



110 Summit Ave E & 1611 E Olive Way, Seattle, WA 98102  
**Capitol Hill Development Site**



Exclusively  
marketed by:

**Dean Altaras, CCIM**  
NAI Puget Sound Properties  
+1 425 586 5613  
daltaras@nai-psp.com

**Billy Poll, CCIM**  
NAI Puget Sound Properties  
+1 425 586 5604  
bpoll@nai-psp.com

**Bruce Goldstein**  
NAI Puget Sound Properties  
+1 425 586 5632  
bgoldstein@nai-psp.com









01

Property  
Overview

02

Market  
Overview

03

Development  
Potential

04

Offering  
Terms





# Property Overview

NAI Puget Sound Properties is pleased to exclusively offer for sale the 110 Summit Ave E and 1611 E Olive Way development site, located in the heart of the retail/commercial core of the Capitol Hill neighborhood of Seattle. The site presents a unique development opportunity in **one of the most desirable neighborhoods** in both Seattle and the greater Puget Sound region. It is located on a major commercial corridor in a high-density and vibrant community and offers corner locations with street frontage on two sides, allowing maximum natural light and great view potential.

The property is near **the Capitol Hill Link Light Rail and Seattle Streetcar stations**, in addition to numerous bus routes in close proximity. Only two neighborhoods in the Seattle area are accessible by all 3 major transportation systems. This transit-oriented location provides **excellent access to nearby employment centers** such as the Seattle Central Business District, South Lake Union, the University of Washington main campus and hospital, and the First Hill medical community. In addition, the property is near Cal Anderson Park, which is the hub of the local community.

ADDRESS	110 Summit Ave E and 1611 E Olive Way, Seattle, WA 98102
PARCEL NUMBERS	684820-0642 and 684820-0635
CURRENT ZONING	110 Summit Ave E - NC3-75 (M) 1611 E Olive Way – NC3P-75 (M)
LOT SIZES	110 Summit Ave E – 6,950 SF 1611 E Olive Way – 5,900 SF <b>Total Assemblage – 12,850 SF</b>
SHAPE & FRONTAGE	The assembled sites are a triangular configuration
TOPOGRAPHY	The site slopes gently downward from east to west
UTILITIES	All necessary utilities appear to be available to the site
LIST PRICE	\$7,699,000 (\$599/SF/Land)

01

Property Overview

02

03

04



## 01 Property Overview





# Rent Roll

SUITE	TENANT	RENTABLE SQ. FT.	PERCENT OCC.	LEASE COMMENCE	LEASE EXPIRE	BASE RENT/ MONTH	RENT PER SF	LEASE TYPE	SECURITY DEPOSIT	RENT INC. DATE	RENT INC. AMOUNT	RENEWAL OPTION
110 SUMMIT AVE E*												
110 SUMMIT	HILLCREST SUPER MARKET	4,000	100.00%	7/24/2001	7/22/2026	\$6,106.47	\$18.32	NNN	\$0.00	N/A	N/A	NONE
1611 E OLIVE WAY**												
1611 OLIVE	C H CLEANERS	1,410	100.00%	10/14/2006	M-to-M	\$2,500.00	\$21.28	MOD NNN	\$0.00	N/A	N/A	NONE
TOTALS		5,410				\$8,606.47			\$0.00			

\*TENANT HAS 1ST OPTION TO PURCHASE THE PROPERTY. THIS OPTION HAS BEEN WAIVED IN WRITING BY TENANT. 2) TENANT HAS SUBLEASED A 400 SF PORTION OF THE PREMISES TO CARMELOS TACOS, LLC.

