

For Sale or Lease

# 2737 1st Ave S

SEATTLE, WA 98134

THE HOME DEPOT

CLIMBING



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**NAI** Puget Sound  
Properties

# Offering Summary

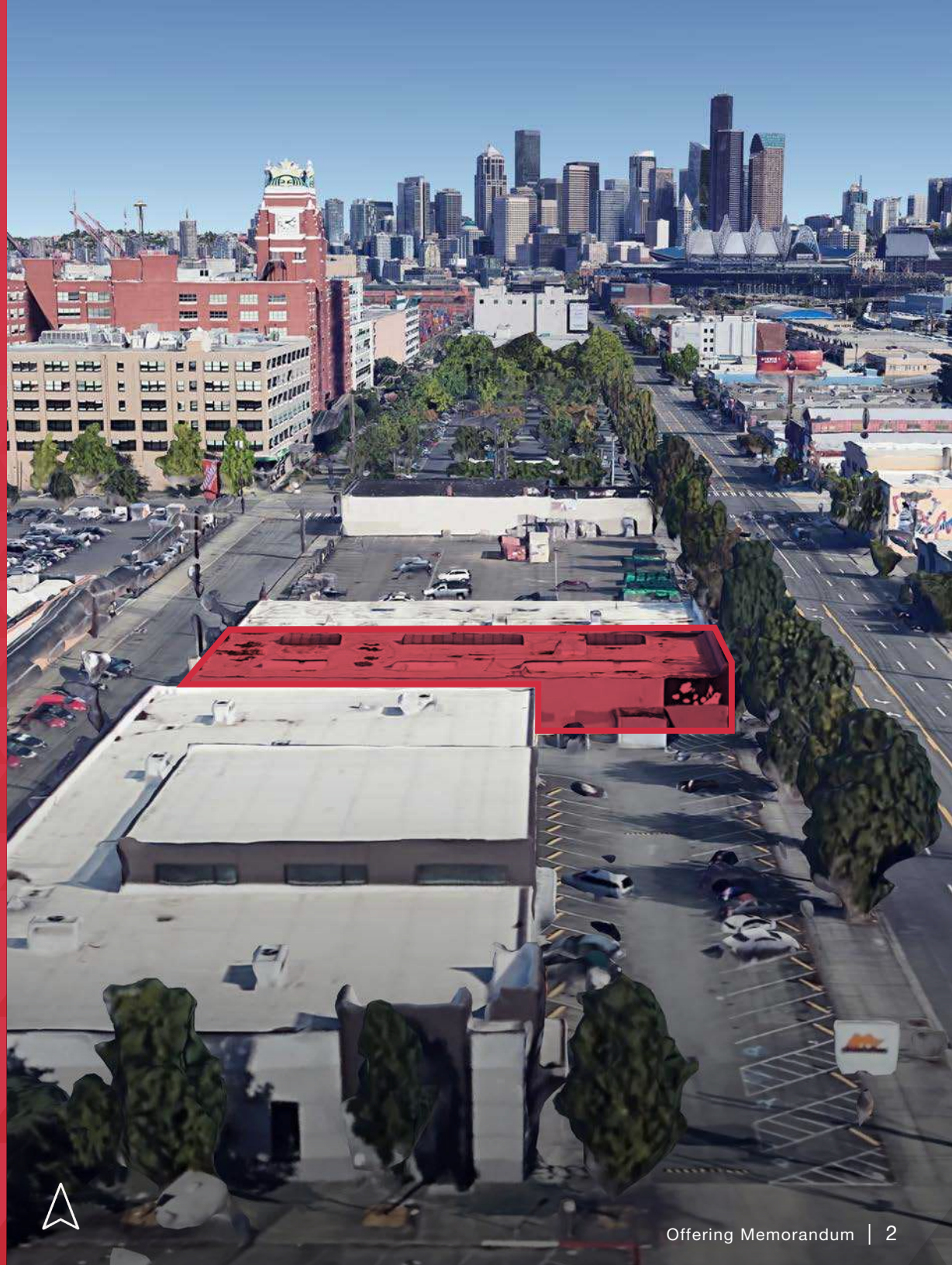
NAI Puget Sound Properties is pleased to present for sale and for lease 2737 1st Avenue South, Seattle, WA. The property is ideally located in Seattle's SODO district, situated adjacent from Starbucks Global HQ and less than 1-mile from T-Mobile Park and Lumen Field.

