Centre Court

Desirable 18-Unit Mixed-Use Building in Seattle's Highly Coveted Queen Anne Neighborhood

18 UNITS · BUILT 2002

116 Warren Ave N, Seattle, WA

CBRE

EXCLUSIVELY LISTED BY THE **CBRE PNW MULTIFAMILY TEAM**

THE OFFERING

Desirable 18-Unit Mixed-Use Building in Seattle's Highly Coveted Queen Anne Neighborhood

CBRE proudly presents Centre Court Apartments, an exceptional investment property in Seattle's highly coveted Queen Anne neighborhood. Constructed in 2002, this mixed-use condominium building offers 4,335 square feet of ground-floor office space with a two story layout, soaring 17-foot ceilings, and a private parking garage for six vehicles, an invaluable amenity in this urban setting.

Above the office suite, the residential component features 18 spacious two- and three-bedroom units, each exceeding 1,000 square feet. There is a second, resident only, parking garage for 22 vehicles. **Residents enjoy access to a rooftop deck with sweeping views of Downtown Seattle and Puget Sound, adding to the property's appeal and premium positioning. These oversized layouts are a rarity in Seattle's multifamily market, driving strong tenant demand and premium rental potential.**

Located at 116 Warren Ave N, Centre Court benefits from Queen Anne's vibrant community, walkable amenities like Climate Pledge Arena, and proximity to Downtown Seattle and South Lake Union's employment centers. **With opportunities for rental income growth, condo resale optionality, and long-term appreciation in one of Seattle's most desirable neighborhoods, Centre Court Apartments represents a truly compelling investment offering.**

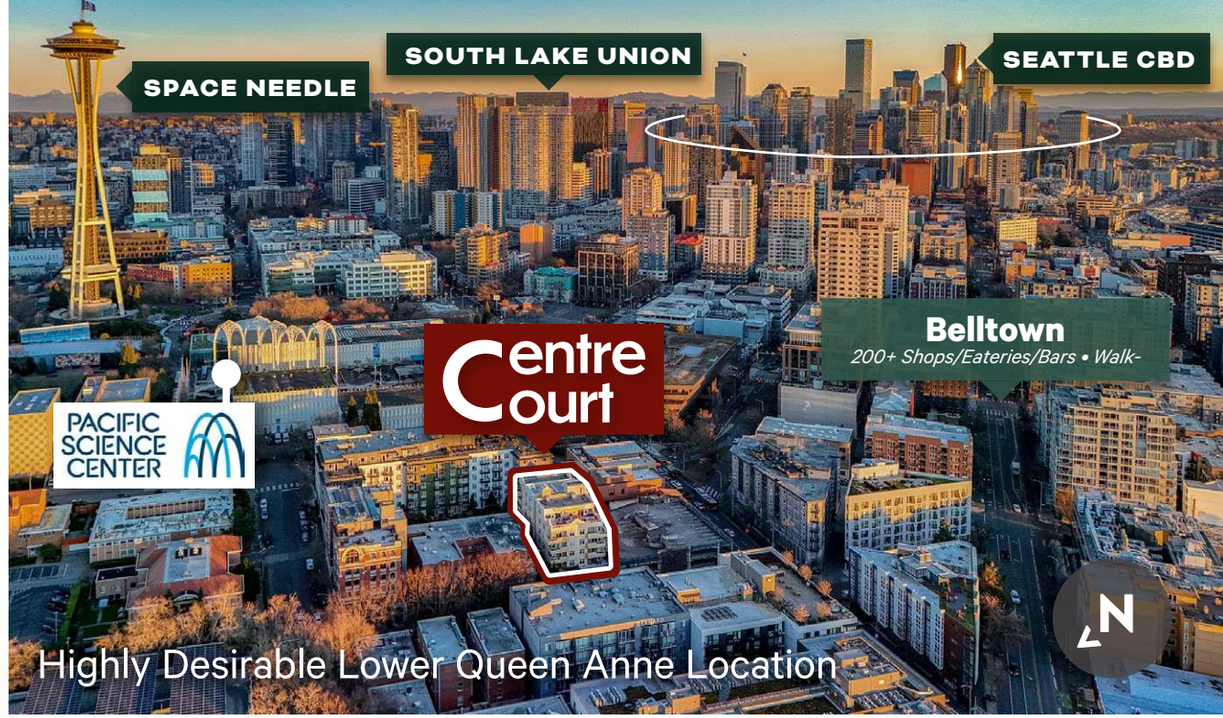
Centre Court

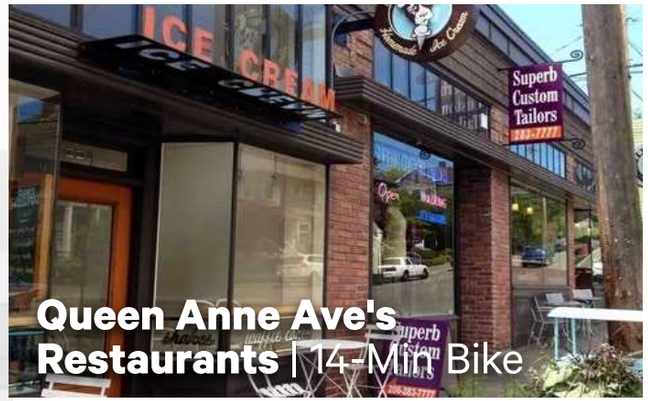
PROPERTY SUMMARY

Address	116 Warren Ave N Seattle, WA
Price	$10,689,000
Units	18 + 4,345 SF Office
Year Built	2002
Stories	8
Net Rentable Area	19,314 SF Residential 4,345 SF Commercial
Avg. Unit Size	1,073 SF
Lot Size	7,080 SF
Zoning	SM-UP 85 (M)
Submarket	Queen Anne

Investment Highlights

- Secured Access Entry
- Modern Construction & Systems
- Two Parking Garages - 6 & 22 stalls
- In Unit Washer/Dryer
- Value-Add Potential
- Elevator
- In Unit Gas Fireplaces
- Rooftop Deck
- Private Decks w/ City & Sound Views
- Large Two and Three Bedroom Units
- 96 Walkscore®
- Walking Distance to Climate Pledge Arena





Highly Desirable Queen Anne Location

Minutes to Major Employers, A-List Entertainment & Sporting Events, Iconic Attractions, Award-Winning Cuisine, Bars, Cafes, Breweries & Shops

Kitchen Features Include Stainless Steel Appliances in Open-Concept Layout

All Units Include a Large Master Bathroom with Full-Size Bathtubs and Large Mirrors

Living Room Features a Fireplace and a Large Sliding Door that Provide Ample Natural Light and Opens Out to Private Patio Deck

UNIT MIX

Unit Type	Unit Count	Avg. SF	Rent/Unit	Market Base Rent
2/2.00	16	1,012	$2,884	$3,000
3/3.00	2	1,561	$3,900	$3,950
Averages/Totals	**18**	**1,073 SF**	**$3,392**	**$3,475**

Close-In Location Provides Easy Access to Major Employers

Link Light Rail *Note: All commute times shown are by car*

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