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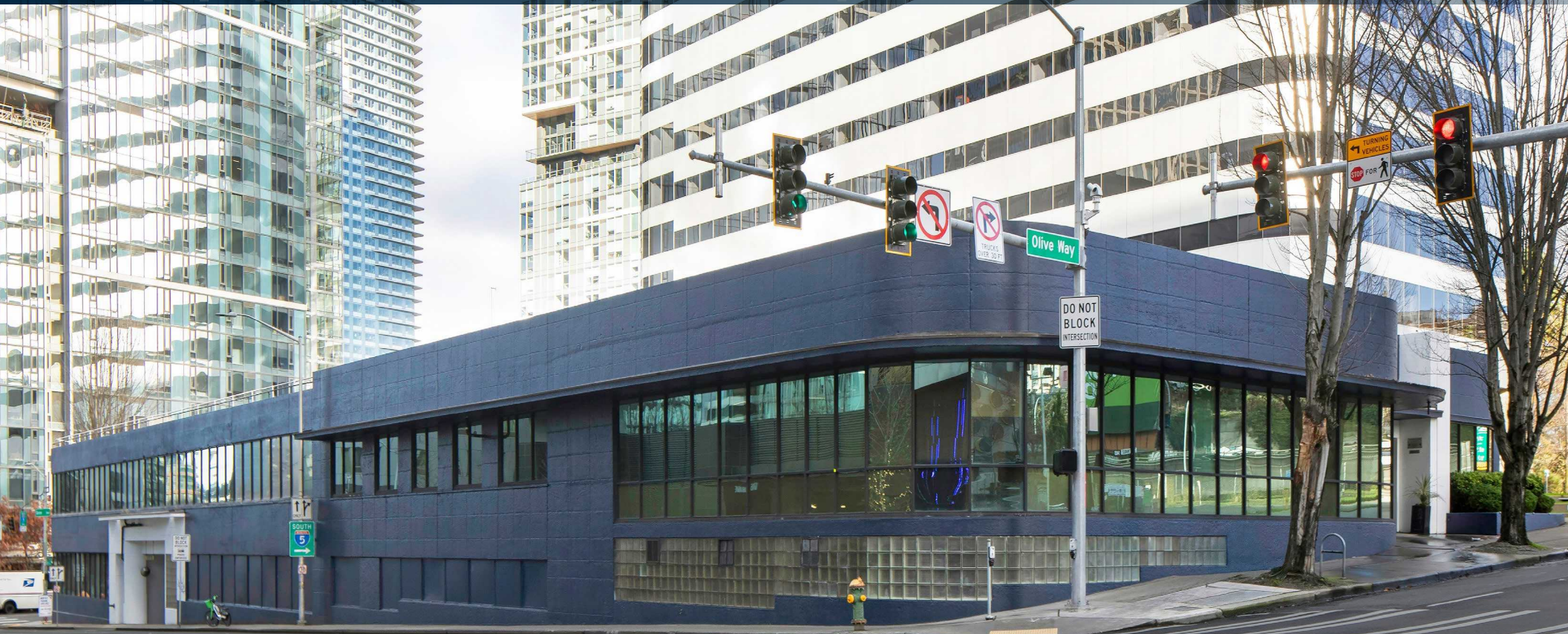
OLIVE WAY

Seattle, WA 98101

FOR SALE OR LEASE

Prime Owner User Opportunity

Standalone Medical/Life Science/Flex Building



NEWMARK

JOE LYNCH

Executive Managing Director

425.362.1399

joe.lynch@nmrk.com

DAN HARDEN

Senior Managing Director

425.362.1393

dan.harden@nmrk.com

JESSE OTTELE

Executive Managing Director

206.452.4529

jesse.ottele@nmrk.com

INVESTMENT OVERVIEW



Class A Medical, Life Science, and / or Flex Building Featuring 45,272 Rentable Square Feet



