

# 115 15TH AVE E

OFFERING  
MEMORANDUM



km Kidder  
Mathews

## ***Listing Team***

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# INVESTMENT SUMMARY



*Kidder Mathews is pleased to present the opportunity to purchase or lease 115 15th Ave E office or service retail building, located in vibrant Capitol Hill.*

ADDRESS	115 15th Ave E, Seattle, WA
TOTAL BUILDING SF	9,289 SF
BASEMENT	1,536 SF
GROUND	3,521 SF
2ND STORY	3,721 SF
LOT SIZE	6,897 SF
ZONING	NC2P-55 (M)
YEAR BUILT	1956/2000
YEAR REMODELED	2016 (Basement & Ground Floor) 2020 (2nd Story)

**\$4,410,000**

PURCHASE PRICE

**\$30.00 NNN**

LEASE RATE

**\$11.60/SF/YR**

NNN



## INVESTMENT SUMMARY



## INVESTMENT HIGHLIGHTS



OFFERED FULLY  
FURNISHED



PRIVATE INTERIOR  
ELEVATOR IN BUILDING



6± PARKING SPOTS  
ON SITE



CURRENT TENANT HAS A LEASE  
IN PLACE THROUGH 2025,  
CONTACT BROKER FOR  
MORE DETAILS

# PROPERTY OVERVIEW



## PROPERTY OVERVIEW



UNIVERSITY OF  
WASHINGTON

Lake Washington

BELLEVUE

SUBJECT  
PROPERTY

## PROPERTY OVERVIEW

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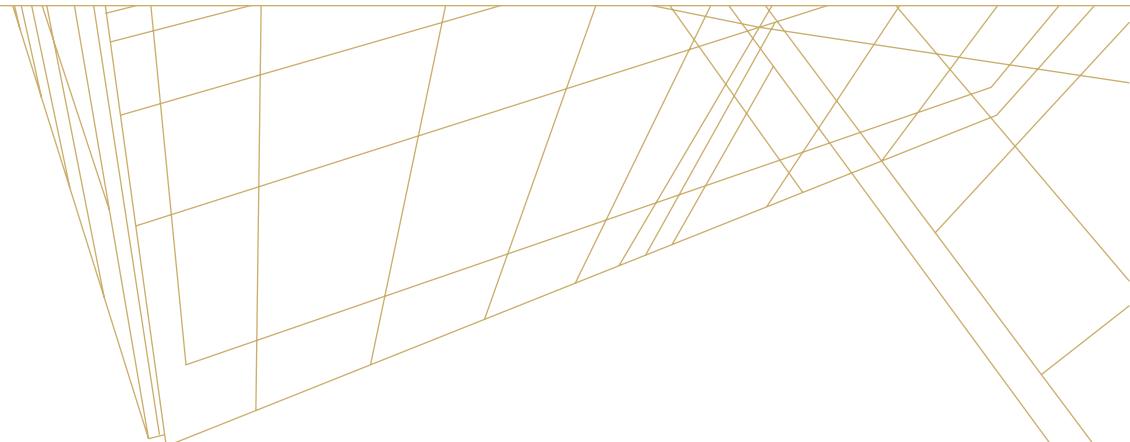


