

*Own the Energy*



1113, 1115, 1117, 1121, 1122, 1123 1st Ave

**Colonial**  
**GRAND**  
SEATTLE, WA

**Timeless Waterfront Retail Investment**

**CBRE**

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## INVESTMENT CONTACTS

### **Ryan Brunette**

Associate

+1 306 794 9199

[ryan.brunette@cbre.com](mailto:ryan.brunette@cbre.com)

### **Steve Brunette**

Senior Vice President

+1206 292 6007

[steve.brunette@cbre.com](mailto:steve.brunette@cbre.com)



e x e c u t i v e  
s u m m a r y

1113, 1115, 1117, 1121, 1122, 1123 1st Ave

# Colonial GRAND

SEATTLE, WA

*Own a Piece  
of History*



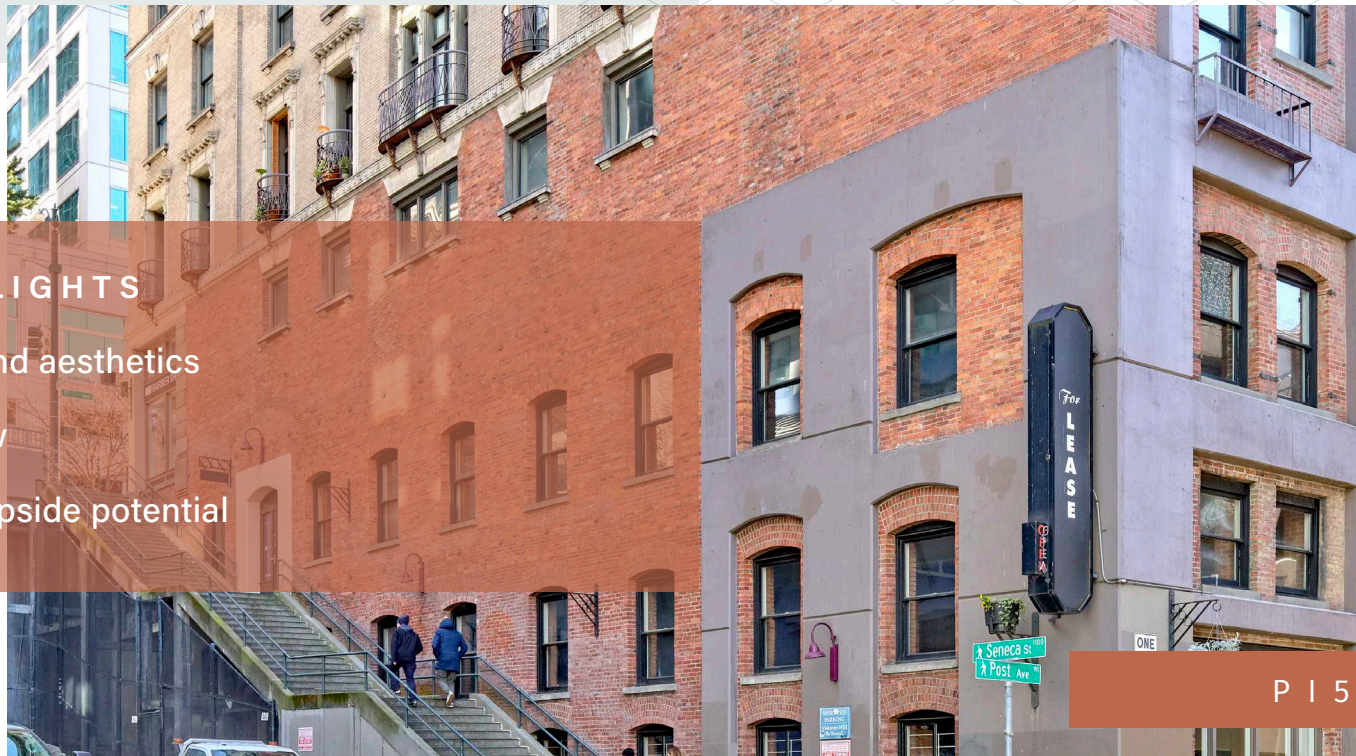
## THE OFFERING

CBRE is pleased to present the exclusive opportunity to purchase the retail portion of Colonial Grand, a 17,315 SF condominium interest ideally located in Seattle's Central Business district at the cusp of the Waterfront and Pioneer Square. This luxury condominium project offers investors the chance to purchase a mix of eight suites in an architectural gem nestled within a vibrant in-city submarket. With current occupancy of 82%, the Colonial Grand retail condominium offers investors both in-place income in a desirable market and upside potential through additional leasing.

**Colonial Grand presents the rare opportunity to acquire a high performing, well-placed and established asset situated at the intersection of the CBD and Waterfront.**

## INVESTMENT HIGHLIGHTS

- Irreplaceable location and aesthetics
- Strong in place cashflow
- Leasing momentum + upside potential



# Own the location in the heart of everything

University of Washington



Fred Hutch



Allen Institute

UW Medicine

Bill & Melinda  
Gates Foundation



Seattle Center



Seattle Convention Center

CAPITOL HILL

SOUTH  
LAKE UNION



BELLTOWN

Cruise Terminal



SWEDISH

Harborview Medical Center

Seattle Convention Center Expansion

Columbia Center

FIRST HILL



ORACLE

Deloitte

INTERNATIONAL DISTRICT/ CHINATOWN

Zillow

PIONEER SQUARE

King Street Station

NORDSTROM

slalom



Waterfront Seattle



Seattle Ferry Terminal

Seattle Public Library

Expeditors International of Washington Inc.

