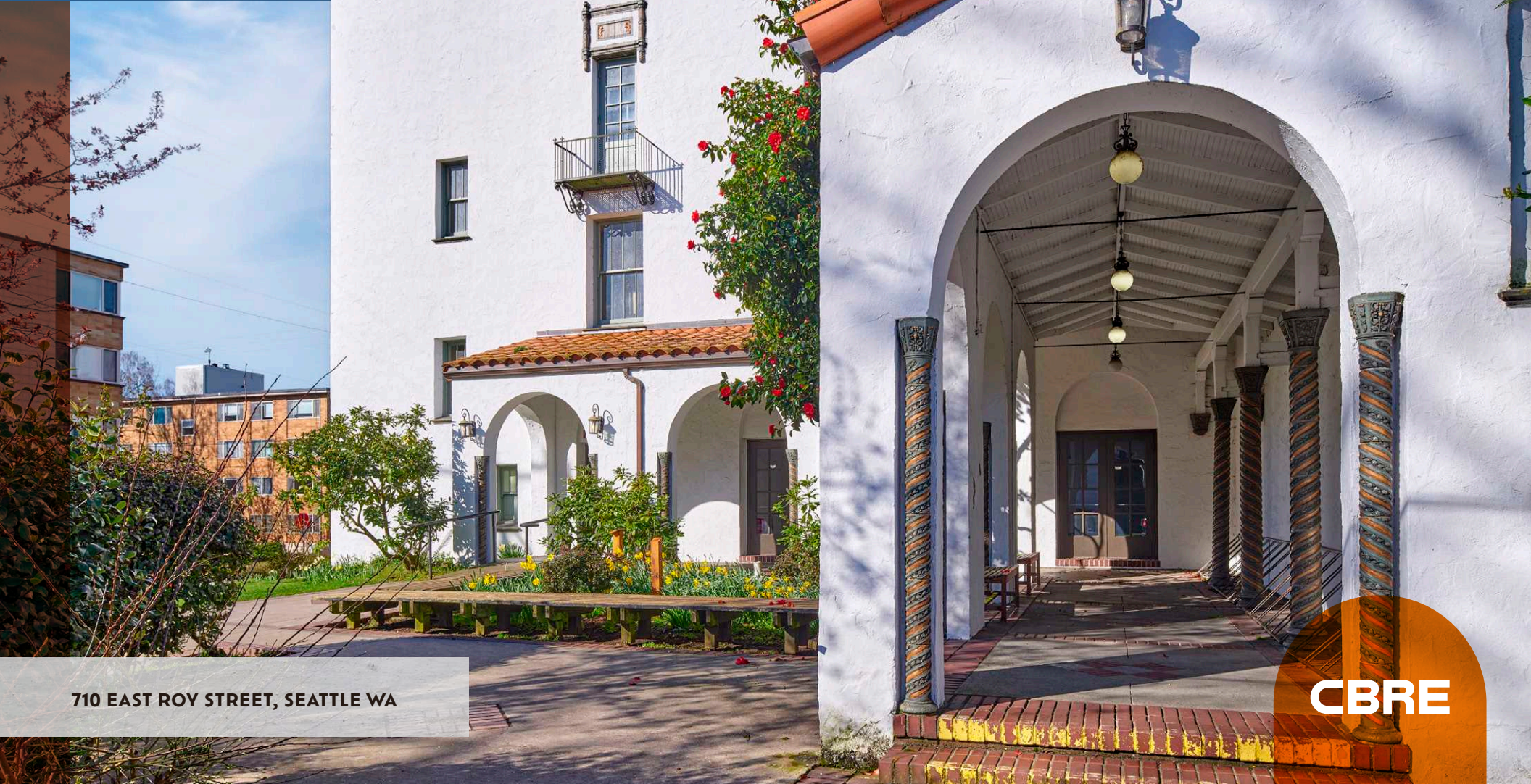




# KERRY HALL

GENERATIONAL OPPORTUNITY TO OWN A SIGNIFICANT AND HISTORIC PROPERTY IN SEATTLE'S CAPITOL HILL NEIGHBORHOOD.



