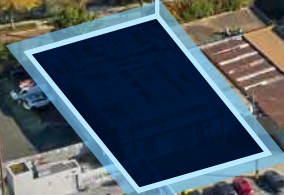


CONFIDENTIAL OFFERING BROCHURE

# PRIME LOWER QUEEN ANNE

## DEVELOPMENT SITE

**423**  
3RD AVE W  
SEATTLE, WA 98119





87526

Event Parking  
Pricing Area  
Pay 8am-10pm

Non-Event Days  
Pay 8am-8pm  
4 Hours Max

30 MINUTE  
LOAD AND  
UNLOAD  
ONLY  
NO SWP

SOUND BATH  
★ OCT 11 ★

HALF OFF  
YOGA  
CLOTHES

# The Offering

Cushman & Wakefield Capital Markets (“C&W”) is pleased to present an exclusive opportunity to acquire **423 3rd Avenue West** (the “Property”), a 7,200 square foot development site in Lower Queen Anne/Uptown. The lot is zoned SM-UP 85 (M) and is an excellent development opportunity, either now or in the future. Currently on the site is a 9,696 square foot, two story office building in excellent condition. The second floor is currently rented to two tenants, while the first floor is currently vacant and perfectly suited for an owner/user.

## Property Summary

<b>Purchase Price</b>	TBD By Market
<b>Address</b>	423 3rd Ave W, Seattle, WA 98119
<b>Site Area</b>	7,200 SF (0.17 acres)
<b>Parcel</b>	198920-0515
<b>Zoning</b>	SM-UP 85 (M)



# The Location

CENTRAL  
BUSINESS  
DISTRICT

The Lower Queen Anne neighborhood of Seattle is known for its stunning views of the city skyline, Puget Sound, and the Olympic Mountains. This area combines residential charm with a lively commercial district, making it an attractive destination for both locals and visitors.

Myrtle Edwards Park is a brief 5-10 minute walk from 423 3rd Avenue West. The public park is 4.8-acres along the Elliott Bay waterfront north of Belltown. It features a 1.25-mile long bicycle and walking path with stupendous views over the Sound to the Olympic Mountains.

423  
3<sup>RD</sup> AVE W  
SEATTLE, WA 98119

WESTERN AVENUE

PEDESTRIAN BRIDGE

MYRTLE EDWARDS PARK

3RD AVE W

4TH AVE W

ELLIOTT AVENUE



# Location Highlights

**DINING AND CAFÉS** - The neighborhood is home to a diverse selection of restaurants, ranging from cozy cafés to upscale dining options. Popular spots include Toulouse Petit for Creole cuisine, How to Cook a Wolf for Italian fare, and numerous coffee shops perfect for a quick caffeine fix.

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**SHOPPING** - Queen Anne Ave N features boutique shops, local artisan stores, and specialty grocery markets. Nearby, you'll find larger retail options, including Whole Foods, Metropolitan Market, and local farmers' markets.

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**RECREATION** - The area offers numerous parks and green spaces, including the expansive Kerry Park, which provides panoramic views of downtown Seattle. Other parks like Queen Anne Playground and the Seattle Center are great for outdoor activities.

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**CULTURAL ATTRACTIONS** - The Seattle Center, home to attractions like the Space Needle, Chihuly Garden and Glass, and the Museum of Pop Culture, is just a short walk away. This cultural hub frequently hosts events and festivals throughout the year.