6<sup>±</sup>

PARKING SPOTS ON SITE

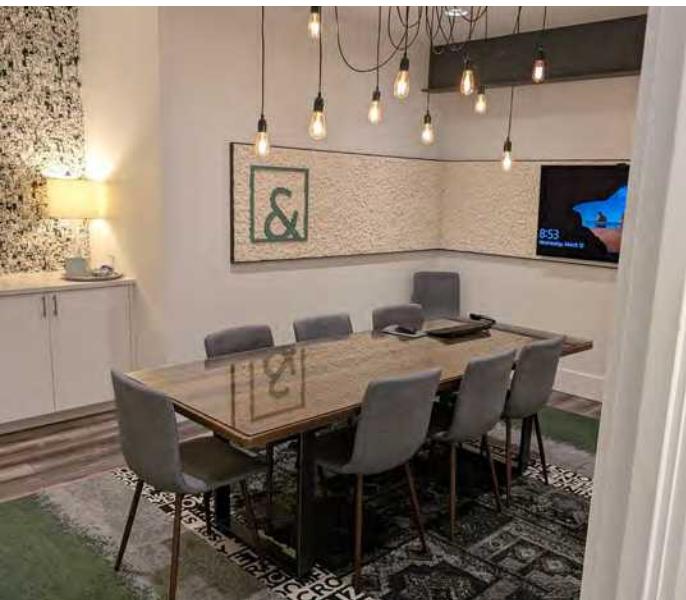
3,000 SF<sup>±</sup>

PARKING LOT



## PROPERTY OVERVIEW

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## PROPERTY OVERVIEW

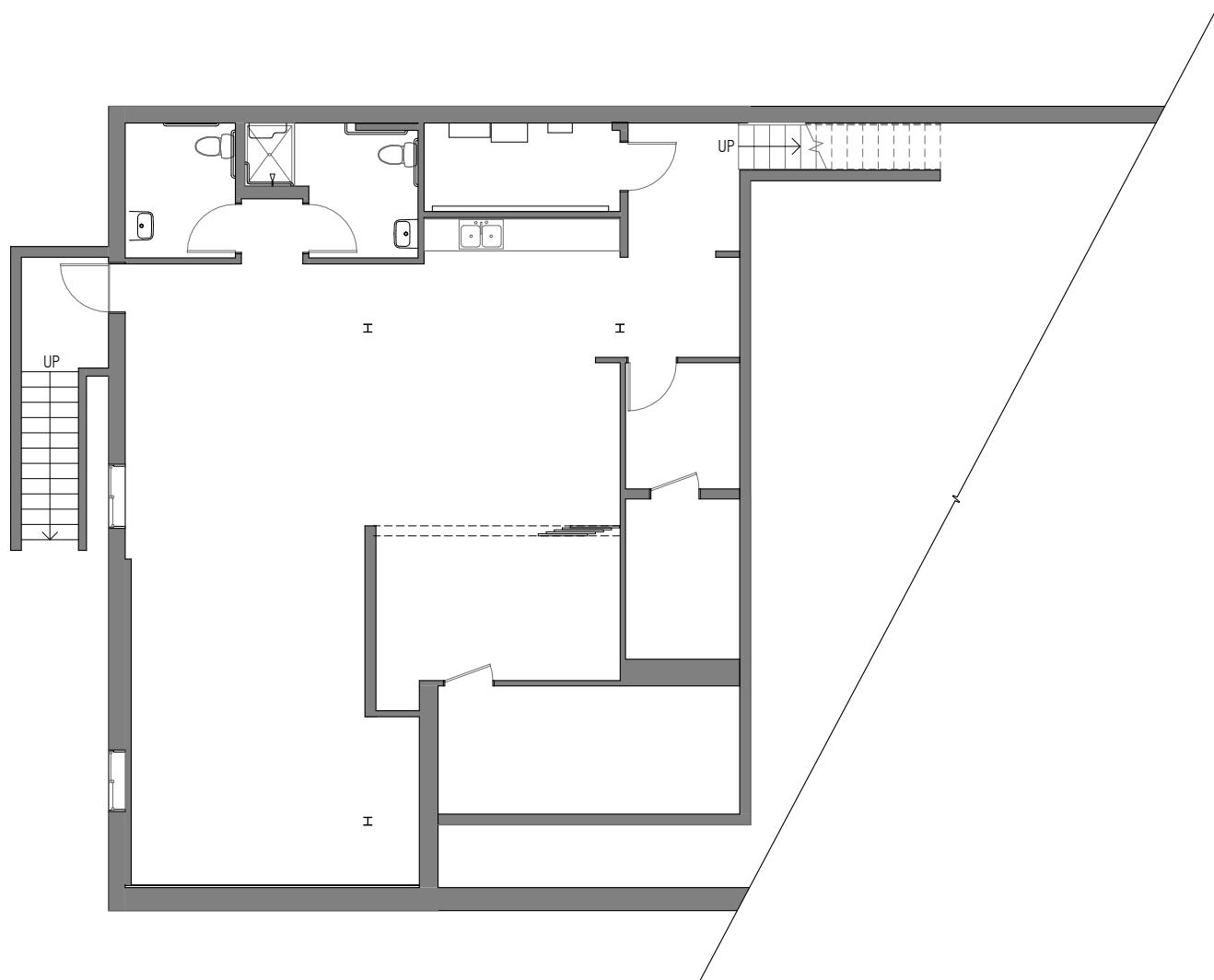
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# FLOOR PLANS