710 EAST ROY STREET, SEATTLE WA

**CBRE**

# EXECUTIVE SUMMARY

**KERRY HALL PRESENTS THE RARE OPPORTUNITY FOR A USER OR AN INVESTOR TO ACQUIRE A HISTORIC ASSET EXTREMELY WELL LOCATED IN SEATTLE'S DESIRABLE CAPITOL HILL NEIGHBORHOOD.**

Offered to the market for the first time in over 100 years, Kerry Hall offers potential Buyers timeless architectural features and functional utility in an impeccable Capitol Hill location. Built in 1921, the Property has been utilized by Cornish College of the Arts since inception for educational and administrative purposes. The building houses various studios, classrooms, rehearsal spaces and performances venues, suitable for either immediate use or next-gen reconfiguration. Kerry Hall is offered together with an additional condo interest providing 49 parking stalls, a scarce resource for a property located in this desired area.

The College has received significant inbound interest in the Kerry Hall Property from potential purchasers. As this Property is located away from the central campus of the College, the leadership of the College has made a strategic decision to offer the property for sale.

University of Washington



MINUTES AWAY FROM ALL THAT SEATTLE OFFERS, KERRY HALL REPRESENTS THE IDEAL MIX OF "IN-CITY" AND NEIGHBORHOOD BENEFITS.



