

Offering Memorandum

Catalysis Building

1601 E JOHN ST, SEATTLE, WA

EXCLUSIVELY MARKETING BY:

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NAI Puget Sound
Properties



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Offering Summary

NAI Puget Sound Properties is pleased to exclusively offer for sale The Catylist Building located at 1601 E John Street. Available for the first time in over twenty years, this property is located near the heart of the commercial core of the Capitol Hill neighborhood of Seattle, one of the most desirable neighborhoods in both Seattle and the greater Puget Sound region.

Listed on the Historical Registry, the property features on-site parking and benefits from strong surrounding demographics, making it an excellent owner-user or investment opportunity. Strategically located directly across from the Kaiser Permanente Central Medical Buildings and nearby to a diverse mix of dining, retail, and entertainment on vibrant 15th Ave E.

The property is a ten minute walk to the Capitol Hill Link Light Rail and Seattle Streetcar stations, in addition to numerous bus routes in close proximity. Only two neighborhoods in the Seattle area are accessible by all 3 major transportation systems. This transit-oriented location provides excellent access to nearby employment centers such as the Seattle Central Business District, South Lake Union, the University of Washington main campus and hospital, and the First Hill medical community. The building underwent major renovations in 2005.

This owner-user opportunity is ideal for a wide range of professional users including architecture, engineering, graphic design, interior design, legal, private club, and other creative or technical firms.

Property Overview

ADDRESS 1601 E John St
Seattle, WA 98112

PARCEL NUMBER 808040-0005

CURRENT ZONING LR3 (M)

LOT SIZES 14,099 SF

BUILDING SIZE 18,844 SF

YEAR BUILT 1906, Effective Year 2005

LIST PRICE \$9,500,000









Market Overview

Capitol Hill, in Seattle, stands out as one of the city's densest and most vibrant mixed-use neighborhoods, located just east of downtown with seamless access via light rail and major arterials. Rather than functioning as a traditional office submarket, it thrives as a lifestyle-driven urban hub where residential density fuels constant activity. With a rapidly growing population of roughly 49,000 residents and renter-heavy demographics exceeding 70–80% occupancy, the neighborhood supports strong, consistent demand for both housing and neighborhood-serving retail. This concentration of young professionals, paired with a well-established nightlife and cultural scene, drives steady foot traffic along key corridors like Broadway and Pike/Pine—creating a durable environment for small-format, experiential retail.

The built environment reflects this energy, characterized by mid-rise (5–8 story) mixed-use developments with active ground-floor retail and multifamily above, and relatively limited mid- to large-scale office inventory. This dynamic positions 1601 E John Street as a differentiated opportunity: rather than competing in a traditional office cluster, it allows a company to establish a presence in a neighborhood employees are already drawn to. In a market where return-to-office remains a challenge, this creates a strategic opening to rethink the workplace entirely—leveraging Capitol Hill's creative culture to deliver a highly curated, design-forward and one of a kind office environment. Think flexible collaboration zones, hospitality-driven amenities, private or spaces to collaborate, in an architecturally important former church. The goal is not just to provide office space, but to create a destination—one that competes with working from home by offering energy, connection, and experience employees can't replicate anywhere.

Within this context, there is also a growing appetite for adaptive reuse—particularly the conversion of churches and other institutional buildings into office or creative space. These projects tend to favor boutique office, arts, or community-oriented uses over traditional corporate layouts, aligning with both Capitol Hill's character. For forward-thinking occupiers, this reinforces a clear trend: success in this submarket isn't about conventional office—it's about embracing flexibility, authenticity, and design to create spaces that actively draw people back in.

Capitol Hill

Capitol Hill is characterized by its trendy music scene, clubs, restaurants, high-end shops & art venues.

The proximity to downtown Seattle as well the immediate availability of various public transit options open the neighborhood to the surrounding area providing residents with easy access to key business centers for a convenient commute to work.





Pike-Pine

The Pike-Pine triangle is the heart of Capitol Hill. The area is bordered by Broadway, Madison Street and Pine Street, all major commercial corridors. Pike-Pine is home to various restaurants, art galleries & boutique shops that enhance the area's unique identity.

Once known as Seattle's "auto row," the area retains many older industrial buildings that have been renovated for office, retail and residential uses.

Transit Overview

1601 E John Street is situated 7 blocks from the Capitol Hill Light Link Rail Station. It is also easy accessible from Interstate 5 which travels in a north/south direction connecting to other major centers in the Puget Sound region.

The Light Rail system connects the Capitol Hill community, Husky Stadium in the University District and downtown Seattle, with additional stops northward to Lynwood and southward to the SeaTac airport. The traveling time from the University of Washington to Capitol Hill, to the Westlake light rail station is 6 minutes, offering remarkable Capitol Hill access to downtown Seattle and vice versa.

