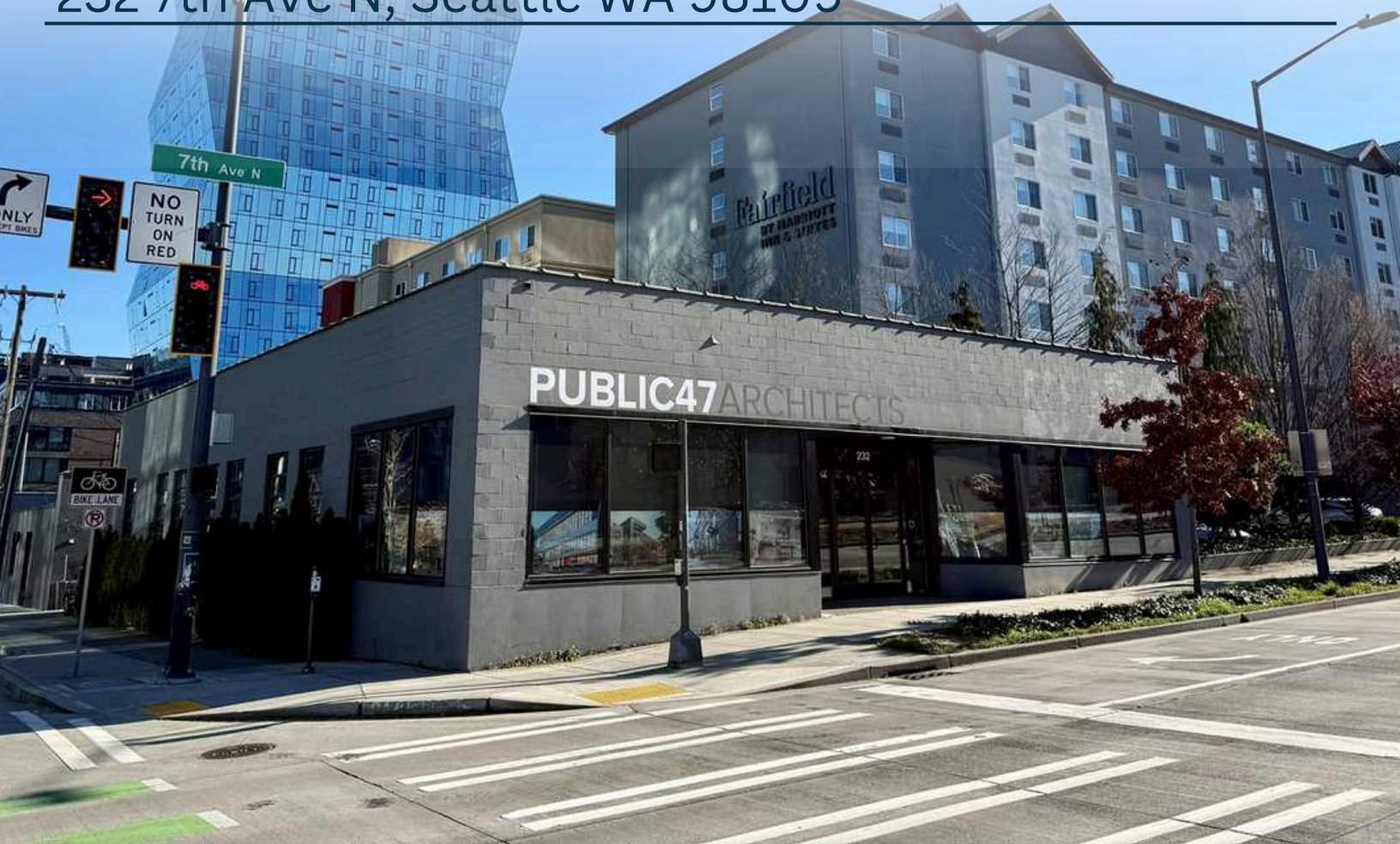


7th & Thomas Building For Sale



Redevelopment / Owner User Site

232 7th Ave N, Seattle WA 98109



The Offering

Meriwether Advisors is pleased to present the opportunity to acquire 7th and Thomas, a covered land play in a trophy location in the robust South Lake Union sub-market of Seattle. The property is located directly off of 7th Ave. and Thomas Street, west of Dexter Ave. and directly across the street from Apple's 700,000 square foot Seattle headquarters. The property provides strong, in-place income and the opportunity for an owner/user office or retail space, as well as a future development opportunity. The property's zoning allows for multifamily, office, retail, life-science and hospitality.