\*\*LANDLORD PAYS TAXES & INSURANCE

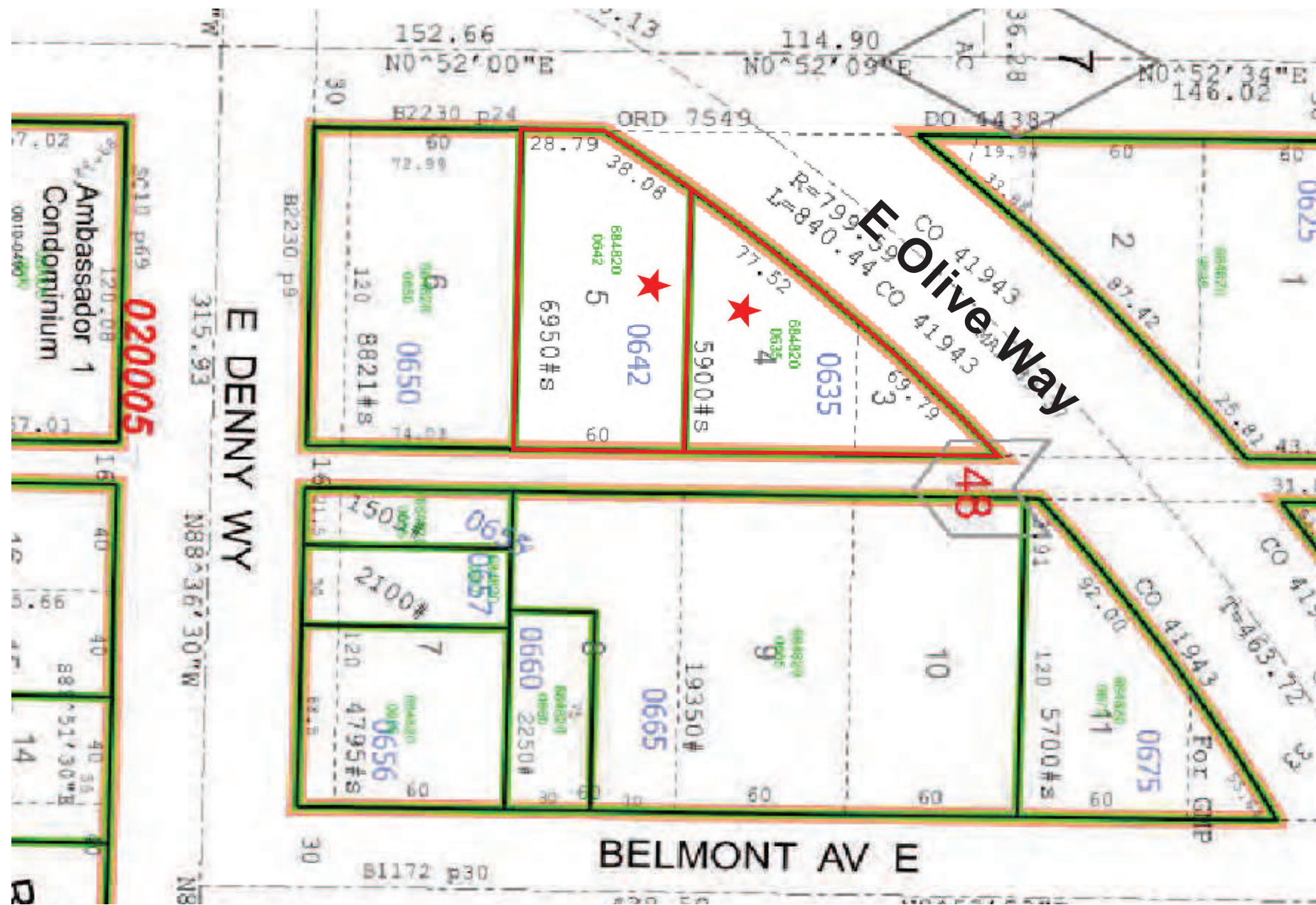


## 01 Property Overview





Plat Map



- 01 Property Overview
- 02
- 03
- 04



02





# Market Overview

01

The Capitol Hill market is a close-in, urban community that has experienced significant long-term land price appreciation. The general region and the Capitol Hill market specifically have benefited from **strong economic conditions**. The demand for land in the community and other communities in and surrounding downtown Seattle has been significant in recent years.

The Capitol Hill neighborhood is an eclectic mix of architectural presentations that retains some older industrial buildings, many of which have been renovated for office, retail and residential uses. Numerous older, low-density structures have been replaced with primarily multi-story, mixed-use, residential/commercial structures, with demand for the new buildings generated by an **expanding economy, job growth and continued urbanization of the surrounding region**. For more information, please visit the Capitol Hill Chamber of Commerce at [www.caphillchamber.org](http://www.caphillchamber.org).

The **current demand is high** for land suitable for multi-family development in the neighborhood of the subject property, as is evidenced by the development projects that are either in the predevelopment stages, under construction or recently completed.

High-density development is occurring at a consistent and rapid pace throughout the Seattle area. The Puget Sound area is expected to grow by 1.2 million over the next 30 years. With Seattle's comprehensive plan intending to channel growth into urban neighborhoods, and with demand exceedingly outweighing supply of apartment units, urban development will continue to rise for the foreseeable future.

02

Market Overview

03

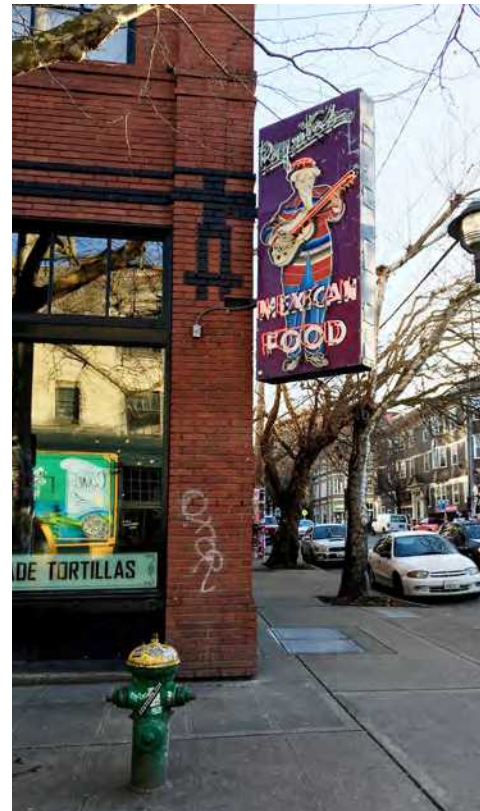
04



## Capitol Hill

Capitol Hill is characterized by its trendy music scene, clubs, restaurants, high-end shops & art venues.

The proximity to downtown Seattle as well the immediate availability of various public transit options open the neighborhood to the surrounding area providing residents with easy access to key business centers for a convenient commute to work.







## Pike-Pine

The Pike-Pine triangle is the heart of Capitol Hill. The area is bordered by Broadway, Madison Street and Pine Street, all major commercial corridors. Pike-Pine is home to various restaurants, art galleries & boutique shops that enhance the area's unique identity.

Once known as Seattle's "auto row," the area retains many older industrial buildings that have been renovated for office, retail and residential uses.



