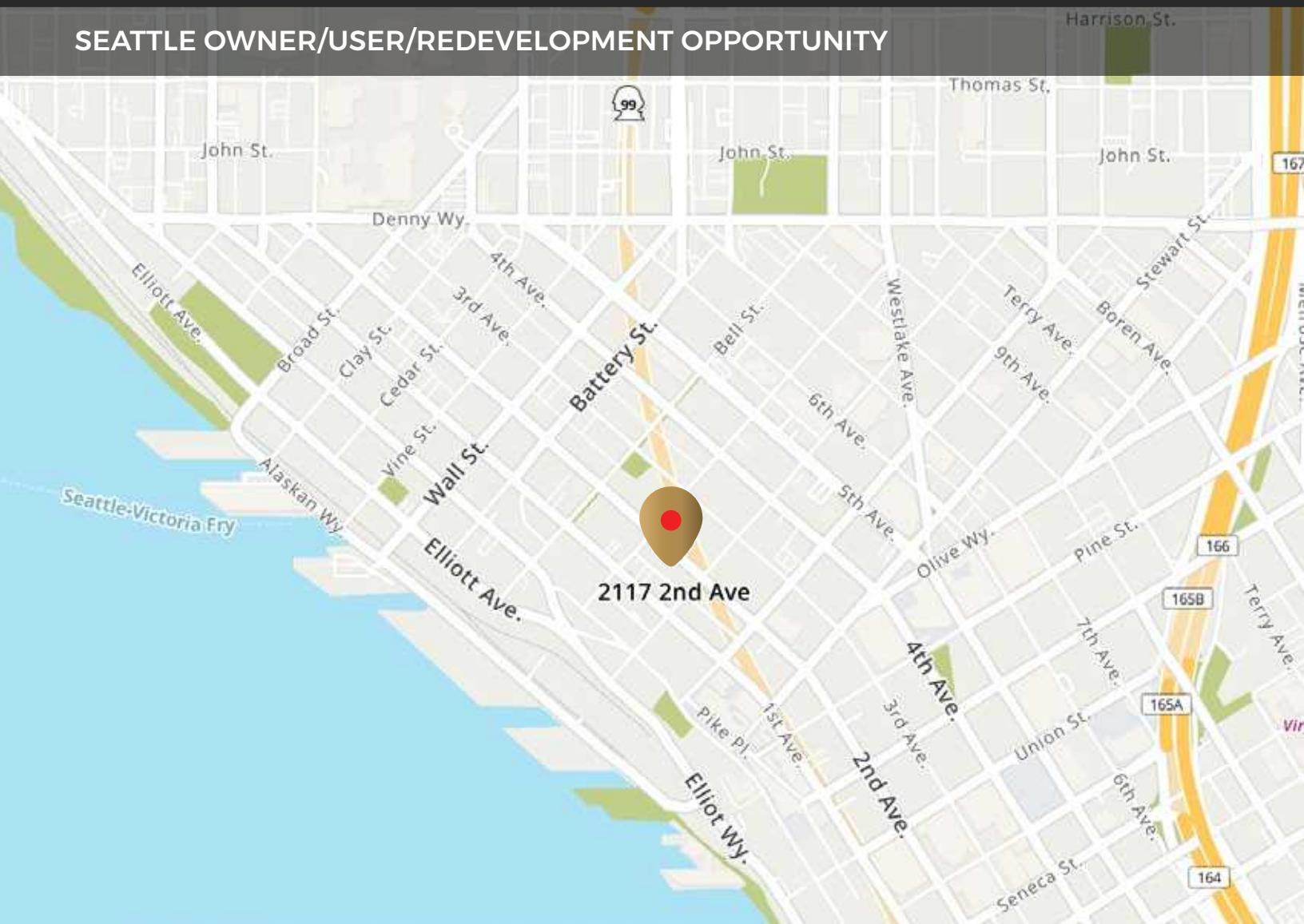


# 2117 Second Avenue

**SEATTLE OWNER/USER/REDEVELOPMENT OPPORTUNITY**



**Contact**

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# The Opportunity



## PROPERTY SUMMARY

Offered for sale for the first time in 35 years, CenturyPacific is pleased to present this well positioned owner/user value-add opportunity in the heart of the Belltown neighborhood. This two-story 10,380 SF building provides optimal versatility featuring a large, open ground-floor concept with 17' ceilings in places, a 3,900 SF mezzanine complete with a kitchenette, and 6,480 SF secured sprinkled garage level. With proximity to the redesigned Seattle Waterfront, Pikes Place Market, the Seattle Center & iconic Space Needle, this centrally located offering maintains significant utility and activation capabilities as-is, with strong potential for redevelopment in the near or long term.

## TITLE REPORT

A current, preliminary title report issued by Chicago Title Insurance Company is available from CenturyPacific.