Surrounded by vibrant dining, retail and hospitality amenities

Sales Price	Inquire with broker
Zoning	DMC 340/290-440
NRSF	45,272
Floors	Two (2) floors
Ceiling Heights	15'
Land Area	33,090 (0.76 acres)
Loading	1 grade level loading door
Parcel	066000-2030
Parking	61 covered and secure garage stalls
HVAC	The building is equipped with a series of rooftop Lennox and Carrier heat pump units ranging from 2.5 to 8 tons, complemented by a 25-ton gas-fired Haakon air handling unit. All systems are roof-mounted for ease of access and maintenance. Please reach out to the listing team for additional details
Water	The property is served by a 6-inch water line
Electrical	4,000-amp, 208V, 3-phase main switchboard rated at 150,000 AIC



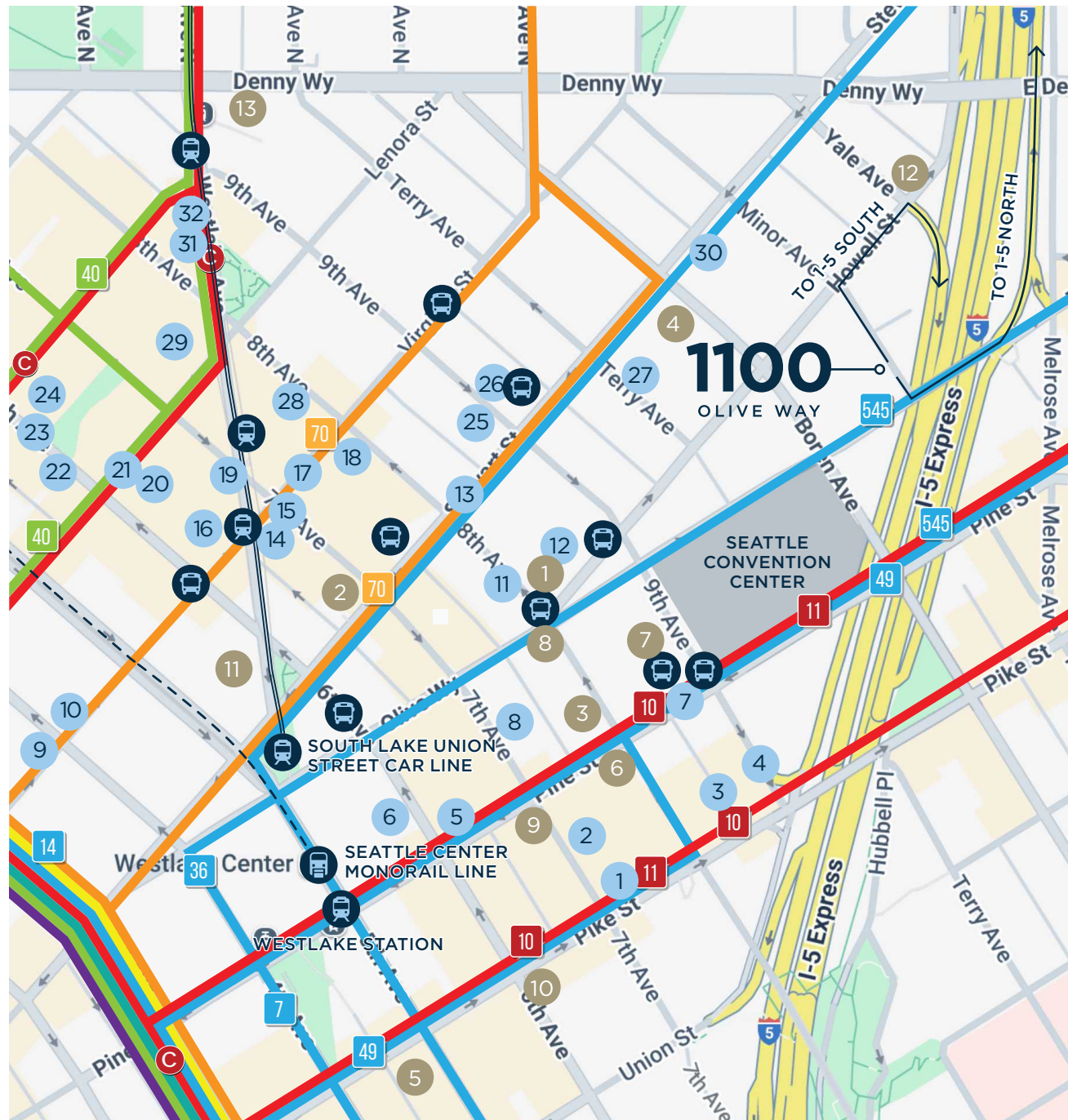
AMENITIES & TRANSPORTATION MAP

FOOD & DRINKS

1. The Cheesecake Factory
2. Qiao Lin Hotpot
3. Audacity Wine Bar
4. Daawat Indian Grill & Bar
5. Din Tai Fung
6. Nordstrom Grill
7. Dough Zone™ Dumpling House
8. Anchorhead Coffee
9. Serious Pie Downtown
10. Lola
11. Mr. West Cafe Bar - Downtown
12. Rickhouse Whiskey Bar
13. Daniel's Broiler - Downtown
14. Barolo Ristorante
15. Pho Bac
16. Marination
17. US Courthouse Café
18. Cafe Madeline
19. Cinque Terre Ristorante
20. Skillet Regrade
21. Evergreens Salad
22. Rubinstein Bagels (South Lake Union)
23. The Victor Tavern
24. 2120
25. Subway
26. Grumpy Bean
27. Nana's Green Tea
28. Urban Sushi Kitchen
29. Casco Antiguo SLU
30. Mighty-O Donuts
31. Shake Shack
32. The Butcher's Table

