

OFFERING BROCHURE



ELLIOTT BAYVIEW

151 JOHN ST, SEATTLE, WA 98109

PRIME UPTOWN APARTMENT
INVESTMENT WITH MANAGEABLE
VALUE-ADD UPSIDE



NOW LEASING
206.280.9815

ELLIOTT BAYVIEW

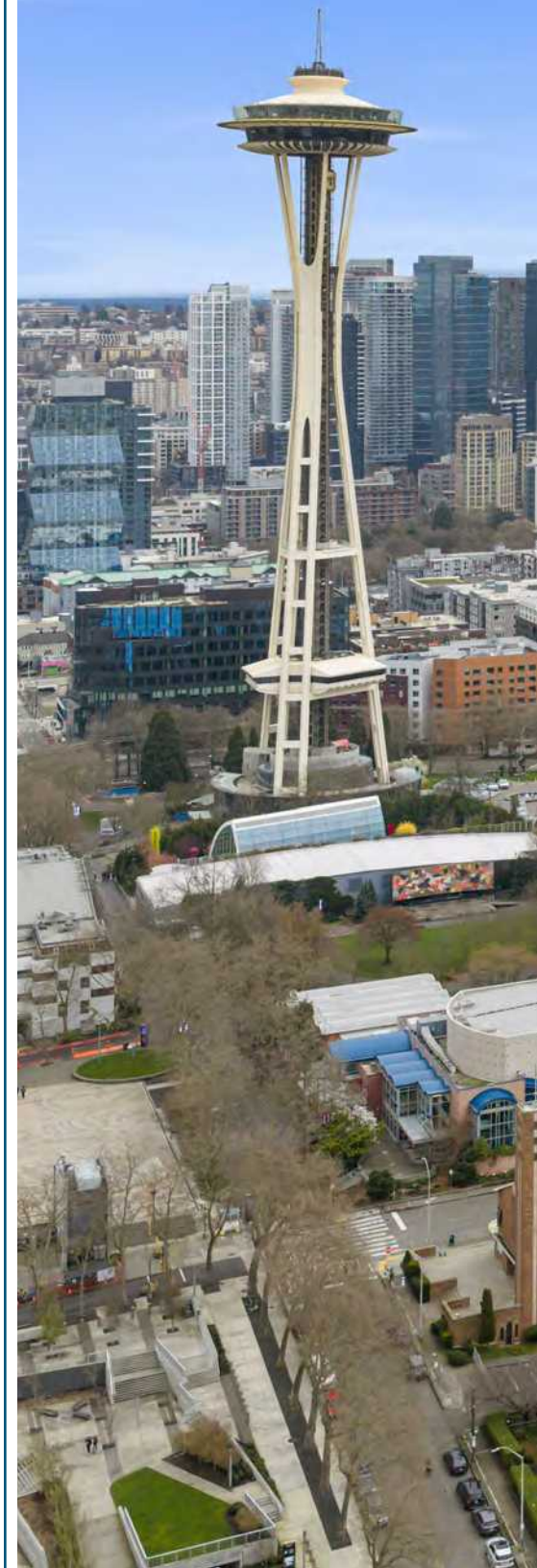
EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present **Elliott Bayview**, a mid-rise apartment community constructed with durable concrete and steel systems, offering stable operations and limited near-term capital requirements. The property features secure on-site parking, an on-site leasing office, and efficiently designed units with quality finishes and strong natural light. A rooftop sky deck provides panoramic views of Elliott Bay, Puget Sound, and the Olympic Mountains, enhancing resident appeal and supporting long-term occupancy.

Located in Seattle's Uptown / Lower Queen Anne neighborhood, the property delivers strong walkability and immediate proximity to Seattle Center's cultural venues, open space, and year-round events. The surrounding neighborhood includes a dense mix of restaurants, retail, and entertainment options that drive consistent renter demand. Uptown's constrained infill development environment and limited pipeline of new mid-rise projects support durable positioning for existing assets.

Residents benefit from convenient access to major employment hubs including South Lake Union and Downtown Seattle. Multiple transit options — frequent bus routes, rapid transit service, and nearby light rail connections — provide regional connectivity and reduce reliance on personal vehicles. The combination of walkable amenities, proximity to jobs, and transit accessibility positions Elliott Bayview as a well-located urban apartment investment with long-term demand drivers.

