



**For sale**

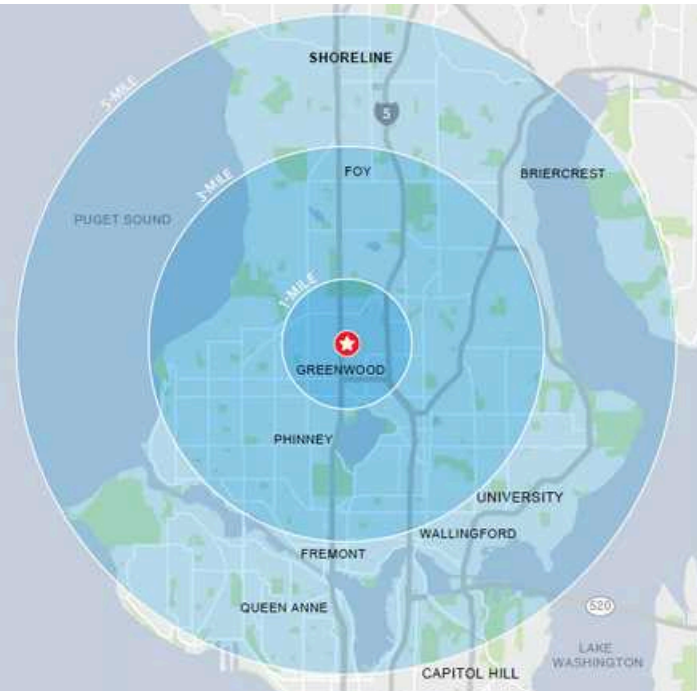
55,972 RSF Available

1201 N 96th Street  
Seattle, WA 98103



# The Offering

The building at 1201 N 96th Street is located just off Aurora Avenue N (State-Route 99) in the North Seattle/Northgate submarket. The asset totals 55,972 square feet situated on approximately 1.62 acres (5.5 FAR Max), just 15 minutes from the Port of Seattle. The building features ESFR sprinklers, 24'-25' clear heights, four dock-high doors, two grade-level doors, along with ample parking.



## Demographics

Population	1-mile	3-mile	5-mile
2023 population	32,426	254,280	447,403
2028 population	34,877	265,238	467,867
2023-2028 annual rate	1.5%	0.9%	0.9%

Labor Force	1-mile	3-mile	5-mile
White collar	65.7%	66.0%	66.3%
Blue collar	8.3%	8.3%	7.7%
Services	11.9%	10.8%	10.6%



