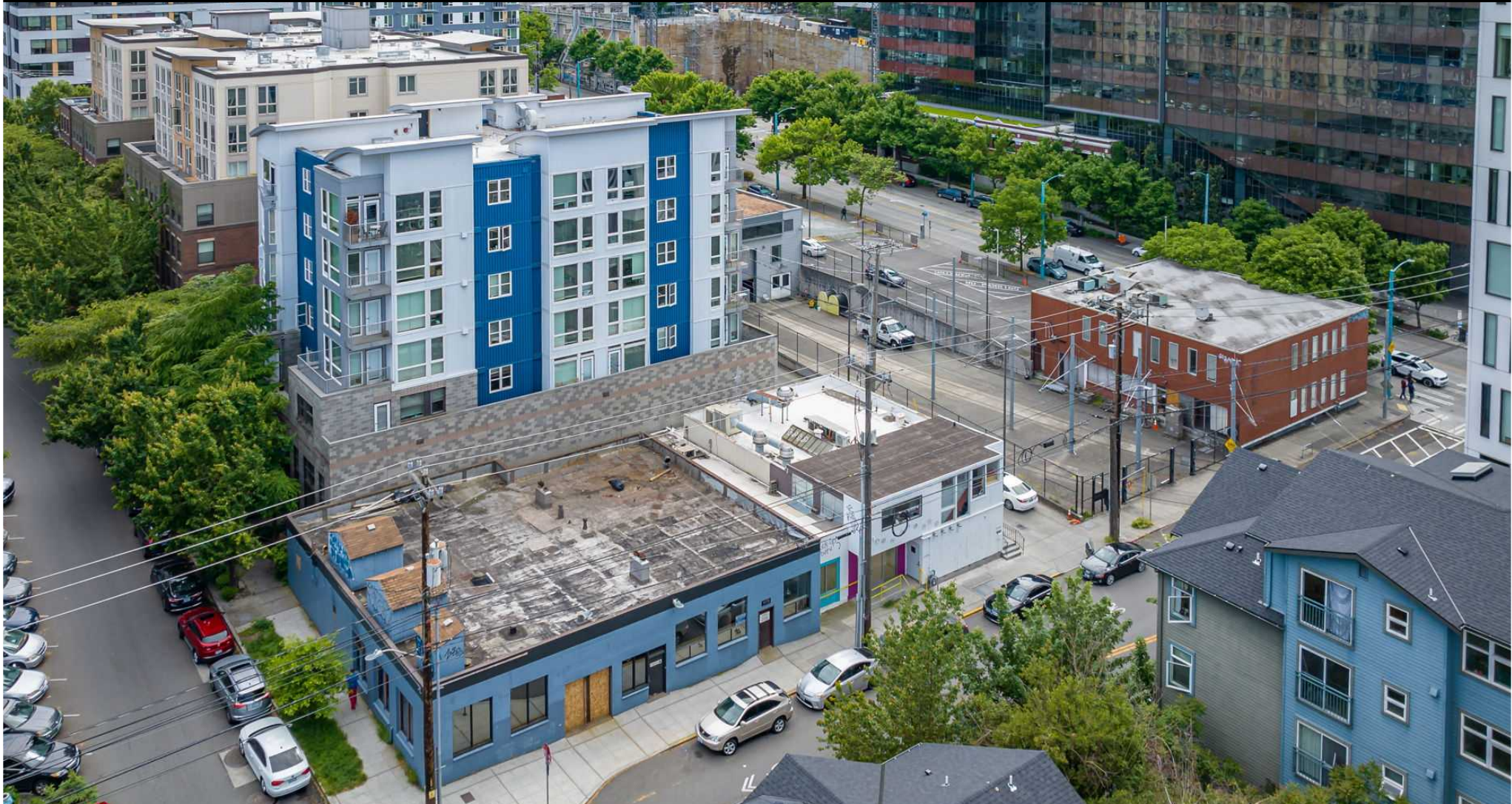


SOUTH LAKE UNION REDEVELOPMENT

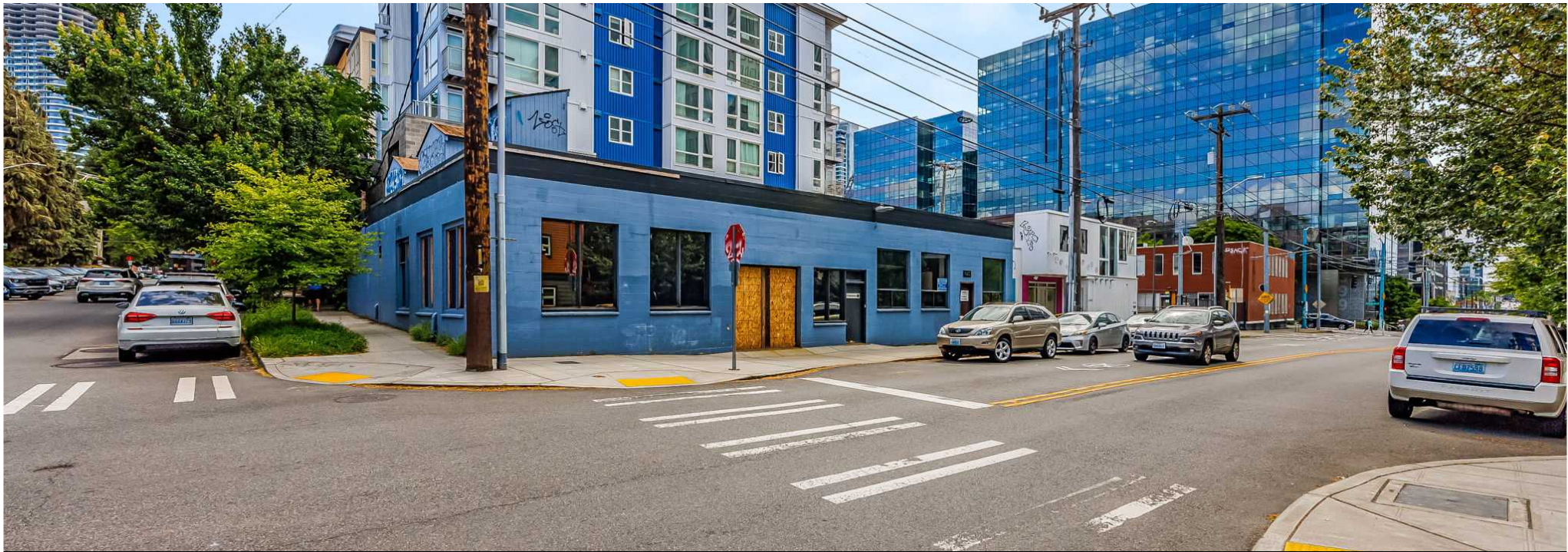
1175 HARRISON ST, SEATTLE, WA 98109

COMPASS
COMMERCIAL



FOR SALE





COMPASS
COMMERCIAL

TABLE OF CONTENTS

EXCLUSIVELY LISTED BY - COMPASS COMMERCIAL

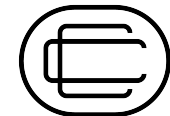
CHRISTINA CHONG
MANAGING BROKER
206-551-5909
CHRISTINA.CHONG@COMPASS.COM

TAYNA LORELLA
MANAGING BROKER
206-954-2405
TAYNA.LORELLA@COMPASS.COM

| | |
|-----------------------------|---|
| LOCATION SUMMARY | 3 |
| BUILDING & PROPERTY SUMMARY | 6 |
| FLOOR PLAN | 9 |

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from COMPASS and should not be made available to any other person or entity without the written consent of COMPASS.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. COMPASS has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvement, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulation, current or past tax payments, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources deemed to be reliable; however, COMPASS has not verified, and will not verify, any of the information contained herein, nor has COMPASS conducted any investigation regarding these matters and makes no warranty or representation, expressed or implied, whatsoever regarding the accuracy or completeness of the information provided. References to square footage or age are approximate. All potential buyers and recipients of this Offering Memorandum must take appropriate measures to verify all of the information set forth herein and bears all risk for any inaccuracies.





LOCATION SUMMARY

COMPASS
COMMERCIAL

Welcome to the bustling neighborhood of South Lake Union in Seattle! This vibrant district is a hub of innovation, technology, and urban living.