The subject property is comprised of an 8,880 square foot single-story warehouse/flex building. The front half of the building is built-out into a beautiful showroom and office space, the back half is warehouse space served by a grade level loading door. The current tenant is vacating the property at the end of July, creating an opportunity for either a tenant or an owner-user buyer. The property is being offered for sale or lease.



**For Sale or Lease: Call for Pricing**

<b>ADDRESS</b>	2737 1st Ave S, Seattle, WA 98134
<b>BUILDING AREA</b>	8,880 SF
<b>LOT SIZE</b>	8,880 SF
<b>ZONING</b>	II U/160
<b>YEAR BUILT/RENOVATED</b>	1900 / 1980
<b>HEATING/COOLING</b>	Heat Pump (Roof Mounted) for office/showroom and Warehouse.
<b>LOADING</b>	Grade Level (1)





# Investment Highlights

## + OWNER-USER OPPORTUNITY

Current tenant is vacating at end of July.  
Property is being offered for sale or lease.

## + IRREPLACABLE LOCATION

Close-in highly desirable SODO location.  
Adjacent to Starbucks Global HQ and minutes  
from T-Mobile Park, Lumen Field, Downtown  
Seattle, I-90, I-5, and Hwy 99.

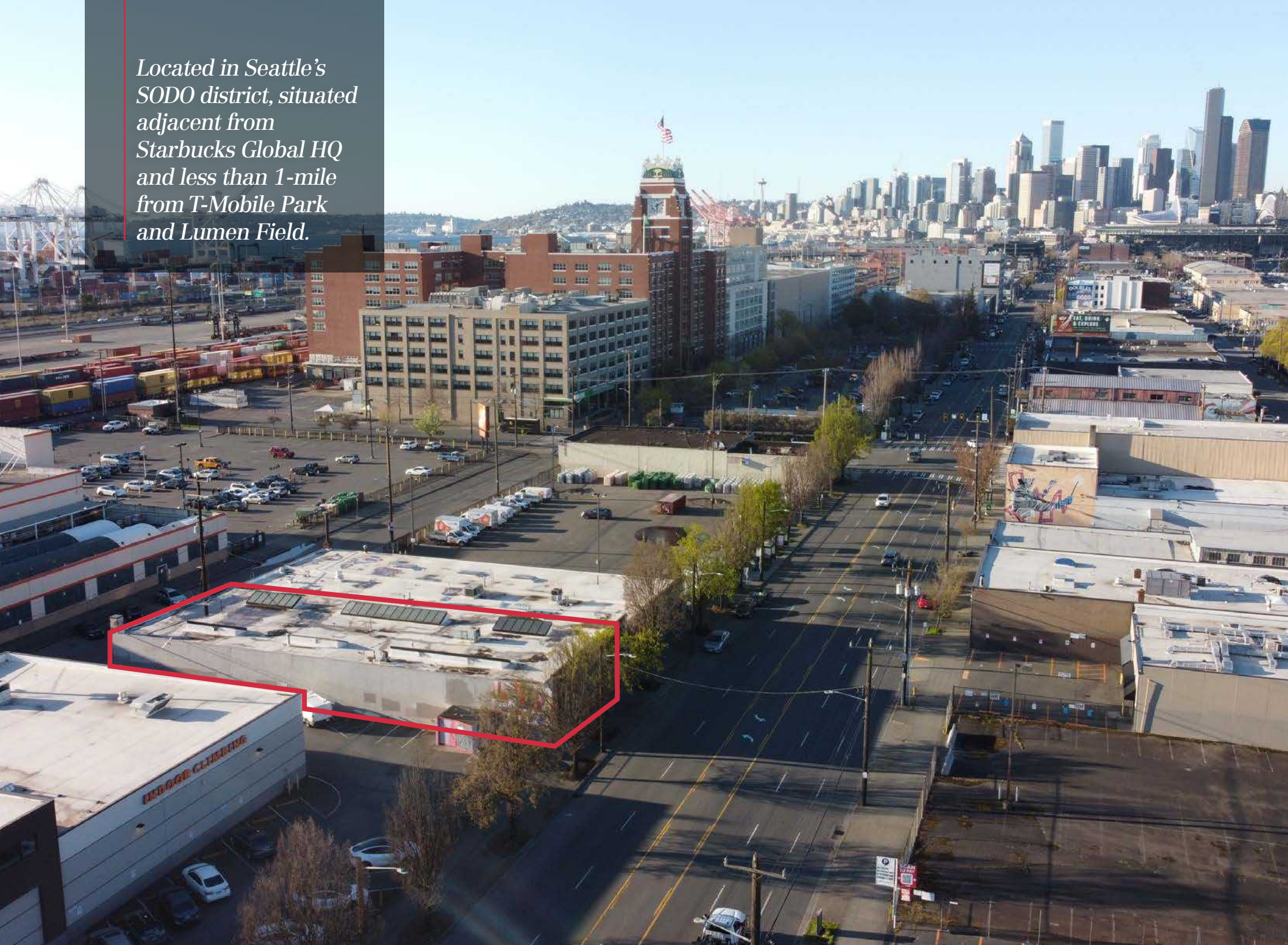
## + FANTASTIC BUILDING CONDITION

Building comprised of beautiful and spacious  
showroom/office area plus ample rear  
warehouse space. The exterior is benefited by  
brick veneer frontage, large windows, and new  
skylights.

## + NEW INDUSTRY AND INNOVATION (II U/160) ZONING

The City of Seattle voted to rezone the property  
to a new zoning designation called the “Industry  
and Innovation zone.” This zone looks to  
promote new development that accommodate  
industrial business mixed with other dense  
employment such as research, design, offices,  
and technology through a system of density  
bonuses. II U/160 permits a wide array of  
industrial and office uses, as well as other  
commercial uses. See link to municipal code:  
<https://rb.gy/ykw26q>

*Located in Seattle's SODO district, situated adjacent from Starbucks Global HQ and less than 1-mile from T-Mobile Park and Lumen Field.*



