

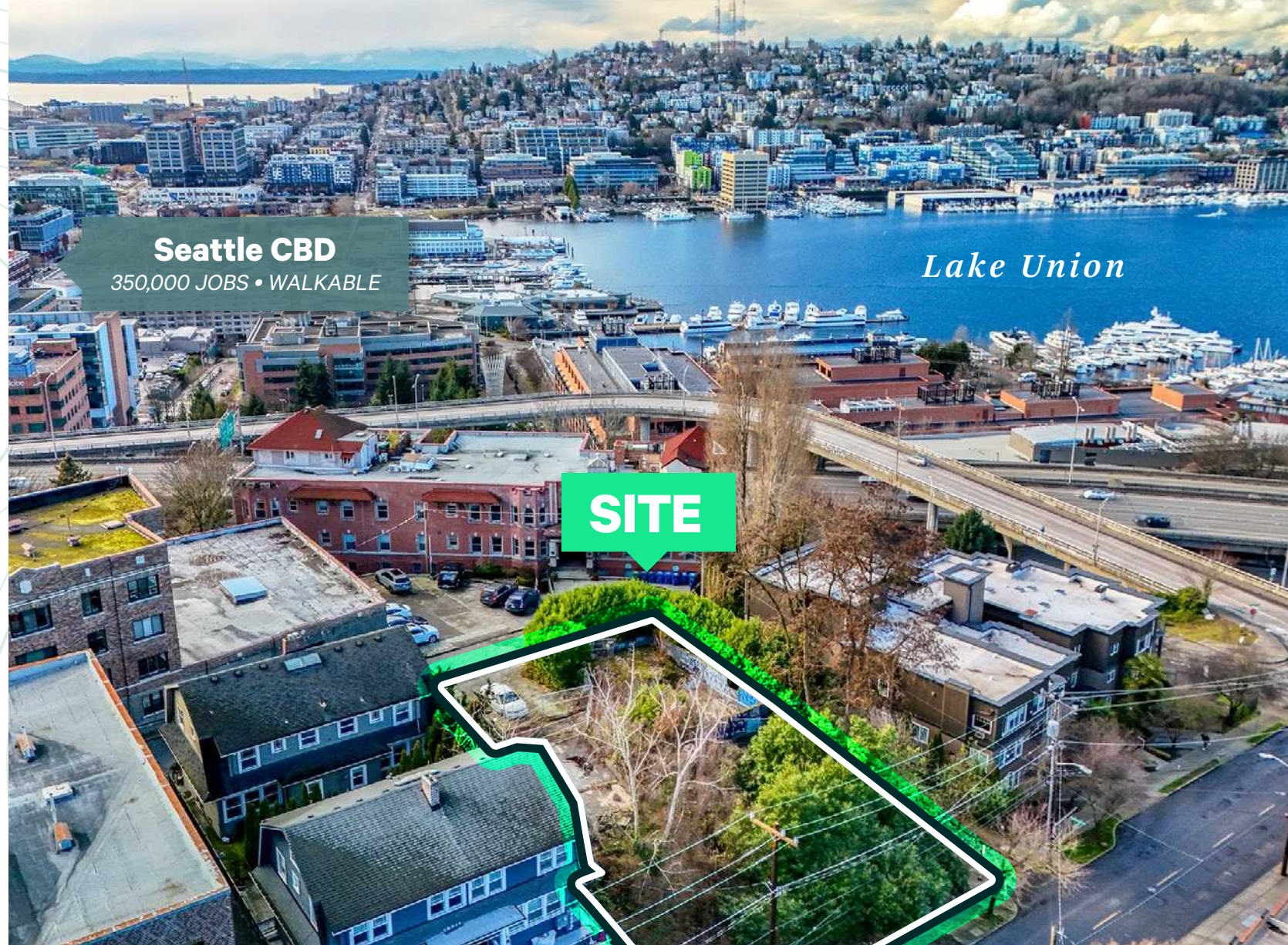
BELLEVUE CT DEVELOPMENT SITE

Prime Shovel Ready Permitted Development Opportunity in the Heart of Seattle's Historic North Capitol Hill