## BASEMENT

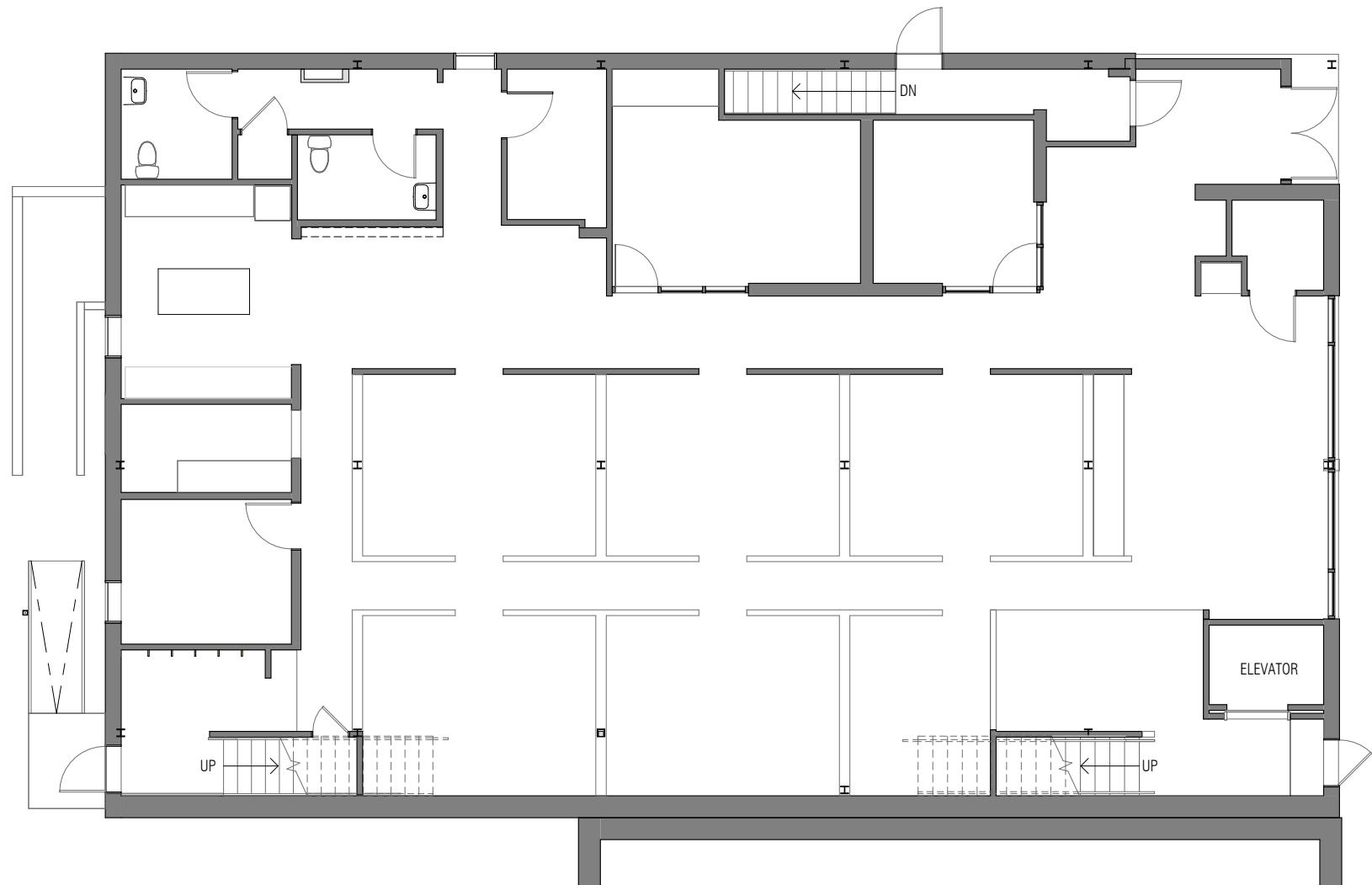
 [VIEW VIRTUAL TOUR](#)



