

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



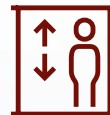
Two Parking Garages - 6 & 22 stalls



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**



SPACE NEEDLE

SOUTH LAKE UNION

SEATTLE CBD

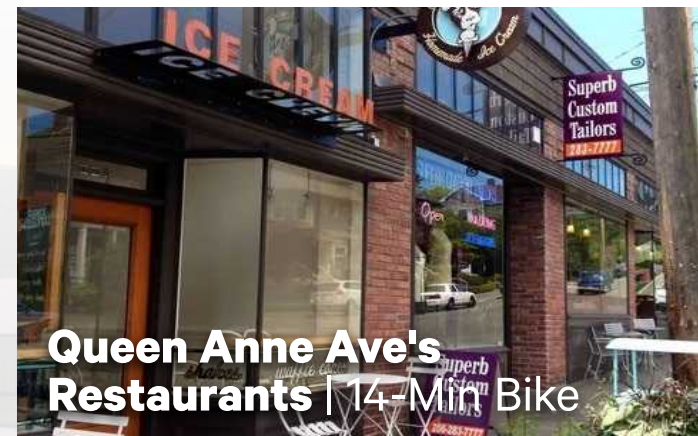
**Centre
Court**

**PACIFIC
SCIENCE
CENTER**

Belltown

200+ Shops/Eateries/Bars • Walk-

Highly Desirable Lower Queen Anne Location



**Queen Anne Ave's
Restaurants | 14-Min Bike**



**Climate Pledge
Arena | 5-Min Walk**



**Seattle CBD
7-Min Drive**



**Amazon Spheres
5-Min Drive**

**Centre
Court | 3**



Capitol Hill
10 Minutes • 400+ Eateries/Shops/Bars

First Hill
12 Minutes • 20,000 Medical Jobs

South Lake Union
5 Minutes • 65,000 Jobs

Seattle CBD
7 Minutes • 250,000 Jobs

PUBLIC MARKET CENTER
PIKE PLACE MARKET

Waterfront Park

Belltown Shopping/Dining
3 Minutes • 200+ Shops/Eateries/Bars

Lake Union Park

Seattle Center/Space Needle

BILL & MELINDA GATES foundation

SEATTLE KRAKEN

CLIMATE PLEDGE ARENA

Olympic Sculpture Park

Lake Union

Flatstick Pub

QFC Quality Food Centers

Mammoth

Queen Anne
14-Minute Bike • 150+ Eateries/Shops/Bars

McMenamin's

imm

Dick's Drive-In

Centre Court

Queen Anne Beerhall

Northeast Queen Anne Greenbelt

Streamline Tavern

Toulouse Petit

Myrtle Edwards Park

East Queen Anne Playground

Skybowl Cafe

Just Poke

5 Spot

Kerry Park

The Sitting Room

Queen Anne Coffee Co.

Sully's

Betty's Restaurant & Bar

Sisters and Brothers

SAFeway

TRADER JOE'S

Domani Pizzeria

Caffe Vita

Molly Moon's

BARTELL DRUGS

Moonrise Bakery

Anytime Fitness

Parsons Gardens

Kinear Park

Cafe Hagen

Big Max Burger

West Queen Anne Playfield

Betty Bowen Viewpoint

Grappa

Cornelly

El Mezcalito

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



Downtown Seattle
250,000 Jobs • 7-min

BALLARD

Fremont
18,500+ Jobs • 15-min

Northgate
55-Acre Mixed-Use Redevelopment

ROOSEVELT

Centre Court

South Lake Union
65,000+ Jobs • 5-min

U-DISTRICT

W
UNIVERSITY of WASHINGTON
48K Students / 25K Faculty • 14-min

Seattle Children's
HOSPITAL • RESEARCH • FOUNDATION
7,800 Jobs • 20-min

Bellevue
70,000+ Jobs • 24-min

Kirkland
47,000+ Jobs • 30-min

Redmond
94,000+ Jobs • 32-min



Centre Court

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