David Rothrock

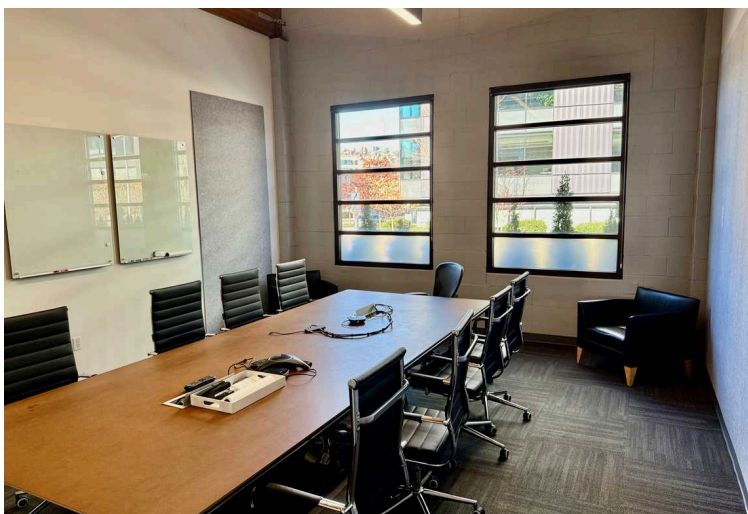
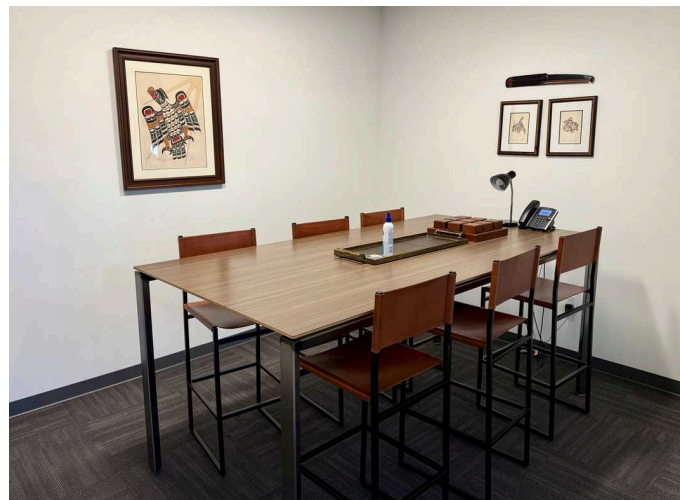
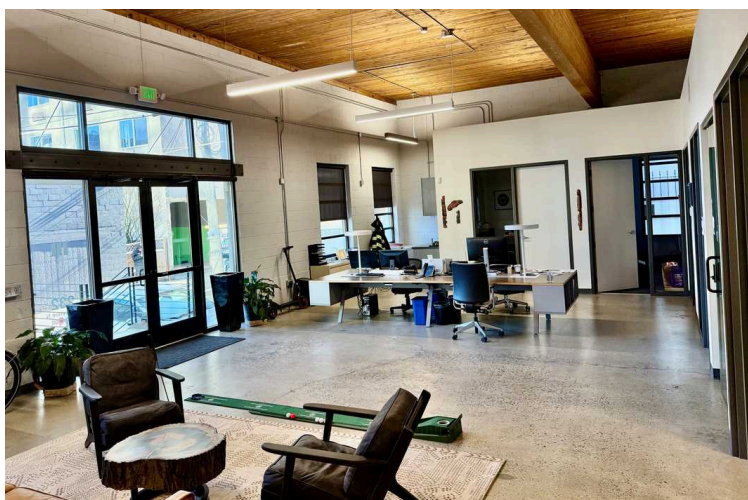
206-679-7316
david@mwaseattle.com

Matt Brennan

206-459-0782
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Offering Summary

Offer Price	\$4,995,000
Address	232 7th Avenue N
Site Area	6,375 SF / .15 acres
Building Size	5,040 SF
Parking Stalls	Six
Zoning	SM-SLU 175/85-280
Parcel	199120-1000
2025 NOI	Call broker for information



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Location

- Direct access to Hwy 99 and close proximity to I-5 and Light Rail
- In the heart of South Lake Union with walkability to Downtown Seattle, and Lower Queen Anne
- Adjacent to large tech campuses of Amazon, Apple, Meta, and Google
- Close proximity to life science and healthcare campuses of Fred Hutch, UW Medicine, and the Allen Institute