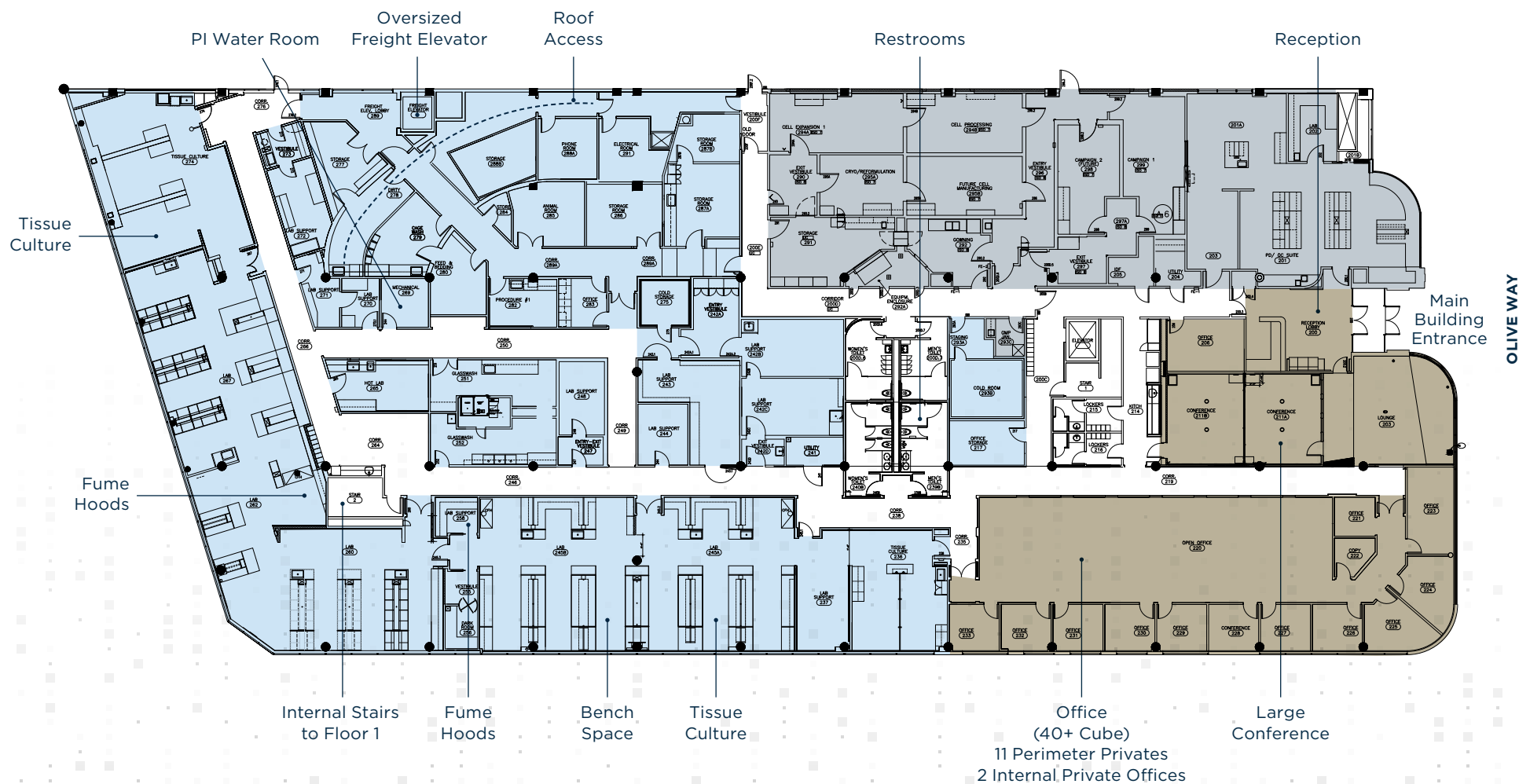
HOTELS

1. Hyatt Regency Seattle
2. Hotel Max
3. The Paramount Hotel
4. Hilton Garden Inn SeattleDowntown
5. Hilton Motif Seattle
6. Grand Hyatt Seattle
7. WorldMark Seattle - The Camlin
8. Hyatt at Olive 8
