

1117 PIKE STREET

OPPORTUNITIES ABOUND IN THE HEART OF SEATTLE'S CAPITOL HILL NEIGHBORHOOD

A rare opportunity sits along the vibrant Pike-Pine corridor, where solid underlying infrastructure and an exceptional urban location open the door to limitless possibilities. Just steps from Capitol Hill's energy and minutes from downtown Seattle core, this well-positioned building offers flexible framework ideal for transformation—whether envisioned as mixed-use, hotel, hostel, artist loft, creatively reimagined workplace or membership based private club per current zoning.



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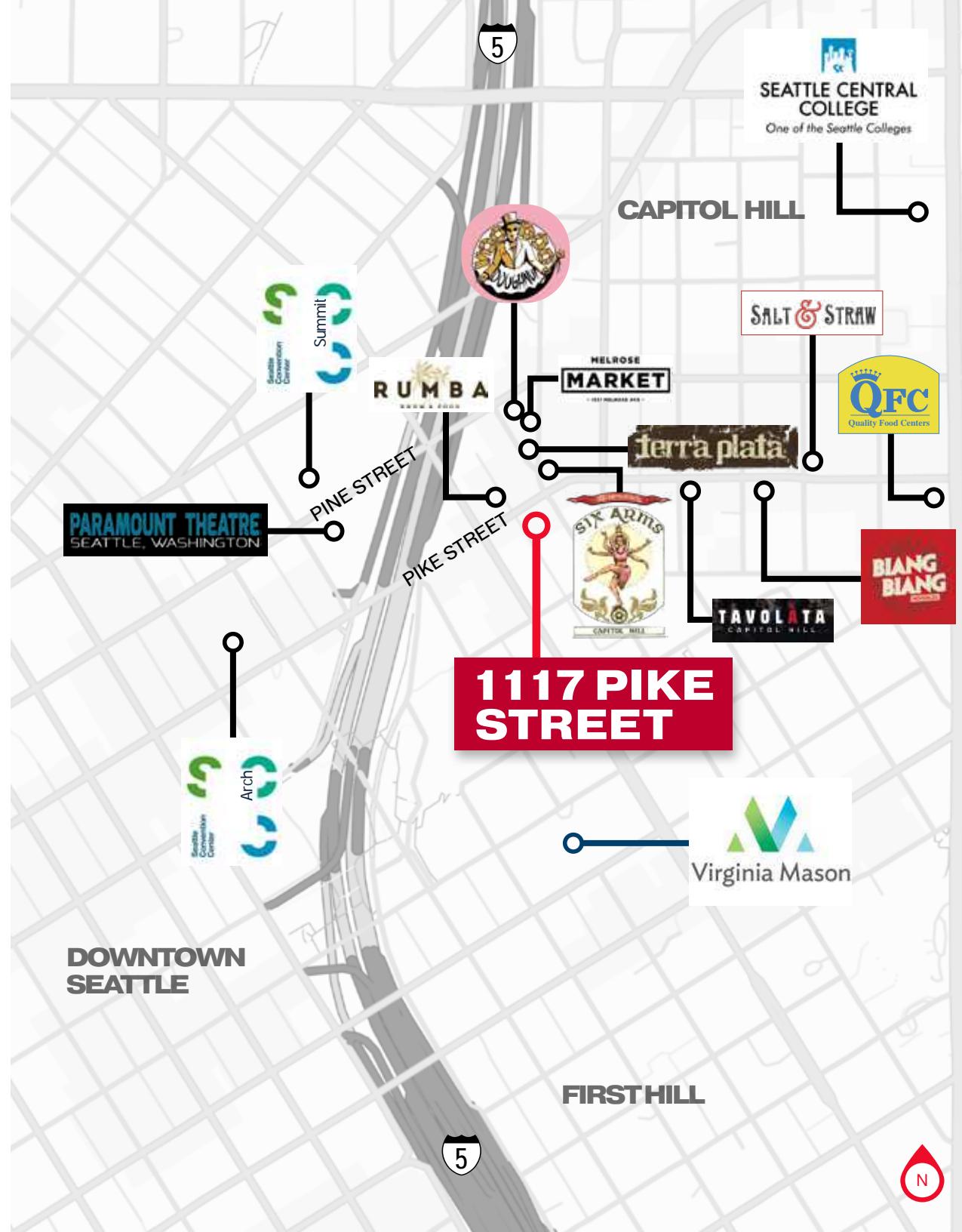


ASTORIED PAST, A BRIGHT FUTURE

Constructed in 1906, the 1117 Pike building has seen many uses: groceries, upholsterers, hotel...but the future has yet to be written. This opportunity offers investors endless potential to repurpose the property or maintain existing use as membership based private club.

CAPITOL HILL IS ONE OF SEATTLE'S MOST ENERGETIC AND CULTURALLY RICH NEIGHBORHOODS, BLENDING HISTORIC CHARM WITH A MODERN, CREATIVE EDGE.

It's known for its thriving arts scene, diverse dining, bustling nightlife, and a strong sense of community woven through its streets. With walkable blocks, excellent transit access, and constant activity, it remains a central hub for both residents and visitors seeking authentic urban Seattle.





HEART OF THE CITY

The intersection where Capitol Hill meets downtown Seattle: Direct 6 minute walk to new Seattle Convention Center Summit Building, quick I-5 freeway access, paid parking lot directly nextdoor.

THE NEXT EPISODE

1117 Pike's opportunity is boosted by the building's 10,800 SF interior infrastructure. Previously configured as a hotel, this building sitting on a 3,600 SF lot is ideal for adaptive reuse, offering limitless potential for its next chapter:

- mixed-use apartments with retail
- hotel/hostel
- artist/non-profit/gallery
- bathhouse (grandfathered current space use)

THE RUNDOWN

- 1117 Pike Street, Seattle, WA 98101
- 10,800 square feet building
- 3 floors total
- 3,600 square foot lot
- zoned NC3P-95 (M)
- parcel number: 872560-0355
- 2025 tax assessed value: \$ 2,880,000
- Club Z (current tenant)





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