# NEARBY AMENITIES

Seattle



2737 1st Ave S



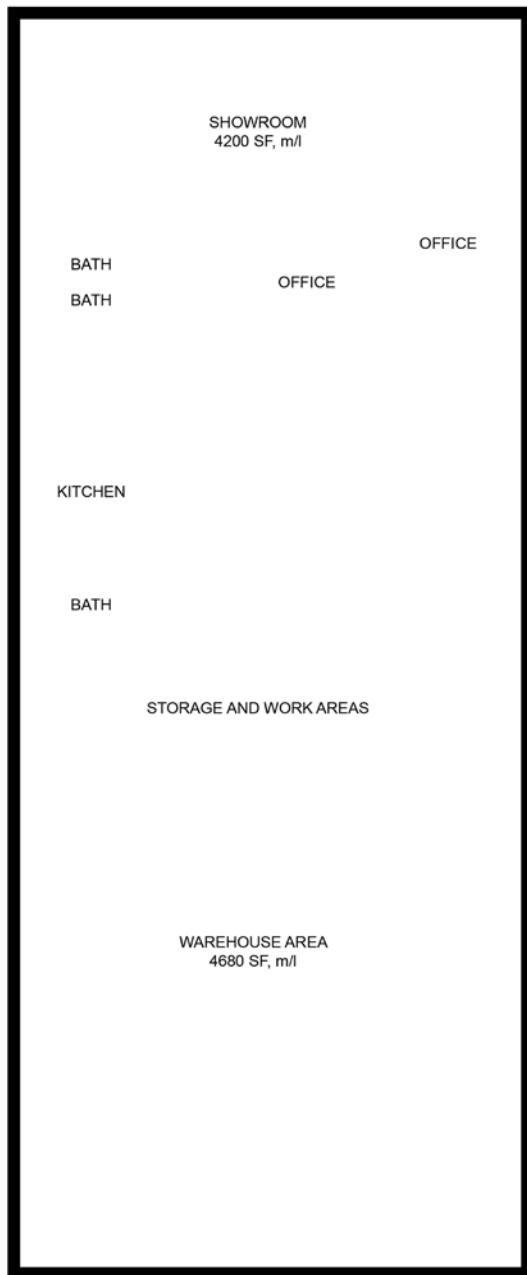
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