South Lake Union has undergone a remarkable transformation in recent years, emerging as one of Seattle's most sought-after areas. With its prime location near downtown, residents enjoy easy access to a plethora of amenities and a dynamic urban lifestyle.

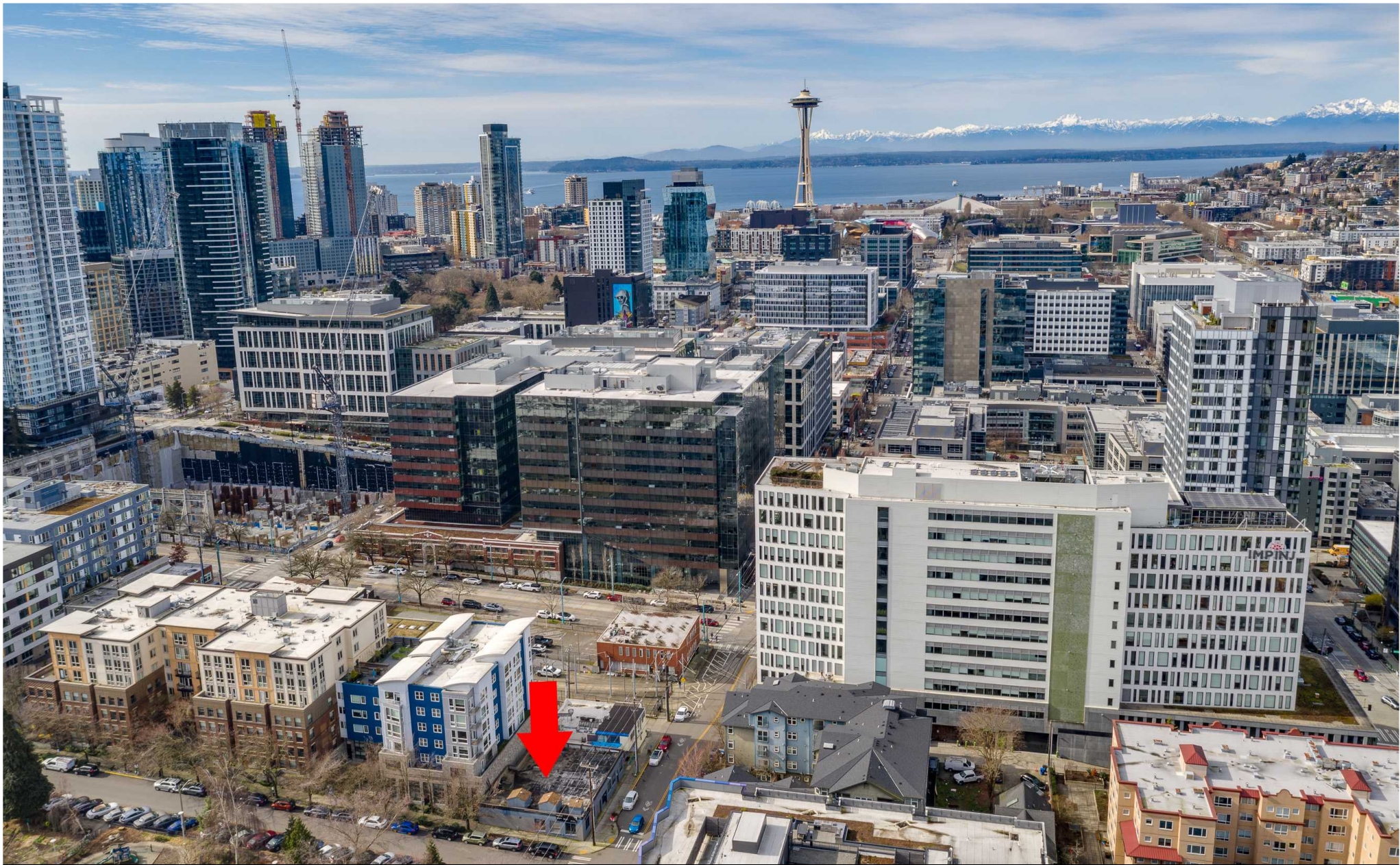
South Lake Union is especially renowned for its connection to the tech industry. This neighborhood is home to many leading tech companies, including Amazon, whose headquarters are just a stone's throw away. The presence of these major employers has attracted a talented workforce and fostered a thriving community of professionals.



