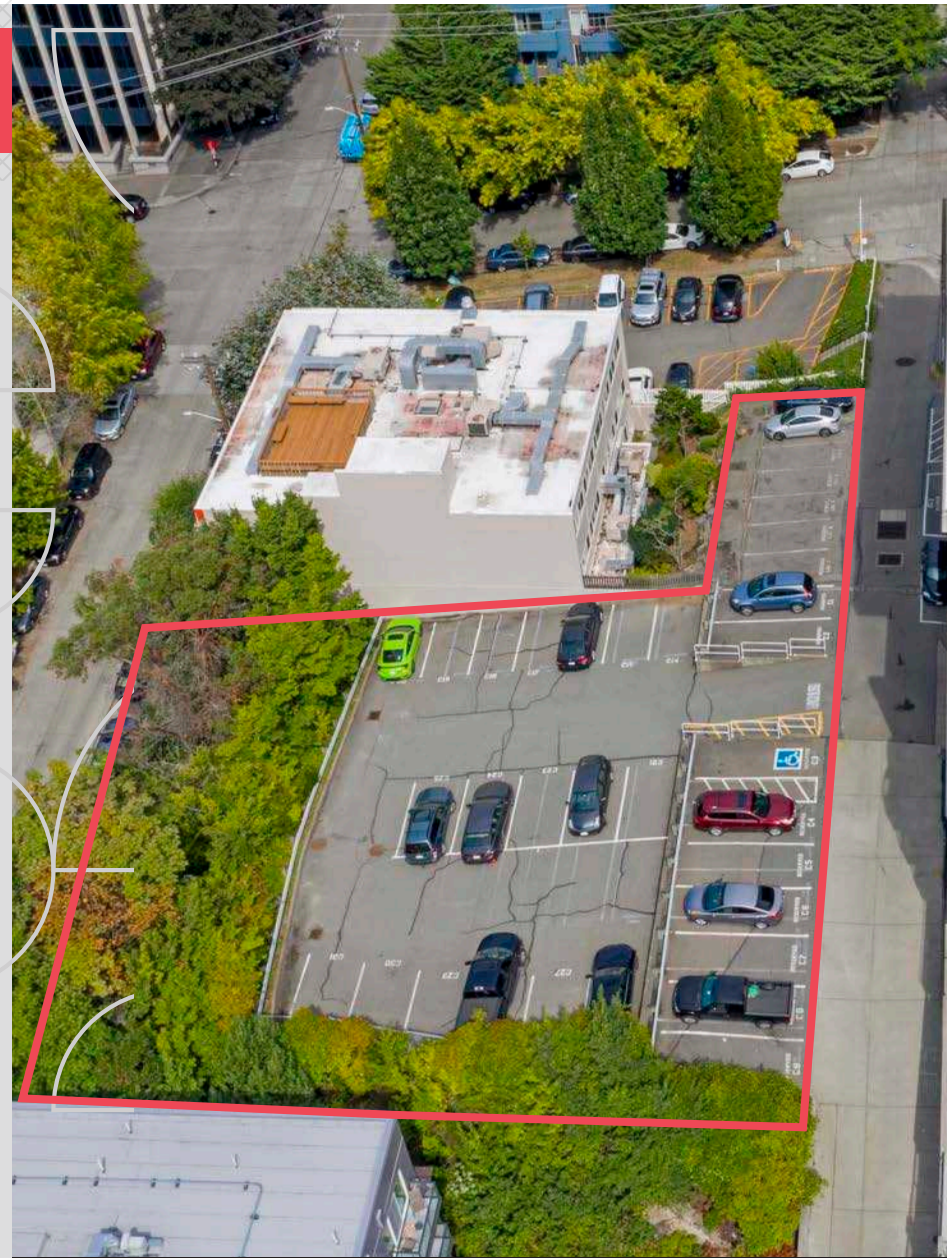


MOTIVATED SELLER!

Uptown Land

210 2nd Avenue W
SEATTLE / WA



Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE.

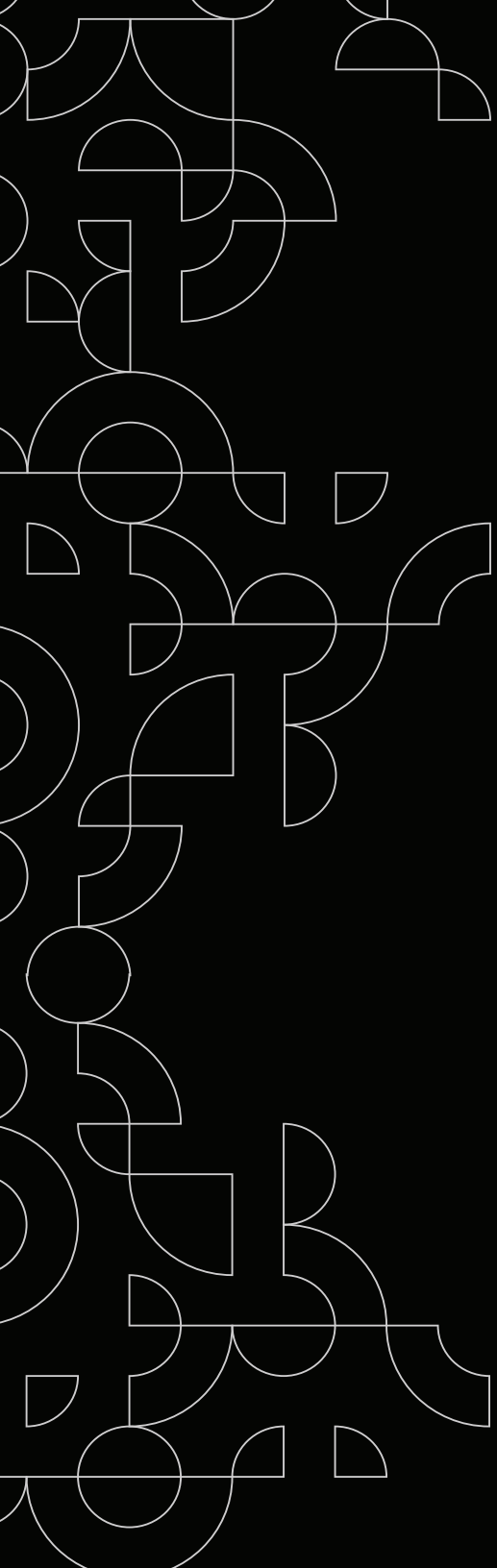
Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