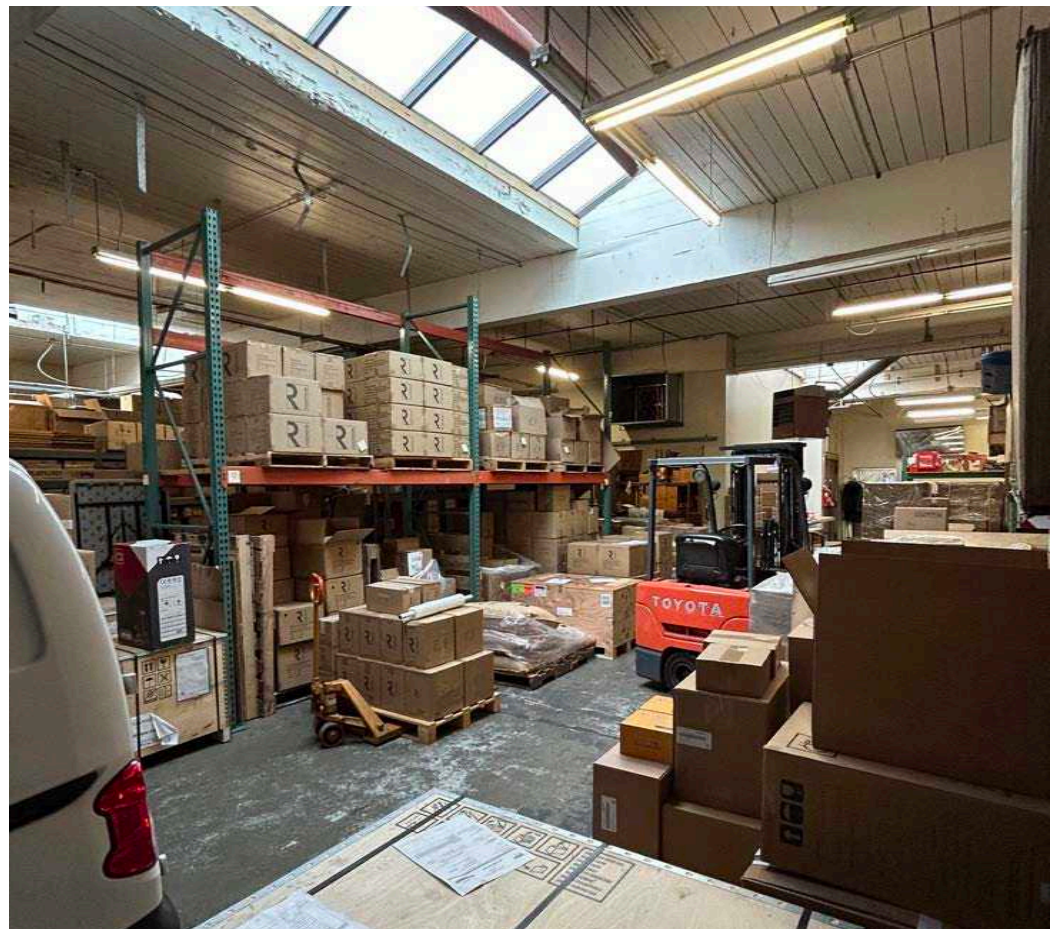
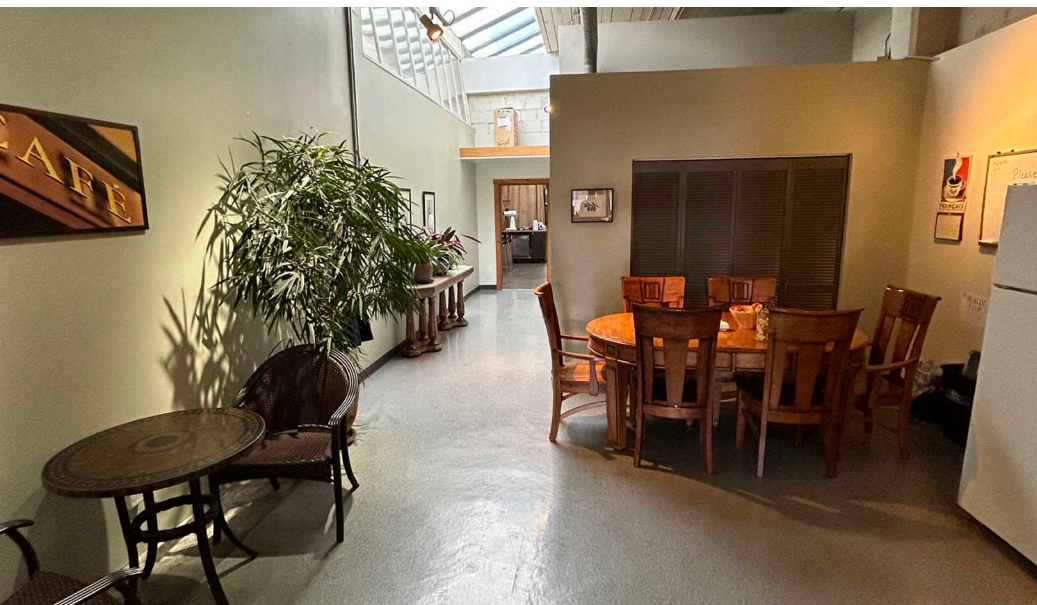
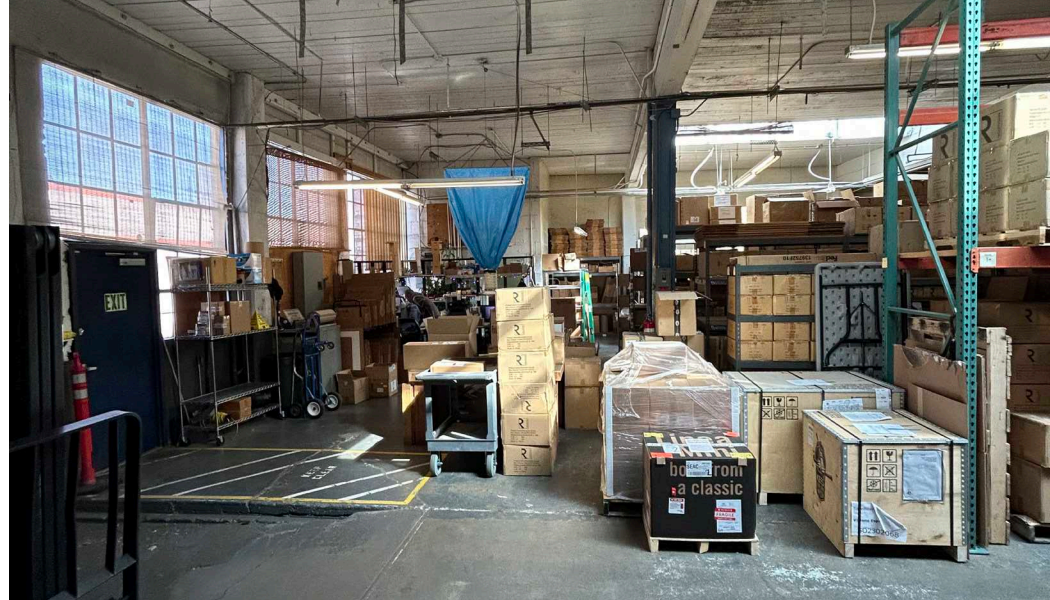
1ST AVE S