**Northgate Mall**  
 TARGET  
 BEST BUY Red Robin  
 MORDSTROM i RACK  
 BARNES & NOBLE  
 CHIPOTLE

GRAND COMMUNITY  
 JOYRISE

**NORTH SEATTLE COLLEGE**

**Lake Washington**

**N Northgate Way**  
 VPD: 24,982

UNIVERSITY of WASHINGTON  
 7 miles Southeast of property  
 →

**N 105th St**  
 VPD: 21,860

**SR-99**  
 VPD: 35,753

**SOUNDTRANSIT Light Rail Station**  
 Newly Delivered Northgate Station

**Robert Eagle Staff Middle School**

**N 85th St**  
 VPD: 27,118

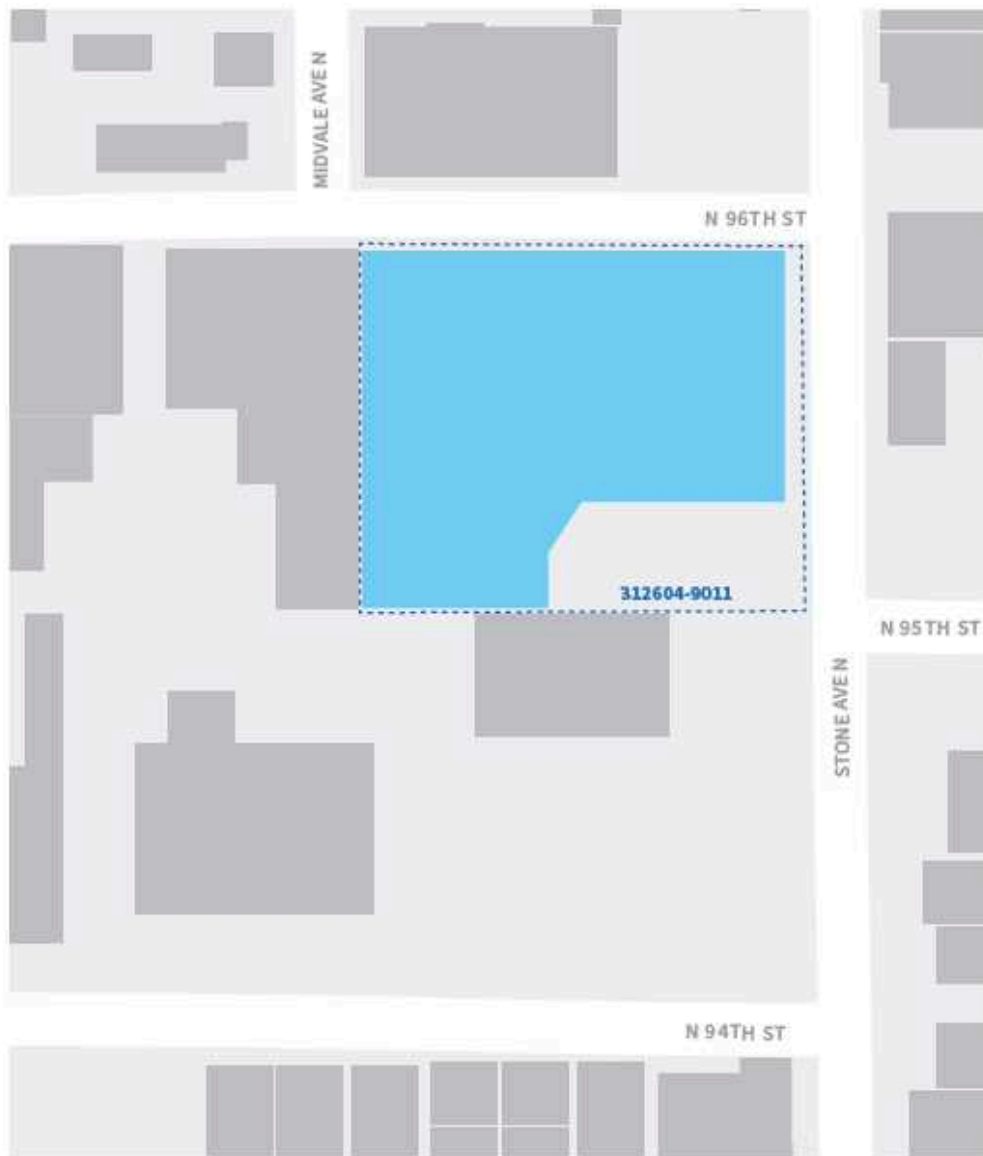
**Greenwood**

**Downtown Seattle**  
 7 miles south of Property  
 →

**Transit Oriented Location with Future Development Potential**

Located between Seattle's two main North-South Highways, the site offers convenient transportation in an amenity rich location surrounded by higher education and nearby technology employers.

# Property summary



<b>Address</b>	<b>1201 N 96th Street, Seattle, WA 98103</b>
<b>Net rentable SF</b>	55,972 RSF
<b>Site size</b>	70,692 SF / 1.62 AC
<b>Property use</b>	Distribution Warehouse
<b>Build-out</b>	45,129 SF Warehouse / 10,843 SF Office
<b>Building height</b>	27'
<b>Year built</b>	1948
<b>Doors (dock height / grade level)</b>	3 DH / 2 GL
<b>Parking</b>	31 spaces
<b>Foundation</b>	Concrete slab
<b>Construction</b>	Concrete tilt up panels and structural steel
<b>Zoning</b>	NC3-75 (M)
<b>Electrical</b>	600-amps 277/480 volt, 3-phase service
<b>Fire suppression</b>	Wet pipes
<b>Lighting</b>	LED fixtures and spotlights
<b>HVAC</b>	4 natural gas fired rooftop HVAC units
<b>Roof</b>	Steel decking covered by TPO membrane



# Multi-housing redevelopment potential

The property was recently rezoned Neighborhood Commercial 3 allowing for multi-housing or mixed-use development up to a height limit of 75 feet. The zoning also allows office, hotel, or retail development, which gives an investor flexibility to develop themselves or exit with a sale to a developer.

<b>Zoning</b>	NC3-75 (M)
<b>Height limit</b>	75' (NC3)
<b>Floor-area-ratio max</b>	5.5
<b>Lot size</b>	70,692 SF
<b>Setbacks</b>	Front: First floor dwellings must be 4' above or 10' back from street
<b>Parking</b>	1 per unit; No minimum in Urban Villages
<b>Potential stories</b>	6-7 stories (depending on floor heights)



## Why multi-housing?



### Proximate to Major Employment Drivers

The Seattle MSA is home to many of the World's most valuable companies including Amazon, Microsoft, Starbucks, and Boeing.