01

02

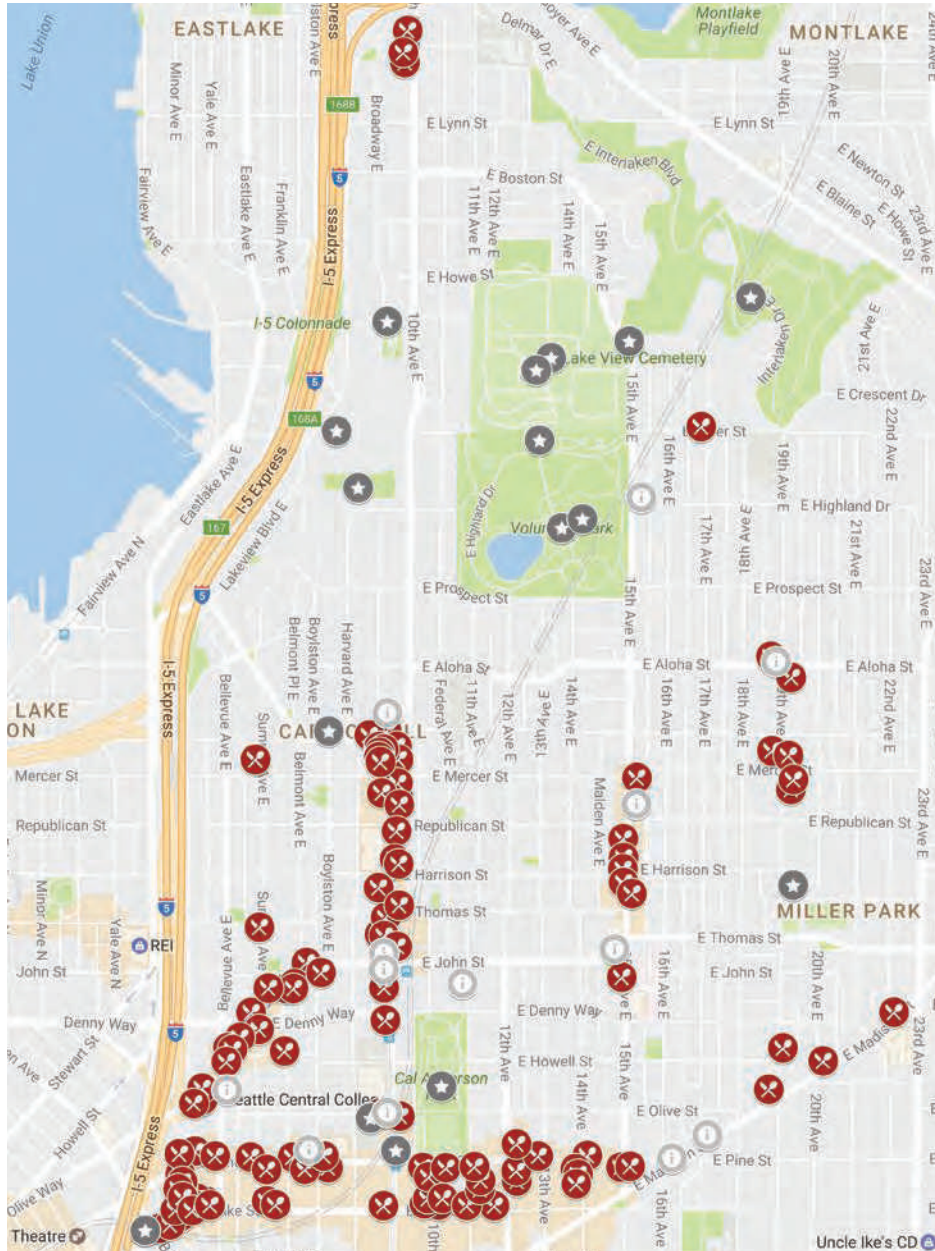
Market Overview

03

04



## 02 Market Overview



### Capitol Hill Amenities

RESTAURANTS/BARS	693
SERVICES/AMENITIES	3,935
ARTS, ENTERTAINMENT & RECREATION	162
NOTABLE LANDMARKS	
Volunteer Park	Jimi Hendrix Statue
Cal Anderson Park	Egan House
Seattle Central College	Streissguth Gardens
Asian Art Museum	Plymouth Pillars Park





01

02

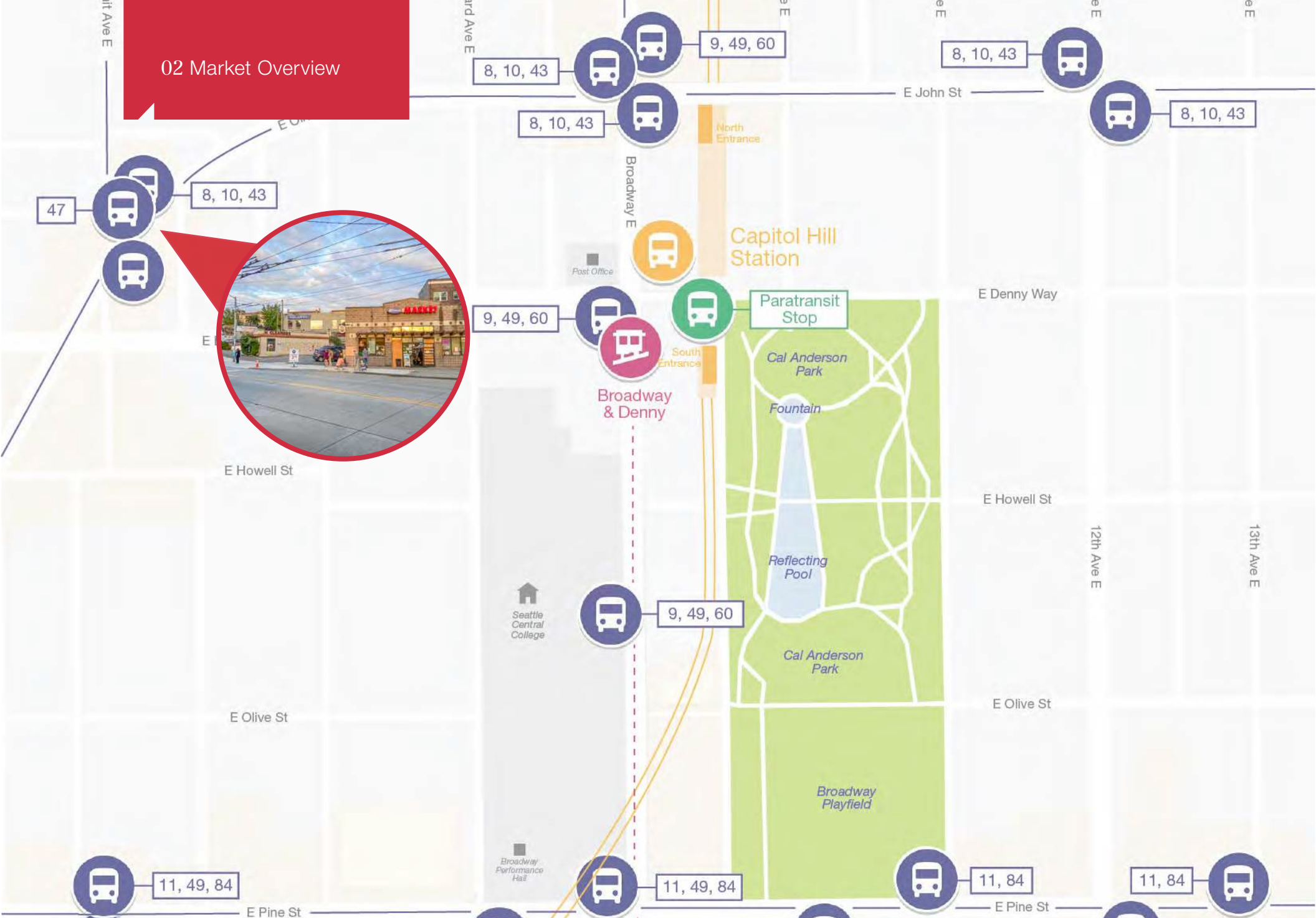
Market Overview

03

04



## 02 Market Overview





# Transit Overview

The 110 Summit Ave E and 1611 E Olive Way development site is situated 3 blocks from the Capitol Hill Light Link Rail Station. It is also easy accessible from Interstate 5 which travels in a north/south direction connecting to other major centers in the Puget Sound region.