The Streetcar travels from the Capitol Hill neighborhood south to the Central District and west towards south downtown Seattle, terminating at the baseball and football stadiums. Future expansion of the Streetcar will travel through downtown and connect with the existing Streetcar system that is currently in operation near South Lake Union, the Denny Triangle and Belltown communities of downtown Seattle.

COMMUTE SCORES

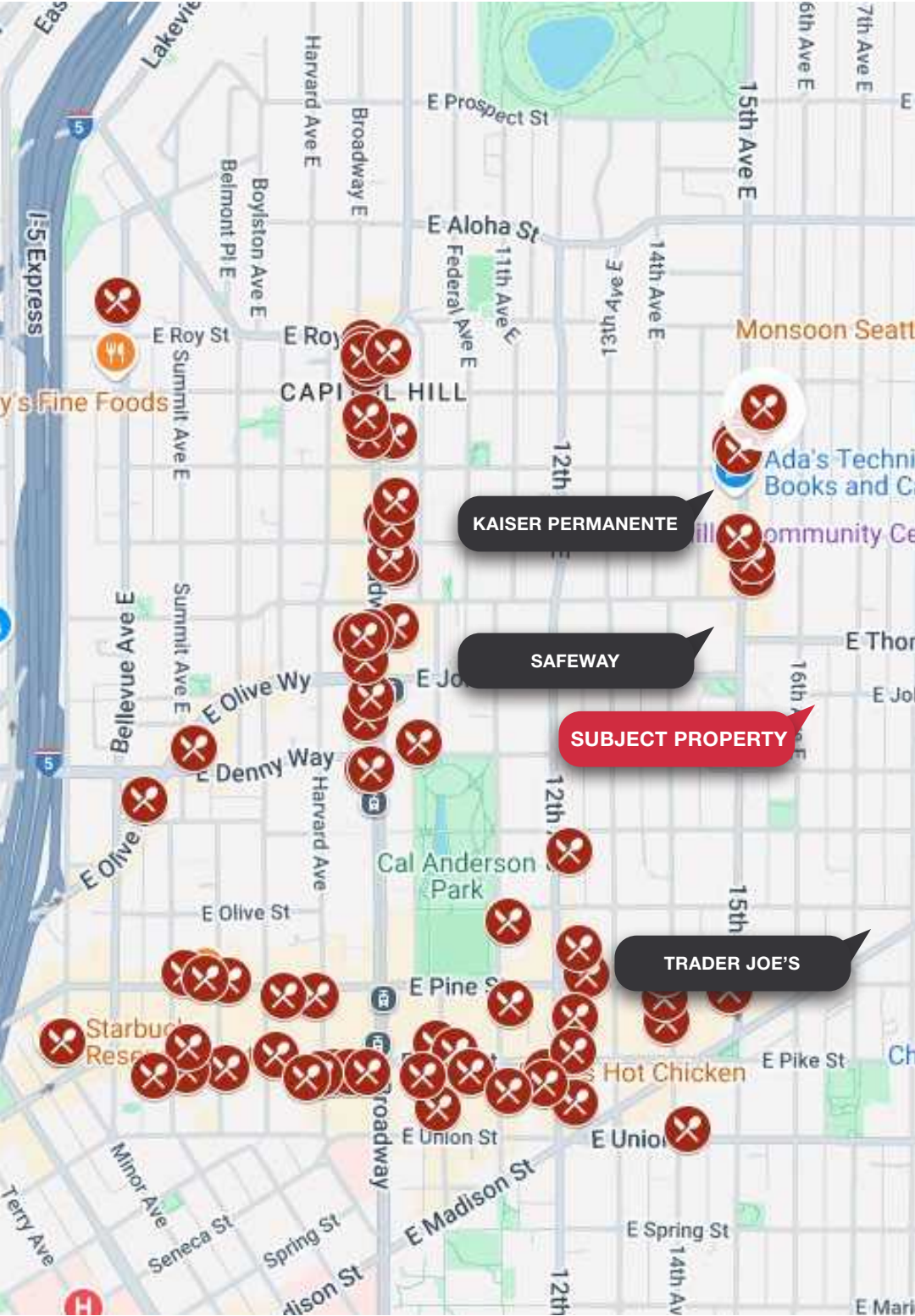
96
Walk Score

76
Transit Score

77
Bike Score

Sound Transit current service

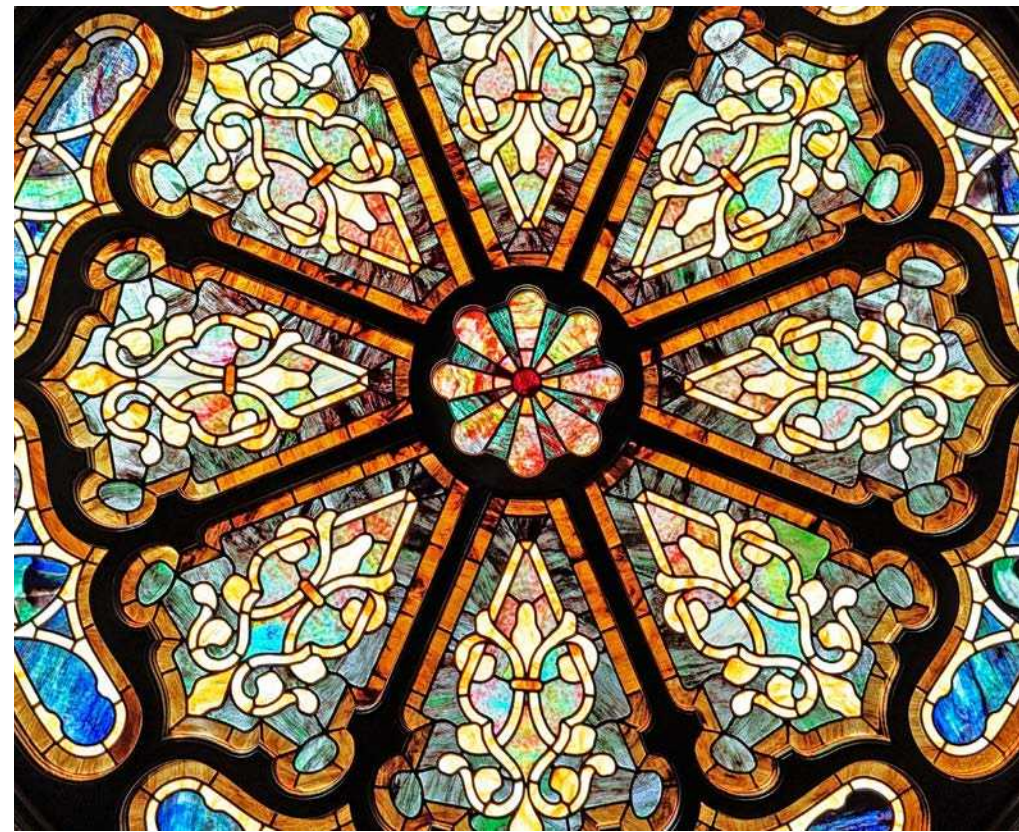




CAPITOL HILL AMENITIES

1 MILE RADIUS

Restaurants & Bars	692
Services & Amenities	4,026
Arts, Entertainment, & Recreation	164
Retail Trade	532