© 2026 CBRE, Inc. All Rights Reserved.



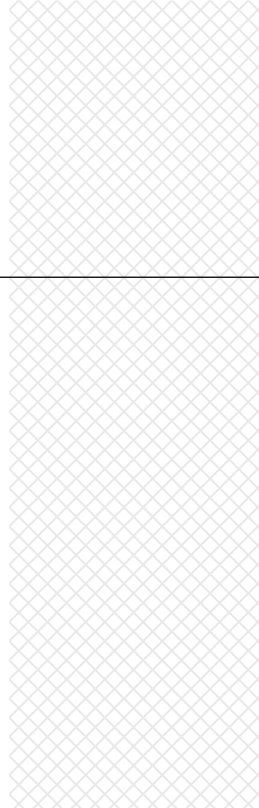
CONTENTS

- EXECUTIVE SUMMARY **01.**
- ZONING SUMMARY **02.**
- MARKET OVERVIEW **03.**



EXECUTIVE SUMMARY

01.



THE OFFERING

CBRE, Inc., as exclusive advisor to the Seller, is pleased to bring to market the rare opportunity to acquire Land in Queen Anne located in Lower Queen Anne. The offering includes a 14,400 square foot vacant lot with recent zoning changes to allow for development up to 85 feet.

Conveniently located just blocks from Seattle's City Center, the Property is within walking distance of a wide variety of amenities, as well as the city's booming tech hub of South Lake Union.

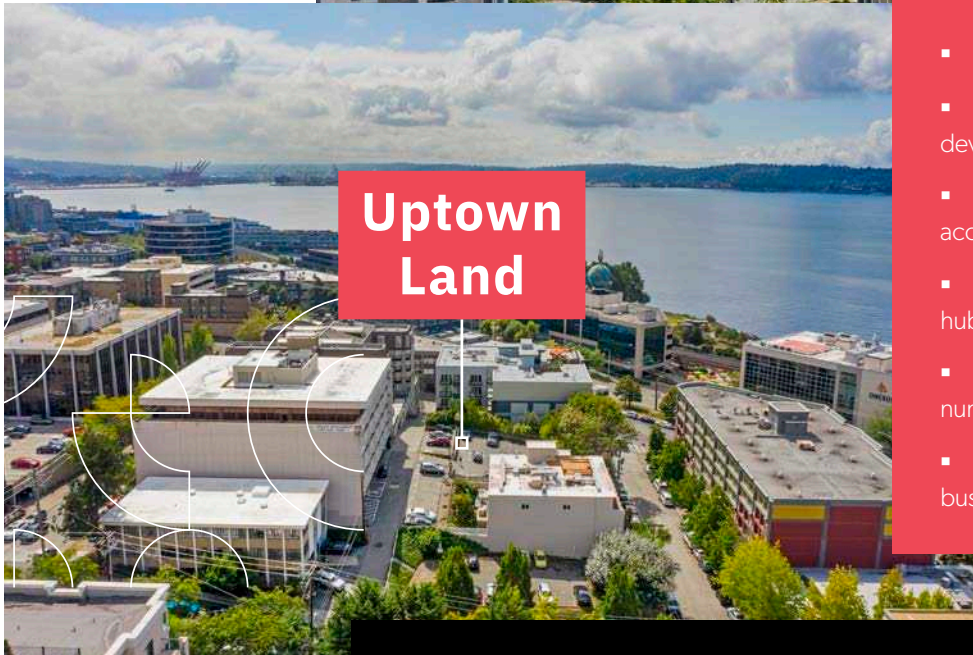
The buyer of Land in Queen Anne will have the unique opportunity to own and develop at Queen Anne's "ground zero", a property boasting outstanding demographics with a strategic zip code, offering a chance to further contribute to Seattle's burgeoning growth.

The Owner is offering the Property to qualified potential purchasers on a fee-simple basis and will consider a variety of offers and approaches in the disposition of this site. Investors and developers interested in the site are encouraged to discuss and pursue concepts that best fit their criteria. While it is anticipated that a call for offers date will be established, the Owner reserves the right to review and consider individual offers on the Property as received.