## ENVIRONMENTAL

Property has no known environmental concerns, buyer to verify conditions to their satisfaction. Prospective Buyers should conduct their own due diligence. Property is offered for sale "AS IS" with no representations or warranties relating to fitness of use, environmental condition or code compliance, etc. Seller encourages buyers to conduct their own feasibility and environmental evaluations.

**PRICE**  
\$2,950,000

**PARCEL NUMBER**  
197720-0725

**LOT SF**  
6,480

**BUILDING SIZE**  
10,380 SF

**ZONING**  
DMR/R 95/65 (M)

**USE**  
RETAIL, OFFICE  
CREATIVE SPACE

# Property Characteristics



<b>Address</b>	2117 2nd Avenue, Seattle
<b>Parcel Number</b>	197720-0725
<b>Lot Size</b>	6,480 SF
<b>Building Size</b>	10,380 SF (including mezzanine level)
<b>Year Built</b>	1923
<b>Ceiling Height</b>	Garage 10' / Main Level 17'
<b>Zoning</b>	DMR/R 95/65 (M) Mandatory Housing Affordability applies (SMC ch. 23.58)
<b>Parking</b>	Secure underground parking. Stall count to be confirmed by buyer.

# The Neighborhood



## **BELLTOWN**

The Property is centrally located in Seattle's Belltown neighborhood, adjacent to Downtown, Uptown and the Waterfront. This desirable location offers residents walkable options for dining, entertainment, work and play. The Olympic Sculpture Park is three blocks to the west. Seattle Center is three blocks to the north - including Climate Pledge Arena, home to the NHL's Seattle Kraken, the iconic Space Needle and the MoPOP (Museum of Popular Culture). Amazon's campus is to the east of the Property and the downtown business core is just a few blocks south. All destinations are easily accessible by foot, bus, bike, streetcar, or rideshare.

The Belltown neighborhood is expected to be one of the primary beneficiaries of employment growth in the region. Companies with offices within easy commute distance of the Property include Amazon, Microsoft, the Bill & Melinda Gates Foundation, University of Washington Medicine, Seattle Biomedical Research Institute, Group Health, and hundreds of downtown employers.