# FLOOR PLANS

## MAIN LEVEL

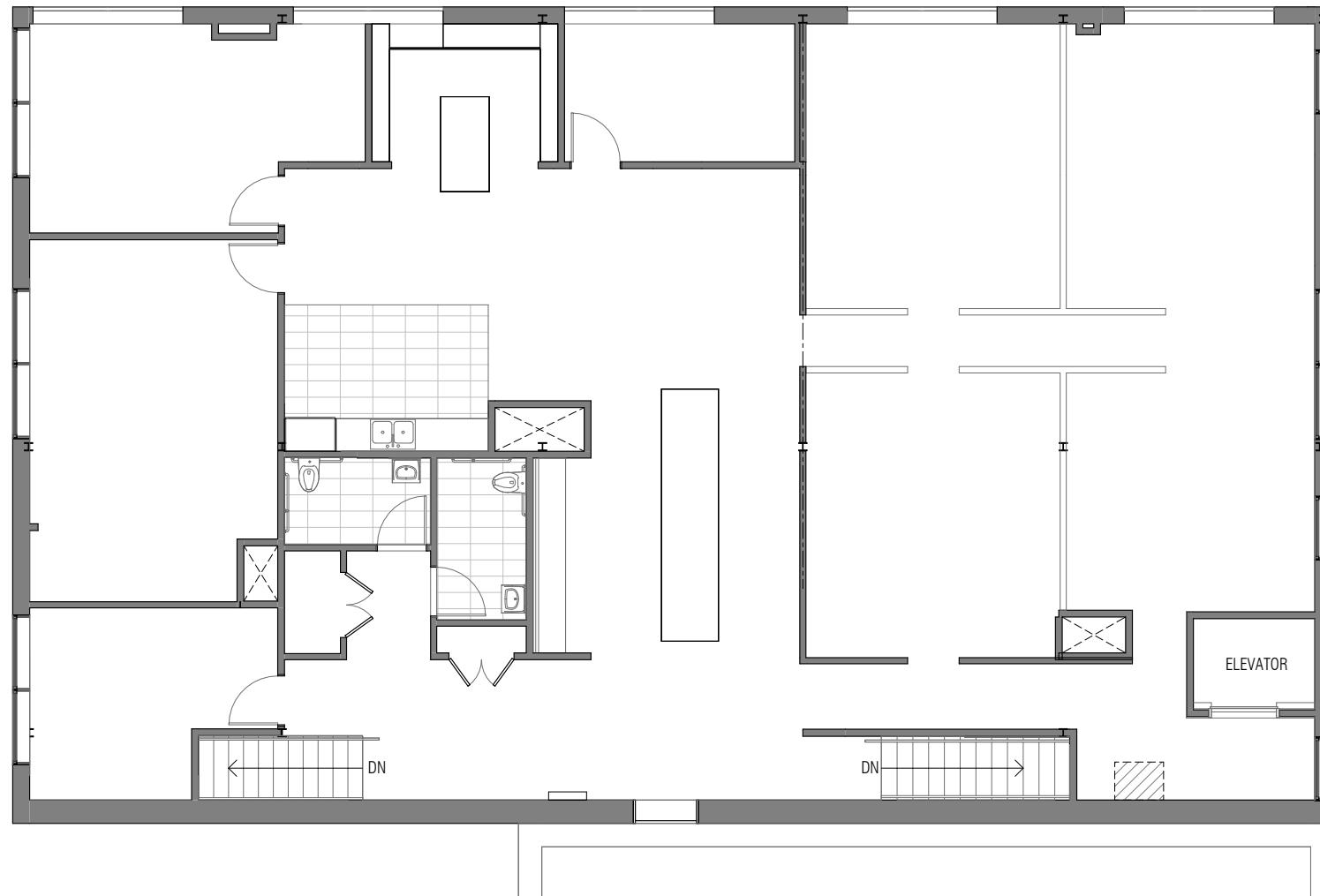
 [VIEW VIRTUAL TOUR](#)