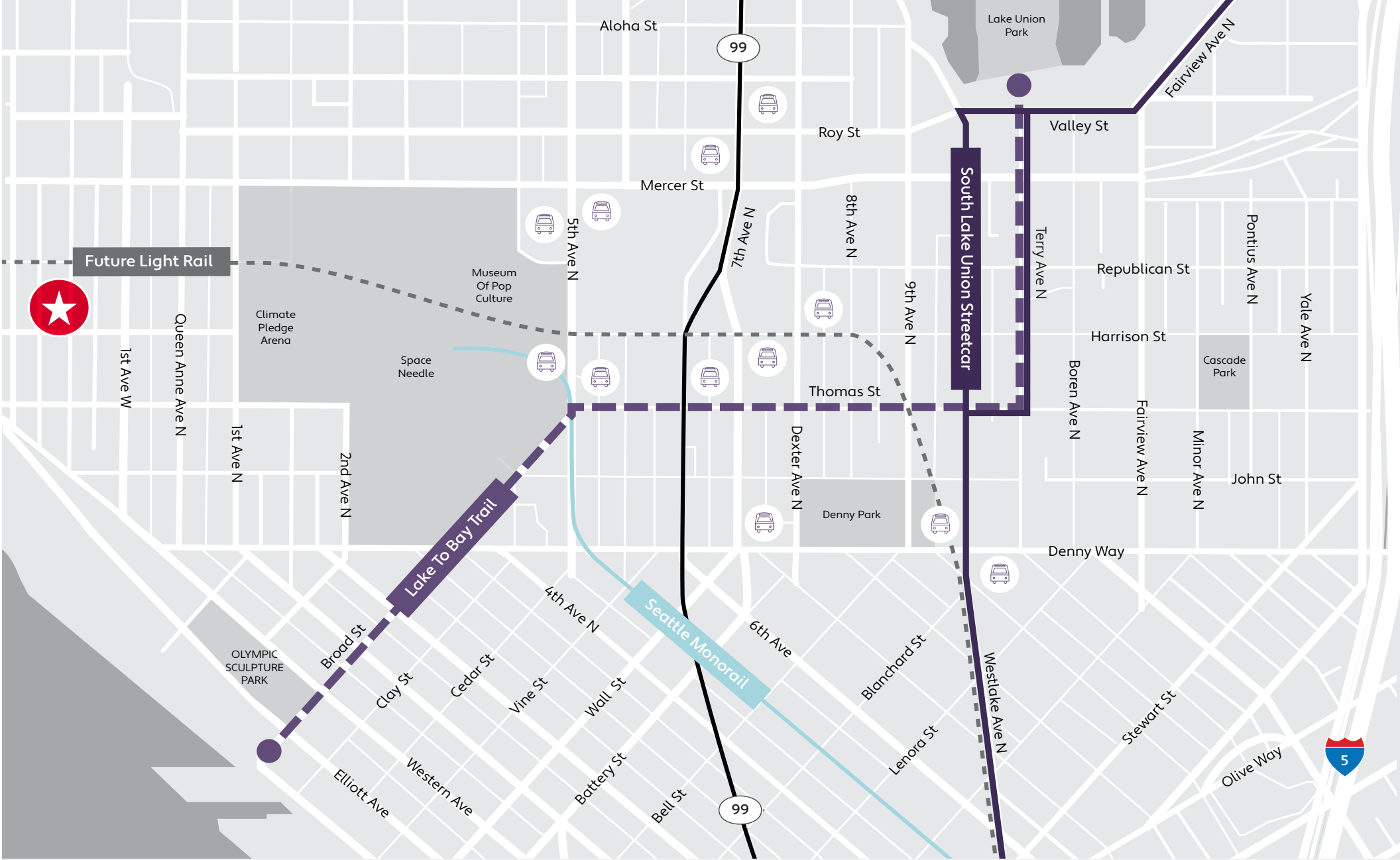


# Transportation Options

423 3rd Avenue West is ideally located in a dynamic neighborhood that offers a rich blend of amenities, recreational opportunities, and convenient transportation options, making it a desirable place to live or visit in Seattle.

- **PUBLIC TRANSIT** - The neighborhood is well-served by King County Metro buses, with multiple routes connecting to downtown Seattle and beyond. The bus stops are conveniently located along Queen Anne Ave N and nearby streets.
- **LIGHT RAIL** - While there isn't a direct light rail station in Queen Anne, the Westlake Station is a short bus ride away, providing access to the Link Light Rail system, which connects to the University of Washington, SeaTac Airport, and other key areas in the region.
- **CYCLING AND WALKING** - Queen Anne is considered bike-friendly, with bike lanes and trails. The area's walkability makes it easy to explore local shops and eateries on foot.
- **ACCESSIBILITY** - Major roadways nearby, such as Highway 99, facilitate easy access to other parts of Seattle and the surrounding areas, making commuting straightforward for residents and visitors alike.





**75**  
WALKER'S PARADISE



**63**  
RIDER'S PARADISE



**88**  
VERY BIKEABLE

# Climate Pledge Arena

Located just a short distance from 423 3rd Avenue West, Climate Pledge Arena is a key cultural and entertainment venue in Seattle. Originally built as the Seattle Center Coliseum, the arena was renovated and reopened in 2021, becoming the first net-zero carbon certified arena in the world.

## EVENTS AND ACTIVITIES

Climate Pledge Arena hosts a wide range of events throughout the year, including:

- **SPORTS** - Home to the NHL's Seattle Kraken and the WNBA's Seattle Storm, the arena sees numerous hockey and basketball games during their respective seasons.
- **CONCERTS** - The arena regularly features major concerts and performances from internationally renowned artists, making it a central hub for live music in Seattle.
- **SPECIAL EVENTS** - In addition to sports and concerts, Climate Pledge Arena hosts various special events, including conventions, family shows, and other entertainment options.

On average, the arena hosts approximately 200 events each year, attracting thousands of visitors and contributing significantly to the local economy and community vibrancy. Its close proximity to 423 3rd Avenue West enhances the appeal of the area, offering residents and visitors easy access to world-class entertainment.





CENTRAL  
BUSINESS  
DISTRICT

CLIMATE  
PLEDGE  
ARENA

WESTERN AVE W

MYRTLE EDWARDS PARK

PEDESTRIAN BRIDGE

ELLIOTT AVE W

3RD AVE W



**423**  
3RD AVE W  
SEATTLE, WA 98119

4TH AVE W

# Potential Views





## Capital Markets Contacts

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