PROPERTY SUMMARY	
Offering Price	Determined by Market
Property Address	151 John Street, Seattle, WA 98109
Submarket	Uptown / Lower Queen Anne, Seattle
Parcel Number	1985200120 (King County)
Site Size	0.16 Acres (256.25 units/acre)
Zoning	DMC 85/150-200 (Downtown Mixed Commercial)
Number of Units	41
Year Built	2011
Rentable Square Feet	28,303 SF
Average Unit Size	690 SF
T-12 Actual NOI	\$579,502
Pro Forma Year 1 NOI	\$717,600
Renovated NOI	\$847,811
Transit Score	96 (Rider's Paradise)
Walk Score	86 (Walker's Paradise)

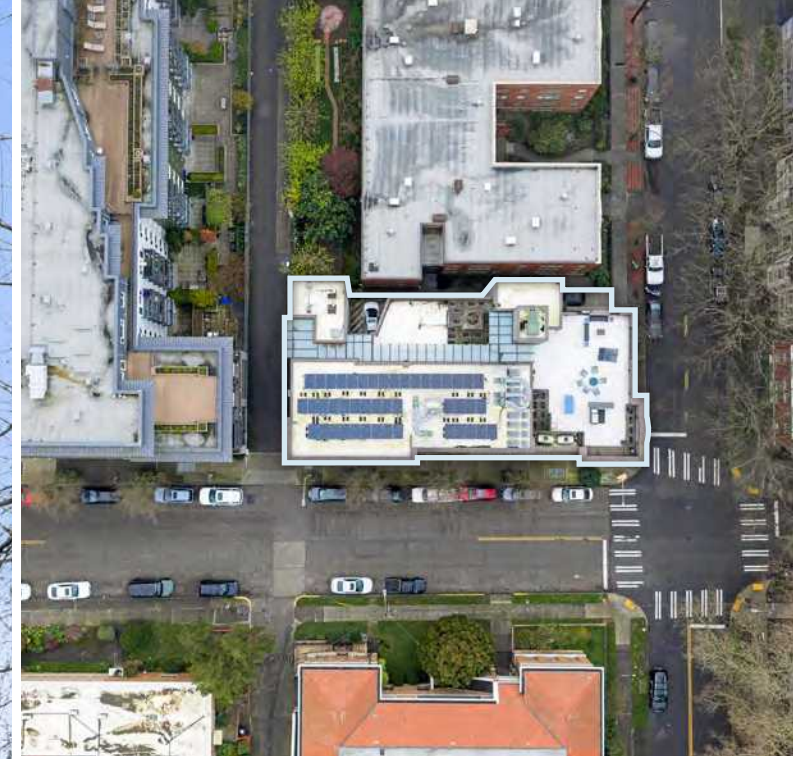


AS NEW SUPPLY SLOWS ACROSS UPTOWN, STABILIZED ASSETS WITH RENOVATION UPSIDE ARE POSITIONED TO CAPTURE OUTSIZED RENT GROWTH AS DEMAND REACCELERATES



**ELLIOTT
BAYVIEW**







INVESTMENT HIGHLIGHTS

DURABLE 2011 CONCRETE & STEEL CONSTRUCTION

Institutional-quality building systems, secure on-site parking, and limited near-term capital needs.

LIFESTYLE AMENITIES & FUNCTIONAL UNITS

Rooftop deck with panoramic water and mountain views, efficient floor plans, and quality finishes enhance leasing competitiveness.

PROVEN VALUE-ADD PROGRAM

Targeted \$305K renovation plan (kitchen upgrades, bath refresh, smart locks, common areas) supports \$278-\$349/month rent premiums, driving \$120K+ annual NOI growth.

ATTRACTIVE BASIS VS. REPLACEMENT COST

Replacement cost for midrise construction exceeds \$600/sf and \$400,000/unit in today's market.



ELLIOTT
BAYVIEW

LOCATION HIGHLIGHTS

PRIME UPTOWN INFILL LOCATION

Walkable urban setting steps from Seattle Center with strong dining, retail, and entertainment amenities supporting consistent renter demand.

