



# 614 BOYLSTON AVE E

## *Property Highlights*

Prime in-city, Capitol Hill location

“Walker’s Paradise” walk score of 95

Within blocks of award-winning restaurants, shops, and grocery

8-10 on-site parking stalls

Many recent updates by current owner

Can seat up to approximately 30 desks in the main building and carriage house

Highly functional basement

Separate converted carriage house

Near light rail and multiple bus routes to U District, Downtown, South Lake Union, and many other parts of the city

Land bank - LR3 zoning allows for development of townhomes or ±30 units with no parking required, with potential of an upzone to MR

### **DAN SWANSON**

Executive Vice President, Shareholder  
206.296.9610  
dan.swanson@kidder.com

### **ROD KEEFE**

Senior Vice President  
206.296.9642  
rod.keefe@kidder.com

### **DAN STUTZ**

Executive Vice President  
206.398.2266  
dan.stutz@kidder.com

**KIDDER.COM**

*614 Boylston Avenue East is a prime commercial office property located in north Capitol Hill encompassing approximately 5,510 SF of recently updated/renovated office space, plus a separate standalone approximate 1,000 SF remodeled carriage house.*

Built in 1906 as a single-family residence and converted to office by previous owners, 614 Boylston offers class A office space over 3 floors plus a usable basement and standalone carriage house structure in back of the main structure that is now office space as well. On-site parking of 8-10 stalls plus abundant street parking with convenience to mass transit and a walk score of 95 make this a terrific location for an owner/user type buyer. Desk space for 20-25 people can be accommodated in the main structure over the 3 floors and

basement, plus space for another 4-6 desks is available in the carriage house. Conference space, kitchen, and small break-out spaces are also found in the buildings.

In addition, the 6,927 SF lot (per King County records) is zoned LR3 (M) with an Urban Village Overlay, making for a solid long-term investment opportunity for an initial owner/user type buyer that can occupy the premises for many years with a possible future redevelopment of the site possible.

#### PROPERTY DETAILS

ADDRESS 614 Boylston Ave E, Seattle WA

OFFERING PRICE \$2,975,000

PRICE/SF \$456.99

PRICE/LOT SF \$429.48

OFFICE BUILDING SF ± 5,510

CARRIAGE HOUSE SF ± 1,000

LOT SF ± 6,927

PARCEL # 685070-0585

ZONING LR3 (M)

YEAR BUILT 1906

PARKING 8 to 10 on-site stalls

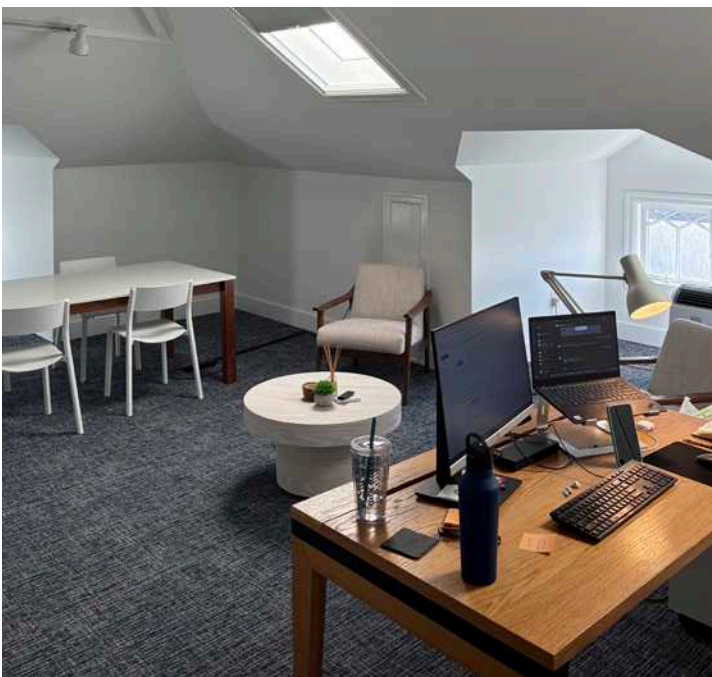
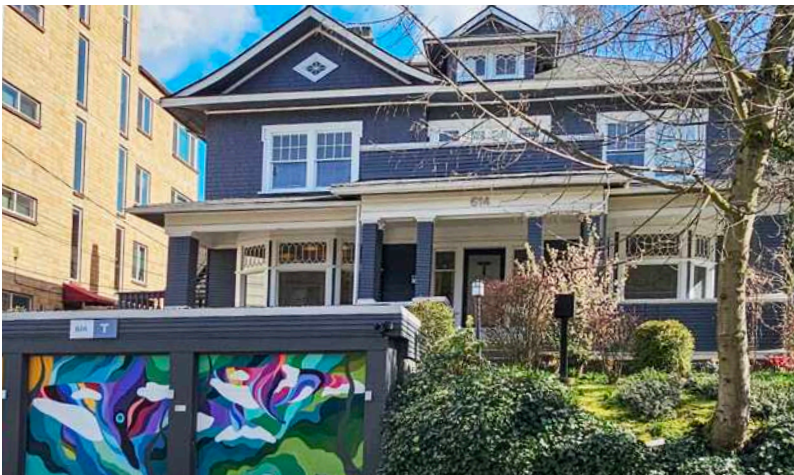
PROPERTY TAXES (2025) \$21,677.21



Note: Property information based on King County records.

#### KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.