UW Medicine

Allen Institute

Fred Hutch

Google

Meta

Bill & Melinda Gates Foundation

Meta

Climate Pledge Arena

Seattle Center

BELLTOWN

Cruise Terminal

Pike Place Market

Mayflower Park Hotel

amazon HQ

Hotel Theodore

Seattle Convention Center

Seattle Convention Center Expansion

Providence-Swedish Health Alliance

Swedish Hospital

Virginia Mason Medical Center

Safeco Insurance

Harborview Medical Center

Columbia Center

Deloitte

PIONEER SQUARE

King Street Station

INTERNATIONAL DISTRICT/ CHINATOWN

FIRST HILL

Apple

Oracle

Zillow

Nordstrom Headquarters

Slalom

Qualtrics

Uber

DocuSign

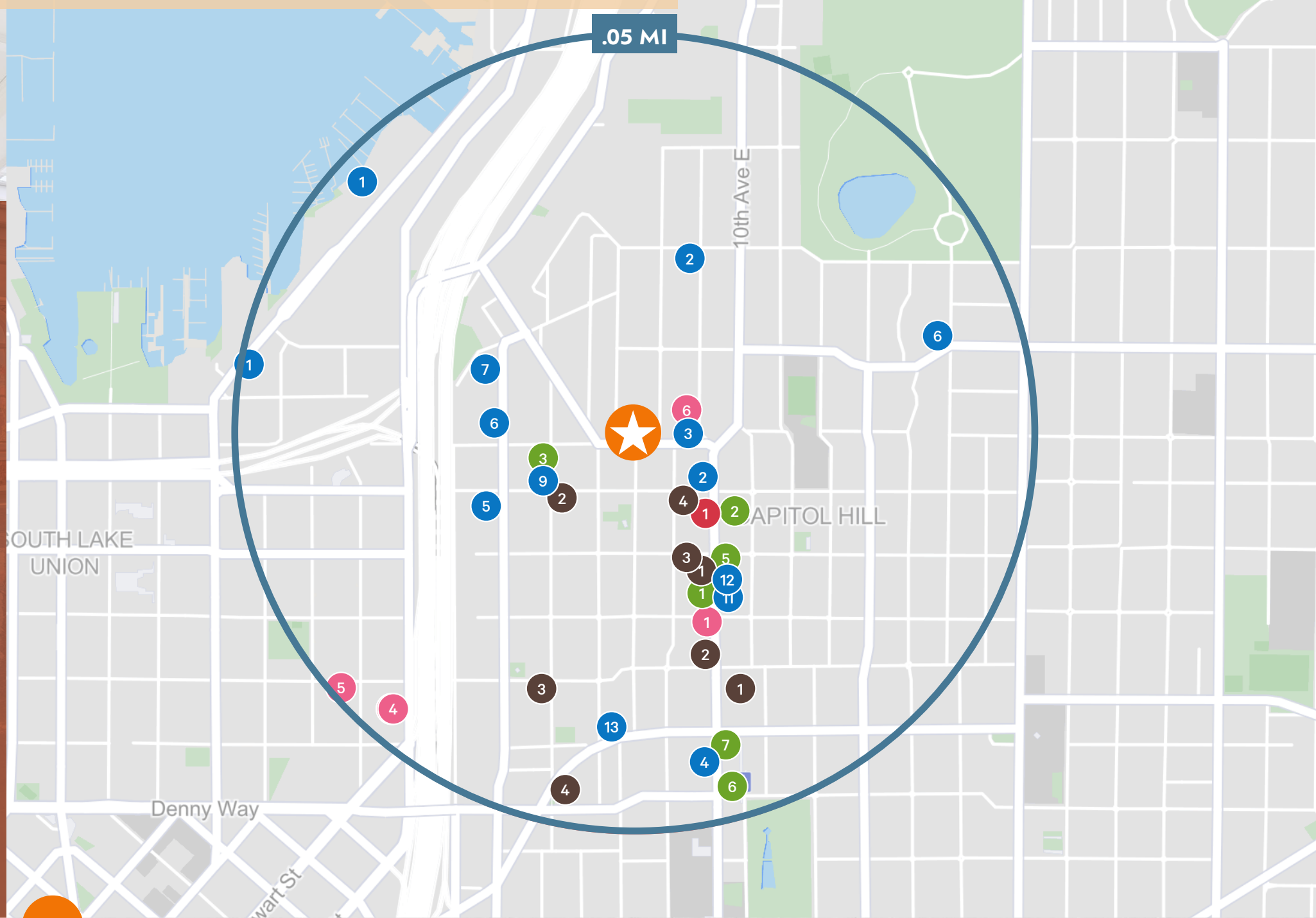
Seattle Ferry Terminal

Seattle Public Library

Expeditors International of Washington Inc.

Waterfront Seattle

# LOCATION, LOCATION, LOCATION...



## Hotels

- 1 Residence Inn by Marriott  
800 Fairview Avenue North  
Seattle, WA, 98109
- 2 Bacon Manor Bed & Breakfast  
959 Broadway E  
Seattle, WA, 98102
- 6 Shafer Ballie Bed & Breakfast  
907 14th Ave E  
Seattle, WA, 98112

## Shopping

- 1 Crossroads  
4300 University Way NE  
Seattle, WA, 98105
- 2 On Running  
222 Yale Ave. N  
Seattle, WA, 98109-5429
- 3 Roark - Distributor Locations  
222 Yale Ave N  
Seattle, WA, 98109
- 4 REI  
222 Yale Ave N  
Seattle, WA, 98109
- 5 GOLFTEC  
255 Yale Ave N  
Seattle, WA, 98109
- 6 Quest Bookshop  
717 Broadway E  
Seattle, WA, 98102

## Restaurant - Coffee/Tea/Juice

- 1 Starbucks US  
417 Broadway E  
Seattle, WA, 98102
- 2 Espresso Vivace

- 532 Broadway E  
Seattle, WA, 98102
- 3 Top Pot Doughnuts  
609 Summit Ave E  
Seattle, WA, 98102
- 4 Analog Coffee  
235 Summit Ave E  
Seattle, WA, 98102
- 5 Emerald City Smoothie  
428 Broadway East  
Seattle, WA, 98102
- 6 Néκτη Juice Bar  
118 East  
Seattle, WA, 98102
- 7 Tous les Jours  
120 Broadway E  
Seattle, WA, 98122

## Hospitals, Urgent Care, + Doctors

- 1 ZOOM+Care  
531 Broadway East, Suite 10  
Seattle, WA

## Grocery

- 1 QFC (Quality Food Centers)  
417 Broadway E # 2  
Seattle, WA, 98102
- 2 Summit Foods Mart  
530 Summit Ave E  
Seattle, WA, 98102
- 3 Thomas Street Market  
233 Summit Ave E  
Seattle, WA, 98102
- 4 Hillcrest Market  
110 Summit Ave E  
Seattle, WA, 98102

## Restaurant - Casual

- 1 Duke's Chowder House  
1111 Fairview Avenue North  
Seattle, WA, 98109
- 2 Ishoni Yakiniuku  
611 Broadway E  
Seattle, WA, 98102
- 3 Cook Weaver  
806 E Roy St  
Seattle, WA, 98102
- 4 Dicks Drive-IN  
115 Broadway E  
Seattle, WA, 98102
- 5 Harry's Fine Foods  
601 Bellevue Ave E  
Seattle, WA, 98102
- 6 Finch & Pine  
711 Bellevue Ave E  
Seattle, WA, 98102
- 7 The Lookout Bar  
757 Bellevue Ave E  
Seattle, WA, 98102
- 8 Cornelly  
601 Summit Ave E  
Seattle, WA, 98102
- 9 Summit Public House  
601 Summit Ave E  
Seattle, WA, 98102
- 10 Taco Chukis  
219 Broadway  
Seattle, WA, 98104
- 11 Due' Cucina  
412 Broadway E  
Seattle, WA, 98102