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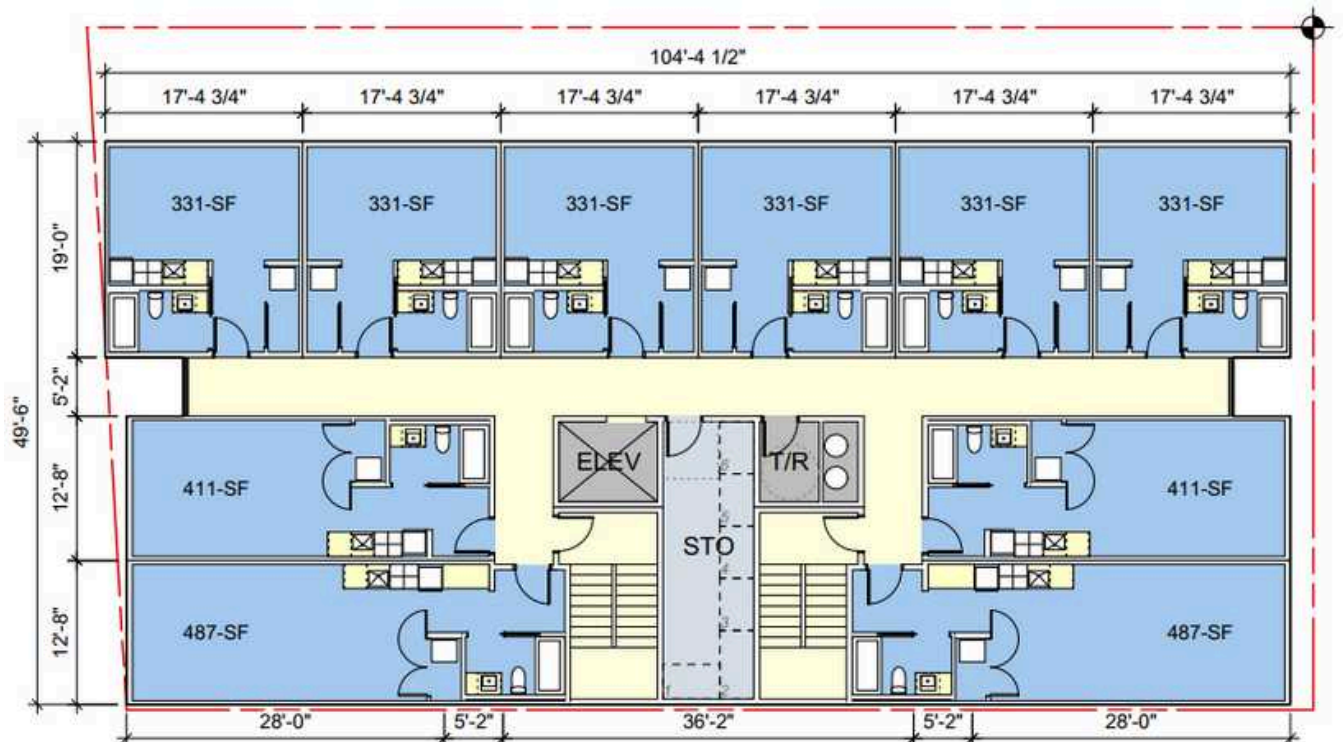
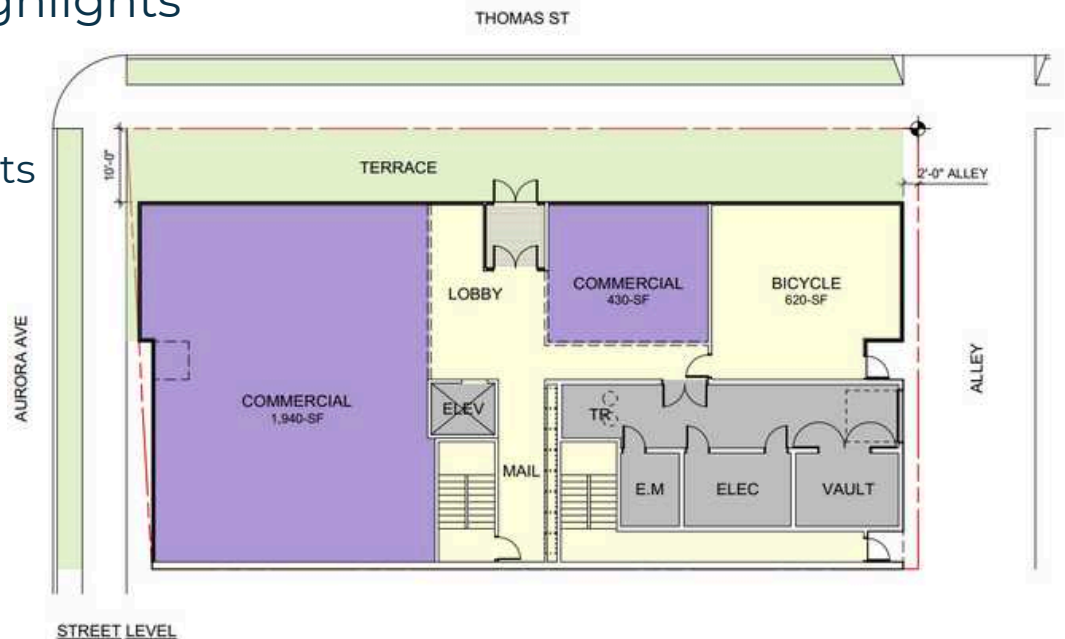
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Multi-Family Redevelopment Massing Study

Development Highlights

- Eight stories
- 70 residential units
- 2,370 retail SF
- 40,521 total SF



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