ZONING LR3 (M) • 9,157 SF LOT

1016 & 1020 Bellevue Ct. E

CBRE



LAKE UNION
RECREATION



AMAZON SPHERES



PIKE-PINE CORRIDOR

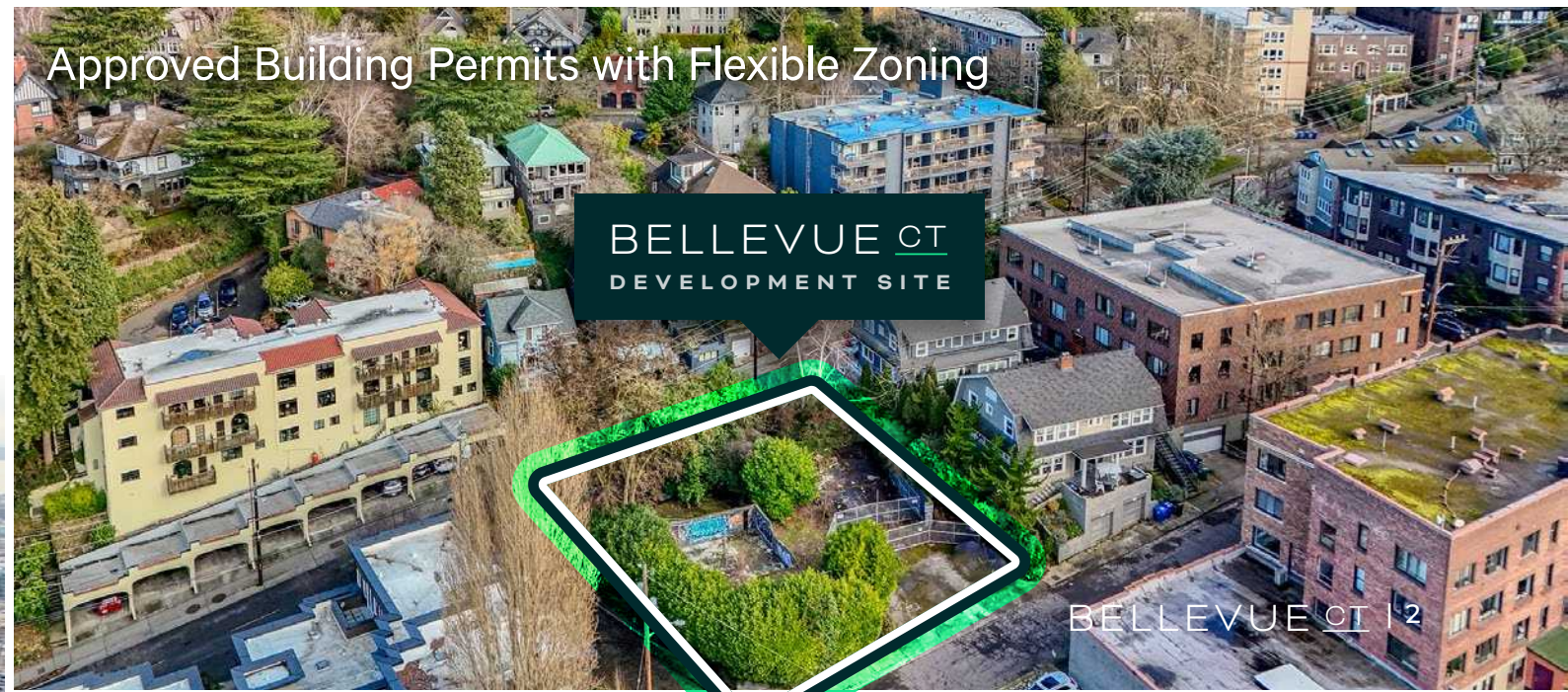
EXCLUSIVELY LISTED BY THE **CBRE PNW MULTIFAMILY TEAM**

THE OFFERING

Prime Shovel Ready Permitted Development Opportunity in the Heart of Seattle's Historic North Capitol Hill

CBRE is pleased to present the opportunity to acquire the Bellevue Ct. East Development Site (the "Property"), a 9,157 SF lot, fully permitted and shovel ready offering 46 apartment units.