# FLOOR PLANS

UPPER LEVEL

 [VIEW VIRTUAL TOUR](#)



# LOCATION OVERVIEW





# SEATTLE

*Seattle is a national center for manufacturing, technology, services, international trade and tourism.*

The region is known for its quality of life, arts, and outdoor lifestyle which helps attract an educated workforce. Numerous camping, hiking, winter sports, and recreational activities are located a short drive from the city. Seattle's main attractions include Pike Place Market, the Space Needle, and Seattle Center, home of the 1962 World's Fair.

## EMPLOYMENT GROWTH

Seattle has remained one of the most resilient cities due to its diverse industries. The Port of Seattle was ranked the 6th business seaport in the US, playing a key role in bringing international trade, transportation and travel to the Pacific Northwest.

As the home of Microsoft and Amazon, Seattle accounts for over 20% of the nation's software publishing employment. Healthcare employment is projected to continue to grow dramatically and Seattle has the 5th largest biotechnology Research and Development alliance between the University of Washington and the Fred Hutchinson Cancer Research Center. In addition, Puget Sound is one of the capitals of aerospace and computing, with Boeing as an industry leader and one of the largest employers.

# SEATTLE'S *VIBRANT* URBAN HEART

*Capitol Hill in Seattle thrives as a cultural hub, offering diverse dining, entertainment, and community events. Its central location provides easy access to downtown amenities while maintaining a distinct neighborhood charm.*