Beyond the bustling streets, South Lake Union boasts beautiful parks and outdoor spaces. Take a stroll along the waterfront at Lake Union Park, where you can rent kayaks or paddleboards, or simply relax and enjoy the stunning views. The Cascade Mountains provide a breathtaking backdrop, offering ample opportunities for outdoor enthusiasts to hike, bike, and explore nature.

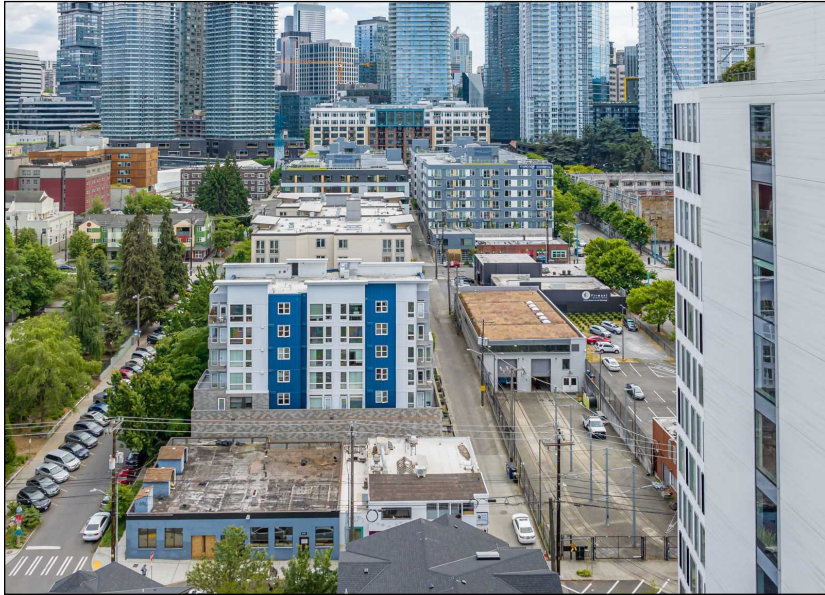
Transportation in the area is a breeze, with convenient access to major highways and public transportation. Commuting to other parts of Seattle or even neighboring cities is a breeze, making this location ideal for those who value both work and play.





BUILDING AND PROPERTY SUMMARY

COMPASS
COMMERCIAL



OWNER USER / INVESTMENT / REDEVELOPMENT OWN A PRIME PIECE OF SEATTLE REAL ESTATE

OPPORTUNITY HIGHLIGHTS

Multifamily/Retail Development opportunity in coveted South Lake Union. 4050 SF Building on a 4200 SF lot in the heart of Seattle/South Lake Union. Zoned SM-SLUR 65/95 allows for mixed use opportunities with a maximum of 65' for non-residential use and 95' for base residential use targeting developments to allow for walkability, transit, to provide a vibrant mix of residential and non-residential uses. One of two remaining lots on this block for development, surrounded other mixed multifamily developments and next to Cascade Playground.

Minutes away from South Lake Union, Capital Hill, Space Needle, Amazon, Google, REI, Whole Foods, across the street from Cascade Playground. Located a couple blocks from I-5, between 520 and I-90.

PROPERTY HIGHLIGHTS

- 4,050 SF Building
- 4,200 SF / 0.096 Acre Lot
- Corner Lot on Harrison St and Minor Ave N
- Year Built 1951 / Effective year built 1980
- Current: Single Tenant Building
- Building Height: 1 Story
- Tax parcel: 2467400115
- Zoning: SM-SLUR 65/95
- Walk score:96 (Walker's Paradise)

