

Contact Us!

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TESSERA GROUP LLC
REAL ESTATE SOLUTIONS



DEVELOPMENT OPPORTUNITY

222 Minor Ave N, Seattle, WA, 98109

\$3,300,000



Positioned in the heart of South Lake Union, this **6,130-square-foot industrial property** presents a rare opportunity to develop in one of Seattle's most dynamic and in-demand submarkets. Surrounded by Amazon's expansive campus and steps from Downtown Seattle, the site is ideally suited for multifamily or condominium development under current zoning.



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Investment Details & Highlights:

- List Price: \$3,300,000
- List Price per Sq Ft.: \$538.34
- Property Size: 0.14 Acres
- Zoning: SM-SLU/R 65/95
- 6,130 SF development site in South Lake Union
- Zoned for apartments or condominiums
- In the core of Amazon's campus and major tech corridor
- Strong rental fundamentals with average rents near \$2,750/unit