**11 MIN**

WALK TO LIGHT RAIL

**9 MIN**

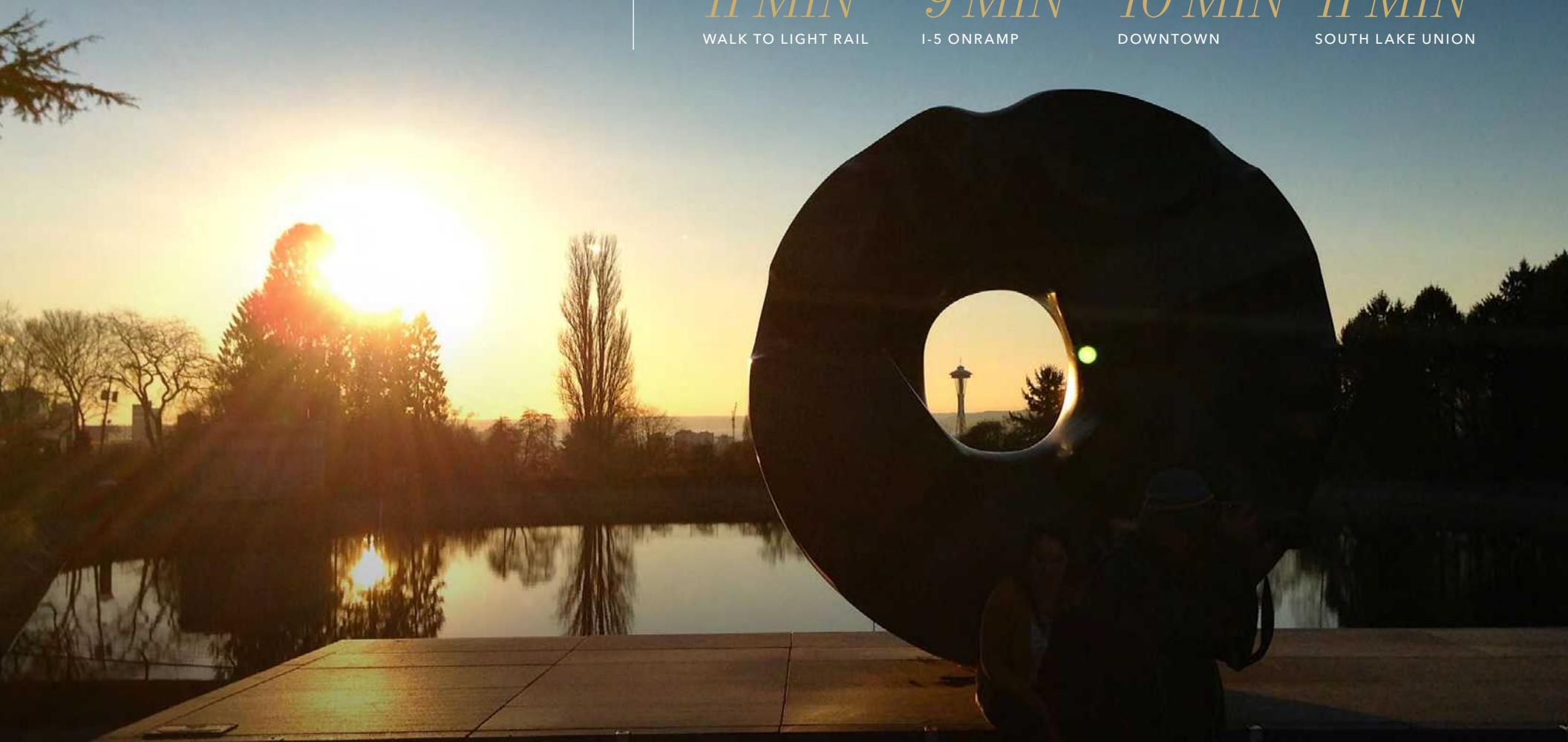
I-5 ONRAMP

**10 MIN**

DOWNTOWN

**11 MIN**

SOUTH LAKE UNION



## LOCATION OVERVIEW



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED	79,329	277,379	515,515
2029 PROJECTION	86,011	304,157	552,015
2020 CENSUS	74,047	249,697	481,222

## 2024 ESTIMATED HOUSEHOLDS

**47,857**  
1 MILE

## 2029 PROJECTED GROWTH

**1.4%**  
1 MILE

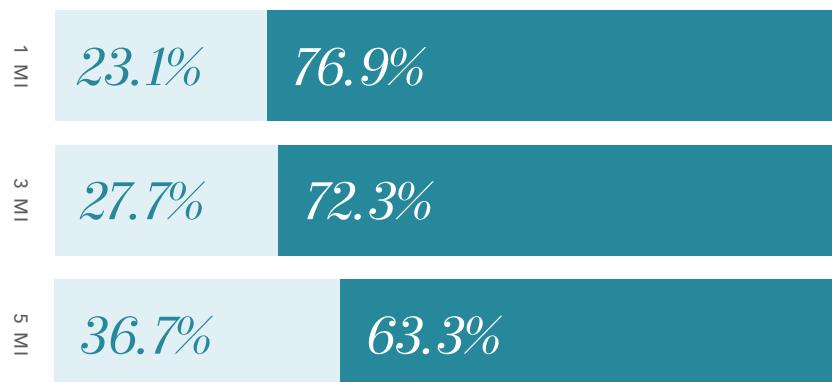
**152,869**  
3 MILES

**1.8%**  
3 MILES

**259,575**  
5 MILES

**1.4%**  
5 MILES

## OWNER VS. RENTER OCCUPIED



■ OWNER ■ RENTER

Data Source: ©2024, Sites USA

## EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$167,490	\$184,174	\$197,338
2029 PROJECTED AVERAGE HH INCOME	\$176,888	\$192,172	\$205,803
2024 MEDIAN HH INCOME	\$118,147	\$128,988	\$138,953
2029 PROJECTED MEDIAN HH INCOME	\$123,307	\$132,948	\$142,602
TOTAL BUSINESSES	4,667	25,514	41,988
TOTAL EMPLOYEES	39,963	281,831	394,880