DEMOGRAPHICS

1601 E John St, Seattle, Washington, 98112

Ring of 1 mile

KEY FACTS

69,853

Population



41,461

Households

33.1

Median Age

\$94,967

Median Disposable Income

EDUCATION

1.7%

No High School Diploma



15.3%

Some College/
Associate's Degree



6.2%

High School Graduate



76.9%

Bachelor's/Grad/
Prof Degree

INCOME



\$116,469

Median Household Income



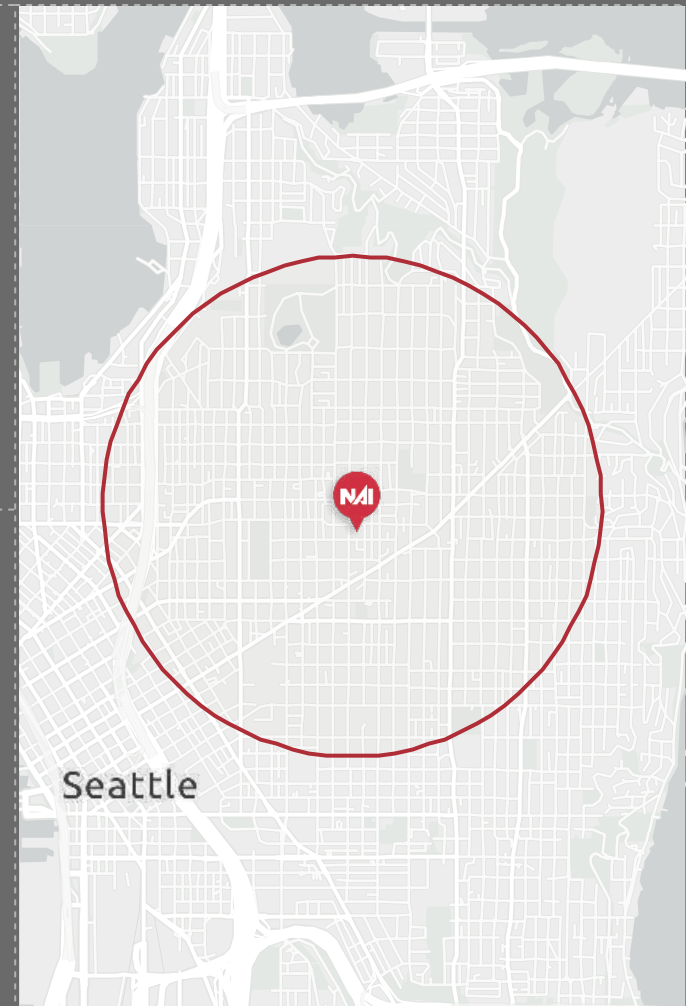
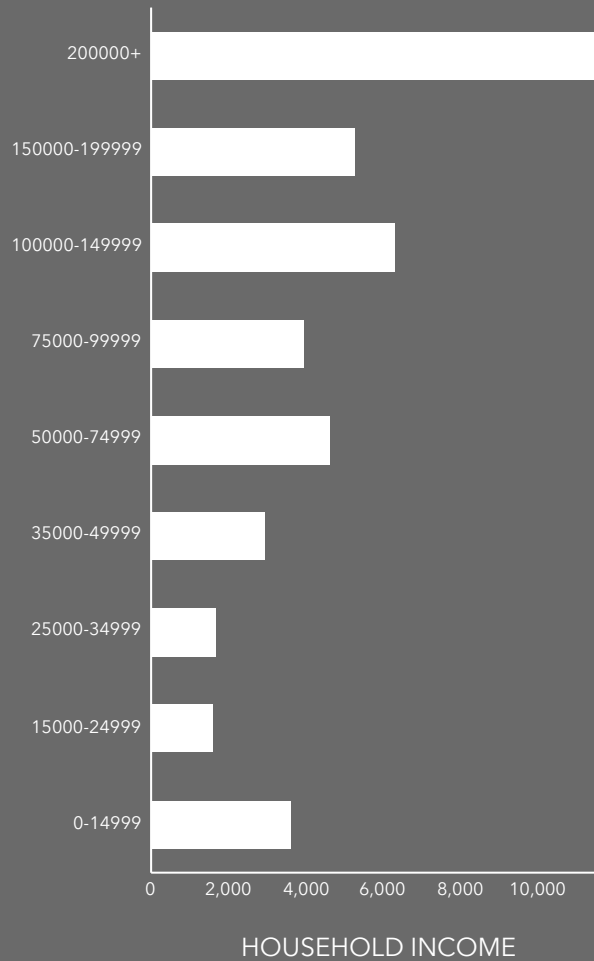
\$102,055

Per Capita Income



\$93,914

Median Net Worth



Seattle

EMPLOYMENT



White Collar

86.2%



Blue Collar

4.5%



Services

10.7%

Demographic Overview



3 Sale Comparables



Sale Comparables

1



2



3



4



5



6



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PROPERTY NAME	Pickering Place	Kirkland 405 Bldg	Research International Building	3000 Northup Plaza Bldg	5555 Lakeview Offices	Parkland Bldg	Select Properties Building
PROPERTY ADDRESS	1455 11th Ave NW	11109 Slater Ave NE	17602 NE Union Hill Rd	3000 Northup Way	5555 Lakeview Dr	875 140th Ave NE	55 Bell St
PROPERTY CITY	Issaquah	Kirkland	Redmond	Bellevue	Kirkland	Bellevue	Seattle
SALE PRICE	\$10,705,424	\$10,200,000	\$9,200,000	\$8,250,000	\$7,050,000	\$6,500,000	\$6,300,000
BUILDING SF	14,630	21,098	17,058	19,209	15,125	14,582	8,520
PRICE PER SF	\$731.74	\$483.46	\$539.34	\$429.49	\$466.12	\$445.76	\$739.44
SALE DATE	10/3/2025	11/13/2025	8/14/2025	11/21/2025	12/31/2024	4/26/2024	9/15/2025

Sale Comparables

8



9



10



11



12



13



PROPERTY NAME	Northcreek Business Park	Eastgate Victory Court Church	DASHousing Non-Profit	Redmond Office Center 1	Evergreen Money Source	Windermere Midtown
PROPERTY ADDRESS	14216 NE 21st Street	3730 148th Ave SE	12500-12520 10th Pl	7901 168th Ave NE	2265 1st Ave S	1920 N 34th St
PROPERTY CITY	Bellevue	Bellevue	Bellevue	Redmond	Seattle	Seattle
SALE PRICE	\$5,762,496	\$5,250,000	\$5,000,000	\$4,500,000	\$4,000,000	\$3,500,000
BUILDING SF	12,860	10,656	8,976	9,120	9,130	8,402
PRICE PER SF	\$448.09	\$492.68	\$557.04	\$493.42	\$438.12	\$416.57
SALE DATE	1/3/2025	10/22/2025	6/30/2025	5/31/2024	1/15/2025	1/28/2026

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