ACCESS TO MAJOR EMPLOYMENT HUBS

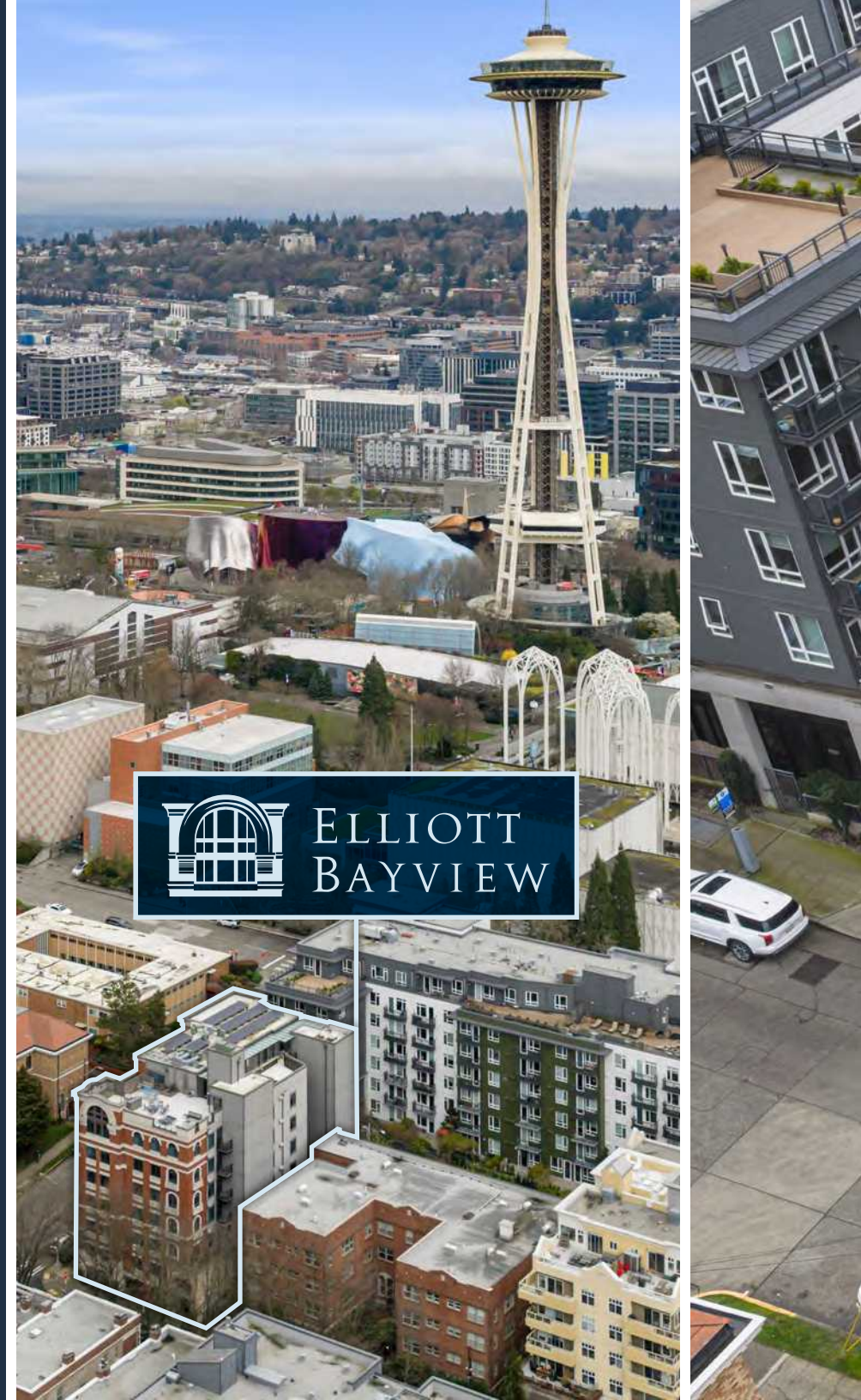
Immediate connectivity to South Lake Union and Downtown Seattle, two of the region's largest job centers.

TRANSIT-ORIENTED NEIGHBORHOOD

Frequent bus routes, rapid transit service, and regional light rail access support high renter mobility and reduced parking reliance.

