

FOR SALE

RETAIL/OFFICE BUILDING

434 QUEEN ANNE AVE N
SEATTLE, WA 98109

*Freestanding building with surface
parking, 1/2 block from Climate
Pledge Arena*

Do Not Disturb Tenant

RYAN JONES
425.450.1117
ryan.jones@kidder.com

 **Kidder
Mathews**

FOR SALE



Property Overview

ADDRESS	434 Queen Anne Ave N Seattle, WA 98109
BUILDING SIZE	3,582 SF total 2,852 SF 1st floor 730 SF basement
LOT SIZE	0.25 AC (10,800 SF)
ZONING	SM-UP 85 (M) Seattle Jurisdiction
SIGNAGE	Pylon sign on NW corner of site & building signage
PARKING	9 parking spaces



\$3.95M
SALE PRICE

3,582 SF
BUILDING SIZE

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.



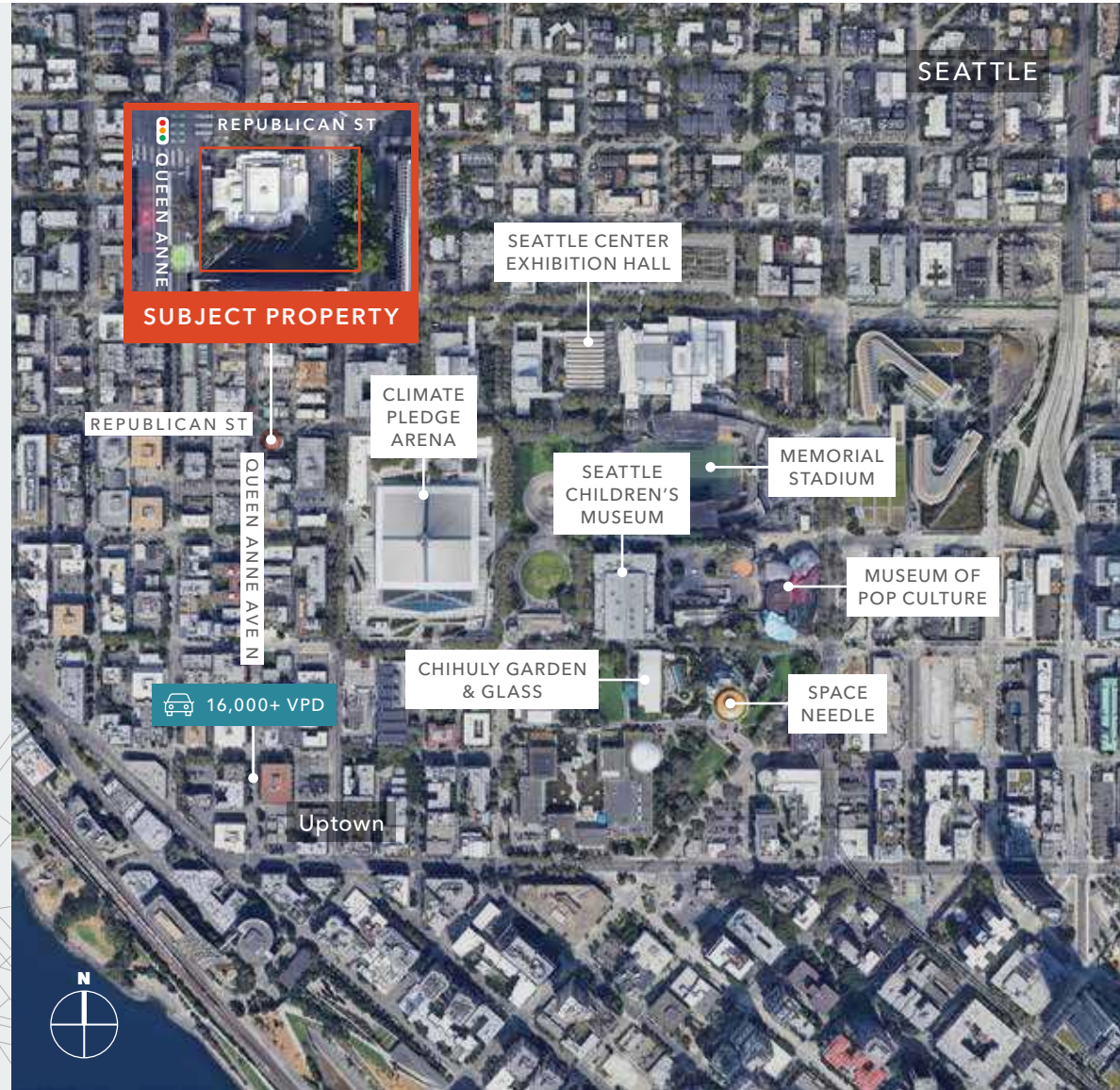
Home to the newly renovated Climate Pledge Arena, Space Needle, Museum of Pop Culture, and Chihuly Garden & Glass, Lower Queen Anne, also known as Uptown, is a prime location to work, live, and play.

Highly walkable neighborhood with plentiful options for dining and night life

Convenient access to mass transit, providing access to downtown Seattle within minutes

Proximity to South Lake Union, which is home to many of the largest tech companies in the world, makes Lower Queen Anne an ideal location for young professionals to live

RYAN JONES
425.450.1117
ryan.jones@kidder.com



FOR SALE



South Lake Union

DENNY PARK

Seattle CBD

Belltown

BILL & MELINDA GATES foundation



CHIHULY GARDEN AND GLASS



MEMORIAL STADIUM



AXIS 116 Units

BERNARD APTS 62 Units



CLIMATE PLEDGE ARENA

ASTRO APTS 211 Units

EXPO APTS 275 Units

VIEW 420 APTS 23 Units

ARTIX 143 Units

ELAN UPTOWN FLATS 182 Units



MERCER APTS 41 Units

NIWA APTS 125 Units

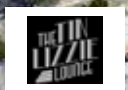
SUBJECT PROPERTY

ROY ST

W MERCER ST

UPTOWN 11 APTS 33 Units

W HARRISON ST



QUEEN ANNE AVE N



FIRST & REPUBLICAN APTS 45 Units



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.

km Kidder Mathews