- 12 Broadway Wok  
420 Broadway E  
Seattle, WA, 98102
- 13 Hot Cakes  
1650 E Olive Way  
Seattle, WA, 98102

## Reference Points

- ★ Kerry Hall  
710 E Roy St  
Seattle, WA, 98102

## Banks

- 1 Bank of America  
230 Broadway E  
Seattle, WA, 98102
- 2 Chase Bank  
301 Broadway E  
Seattle, WA, 98102
- 3 Well Fargo  
401 Broadway E  
Seattle, WA, 98102
- 4 Umpqua Bank  
539 Broadway E  
Seattle, WA, 98102



## CAPITOL HILL

Capitol Hill in Seattle is a dynamic and diverse neighborhood known for its vibrant atmosphere and eclectic culture. Situated just east of downtown, Capitol Hill is characterized by its historic homes, tree-lined streets and stunning views of the city skyline and Puget Sound. This vibrant community is home to a thriving arts scene, with numerous theaters, galleries and music venues showcasing local talent. The neighborhood also boasts an array of trendy boutiques, hip cafés and innovative restaurants, making it a popular destination for foodies and fashion enthusiasts alike. With its bustling nightlife, lush parks, and proximity to major Seattle attractions, Capitol Hill offers the next owner an exciting blend of urban energy and laid-back charm, making it one of Seattle's most desired neighborhoods.



**IN-CITY  
SEATTLE LOCATION**



**HISTORIC BUILDING  
WITH CLASSICAL DESIGN**



**ELEVATOR/ ADA  
COMPLIANT**



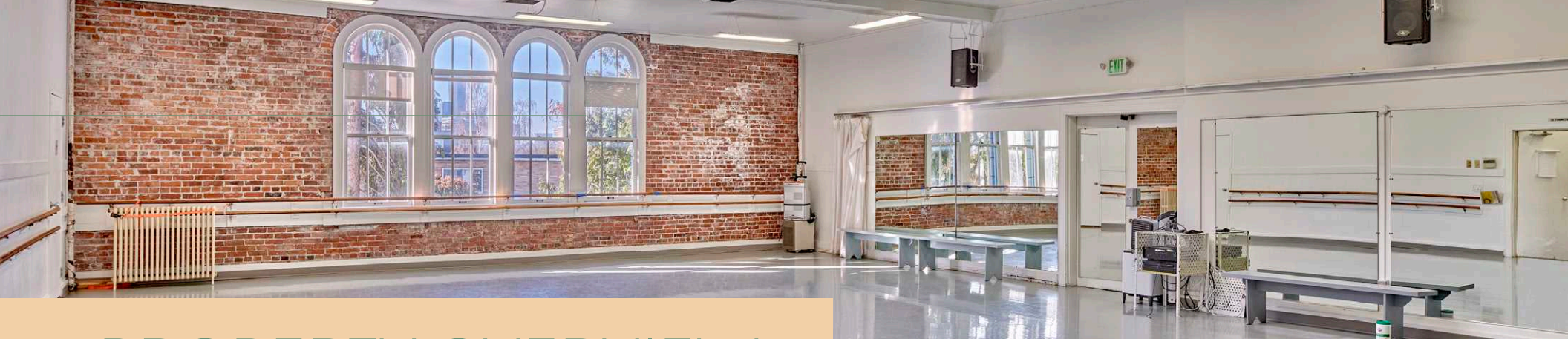
**VIEWS OF DOWNTOWN  
SEATTLE AND SPACE NEEDLE**









**93**  
WALK  
SCORE

**81**  
BIKE  
SCORE

**78**  
TRANSIT  
SCORE



## PROPERTY OVERVIEW

	<b>ADDRESS</b>	710 East Roy Street, Seattle WA 98102
	<b>PARCEL #</b>	9821200125
	<b>LAND AREA</b>	18,978 SF (0.44 AC)
	<b>BUILDING AREA</b>	31,900 SF
	<b>OCCUPANCY</b>	Offered Vacant
	<b>YEAR BUILT</b>	1921/1950
	<b>ZONING</b>	LR3
	<b>SECURED PARKING</b>	49 Stalls