PROPERTY SUMMARY

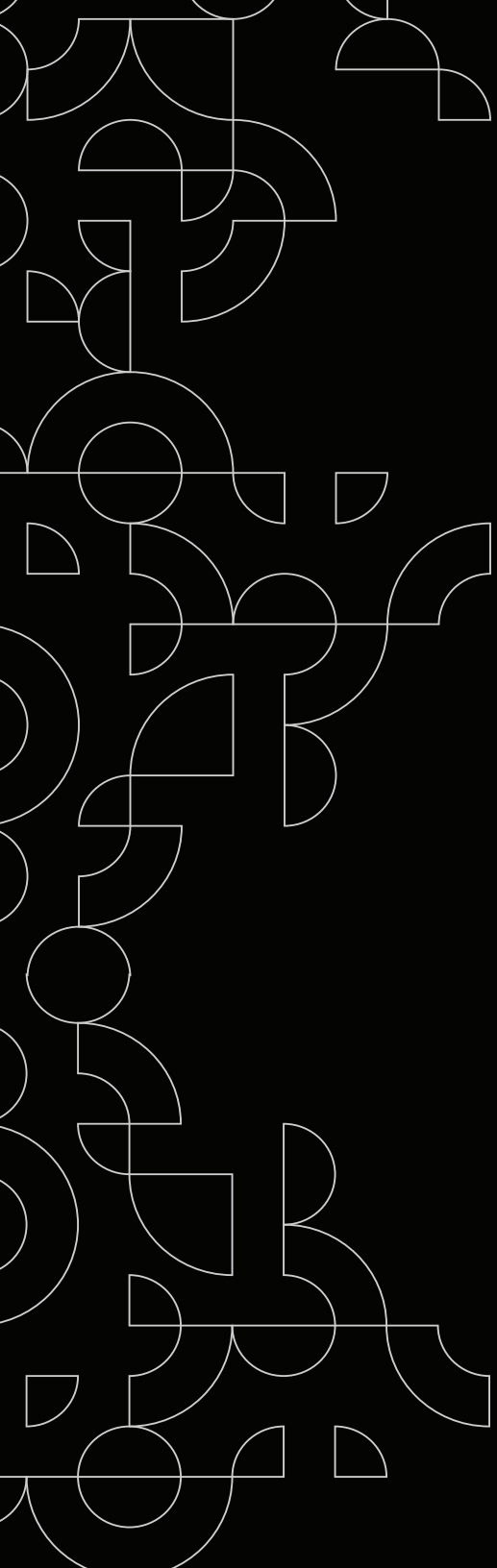
Address	210 2nd Avenue W, Seattle, WA
Parcel Number	198920-0890
Land Area	14,400 SF
Zoning	SM-UP(M) (Seattle Mixed-Uptown)
Height Limit	85'
Current Use	Parking Lot



Uptown Land

INVESTMENT HIGHLIGHTS

- Rare opportunity to develop in Seattle's prime location of Lower Queen Anne
- Zoned SM-UP 85 (M) (Seattle Mixed-Uptown), recent zoning changes allow for development up to 85'
- Coveted Lower Queen Anne location with excellent exposure and unparalleled access at the North quadrant of Seattle's CBD
- 4 blocks from Seattle's City Center and within walking distance of Seattle's tech hub, South Lake Union
- Outstanding local demographics and immediate proximity to Seattle CBD and numerous retailers
- Highly educated workforce with strong technology and international business segments



ZONING SUMMARY

02.