The Light Rail system connects the Capitol Hill community, Husky Stadium in the University District and downtown Seattle, with additional stops northward to northgate and southward to the SeaTac airport. The traveling time from the University of Washington to Capitol Hill, to the Westlake light rail station is 6 minutes, offering remarkable Capitol Hill access to downtown Seattle and vice versa.

The Streetcar travels from the Capitol Hill neighborhood south to the Central District and west towards south downtown Seattle, terminating at the baseball and football stadiums. Future expansion of the Streetcar will travel through downtown and connect with the existing Streetcar system that is currently in operation near South Lake Union, the Denny Triangle and Belltown communities of downtown Seattle.

01

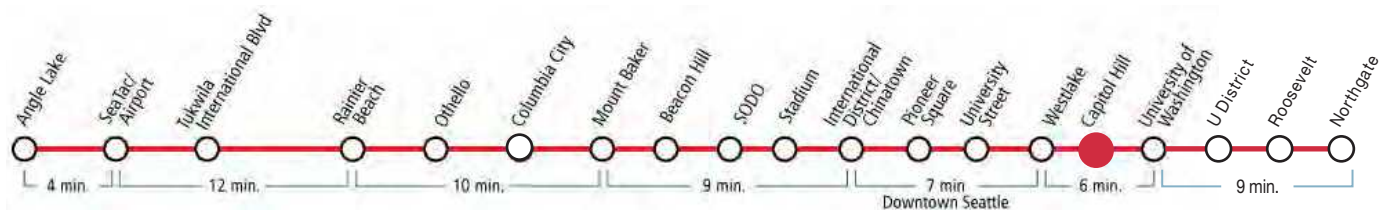
02

Market Overview

03

04

## Link Light Rail Stops



## Commute Scores

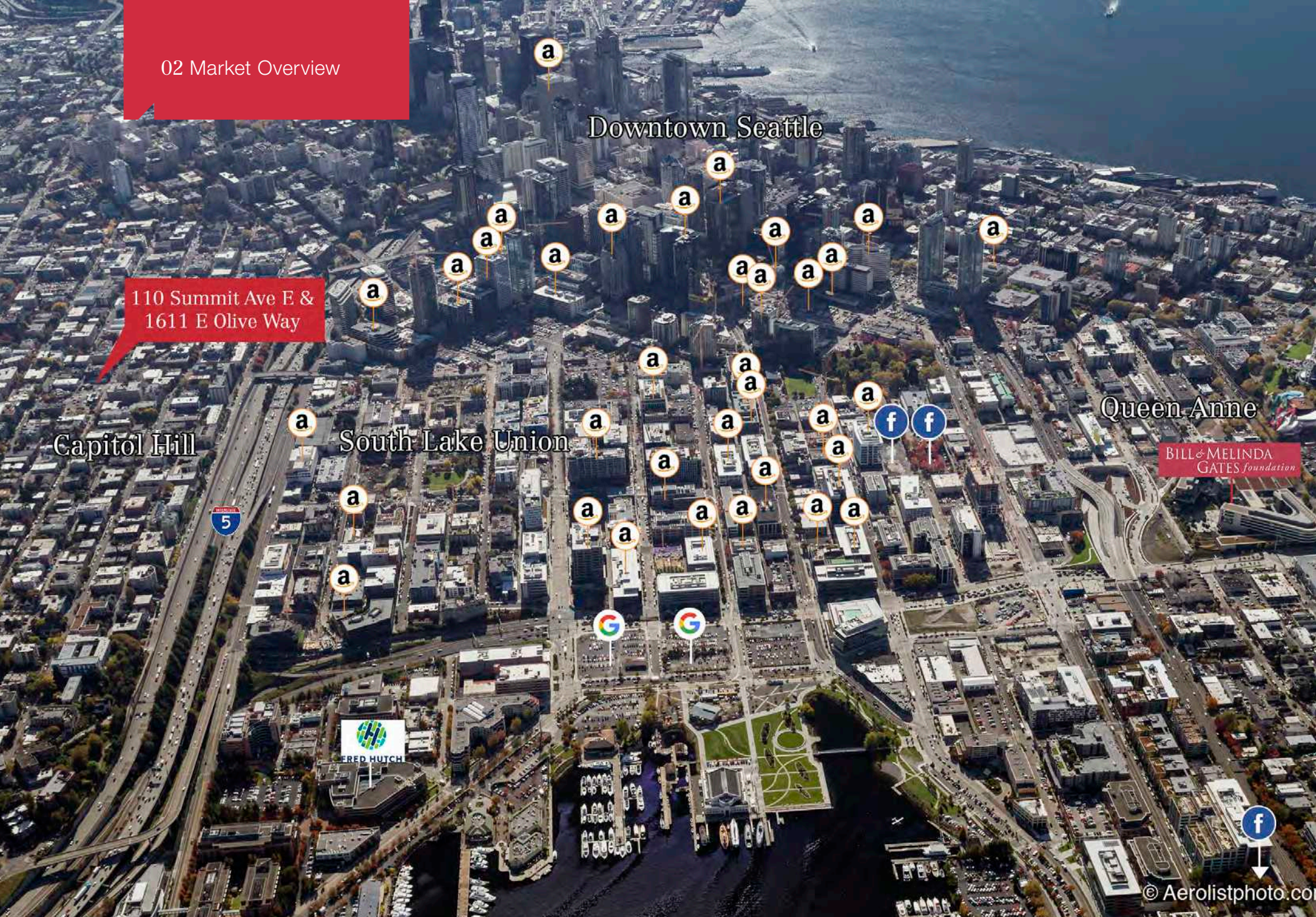
100  
Walk Score

89  
Transit Score

87  
Bike Score



## 02 Market Overview





## Nearby Business/Employment Centers

Seattle has positioned itself as a key recruitment center for high-skilled, educated labor particularly in computer software, biotechnology and engineering. Business growth in the area has contributed to a rapidly rising population due to a steady demand for new workers. This growth has driven a multitude of commercial businesses and development to the area and shows no signs of stopping.