ZONING HIGHLIGHTS

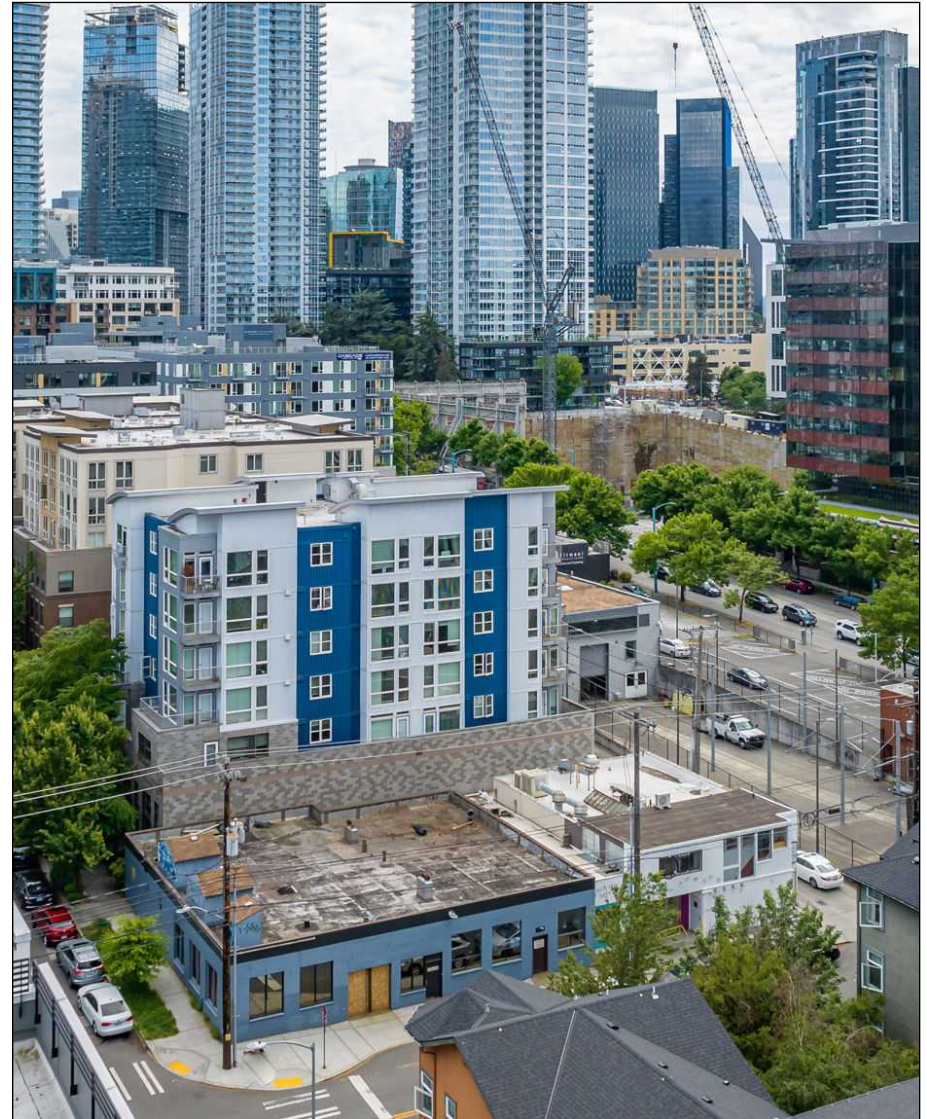
SM-SLUR 65/95

- Zoning allows for:
 - 65' for non-residential uses
 - 95' for residential uses
- Perfect for redevelopment, surrounded by healthy mix of residential and non-residential uses, given the convenient proximity.

+ Signed NDA required to obtain additional information about current building condition and environmental information.