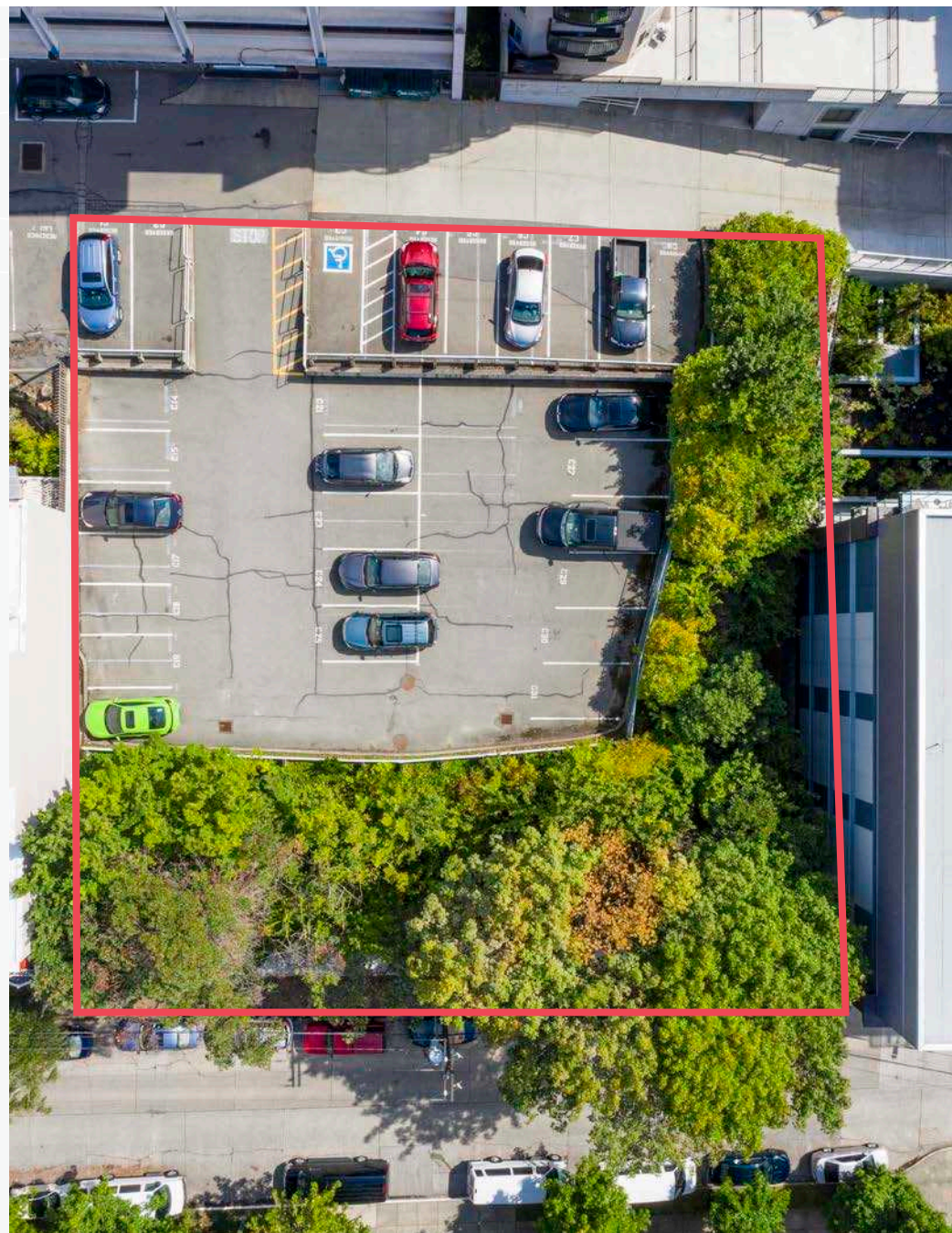
A decorative graphic element in the bottom right corner of the page, consisting of a light gray grid pattern that tapers off towards the right edge.

ZONING SUMMARY

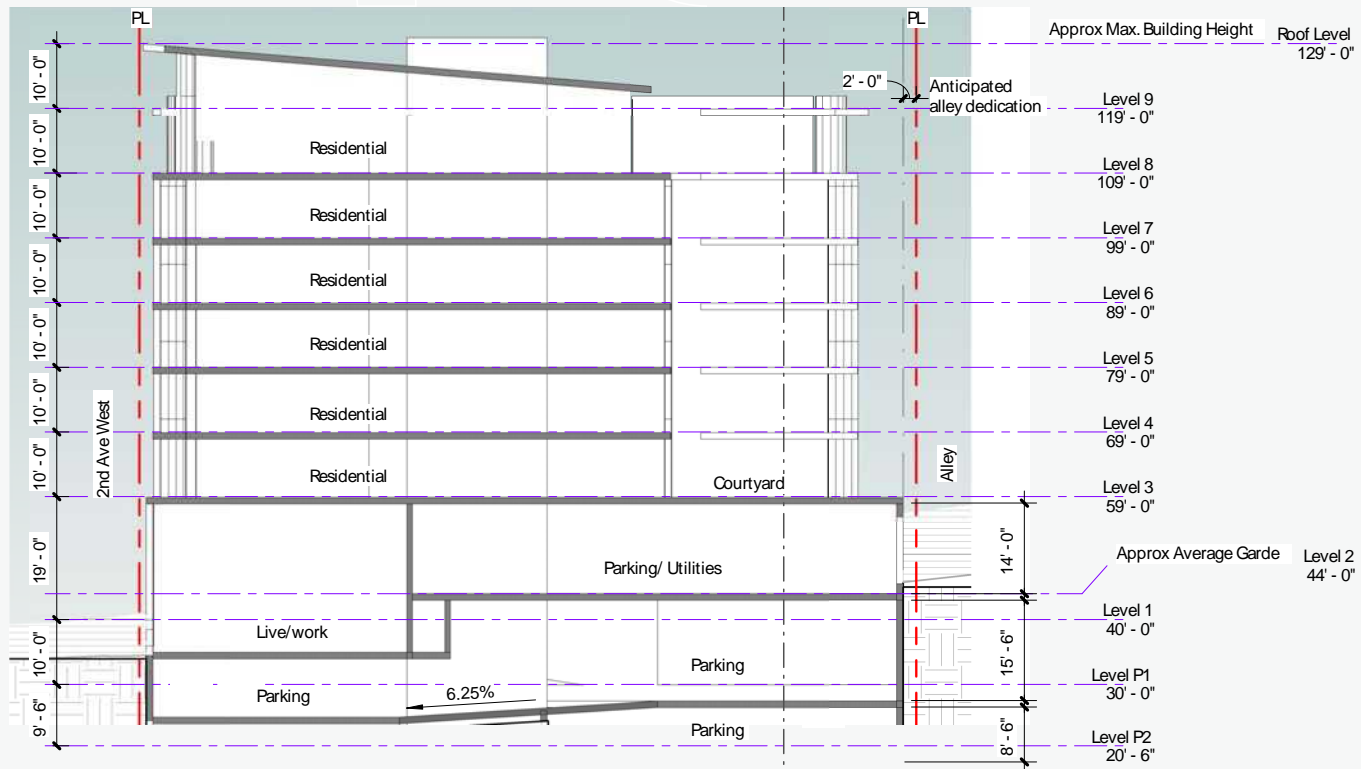
The Seattle City Council recently passed legislation that has implemented zoning changes throughout Seattle. The rezones will increase development capacity in 27 neighborhoods, including Lower Queen Anne, a neighborhood of Seattle known as “Uptown”. More specifically, the zoning changes have raised building height limits in several commercial sections of Seattle to allow up to 85 feet (what was previously 65 feet), encouraging more multifamily housing development. Due to the recent growth of Seattle’s tech mecca in the adjacent neighborhoods of South Lake Union and Denny Triangle and anticipation for continued rapid growth, the Lower Queen Anne neighborhood is busy with multifamily development activity.

