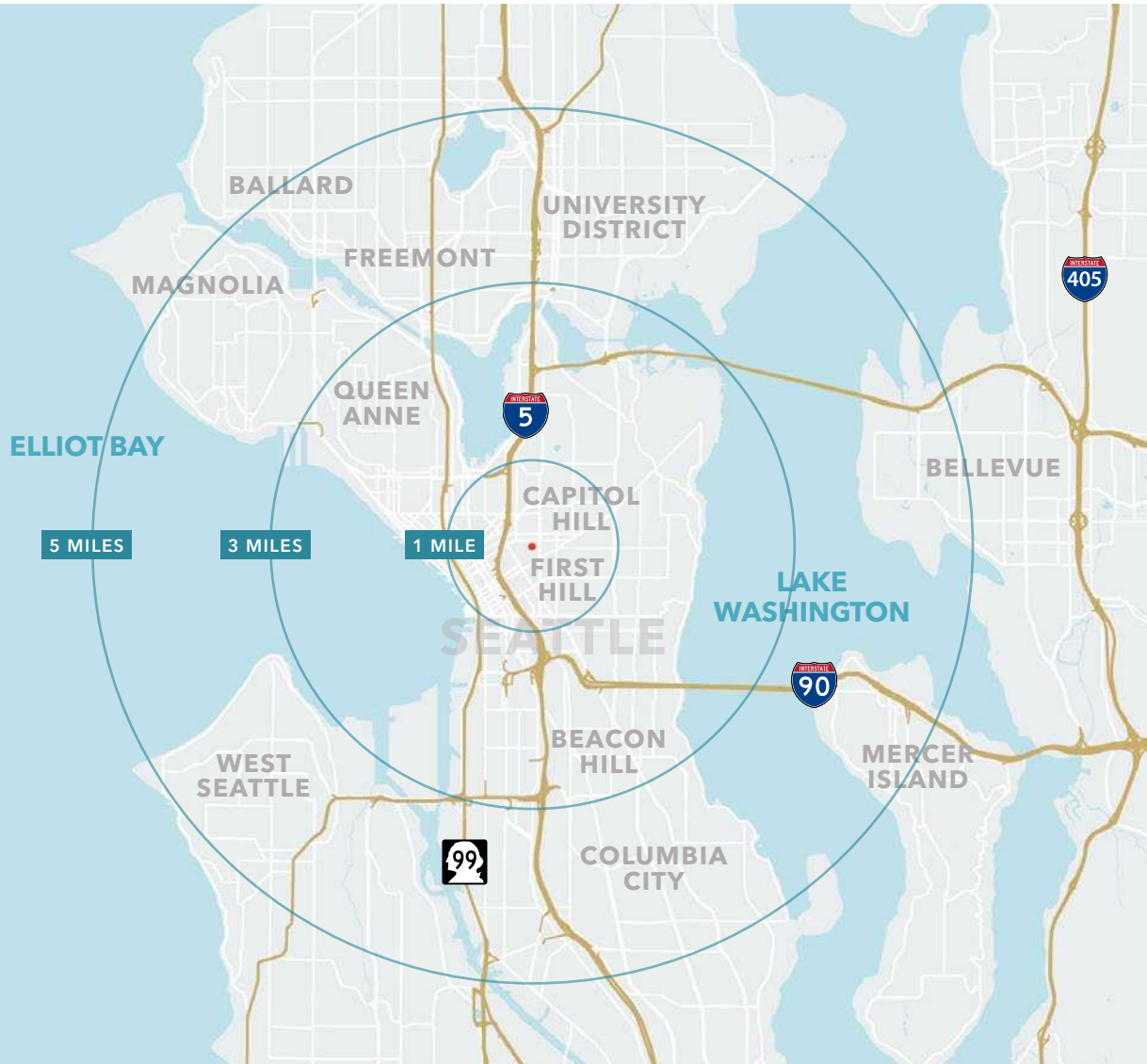
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Demographics

POPULATION

2022 Estimate	1 Mile	3 Miles	5 Miles
Population	90,527	235,035	482,885
Projected Growth	1.4%	1.5%	1.4%
2022 Median Age	35.1	35.7	35.8
Median HH Income	\$88,505	\$107,561	\$111,786

BUSINESS

2022 Estimate	1 Mile	3 Miles	5 Miles
Total Businesses	11,967	25,129	41,974
Total Employees	177,053	317,605	440,330
Employees per Business	14.8/1	12.6/1	10.5/1