### 3 minutes to Downtown Seattle

Downtown is the city's central business district. It accounts for nearly half of the workforce in Seattle (48%), representing one in five jobs within King County. Nearly half of Downtown workers live within ten miles of their job and use the transit system to commute to and from work.

Downtown is also the region's shopping destination and a major tourist attraction. Pike Place Market alone attracts approximately 10 million visitors each year.



### 18 minutes to South Lake Union

South Lake Union (SLU) is home to Amazon, one of the largest employers in the country. In 2016, Amazon added 110,600 workers worldwide and is projected to add another 100,000 by mid 2018. Other big tech giants are following suit and setting up offices in SLU. Facebook expanded its presence in the area in 2016, leasing two new buildings with enough space to potentially double its number of employees. In addition, Vulcan has constructed four new office buildings for Google.



### 3 minutes to University of Washington

The University of Washington plays a key role in many economic sectors such as healthcare, biotechnology, information technology, science & research. It receives over \$1 billion in sponsored grants and contracts. The University of Washington's economic impact on the state of Washington increased from \$9.1 billion to \$12.5 billion in only five years.

01

02

Market Overview

03

04

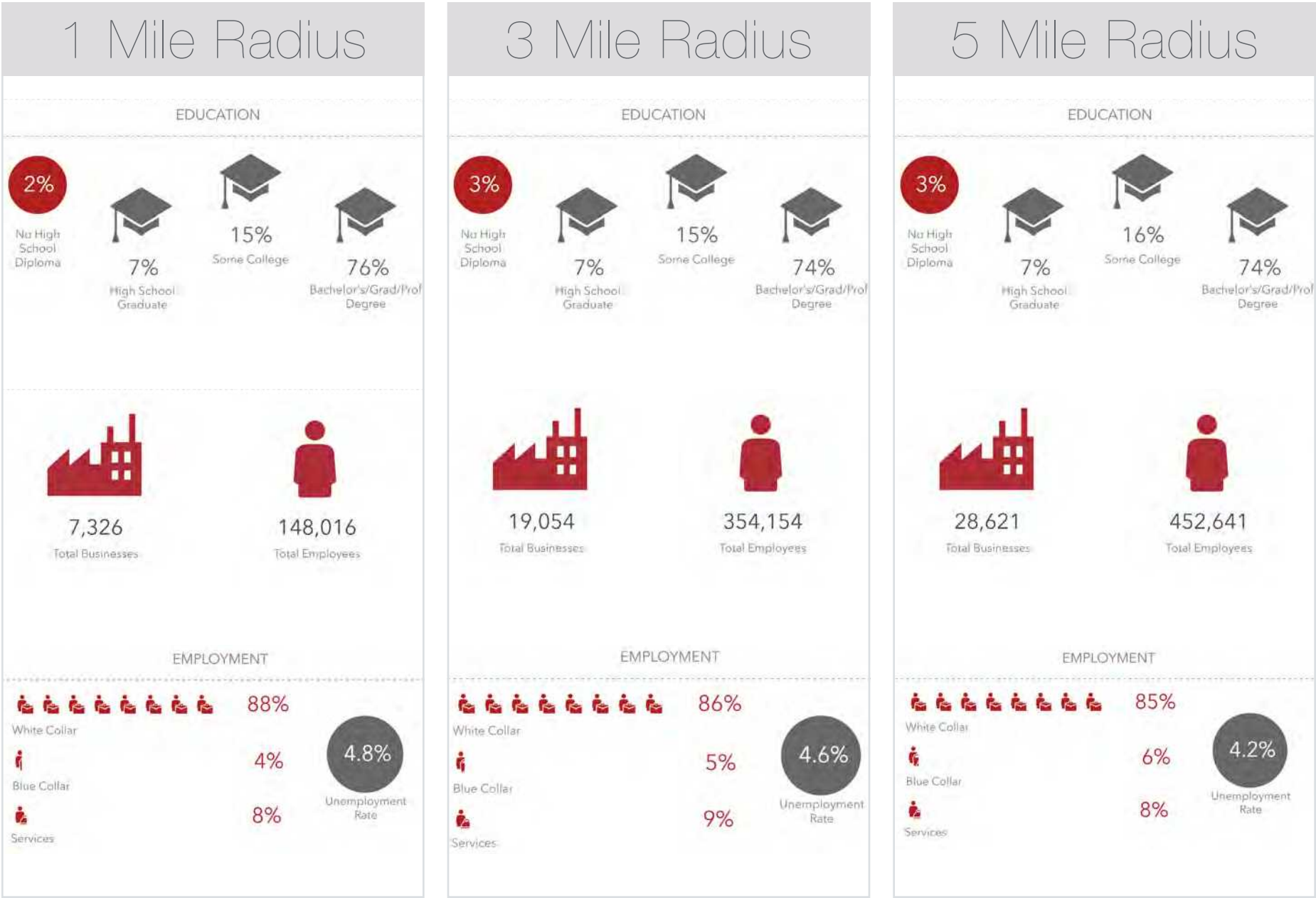


## 02 Market Overview





# Demographics





03





# Massing



MASSING

DATE:01.05.20

third place design  
co-operative  
where architecture meets community  
304 Alaskan Way S, Suite 301 | Seattle, WA 98104