ZONING - SM-UP 85' M

SM	Seattle Mixed
UP	Uptown
85'	Maximum Height
M	Mandatory Housing Affordability
FAR	5.25 Max, Commercial and Residential
Height Limit	85'
Overlay	Uptown Urban Center
Approved Use	Multifamily, Mixed-Use and Commercial

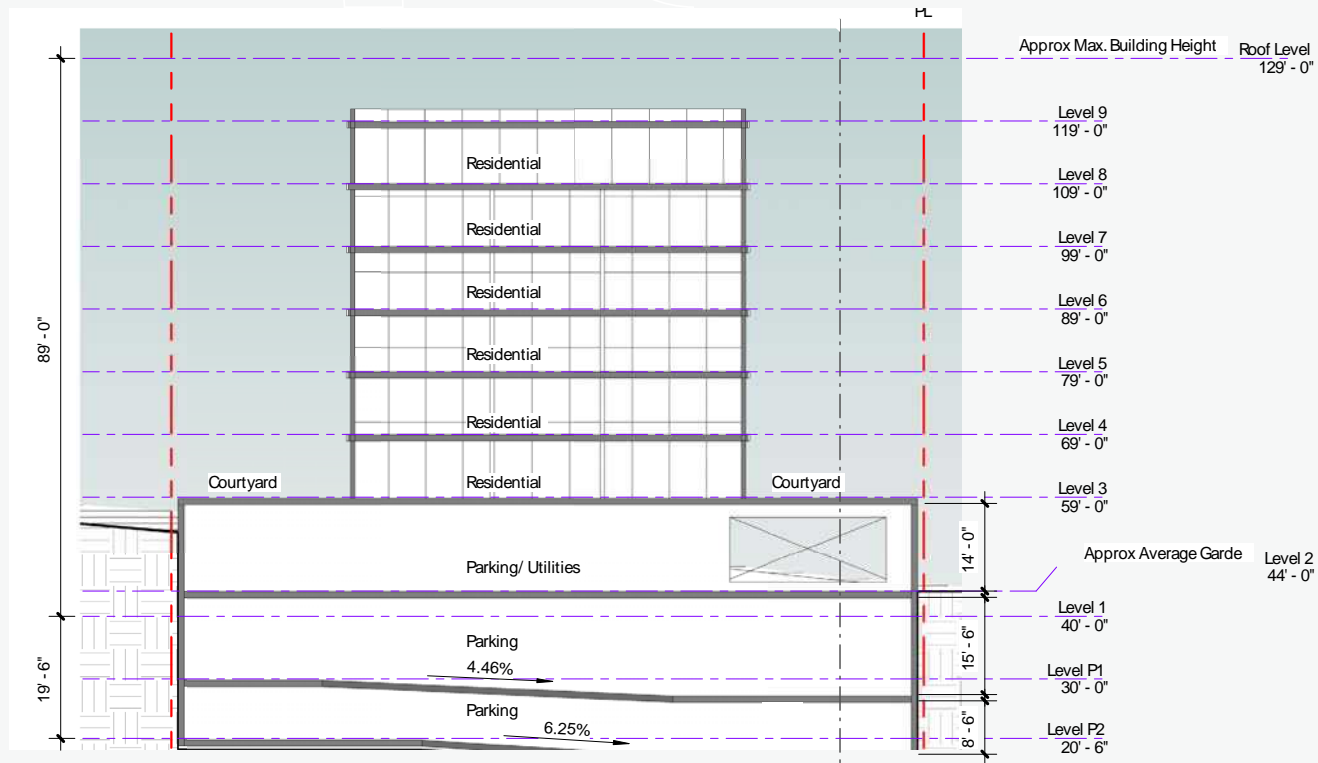


DEVELOPMENT POTENTIAL

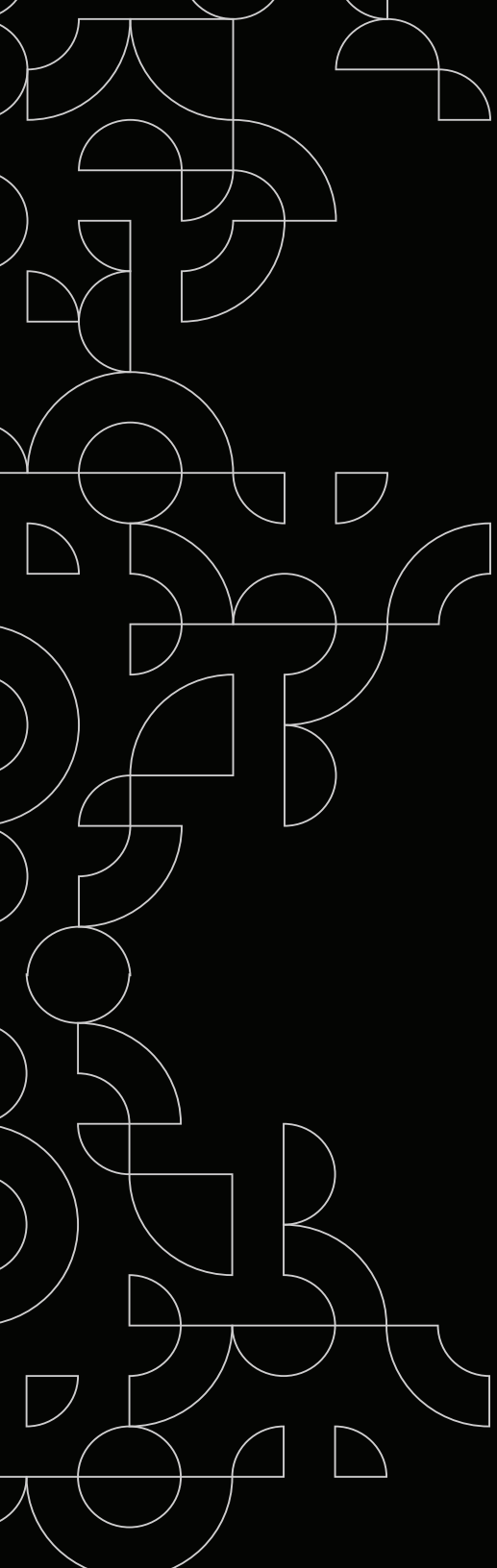


Based on the current zoning regulations, a conceptual study to portray the development potential has been performed. The highest and best use as a residential mixed-use building on this site, has been determined.

DEVELOPMENT POTENTIAL

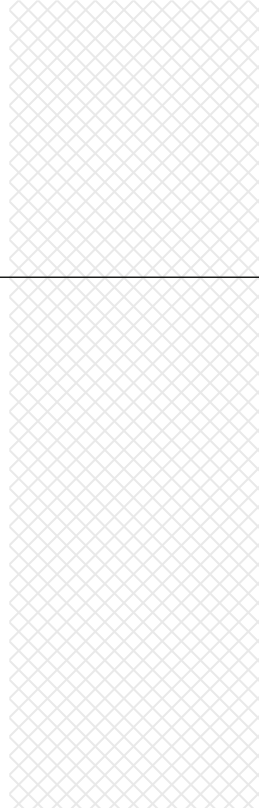


The study has determined a developmental yield of an estimated 84 residential flats and 2 live/work units, utilizing an estimated FAR of 5.18, or nearly the 5.25 FAR limit allowed at the site. It also includes approximately 67 parking stalls.



MARKET OVERVIEW

03.