STRONG DEMOGRAPHICS & LIMITED NEW SUPPLY

Seattle median household income is approximately \$123,860, reflecting an affluent renter base with strong employment fundamentals; Queen Anne / Uptown is also dominated by young professional households and constrained by limited infill development sites.





FEATURES & AMENITIES

- ◆ Expansive rooftop sky deck with panoramic views of Elliott Bay, Puget Sound, the Olympic Mountains, and the Seattle skyline
- ◆ Durable concrete and steel mid-rise construction (2011 vintage) with modern building systems
- ◆ Warm, hotel-style lobby creates an elevated arrival experience
- ◆ Controlled-access parking
- ◆ On-site leasing office for efficient property management
- ◆ Package locker system for secure deliveries
- ◆ Air-conditioned units with efficient layouts and strong natural light
- ◆ In-unit washer and dryer in all apartments
- ◆ Modern kitchens with stainless steel appliances, granite countertops, and contemporary cabinetry
- ◆ Hardwood-style flooring in primary living areas
- ◆ Pet-friendly community
- ◆ Secure lockers for tenant storage



BOUTIQUE, HOTEL-STYLE LOBBY



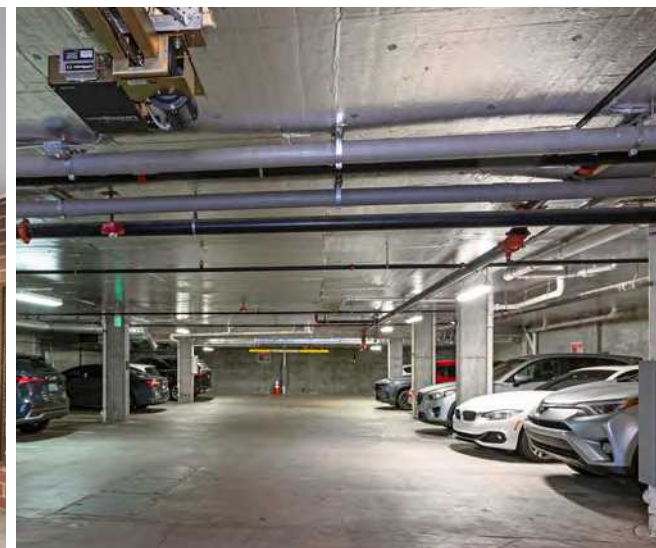
EXPANSIVE ROOFTOP SKY DECK



SECURE PACKAGE LOCKERS



VIEWS OF ELLIOTT BAY, PUGET SOUND, AND THE OLYMPIC MOUNTAINS

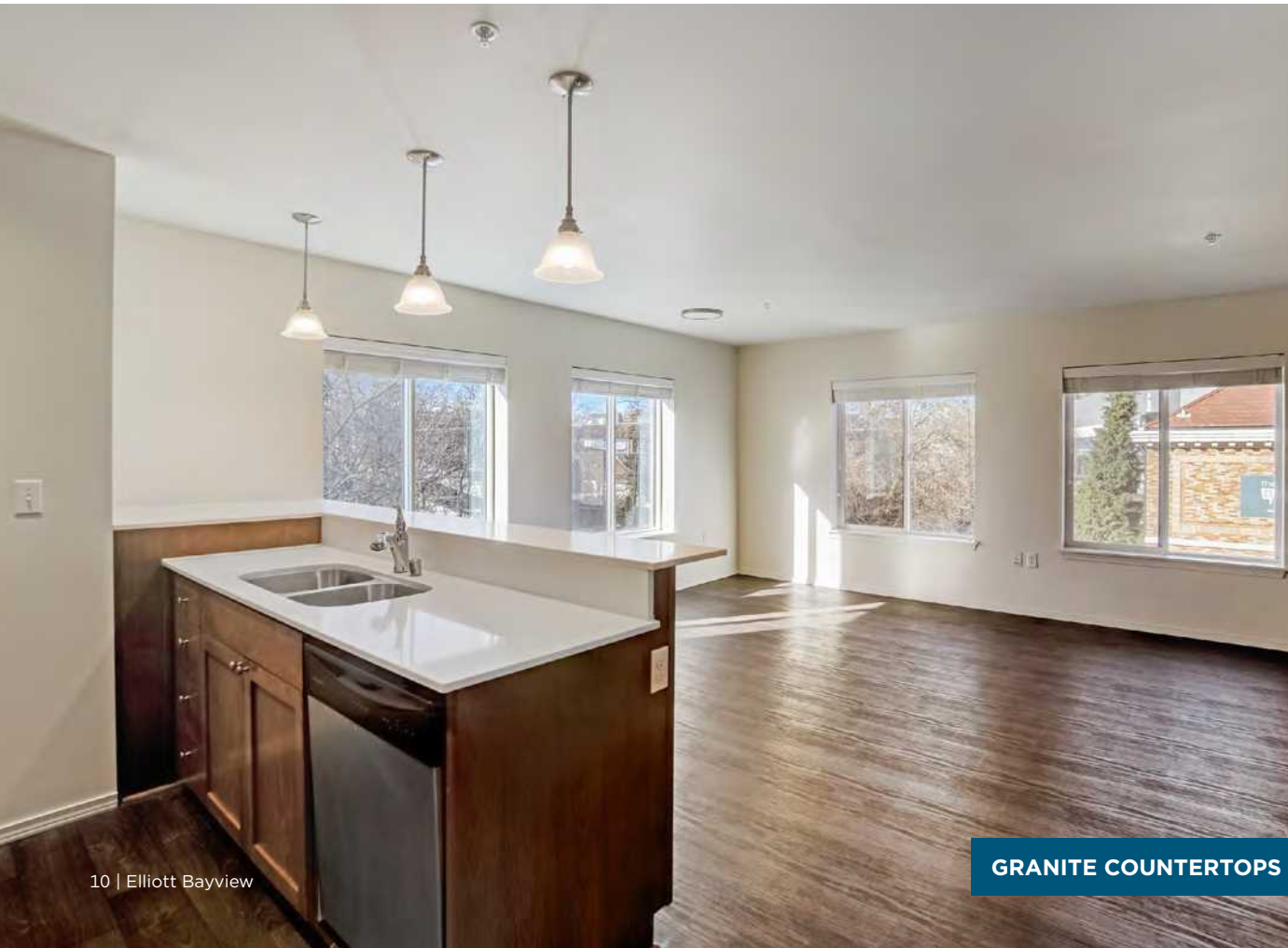