**CENTURY  
PACIFIC**

# The Neighborhood

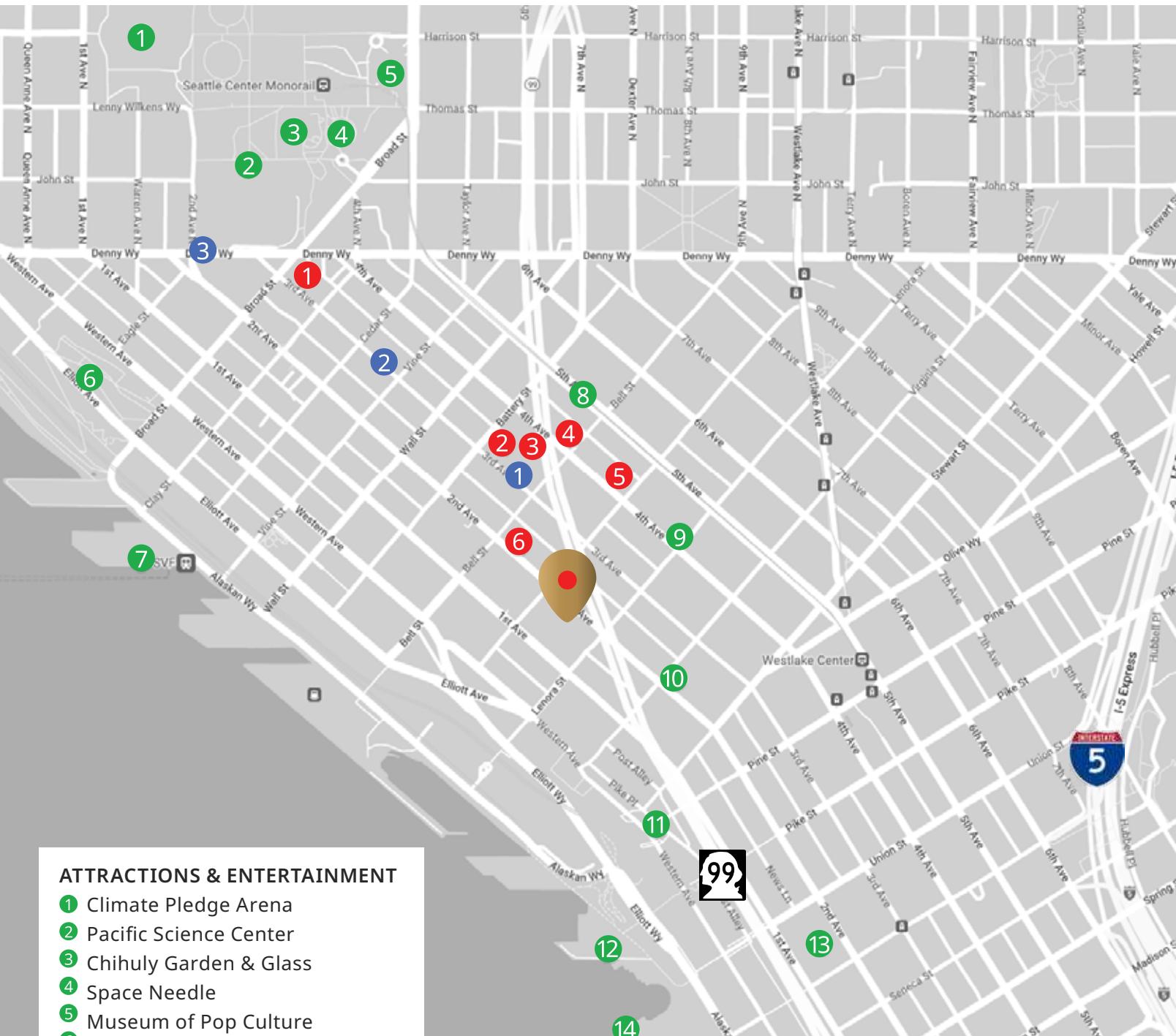


## ACCESS & TRANSPORTATION

With a "Walk Score" of 99 out of 100, the Property is a "Walker's Paradise" and has one of the best Walk Scores in the city. The neighborhood's growing population enjoys convenient access to live, work and play needs – all within minutes. The Property has robust public transportation (Score: 100, "Rider's Paradise"), with access to service by dozens of bus routes. Additionally, the property enjoys excellent access to a safe, delineated bike lane on 2nd Avenue (Score: 84, "Very Bikable").



# Area Amenities



## ATTRACTI0NS & ENTERTAINMENT

- ① Climate Pledge Arena
- ② Pacific Science Center
- ③ Chihuly Garden & Glass
- ④ Space Needle
- ⑤ Museum of Pop Culture
- ⑥ Olympic Sculpture Park
- ⑦ FRS Clipper to Victoria
- ⑧ Seattle Center Monorail
- ⑨ SIFF Cinema Downtown
- ⑩ Moore Theatre
- ⑪ Pike Place Market
- ⑫ Seattle Aquarium
- ⑬ Seattle Art Museum
- ⑭ Seattle Center