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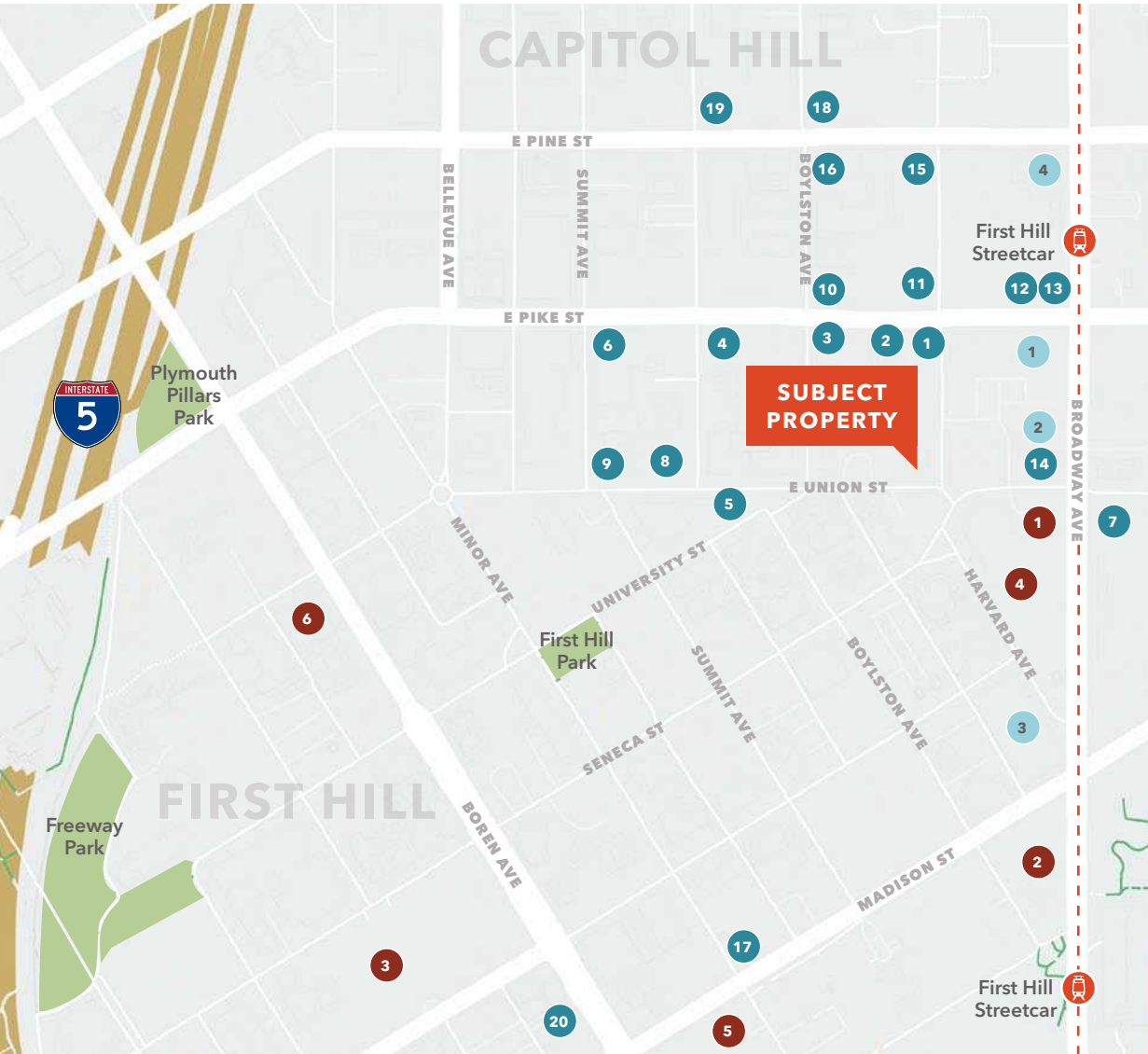
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Neighborhood Amenities

EAT + DRINK

- | | | | |
|---|---------------------------|----|-----------------------|
| 1 | Ayutthaya Thai Restaurant | 18 | Hot Mama's Pizza |
| 2 | La Dive | 19 | Fogón Cocina Mexicana |
| 3 | HoneyHole Sandwiches | 20 | The Hideout |

4 Biang Biang Noodles

5 Di Fiora

6 Tavolàta Capitol Hill

7 Optimism Brewing Co.

8 Half & Half Doughnut Co.

9 Meet Korean BBQ

10 Taku

11 Life On Mars

12 Cinnaholic

13 Capitol Cider

14 8oz Burger & Co.

15 Pelicana Chicken

16 Linda's Tavern

17 Top Pot Doughnuts

GROCERY + SHOPPING

1 QFC Harvard Market

2 Bartell Drugs

3 Whole Foods

4 Walgreens

HEALTH + SERVICES

1 Polyclinic Broadway

2 Swedish Medical Center

3 Virginia Mason Medical Center

4 Providence-Swedish Health Alliance

5 Madison Tower

6 Kindred Hospital

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