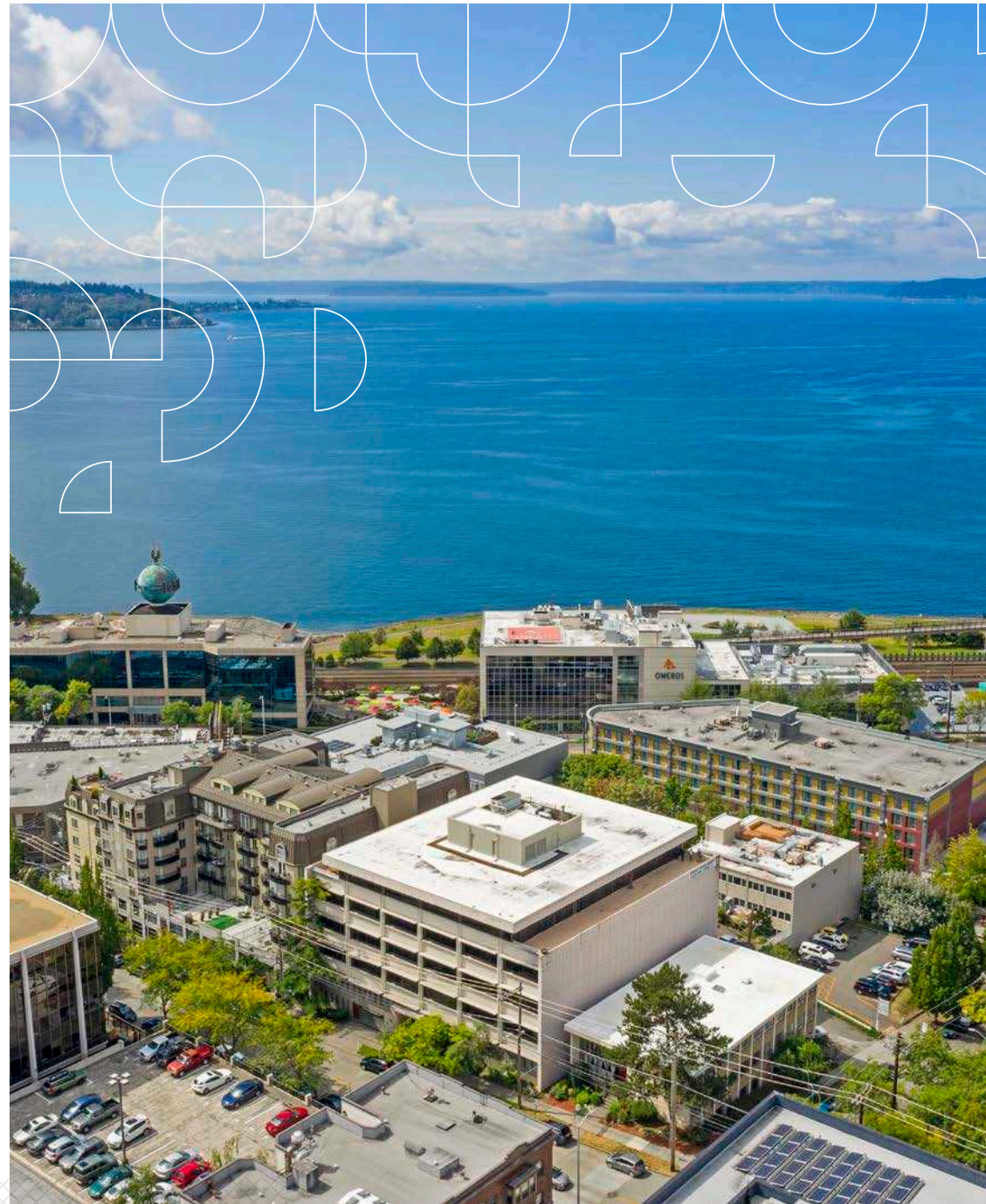


PUGET SOUND OVERVIEW

The Puget Sound region is one of the most unique regions in the country and has become one of America's most desirable places to expand and relocate a business. Known for its excellent business climate and high quality of life, the Great Seattle Area has become a hub for a variety of industries, including manufacturing, technology, aerospace, international trade and tourism.

Location and education are two significant factors that have helped distinguish this region as a superior business environment. The area's unique locational attributes have enabled it to accommodate a variety of diverse and dynamic industries, making it home to one of the most distinct and highly qualified workforces in the country. Furthermore, the presence of global technology leading companies and the proximity to the University of Washington, a world class, globally recognized research-based university, provides surrounding companies a reservoir of human capital.

The strong support for research fostered by both the University of Washington and the Bill and Melinda Gates Foundation has attracted many biotech companies and entrepreneurs to the area. With all these factors working together, many major industry leaders such as Meta, Google, Intel and Salesforce.com are just a few of the companies that have recognized the international reputation that the region carries and have moved to the area to establish a presence. The region currently has eleven Fortune 500 companies including Boeing, Microsoft, Amazon, Expedia, Costco Wholesale and Starbucks that call the Puget Sound home.