## FLOOR PLAN

8,880 Total SF





# Market Overview

**The Puget Sound Region is considered one of the fastest growing markets in the United States** — home to innovative industry leaders Amazon, Microsoft, Costco, Starbucks, Boeing, Nordstrom, Expedia, Concur Technologies, UW Medicine, Nintendo, and T-Mobile. The presence of these global leaders has attracted companies from all over the country including tech giants Facebook, Google, Apple, Uber, and Salesforce. Exponential growth from these companies has allowed many cities within the Seattle submarket to flourish.

Located within the industrial market, SODO is one of Seattle's oldest neighborhoods. Don't let the label fool you, the neighborhood has a sizable number of office and retail establishments in addition to manufacturing-oriented businesses. Food connoisseurs can enjoy an array of dining options in addition to an assortment of breweries in the area.

Due to its convenient location near the Port of Seattle and the urban core, SODO has seen robust growth and leasing activity with low vacancy rates. The area is centrally located with easy access to I-5, Boeing Field, Hwy 99 and minutes from downtown Seattle.







## Demographic Overview

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Population	2,913	216,008	433,818
Households	1,055	113,090	214,743
Median Age	40.4	38.6	38.9
Median HH Income	\$106,844	\$109,274	\$114,769
Avg. HH Income	\$157,242	\$156,869	\$167,896
Renter Occupied Housing Units	523	74,362	128,092

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EXCLUSIVELY LISTED BY:

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