### ZONING

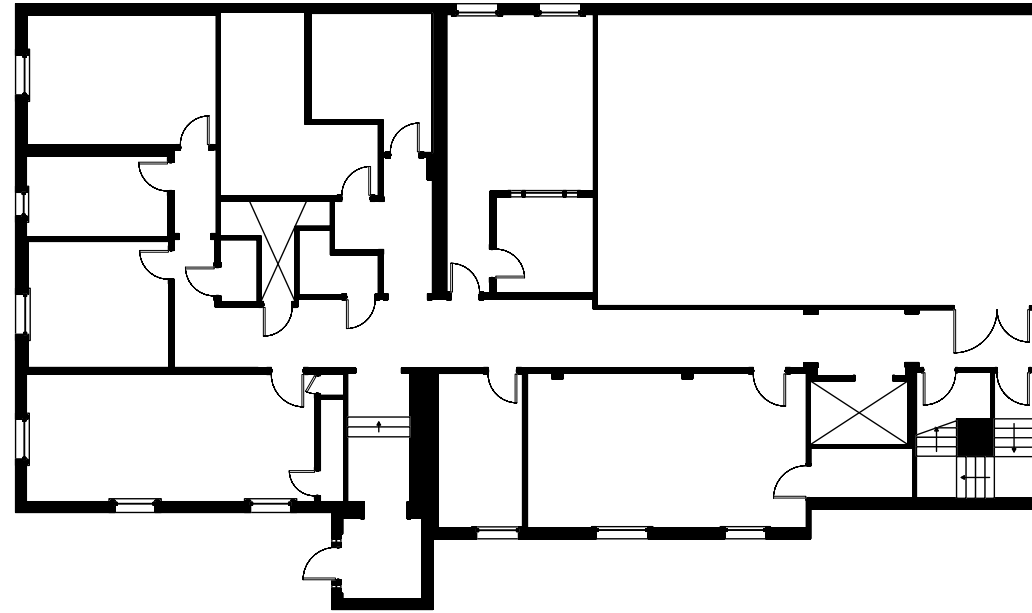
710 E Roy St is zoned LR3, with a historic designation and has been previously utilized for educational purposes. The combination of these factors allows for a wide range of uses and conversions including:

- Multifamily conversion (within the existing footprint)
- Office
- Childcare centers
- Preschools
- Public/ private schools
- Libraries
- Community centers
- Medical services uses (with approval from city)
- General Non-Profit Uses

Augmented by the inclusion of 49 secure, below grade parking stalls, Kerry Hall's quality architecture, scale, large floor spans and prominent location on high ground, provide the acquirer with multiple use-cases for development. The CBRE Team looks forward to working with potential acquirers, to fully explore the range of compelling use cases for the Property. In all cases, the Kerry Hall property has the rare potential to be a significant flagship development.