9. Hotel Theodore
10. Sheraton Grand Seattle
11. The Westin Seattle
12. SpringHill Suites SeattleDowntown/South Lake Union
13. Denny Park Hotel

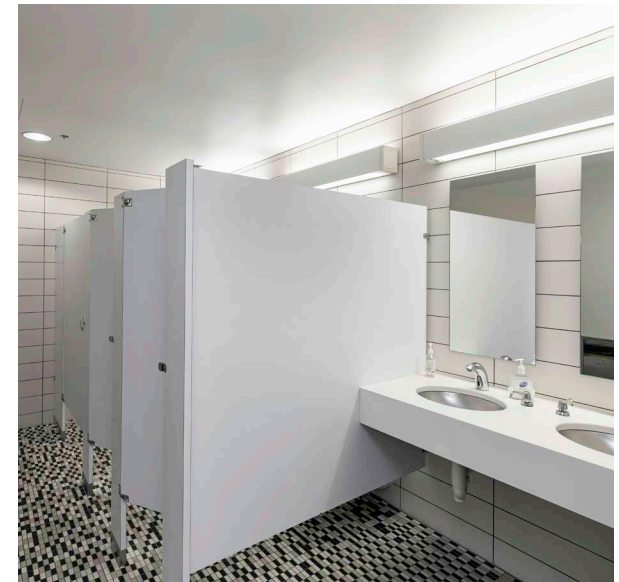
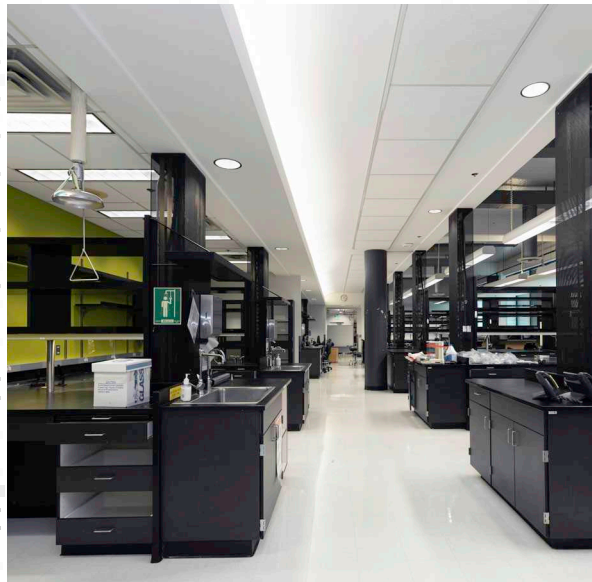