property  
description

1113, 1115, 1117, 1121, 1122, 1123 1st Ave

# Colonial GRAND

SEATTLE, WA

*Own the  
Aesthetics*





## PROPERTY DESCRIPTION



### Address

1113, 1115, 1117, 1121, 1122, 1123  
1st Ave, Seattle WA



### Total Rentable SF

17,315



### Occupancy

82%



### In Place NOI

\$377,635



### WALT

7.03



### Year Built

1902



l o c a t i o n  
o v e r v i e w



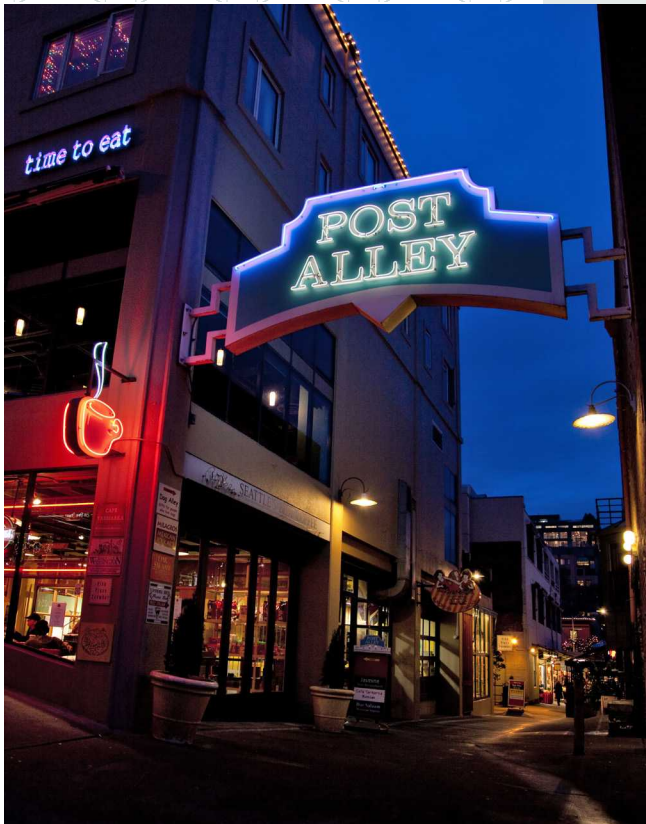
*Own the  
Excitement*



**Post Alley represents the vibrant side of Seattle, and serves as the intersection of Pike Place Market, the Waterfront and the CBD.**

#### POST ALLEY OVERVIEW

Post Alley is a historic passageway located in Seattle's vibrant downtown. It runs through the heart of the Pike Place Market, one of Seattle's most iconic landmarks. Post Alley is known for its unique atmosphere, lined with shops, cafes, and restaurants, offering a diverse range of foods and crafts. The alley is also famous for the Gum Wall, a quirky attraction where visitors stick their used chewing gum to the walls, creating a colorful and somewhat gross spectacle. Post Alley is a bustling and vibrant part of Seattle's urban landscape, drawing locals and tourists alike to explore its eclectic offerings and soak in its lively ambiance.



m a r k e t  
o v e r v i e w

1113, 1115, 1117, 1121, 1122, 1123 1st Ave

**Colonial**  
**GRAND**  
SEATTLE, WA

*Own a Piece  
of the Future*



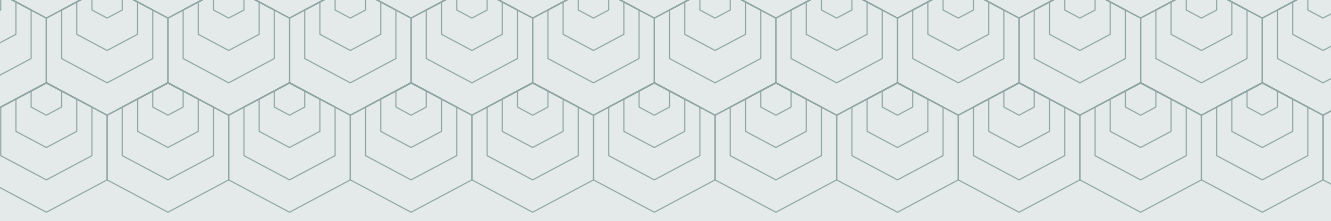
## SEATTLE OVERVIEW

Seattle, Washington, is a vibrant hub for technology, healthcare, retail, and aerospace industries. Companies like Amazon, Microsoft, and Boeing have a significant presence, driving the local economy. Start-up culture thrives, supported by venture capital firms and accelerators. Additionally, Seattle boasts a strong focus on sustainability and innovation, with many companies leading initiatives in clean energy and environmental conservation. Seattle is renowned for its stunning natural scenery, including the iconic Space Needle and breathtaking views of the Puget Sound and surrounding mountains. It's a hub for innovation, home to tech giants like Amazon and Microsoft, as well as a thriving startup ecosystem.



# Seattle, Washington, is a vibrant hub for technology, healthcare, retail, and aerospace industries.

The city's diverse neighborhoods offer a rich cultural scene, from the historic Pike Place Market to the vibrant arts community in Capitol Hill. Seattle also boasts world-class cuisine, with a focus on fresh, local ingredients and a flourishing coffee culture. Outdoor enthusiasts can enjoy hiking, skiing, and kayaking in the nearby mountains and waterways, while music lovers can explore the city's legendary music scene, which gave rise to bands like Nirvana and Pearl Jam.



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