110 SUMMIT AVE E & 1611 E OLIVE WAY  
MIXED USE FEASIBILITY

A-4











## SITE/GROUND LEVEL



## SITE DATA & ZONING SUMMARY

ZONE:	NCIP-75 MI. AND NCATS
FAIR:	5.5 MAX. MIN. 2.0 REQUIRED
HEIGHT:	NONE
URBAN CENTER URBAN VILLAGE:	FIRST HIGHT CAPITAL HILL URBAN CENTER
OVERLAY:	NONE, BUT E OLIVE WAY IS PEDESTRIAN STREET
STREETS:	ADDITIONAL ADJUTING M/LOTS: 9 BERTH PARK FIRST 19" IN EACH 10' SETBACK TO 60" HIGHT AND 7' SETBACK FOR EACH ADDITIONAL 10' IN HEIGHT
MHA:	MANDATORY
STREET LEVEL RESIDENTIAL LIMIT:	20% OF FRONTAGE
STREET LEVEL USE REQUIRED:	80% OF FRONTAGE
STREET FRONTAGE GLAZING REQD:	80% REQUIRED
OVERHEAD WEATHER PROTECTION:	80% OF FRONTAGE
PARKING:	NO MINIMUM REQUIRED IN FIRST HIGHT CAPITAL HILL URBAN CENTER
FLOORING:	100%
MINIMUM 1' CLOTH HEIGHTS:	100%
SIGNING REQUIRED:	YES IF BASEMENT PARKING PROVIDED (PARKING NOT REQUIRED)
CONSTRUCTION TYPE:	PARKING PLUS BASEMENT AND PARKING NOT REQUIRED
	TYPE V AND TYPE V ARE 6X8 STORES WOOD OR 1 STORY CONCRETE
PANEL PLS:	(644)00005, 644820042
PANEL SPS:	12, 600 TOTAL, FOR BOTH PANELS S
MANUFACTURE SPS:	2005

### SPACE LAYOUT LEGEND

-  STREET LEVEL USE
-  RESIDENTIAL LOBBY/LEASING
-  BUILDING SERVICES
-  PARKING/ACCESS
-  RESIDENTIAL AMENITY
-  STUDIO UNIT (370-450 SF)
-  1 BEDROOM UNIT (500-600 SF)
-  CORRIDOR/CIRCULATION

## BUILDING & SITE SUMMARY

FLOOR	GSF PER FLOOR	CHARGEABLE FAR PER FLOOR	UNITS PER FLOOR	PARKING/STREET NSF	STUDIO UNITS PER FLOOR	ONE BEDROOM UNITS PER FLOOR
B1	12,816	0	0	12,816	0	0
1	12,816	12,816	0	12,816	0	0
2	10,452	10,452	20	0	18	2
3	10,452	10,452	20	0	18	2
4	10,452	10,452	20	0	18	2
5	10,452	10,452	20	0	18	2
6	10,452	10,452	20	0	18	2
7	10,452	10,452	20	0	18	2
TOTALS	87,944	54,424	120		108	12
5.5 FAR ALLOWED	70,675		TOTAL UNITS			
5% AMENITY AREA REDUCED	1,194	MEETS FAR				
RESID. OUTDOOR AMENITY AREA APPROVED	3,334					
	TOTAL SF	20	PARKING NOT REQUIRED			

DATE:01.05.20

# 110 SUMMIT AVE E & 1611 E OLIVE WAY MIXED USE FEASIBILITY

The 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. G:\Shared drives\ADMIN TEAM\MARKETING\Marketing - InDesign\2024\Offering Memorandum\110 Summit Ave E and 1611 E Olive Way\OM 110 Summit Ave E and 1611 E Olive Way



LEVEL 2 RESIDENTIAL



LEVEL 2 RESIDENTIAL



SITE DATA & ZONING SUMMARY

ZONE:	NCIP-75 (M) AND NC3-75
DATE:	11.1.18
HEIGHT:	15' MAX, MIN 2' REQ.
URBAN CENTER/URBAN VILLAGE:	FIRST HILL/CAPITOL HILL URBAN CENTER
OVERLAY:	NONE, BUT E. OLIVE WAY IS PEDESTRIAN STREET
SETBACKS:	SETBACKS ABUTTING MR LOTS: 0' SETBACK FIRST 10' IN HEIGHT; 10' SETBACK TO 60' IN HEIGHT AND THEN 1' SETBACK FOR EACH ADDITIONAL 10' IN HEIGHT.
MVA:	MANDATORY
STREET LEVEL RESIDENTIAL LIMIT:	80% OF FRONTAGE
STREET LEVEL USE REQUIRED:	80% OF FRONTAGE
STREET FRONTAGE GLAZING REQD:	80% REQUIRED
OVERHEAD WEATHER PROTECTION:	80% OF FRONTAGE
PARKING:	NO MINIMUM REQUIRED IN FIRST HILL/CAPITOL HILL URBAN CENTER
FIRST FLOOR HEIGHT:	10'
RESIDENTIAL FLOOR HEIGHTS:	10'
STAIRING REQUIRED:	YES IF BASEMENT PROVIDED (PARKING NOT REQUIRED)
NUMBER OF STORIES:	BASEMENT PLUS 7 (BASEMENT AND PARKING NOT REQUIRED)
CONSTRUCTION TYPE:	TYPE VA OVER TYPE IA (SIX STORIES WOOD OVER 1 STORY CONCRETE)
PARCEL ID:	6848200650, 6848200655
PARCEL SF:	12,816 TOTAL FOR BOTH PARCELS
MAXIMUM FAR SF:	70575

SPACE LAYOUT LEGEND

- STREET LEVEL USE
- RESIDENTIAL LOBBY/LEASING
- BUILDING SERVICES
- PARKING ACCESS
- RESIDENTIAL AMENITY
- STUDIO UNIT (370-450 SF)
- 1 BEDROOM UNIT (500-600 SF)
- CORRIDOR/CIRCULATION