Generator

■ Lab ■ GMP ■ Office

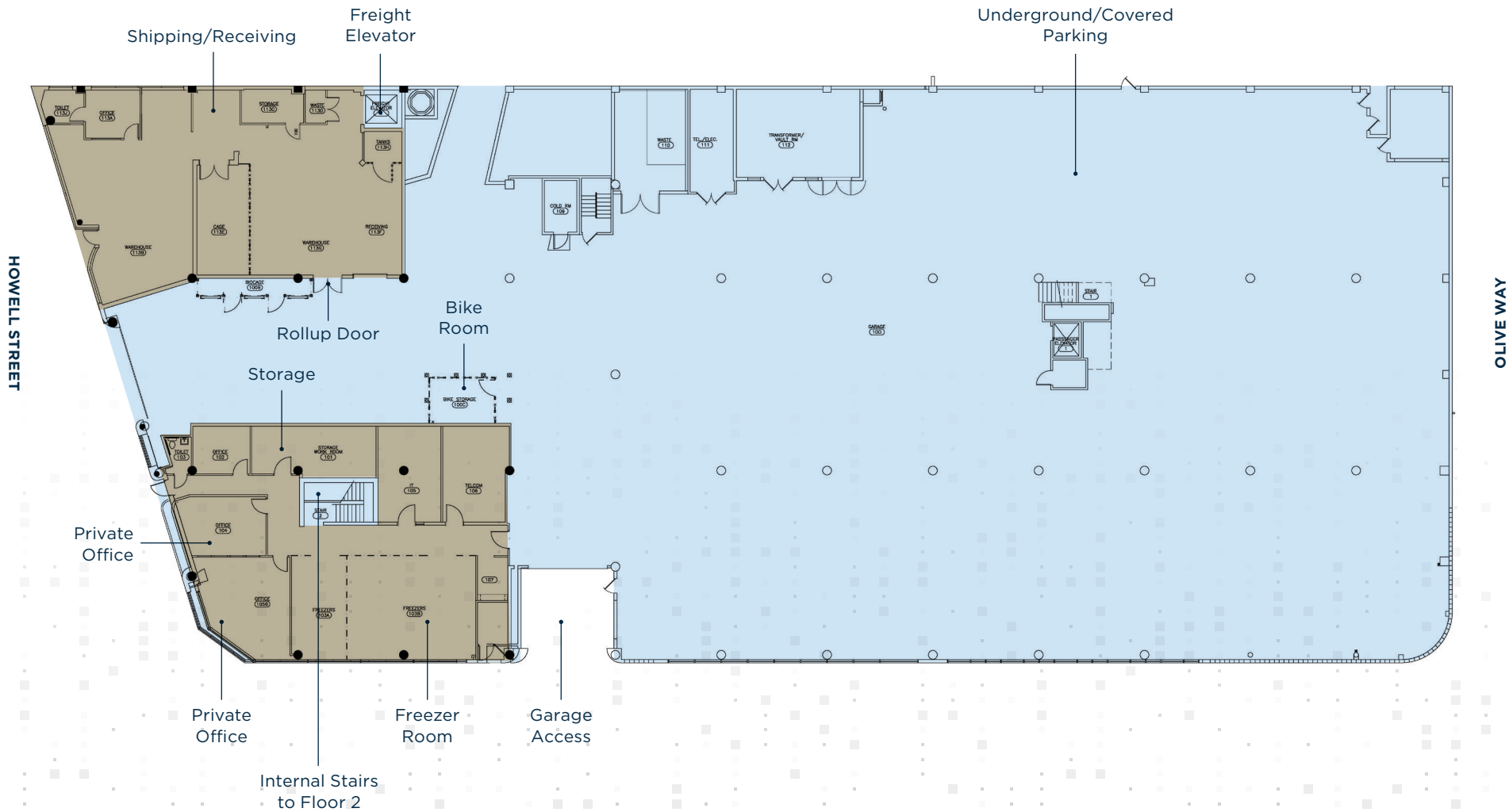


LEVEL 2

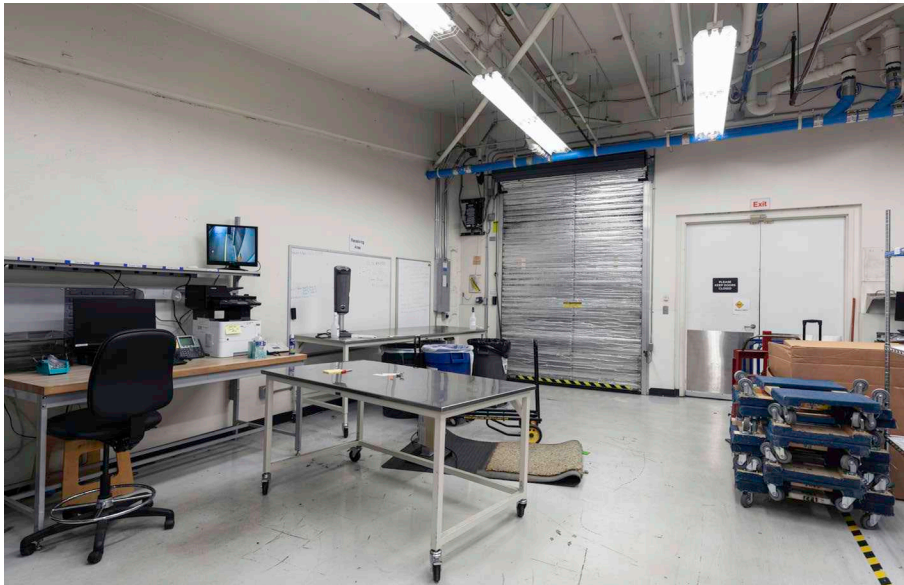