The approved design features a modern & striking 5-story design with Pacific Northwest inspired materials. A notable building feature that will differentiate the property and attract tenant interest is the 789 square foot rooftop terrace with views of Lake Union, the Space Needle, Downtown Seattle and the Olympic Mountains. **Situated in the highly sought after Capitol Hill historic district, the property will offer prospective tenants the largest number of walkable bars, restaurants and retail the city has to offer.**





Incredible Downtown Seattle Views



Apartment Rendering

Property Overview

Address 1016 & 1020 Bellevue Ct. E

Buildable Units 46 units

Gross Building 24,024 square feet

Price \$3,250,000

Price Per Unit \$70,000

Permit Status Fully Permitted, Shovel Ready

Construction Type 5 Story, Wood Frame

Number of Stories 5

Architect of Record Studio 19 architects

Zoning LR3 (M)

Site Area 9,157 SF

Parcels 0676000120 & 0676000115



BELLEVUE CT
DEVELOPMENT SITE



Amazon Spheres



Google SLU
Offices



Starbucks
Roastery



Lake Union
Recreation



Capitol Hill Light Rail Station

Investment Highlights



Flexible Zoning: Build either apartments or town homes



Building Permits Approved: Ability to break ground immediately following closing



Walkable to South Lake Union, Broadway and the Capitol Hill Light Rail Station



Surrounded by amenities: Easy access to Broadway Ave, with numerous bars, restaurants and shops



Future rent growth due to deficit of Supply: By 2026 CBRE predicts rents to rise significantly



Incredible Views: Expansive views of South Lake Union, downtown Seattle, the Space needle and the Olympic Mountains



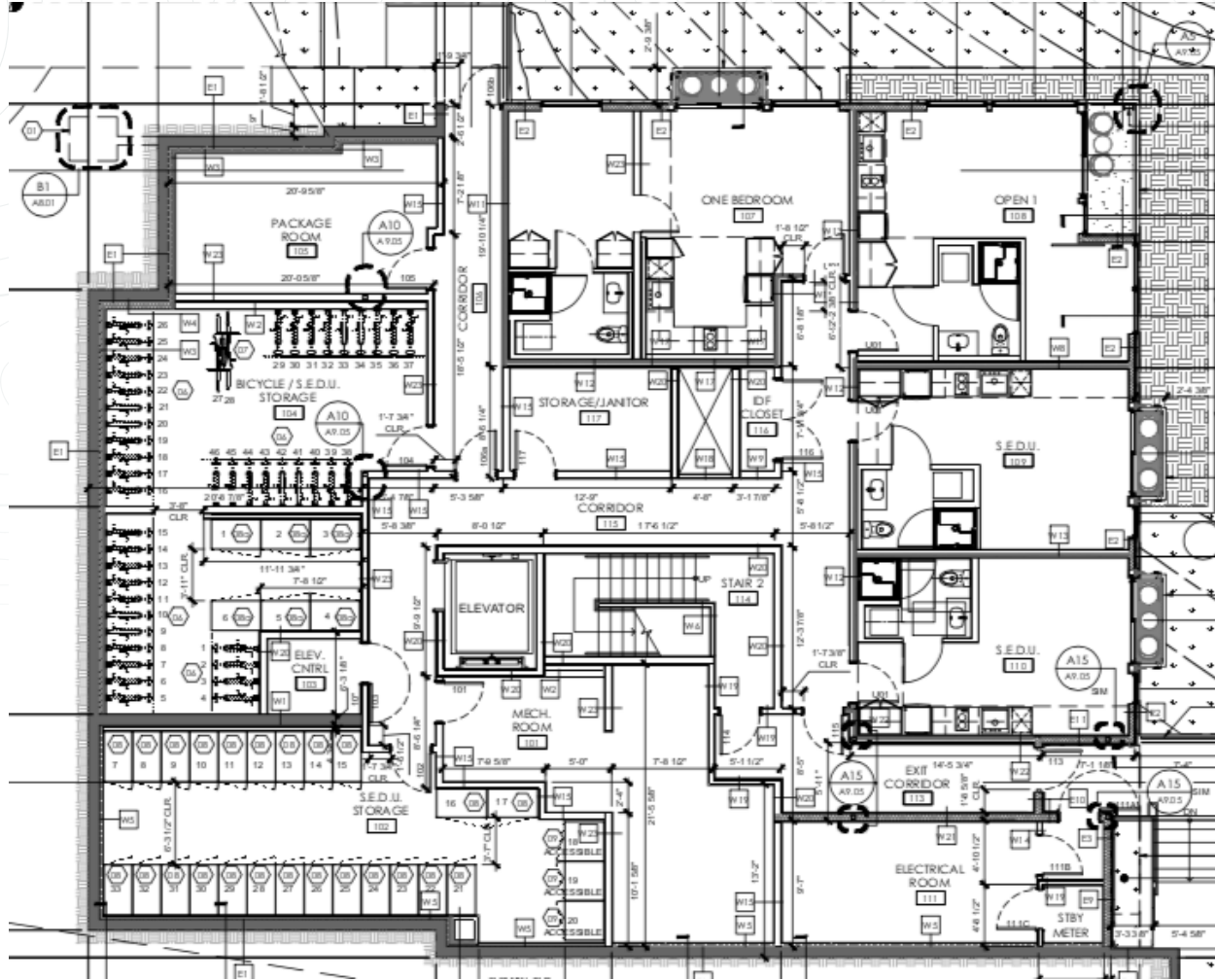
Exceptional Connectivity: Direct access to I-5, 520, I90, Capitol Hill Light Rail Station as well as over 10 nearby bus routes within ¼ mile providing access to Downtown, South Lake Union and the University or Washington