BUILDING & SITE SUMMARY

FLOOR	GSF PER FLOOR	CHARGEABLE FAR PER FLOOR	UNITS PER FLOOR	PARKING/RETAIL NSF	STUDIO UNITS PER FLOOR	ONE BEDROOM UNITS PER FLOOR
B1	12,816	0	0	12,816	0	0
1	12,816	12,816	0	12,816	0	0
2	10,452	10,452	20	0	18	2
3	10,452	10,452	20	0	18	2
4	10,452	10,452	20	0	18	2
5	10,452	10,452	20	0	18	2
6	10,452	10,452	20	0	18	2
7	10,452	10,452	20	0	18	2
TOTALS	87,944	54,424	120		108	12
5.5 FAR ALLOWED	70,675	MEETS FAR	TOTAL UNITS			
5% AMENITY AREA REQD	3,136					
RESID. OUTDOOR AMENITY AREA PROVIDED	3,334					
TOTAL SF						
PROPOSED PARKING STALLS	20					

DATE:01.05.20

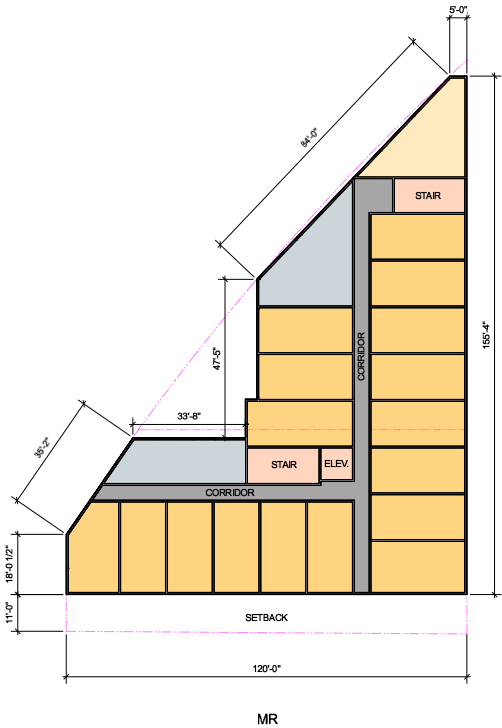
third place design  
co-operative  
where architecture meets community  
304 Alaskan Way S., Suite 301 | Seattle, WA 98104

110 SUMMIT AVE E & 1611 E OLIVE WAY  
MIXED USE FEASIBILITY

A-2



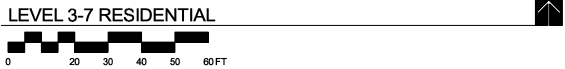
LEVEL 3-7 RESIDENTIAL



SITE DATA & ZONING SUMMARY	
ZONE	NCIP-75 MI. AND NCIS-75
FAR	6.5 MAX. MIN. 2.0 REQ.
HEIGHT	7'
URBAN CENTER/URBAN VILLAGE	FIRST HILL/CAPITAL HILL URBAN CENTER
OVERLAY	NCIP-75 MI. E. OLIVE WAY (S) PEDESTRIAN STREET
SETBACKS	SETBACKS ABUTTING MR LOTS: 0' SETBACK FIRST 13' IN HEIGHT, 10' SETBACK TO 85' IN HEIGHT AND THEN 1' SETBACK FOR EACH ADDITIONAL 10' IN HEIGHT.
MHA	MANDATORY
STREET LEVEL RESIDENTIAL LIMIT	80% OF FRONTAGE
STREET LEVEL USE REQUIRED	80% OF FRONTAGE
STREET FRONTAGE GLAZING REQ.	80% REQUIRED
OVERHEAD WEATHER PROTECTION	80% OF FRONTAGE
PARKING	NO MINIMUM REQUIRED IN FIRST HILL/CAPITAL HILL URBAN CENTER
FIRST FLOOR HEIGHT	13'-0"
RESIDENTIAL FLOOR HEIGHTS	10'-0"
SHOOTING REQUIRED	YES IF BASEMENT PARKING PROVIDED (PARKING NOT REQUIRED)
NUMBER OF STORIES	BASEMENT PLUS 7 (BASEMENT AND PARKING NOT REQUIRED)
CONSTRUCTION TYPE	TYPE VA OVER TYPE I/A (SIX STORIES WOOD OVER 1 STORY CONCRETE)
PARCEL #S	0848020035, 0848020042
PARCEL SF'S	12,816 TOTAL FOR BOTH PARCELS
MAXIMUM FAR SF	70,675

SPACE LAYOUT LEGEND	
	STREET LEVEL USE
	RESIDENTIAL LOBBY/LEASING
	BUILDING SERVICES
	PARKING/ACCESS
	RESIDENTIAL AMENITY
	STUDIO UNIT (370-450 SF)
	1 BEDROOM UNIT (600-800 SF)
	CORRIDOR/CIRCULATION

BUILDING & SITE SUMMARY						
FLOOR	OSF PER FLOOR	CHARGEABLE FAR PER FLOOR	UNITS PER FLOOR	PARKING/RETAIL NSF	STUDIO UNITS PER FLOOR	ONE BEDROOM UNITS PER FLOOR
B1	12,816	0	0	12,816	0	0
1	12,816	12,816	0	12,816	0	0
2	10,482	10,482	20	0	18	2
3	10,482	10,482	20	0	18	2
4	10,482	10,482	20	0	18	2
5	10,482	10,482	20	0	18	2
6	10,482	10,482	20	0	18	2
7	10,482	10,482	20	0	18	2
TOTALS	87,944	54,424	120		108	12
5.5 FAR ALLOWED	70,675					
AMENITY AREA REQ'D	3,136					
RESID. OUTDOOR AMENITY AREA PROVIDED	3,334					
TOTAL SF						
PROPOSED PARKING STALLS	25					