**95**

WALK SCORE

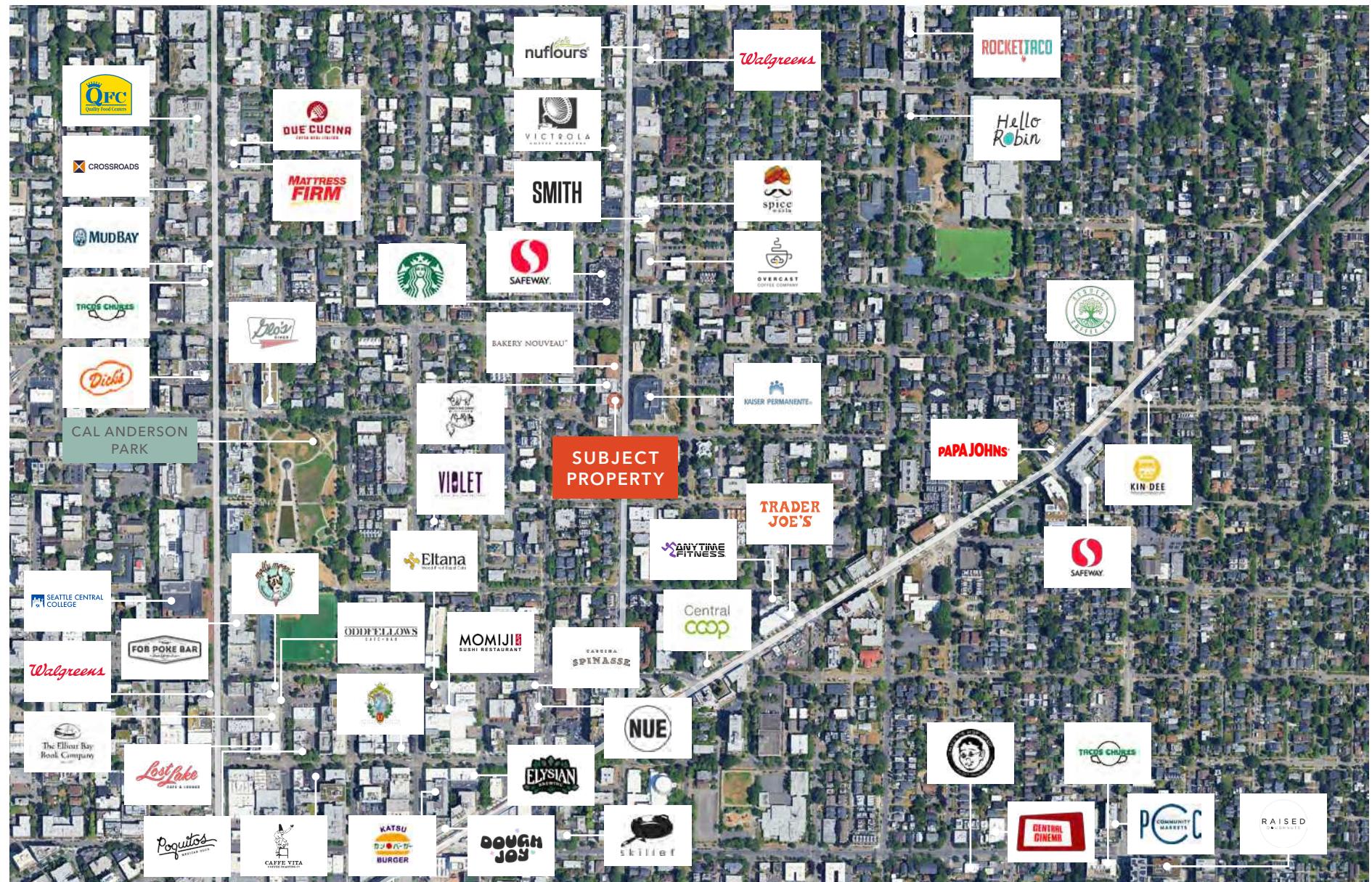
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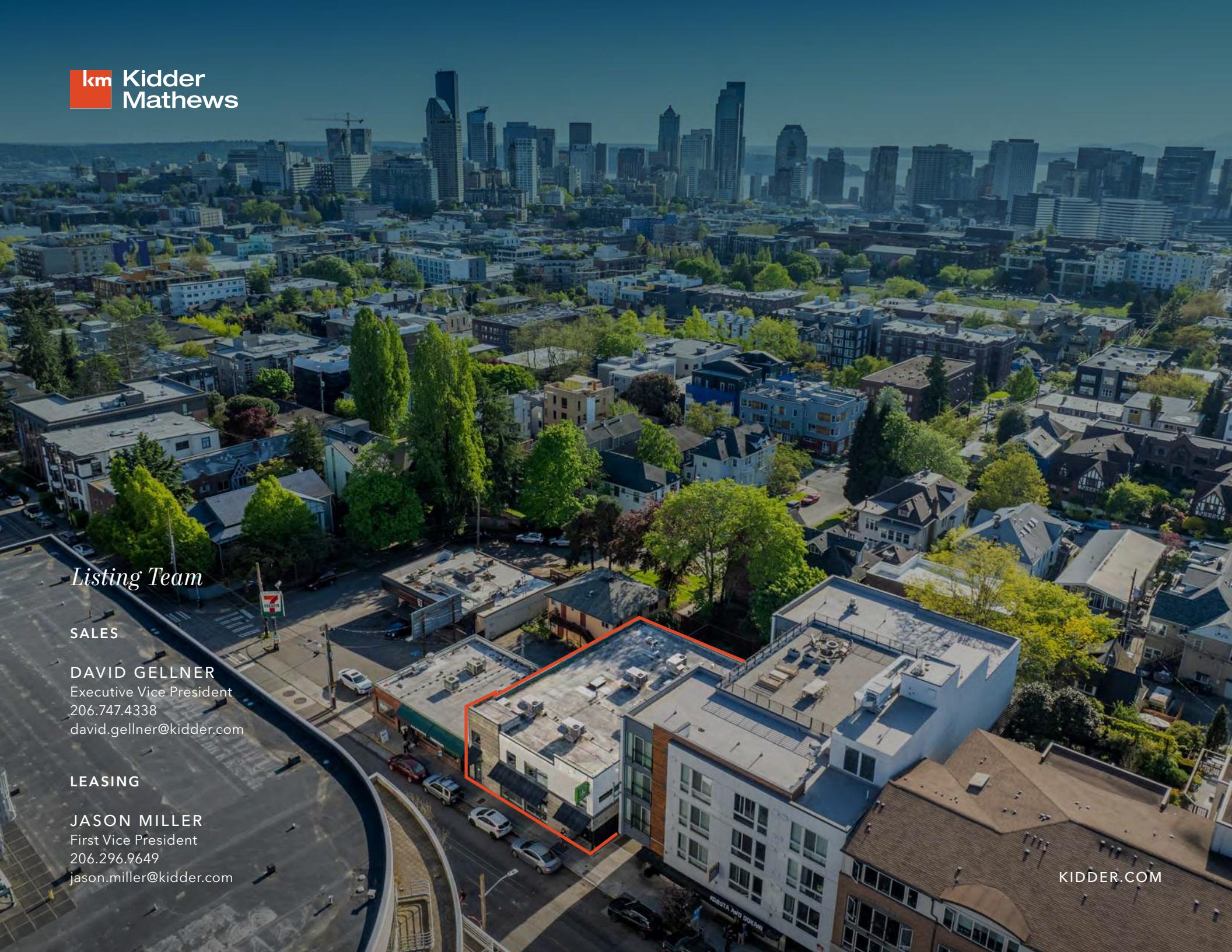
TRANSIT SCORE

**96**

BIKE SCORE

## LOCATION OVERVIEW





*Listing Team*

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