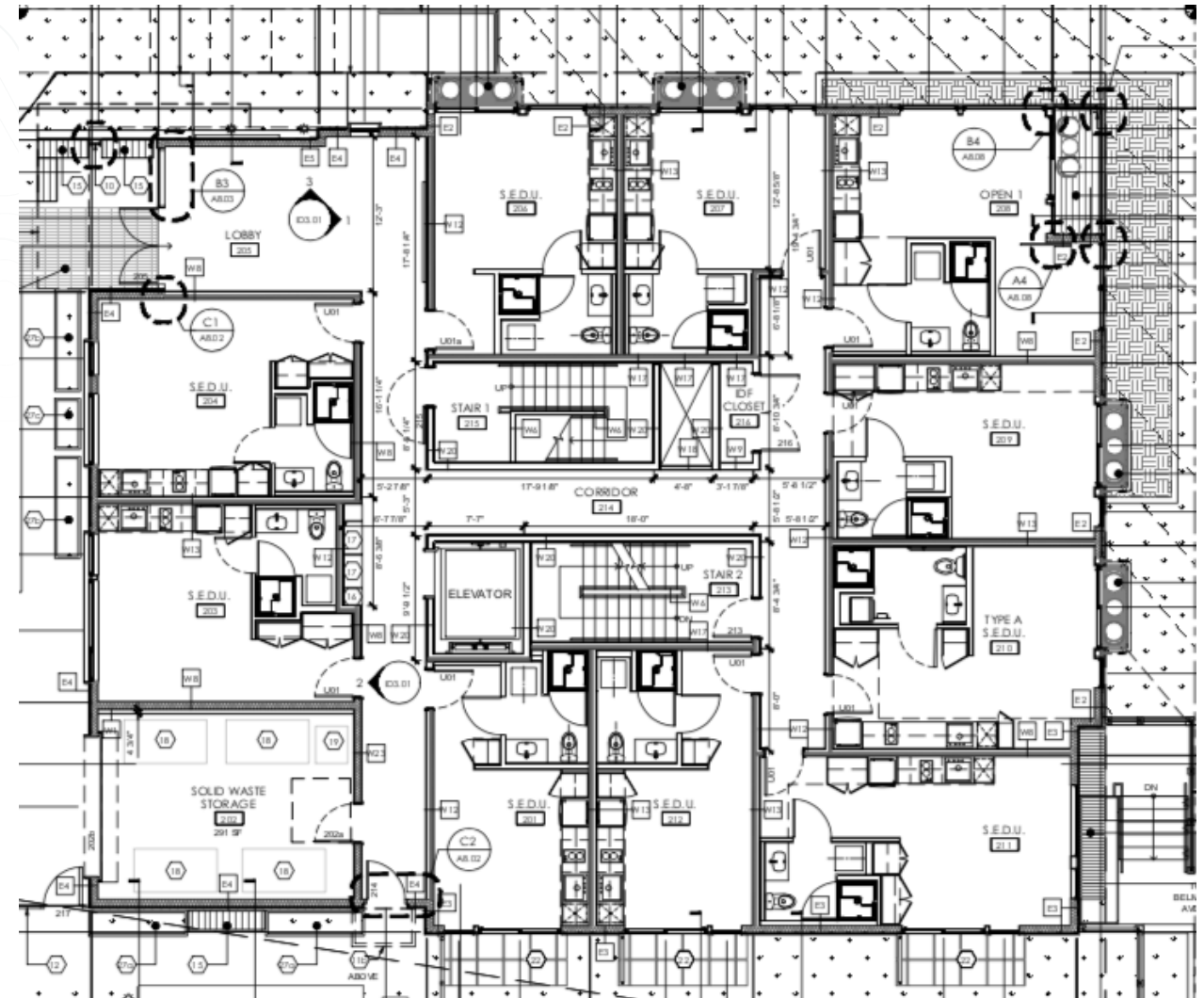
Building Amenities: Expansive downtown views from most units. Secured Access entry, package room, bicycle storage, tenant storage and breath taking views from the rooftop patio