TWO SECURE PARKING GARAGES



UNIT MIX & CURRENT RENT ROLL

Unit Type	Units	Avg SF	In-Place Rent	Pro Forma Rent	Post-Reno Rent
Studio	13	576	\$1,630	\$1,712	\$1,940
1 Bed/1 Bath	22	677	\$1,975	\$2,079	\$2,356
2 Bed/1 Bath	6	985	\$2,717	\$2,852	\$3,046
Total/Average	41	690	\$2,034	\$2,075	\$2,325



GRANITE COUNTERTOPS



STAINLESS STEEL APPLIANCES



HARDWOOD-STYLE FLOORING



IN-UNIT WASHER/DRYER





ELLIOTT BAYVIEW

EXCLUSIVE ADVISORS MULTIFAMILY CAPITAL MARKETS

DEAL LEADS

TIM McKAY

Managing Director
+1 206 369 7599
Tim.McKay@cushwake.com

DAN CHHAN

Managing Director
+1 206 321 2047
Dan.Chhan@cushwake.com

MATT KEMPER

Senior Director
+1 206 877 3378
Matt.Kemper@cushwake.com

BYRON ROSEN

Director
+1 206 819 4488
Byron.Rosen@cushwake.com

DYLAN ROETER

Senior Associate
+1 425 445 0071
Dylan.Roeter@cushwake.com

EQUITY, DEBT, & FINANCING

DAVID KARSON

Executive Vice Chair
+1 203 550 1441
Dave.Karson@cushwake.com

CHRIS MOYER

Executive Managing Director
+1 570 764 1335
Chris.Moyer@cushwake.com

JOHN SPREITZER

Senior Director
+1 908 295 1953
John.Spreitzer@cushwake.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the portfolio (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the portfolio owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future portfolio performance.