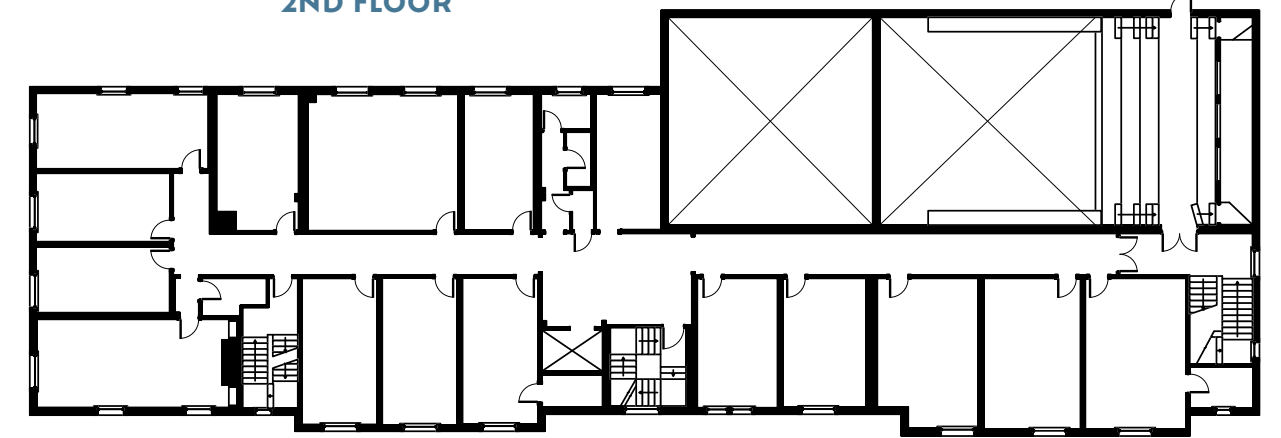
# FLOOR PLANS

BASEMENT



# FLOOR PLANS

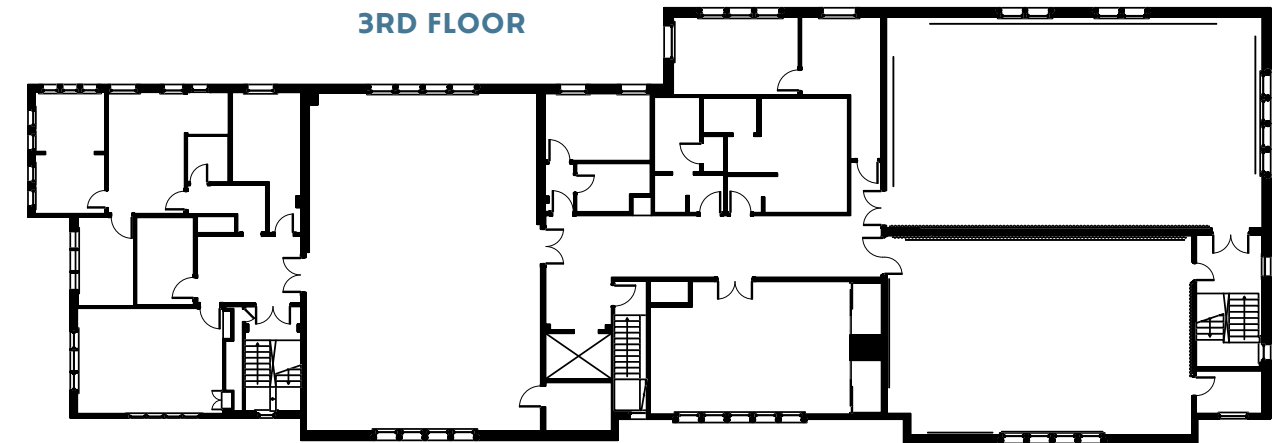
2ND FLOOR



1ST FLOOR



3RD FLOOR



## ABOUT CORNISH

Cornish is the foremost higher education arts institution in urban Seattle. Consequently, the institution must embrace its obligation to be a good neighbor and an influencer to this community in its civic functions. Cornish has a responsibility of training arts makers to utilize their skills to advance civic engagement, activism, and social justice. Urban communities need art-makers who are finding answers to how to use the arts to uplift the community. The mission of Cornish College of the Arts is to provide students aspiring to become practicing artists with an educational program of the highest possible quality, in an environment that nurtures creativity and intellectual curiosity, while preparing them to contribute to society as artists, citizens, and

innovators. Begun in 1914, Cornish College of the Arts offers Bachelor of Fine Arts degrees in the performing and visual arts and a Bachelor of Music degree, along with year-round public programs and extension courses. The College's founder Nellie Cornish, and the many teaching artists who have followed her, believed in education through exposure to all of the arts. This approach continues to inform the College's curricula and community involvement today. Our holistic approach to education promotes experimentation, discovery, and innovation, giving artists the creative intelligence they need to thrive in their disciplines and beyond. We have been inspiring artistic and academic excellence for more than 100 years.



**CORNISH IS ACCREDITED BY THE NORTHWEST COMMISSION ON COLLEGES AND UNIVERSITIES (1977) AND IS LICENSED TO CONFER DEGREES BY THE STATE OF WASHINGTON**

## CORNISH COLLEGE OF THE ARTS IS COMMITTED TO THE FOLLOWING CORE VALUES

Providing an educational environment that offers personalized attention and acknowledges the whole person, cultivating artistic potential and individual voice.

Providing a fine arts education that develops imaginative and critical thinking capacities grounded in knowledge, producing not just trained, but educated artists.

Supplying a rigorous and balanced arts education that encourages experimentation and innovation while providing a solid grounding in technique and craft.

Creating a college environment that demonstrates respect for equal opportunity for all persons and the inclusion of diversity in the curriculum and in the ranks of the student body, faculty, staff and Board of Trustees.





## CONTACT US

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