Apartment Floor Plans

Level

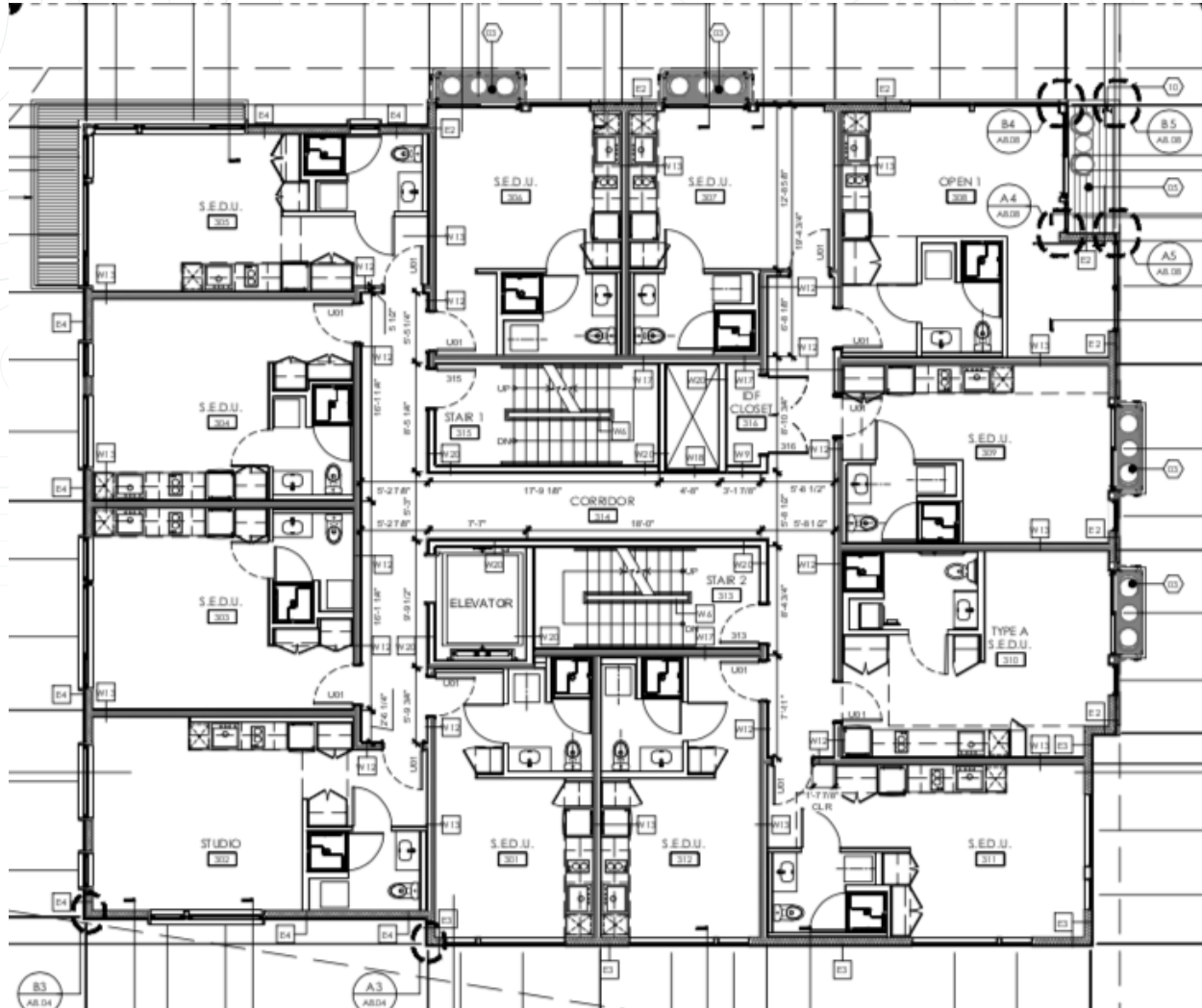


Level 2

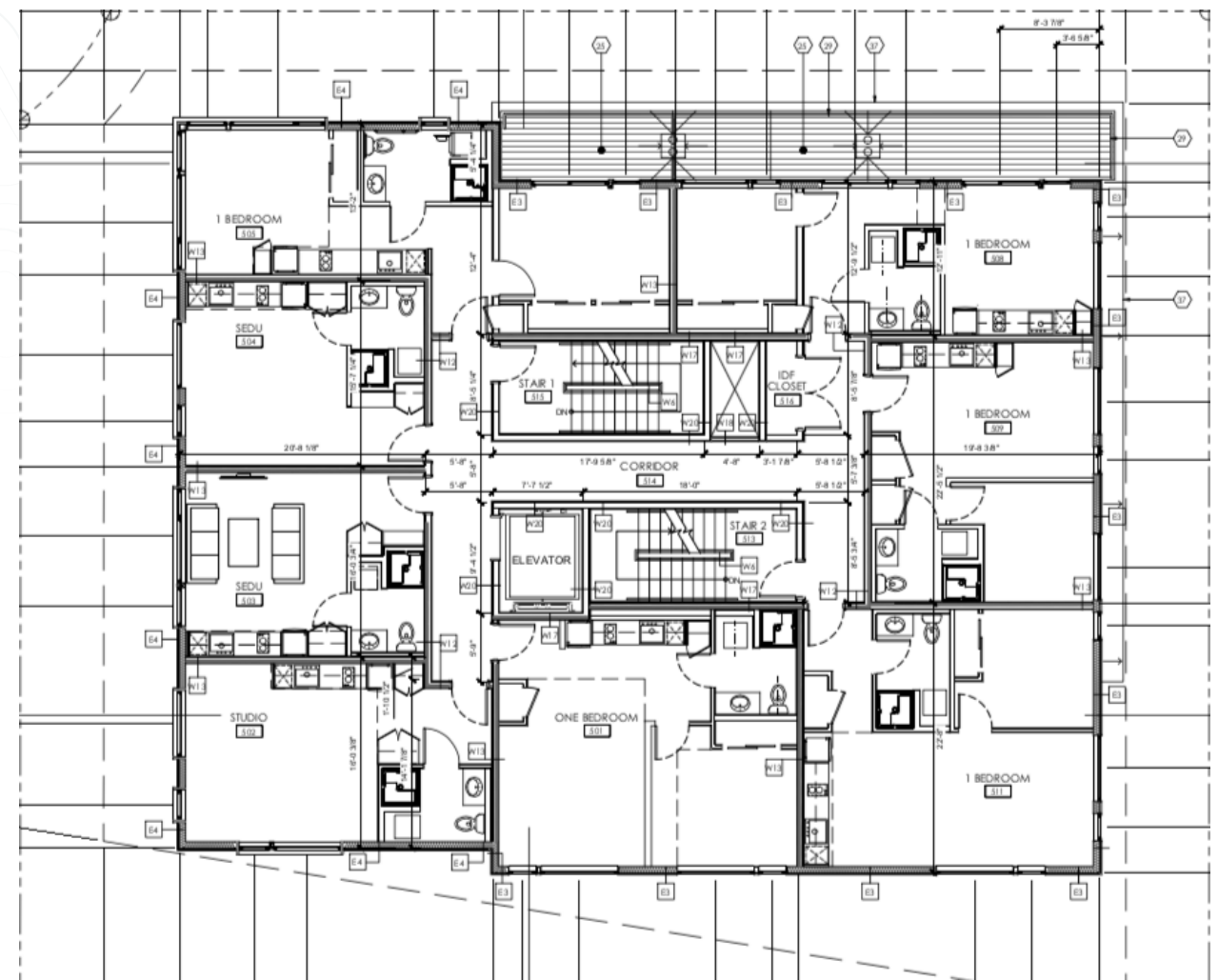


Apartment Floor Plans

Level 3 & 4



Level 5



Apartment Floor Plans

Roof



Apartment Elevations

North-East Elevation



North-West Elevation



Apartment Elevations

South-East Elevation



South-West Elevation



Apartment Stats and Unit Mix

Site Addresses: 1016 & 1020 Bellevue Ct E.
Parcel numbers: 0676000115; 0676000120
Zoning: LR-3 (M) High
Overlay: Capitol Hill Urban Center Village
Site Area: 9157 Sq. Ft.
Stories: 5 + Roof Deck
Gross Bldg. Area: 24,024 Sq. Ft.

Bldg. Amenities:
Level 1: Package room
Bike room
Storage Locker room
Level 2: Trash Room
Lobby
Mailboxes
Covered front porch at cul-de-sac
Fenced garden and dog run
Roof: Exterior Prep Kitchen & BBQ Area
Amenity Deck Dining area
Exterior Lounge
Garden

Unit Mix	#	Av. Sq. Ft.
S.E.D.U.:	33	278
Studio:	3	308
Open 1:	4	345
1-Bed:	6	466
Total:	46	320

MHA Affordable: # Location
S.E.D.U.: 2 (1) each on Levels 2 & 3