### Top-Performing Multi-Housing Market

The Puget Sound region ranks third in the nation in population growth from 2010 to 2021 which has translated into a 35% increase in renters over the past ten years.



### Excellent Resident Demographics Support Growth

The surrounding area offers an affluent, well-educated renter demographic surrounded by technology companies and higher education.



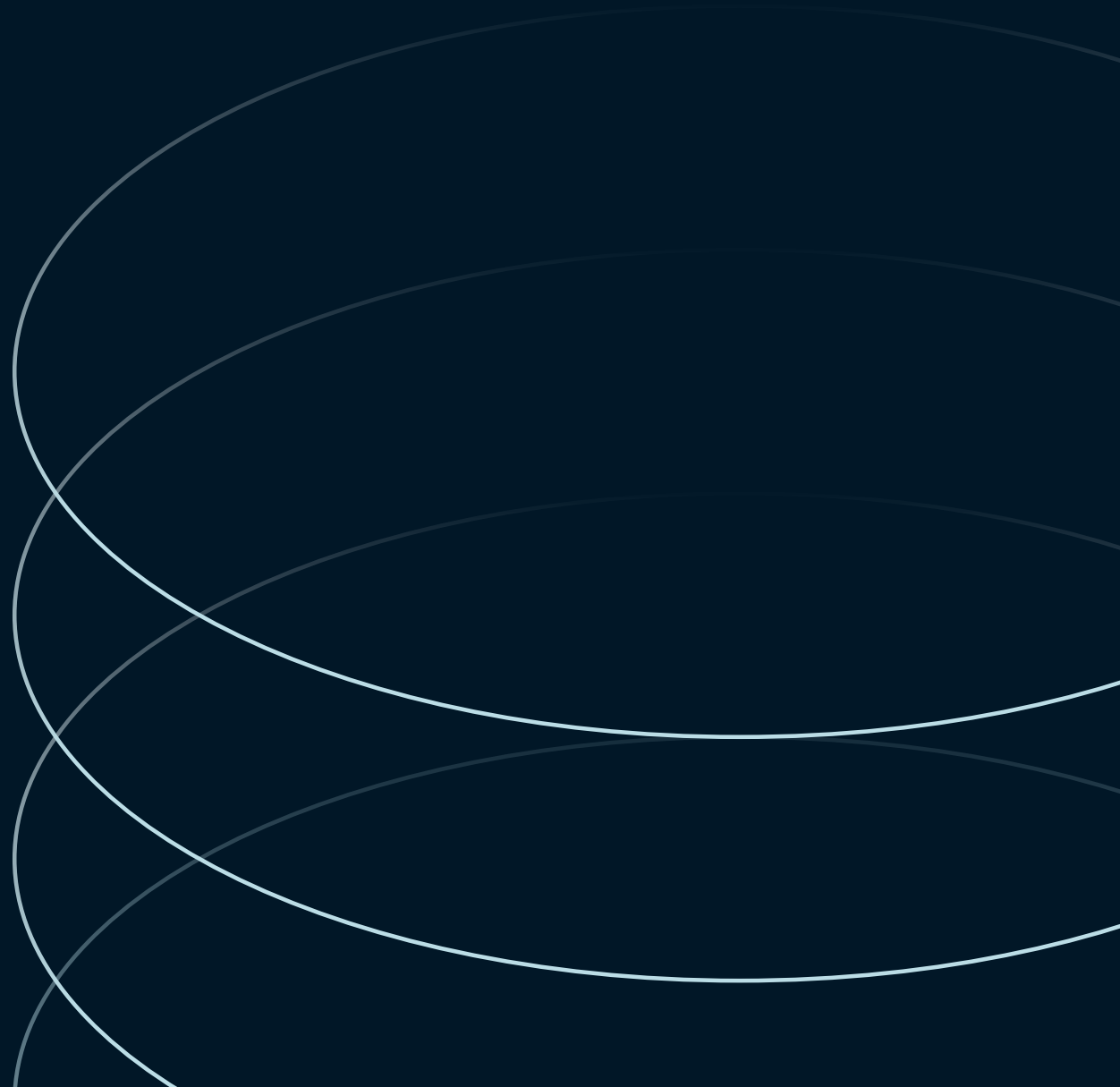
### Prime Commuter-Oriented Location

Located just off Aurora Avenue North and only 1.5 miles from the newly delivered Northgate Link Light Rail Station, the area provides convenient access to the Seattle MSA.



### Abundance of Lifestyle Amenities

The Aurora retail corridor combined with the future development at Northgate Station provides an abundance of shopping and dining.



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