BUILDING & PROPERTY SUMMARY

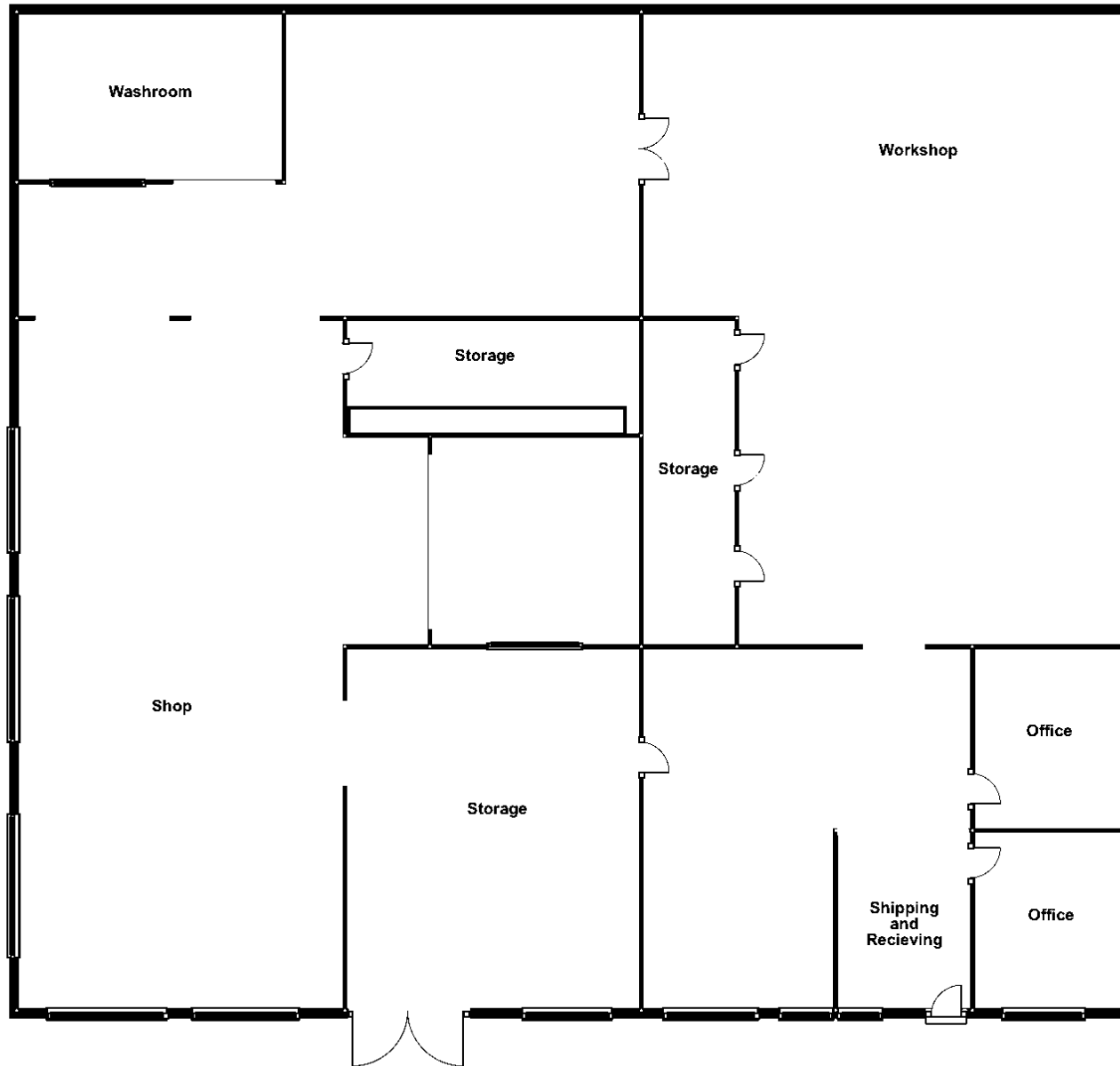
| | |
|------------------------------------|-------------------------------------|
| Offering Price: | \$1,750,000 |
| Address: | 1175 Harrison St, Seattle, WA 98109 |
| County: | King |
| Municipality: | City of Seattle |
| Year Built / Effective Year Built: | 1951 / 1980 |
| Land Area: | 4,200 SF / 0.096 Acres |
| Gross Building SF: | 4,050 SF |
| Parcel Numbers: | 2467400115 |
| Number of Buildings: | 1 |
| Stories: | 1 Story |
| Parking: | Street |
| Roof: | Torch Down |
| Zoning: | SM-SLUR 65/95 |
| Current Occupancy: | Vacant |





FLOOR PLAN

COMPASS
COMMERCIAL



COMPASS COMMERCIAL

EXCLUSIVELY LISTED BY:
COMPASS COMMERCIAL

CHRISTINA CHONG
MANAGING BROKER

206-551-5909

CHRISTINA.CHONG@COMPASS.COM

TAYNA LORELLA
MANAGING BROKER

206-954-2405

TAYNA.LORELLA@COMPASS.COM

PLEASE REACH OUT TO LISTING
BROKERS FOR ANY ADDITIONAL
INFORMATION AND QUESTIONS.



COMPASS
COMMERCIAL