1-Bed: 1 Level 1
Remaining fractional unit MHA fees = \$ 37,178.

Unit Amenities: Mini-Split AC
Front-load washer & dryer
Glass shower door
Quartz countertop
Dishwasher
Microwave + oven combo
Full tile backsplash
Triple-pane high-STC windows
Patios*
Decks*
* Not all units

Project Team
Architect: Studio 19 Architects
Structural Engineer: PCS Structural Solutions
Civil Engineer: AHBL
Landscape Architect: AHBL
Soil Engineer: Associated Earth Sciences
Mechanical Engineer: Emerald Aire
Electrical Engineer: Emerald City Engineers
Plumbing Design: Windsor Engineers
Fire Alarm & Security: Linx
Shoring Design: Hayward Baker Inc.
Sprinkler: Smith Fire



Capitol Hill: Neighborhood as an Amenity

WALKABLE TO DESIRABLE AMENITIES & EASY ACCESS TO EMPLOYERS

The Site enjoys a phenomenal central location on the eastern slopes of Capitol Hill, surrounded by burgeoning job growth, neighborhood amenities, recreational options and access to transportation.

Capitol Hill is one of Seattle's most prestigious and sought-after neighborhoods, delivering some of the best bars, restaurants and nightlife that Seattle has to offer. The Site is located less than a mile from the neighborhood's vibrant Broadway retail district, and less than two miles from the bustling Pike-Pine Corridor, which offers the best of the neighborhood's overflowing list of bars, restaurants and retailers. Capitol Hill is also home to numerous entertainment venues, such as Neumos, the Broadway Performance Hall and the Century Ballroom, as well as expansive recreational space at Volunteer and Cal Anderson Parks.

The nearby Eastlake neighborhood provides future residents with walkable access to

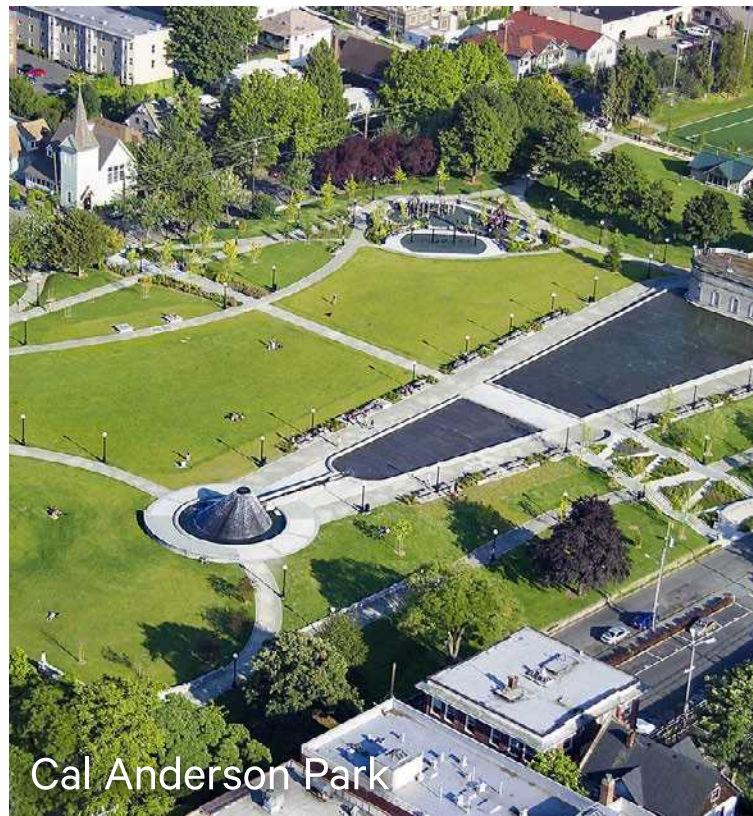
one-of-a-kind cafés, restaurants and eclectic boutiques. The site is a ten-minute walk to Eastlake's commercial area, which is always buzzing with activity. This main strip along Eastlake is home to many long-tenured bars and grills, as well as a local public park equipped with tennis courts and many other amenities.