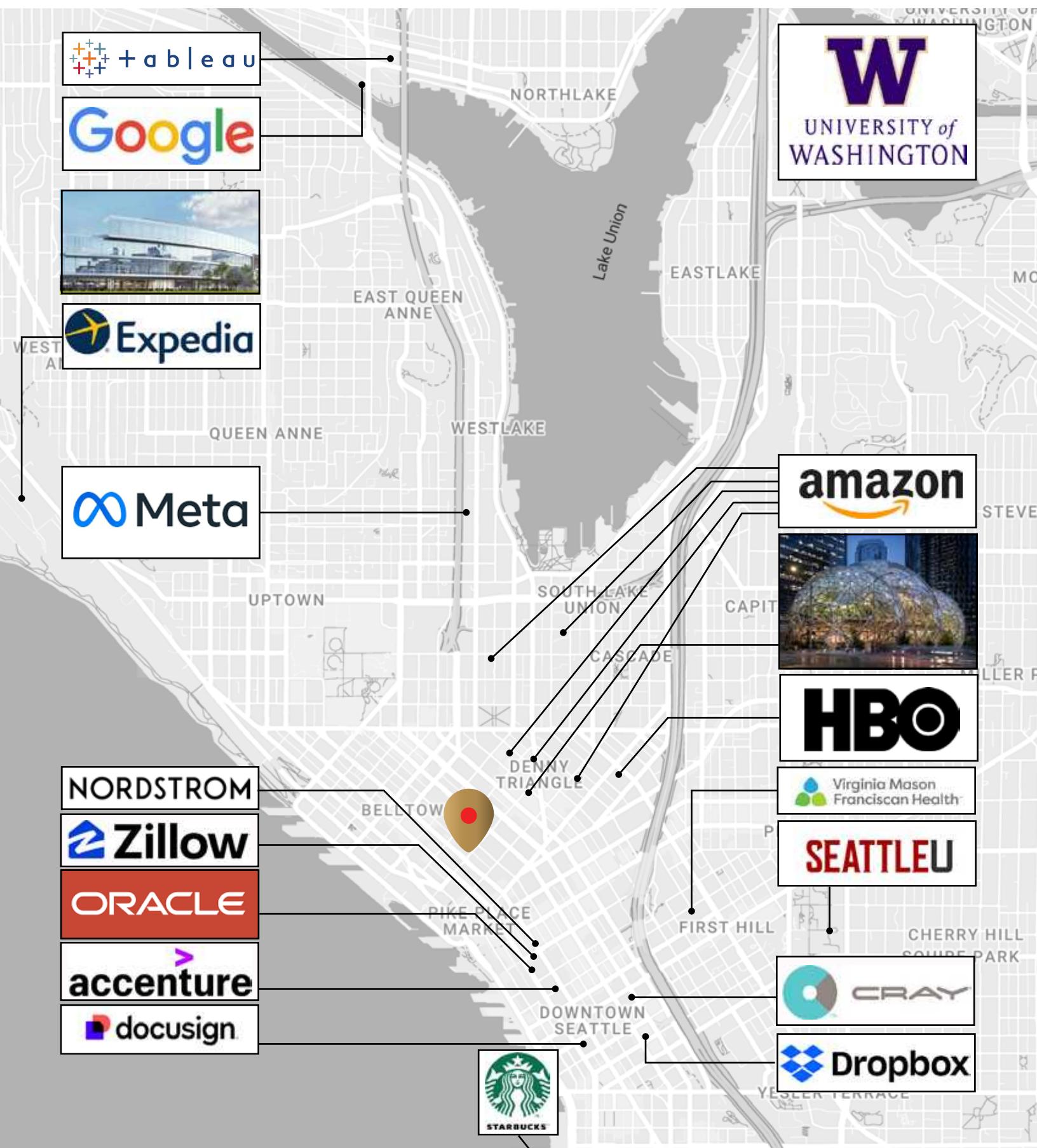
## PERMITTED DEVELOPMENTS

- ① 307 Broad Street
- ② 303 Battery Street
- ③ 2315 4th Avenue
- ④ 2302 4th Avenue
- ⑤ 2208 4th Avenue
- ⑥ 2224 2nd Avenue

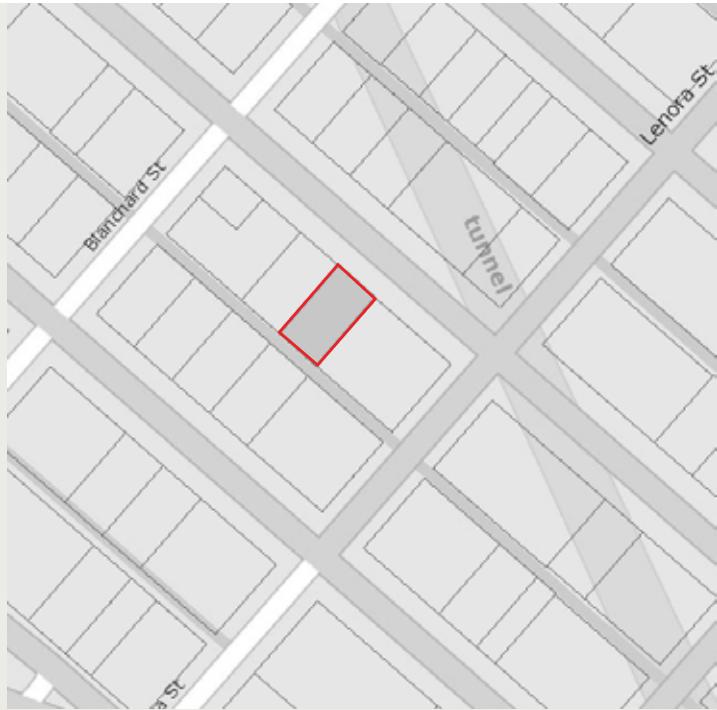
## TRANSIT STATIONS

- ① 3rd & Bell
- ② 3rd & Vine
- ③ Denny Way & 2nd

# Nearby Employers



# Maps & Photos



# CenturyPacific, LLLP

## DISCLAIMER

Materials contained in this offering are furnished solely for the purpose of considering the sale of 2117 Second Avenue, Seattle, Washington (the "Property") and are not to be used for any other purpose or to be made available to any other person without the express written consent of CenturyPacific, LLLP ("CenturyPacific") and the owner. The material is based, in part, upon information supplied by owner and, in part, upon information obtained by CenturyPacific from sources deemed to be reliable. No warranty or representation, expressed or implied, is made by owner, CenturyPacific, or any of their related entities as to the accuracy or completeness of the information. Interested parties should make their own investigations, projections and conclusions. The property is being offered in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. It is expected that interested parties will conduct their own independent due diligence concerning the Property. No representations or warranties, expressed or implied, are made as to the foregoing matters by owner, CenturyPacific or any of its officers, employees, affiliates and/or agents.

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Over 35 Years of Client-Focused  
Commercial Real Estate Solutions

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