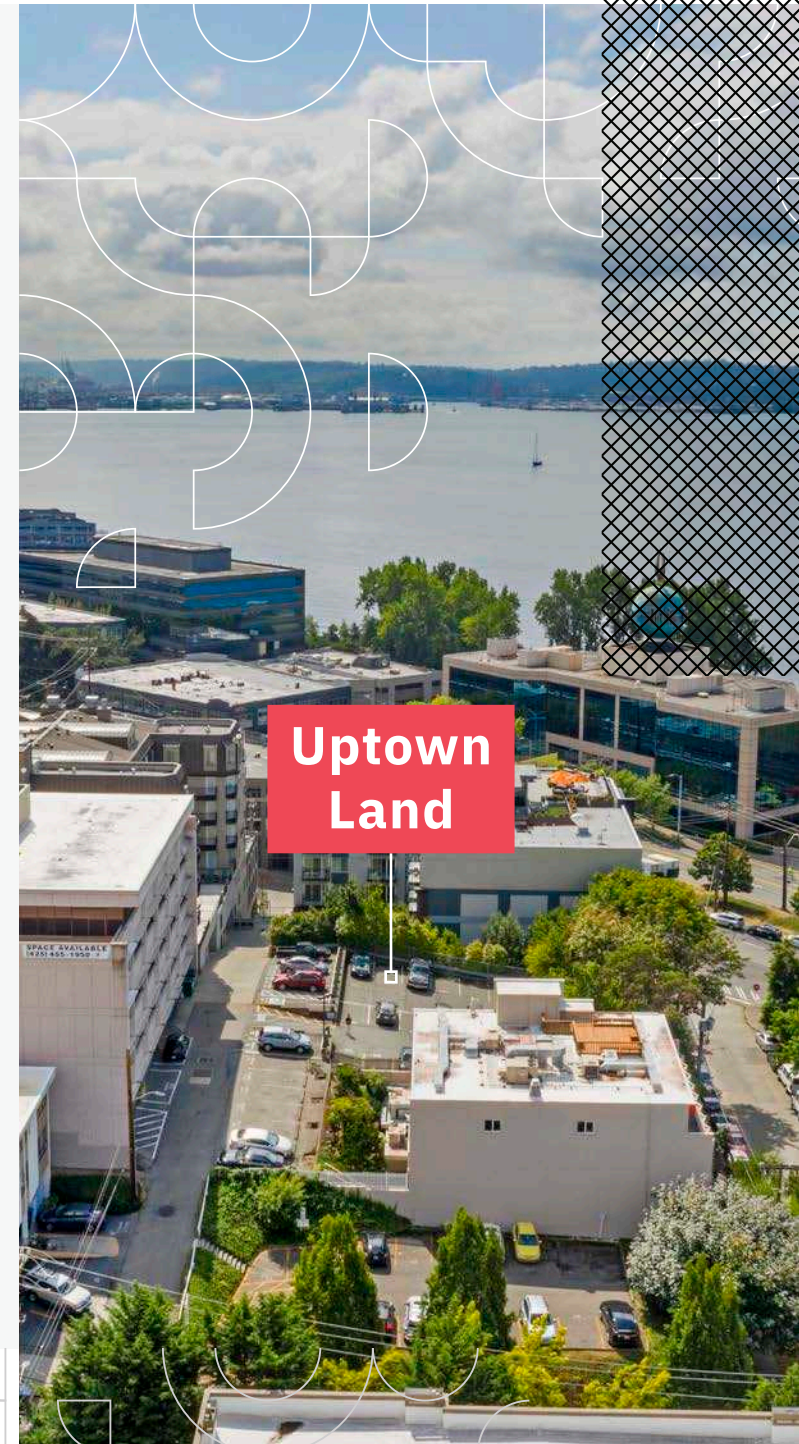
QUEEN ANNE SUBMARKET

The affluent neighborhood of Queen Anne has become a popular place for Seattle's elite to reside since the city's early years. In addition to the residential component of the neighborhood, the lower slope of Queen Anne hill is home to over 8,000 employees, a majority of which work in science and tech services, real estate, healthcare and public administration sectors. Due to the amenity driven nature of Lower Queen Anne and proximity to the Seattle CBD, average rents for Class A office space was \$41.20 FS per square foot as of September 2024. Significant tenants in the market include Amazon.com, Holland America Line and the Bill and Melinda Gates Foundation, together occupying over 600,000 square feet of Queen Anne's office space. The Queen Anne neighborhood includes Climate Pledge Arena, a \$1.2B entertainment venue that will host more than 140 events per year.

THE NEIGHBORHOOD

Located in Lower Queen Anne, the Property is central to an abundance of amenities and several employers. Seattle's Queen Anne neighborhood is home to an affluent population, offering a mix of commercial hubs and residential streets, and is home to the iconic Space Needle, the Museum of Pop Culture and Chihuly Garden and Glass. The Lower Queen Anne location provides convenient access to Belltown and Seattle's CBD to the south, South Lake Union to the east and Elliott Bay to the west. Situated only 4 blocks west of Seattle Center, the site offers numerous surrounding retailers, transit options and recreational activities. The Property holds appeal to owner/users and developers for its extremely desirable location within Seattle and close proximity to the Seattle CBD.

Just a mile northwest of the Property in the interbay neighborhood, Expedia's Seattle headquarters, which was previously located in Bellevue, WA. There are approximately two acres of land adjoining the Expedia campus dedicated by the city to be open, public space with the addition of a new beach park and commitment by the city to rebuild part of a pedestrian bike path through campus to transport people across Seattle's waterfront. In addition to Expedia's complex, Apple expanded to South Lake Union with nearly 2,000 employees and Google's new South Lake Union campus is home to 7,000 employees. The Property, centrally located between interbay and South Lake Union, is ideally placed in the epicenter of Seattle's rapid tech growth.



14.

UPTOWN LAND / 210 2ND AVENUE W, SEATTLE, WA



SEATTLE CENTER

SEATTLE CBD

BELLTOWN

Uptown
Land

LUMEN FIELD,
T-MOBILE PARK
AND SODO

WITHOMAS STREET

WESTERN AVENUE



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	.5 MILES	1 MILE	2 MILES
POPULATION			
2024 Population	14,080	48,648	140,925
2029 Population - Projection	14,890	54,714	155,214
2020-2024 Annual Population	1.74%	1.66%	1.79%
AGE			
2024 Median Age	34.60	34.00	34.10
HOUSEHOLDS			
2024 Households	9,103	30,813	85,773
2024 Household Size	1.48	1.54	1.57
2024 Average Household Income	\$169,495	\$182,330	\$177,382
2024 Average Value of Owner Occupied Housing Units	\$1,040,945	\$1,175,904	\$1,254,824
2018-2022 Vehicles	8,204	28,924	79,023
EDUCATION			
Bachelor's Degree+ (75.2%)	9,082	33,060	91,838
CLASS OF WORKER			
White Collar (87.9%)	9,717	32,807	90,438
EMPLOYMENT STATUS			
2024 Employed Civilian Population 16+ (95.5%)	10,967	36,791	102,881

Uptown Land

INVESTMENT CONTACTS

STEVE BRUNETTE

Senior Vice President
+1 206 595 0124
steve.brunette@cbre.com

PATRICK KANE

Associate
+1 206 379 1418
patrick.kane@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. 1.30.26_BSO

CBRE