Access to transportation provides another competitive advantage. Bus routes run along Lakeview Avenue and stop adjacent to the Site, providing access to downtown Seattle, South Lake Union and the University of Washington. The Site is also conveniently located with access to Interstate 5, Highway 520 and downtown Seattle.

North Capitol Hill is known for its breathtaking city views, luxury real estate and incredible access to amenities



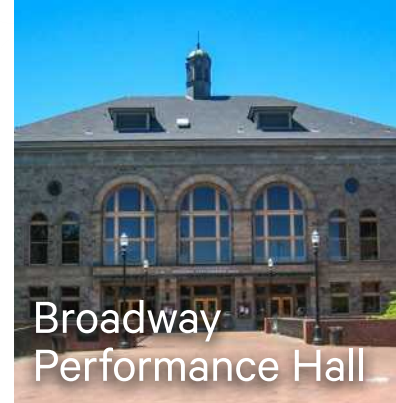
Lake Union Recreation



Cal Anderson Park



Neumos
Concert Venue



Broadway
Performance Hall



Capitol Hill Light Rail Station

Starbucks Reserve Roastery



NEARBY ATTRACTIONS & RECREATION

- » Starbucks Reserve Roastery
- » Elliott Bay Book Company
- » Redhook BrewLab
- » Oddfellows Cafe
- » Volunteer Park
- » Big Mario's Pizza
- » Chophouse Row
- » Boat Bar
- » Momiji
- » Salt & Straw
- » Inside Passage



Big Mario's Pizza



Inside Passage



Oddfellows Cafe



Boat Bar



Chophouse Row



Elliott Bay Book Company

Close-In Location Provides Easy Access to Major Employers



Epicenter of the World's Most Prosperous Companies

SEATTLE

CLIMATE PLEDGE ARENA

QUEEN ANNE

SPACE NEEDLE

BELLTOWN

GLOBAL HEADQUARTERS • 60,000 JOBS

amazon

SEATTLE CBD

Westlake Park

WHOLE FOODS MARKET

SOUTH LAKE UNION

DENNY TRIANGLE

Washington State Convention Center Addition
\$1.9 BILLION | 2.3 M SF | NOW OPEN

BELLEVUE CT DEVELOPMENT SITE

CAPITOL HILL

Lake Union

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Seattle Kraken

Climate Pledge Arena

Space Needle

Westlake Park

Whole Foods Market

Bellevue CT 14

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Other labels and icons include: SEATTLE KRAKEN, CLIMATE PLEDGE ARENA, SPACE NEEDLE, Westlake Park, WHOLE FOODS MARKET, HB, R, SCCA, Lake Union, I-5, I-90, and various company logos like Google, Apple, Microsoft, and many others.

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BELLEVUE CT

DEVELOPMENT SITE



PNW MULTIFAMILY INVESTMENT SALES

Reed Hunter

Vice President
+1 206 442 2713
reed.hunter@cbre.com

Beau Meitl

Associate
+1 206 442 2765
beau.meitl@cbre.com

Peter Wright

Vice President
+1 206 442 2735
peter.wright@cbre.com

Troy Alan

Associate
+1 206 910 7590
troy.alan@cbre.com

Spencer Clark

First Vice President
+1 206 442 2764
spencer.clark@cbre.com

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