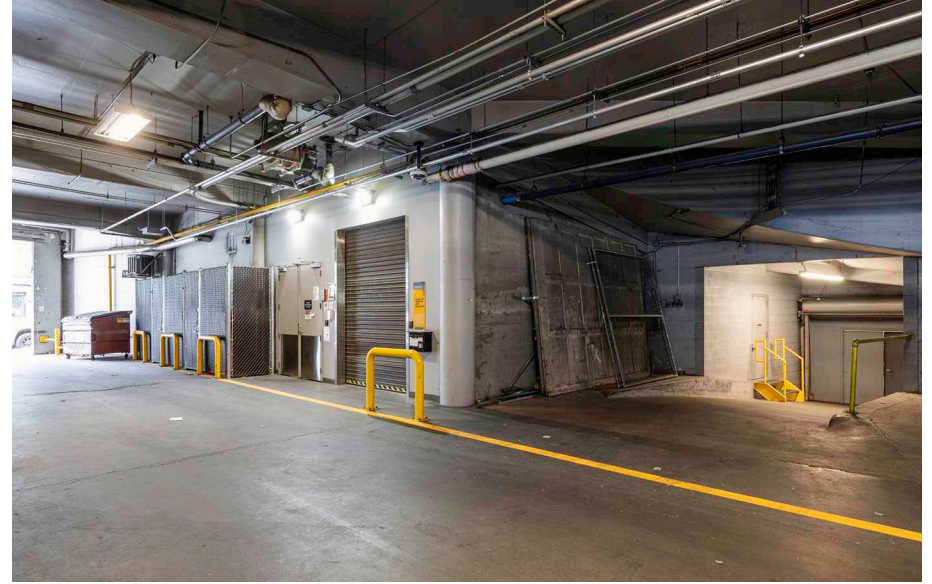


LEVEL 1

Parking Storage



LEVEL 1





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