DATE:01.05.20

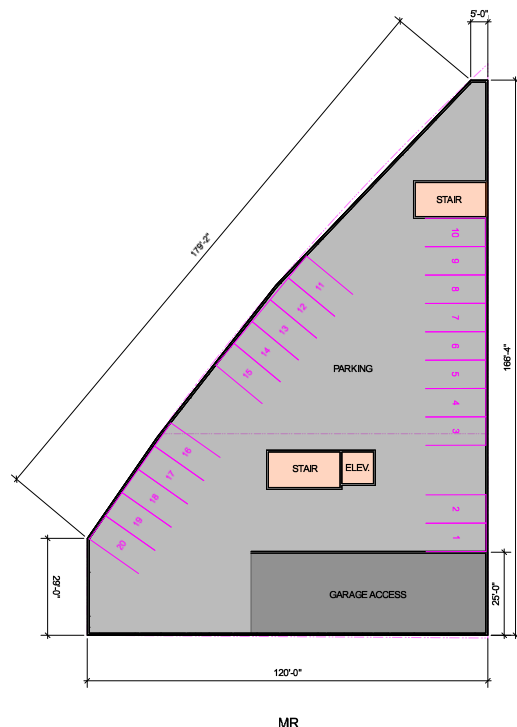
third place design  
co-operative  
where architecture meets community  
304 Alaskan Way S, Suite 301 | Seattle, WA 98104

110 SUMMIT AVE E & 1611 E OLIVE WAY  
MIXED USE FEASIBILITY

A-3



Parking Level (Below Grade)



SITE DATA & ZONING SUMMARY

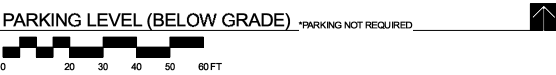
ZONE:	NCIP-75 (M) AND NC3-75
DATE:	1.5 MAX., MIN. 2 YRS.
HEIGHT:	75'
URBAN CENTER/URBAN VILLAGE:	FIRST HILL/CAPITAL HILL URBAN CENTER
OVERLAY:	NONE, BUT E. OLIVE WAY IS PEDESTRIAN STREET
SETBACKS:	SETBACKS ABUTTING MR LOTS: 0' SETBACK FIRST 10' IN HEIGHT; 10' SETBACK TO 65' IN HEIGHT AND THEN 1' SETBACK FOR EACH ADDITIONAL 10' IN HEIGHT.
MVA:	MANDATORY
STREET LEVEL RESIDENTIAL LIMIT:	80% OF FRONTAGE
STREET LEVEL USE REQUIRED:	80% OF FRONTAGE
STREET FRONTAGE GLAZING REQD:	80% REQUIRED
OVERHEAD WEATHER PROTECTION:	80% OF FRONTAGE
PARKING:	NO MINIMUM REQUIRED IN FIRST HILL/CAPITAL HILL URBAN CENTER
FIRST FLOOR HEIGHT:	10'
RESIDENTIAL FLOOR HEIGHTS:	10'
SHEDDING REQUIRED:	YES IF BASEMENT PARKING PROVIDED (PARKING NOT REQUIRED)
NUMBER OF STORIES:	BASEMENT PLUS 7 (BASEMENT AND PARKING NOT REQUIRED)
CONSTRUCTION TYPE:	TYPE VA OVER TYPE IA (SIX STORIES WOOD OVER 1 STORY CONCRETE)
PARKING (RS):	804520005, 804520042
PARKING (RS):	12,480 TOTAL FOR BOTH PARCELS
MAXIMUM FAR SF	70575

SPACE LAYOUT LEGEND

- STREET LEVEL USE
- RESIDENTIAL LOBBY/LEASING
- BUILDING SERVICES
- PARKING/ACCESS
- RESIDENTIAL AMENITY
- STUDIO UNIT (370-450 SF)
- 1 BEDROOM UNIT (500-600 SF)
- CORRIDOR/CIRCULATION

BUILDING & SITE SUMMARY

FLOOR	GSF PER FLOOR	CHARGEABLE FAR PER FLOOR	UNITS PER FLOOR	PARKING/RETAIL NSF	STUDIO UNITS PER FLOOR	ONE BEDROOM UNITS PER FLOOR
B1	12,616	0	0	12,616	0	0
1	12,616	12,616	0	12,616	0	0
2	10,452	10,452	20	0	18	2
3	10,452	10,452	20	0	18	2
4	10,452	10,452	20	0	18	2
5	10,452	10,452	20	0	18	2
6	10,452	10,452	20	0	18	2
7	10,452	10,452	20	0	18	2
TOTALS	87,944	54,424	120		108	12
5.5 FAR ALLOWED	70,675	MEETS FAR	TOTAL UNITS			
5% AMENITY AREA REQD	3,136					
RESID. OUTDOOR AMENITY AREA PROVIDED	3,334					
TOTAL SF						
PROPOSED PARKING STALLS	20					



DATE:01.05.20



# Offering Terms & Procedures

## Terms of Sale

The Property is being offered “as is”, “where is” and subject to all faults. Seller makes no representation or warranty with respect thereto. Buyer acknowledges that buyer is not relying on any representation or warranty of Seller or of any agent or representative of Seller. All information furnished regarding property for sale is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

## No Contact with Seller

All contact with seller shall be conducted through listing agents.

## Offering Procedure

NAI Puget Sound Properties hereby solicits offers to purchase 110 Summit Ave E and 1611 E Olive Way, Seattle, WA 98102. This transaction will be conducted through an offer process in accordance with the terms and provisions of this Offering Memorandum, which NAI Puget Sound Properties may, in its sole discretion, amend or update (provided that Seller has no obligation to amend or update the information included herein or otherwise made available to prospective purchasers). Inquiries concerning the procedures outlined in this Offering Memorandum may be directed to:

### **Dean Altaras, CCIM**

NAI Puget Sound Properties  
+1 425 586 5613  
daltaras@nai-psp.com

### **Billy Poll, CCIM**

NAI Puget Sound Properties  
+1 425 586 5604  
bpoll@nai-psp.com

### **Bruce Goldstein**

NAI Puget Sound Properties  
+1 425 586 5632  
bgoldstein@nai-psp.com



### Confidential Offering Memorandum Disclaimer

Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of 110 Summit Ave E and 1611 E Olive Way, Seattle, WA 98102. Independent estimates of proforma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. NAI Puget Sound Properties, the asset owner(s), their servicers, representatives and/ or brokers and their respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset is subject to prior placement and withdrawal, cancellation or modification without notice.





10900 NE 8th Street Suite 1500  
Bellevue, Washington USA 98004  
+1 425 586 5600

914 A Street Suite 200  
Tacoma, Washington USA 98402  
+1 253 383 3100

[nai-psp.com](http://nai-psp.com)