For Sale $7.7M

40-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

LOCATED IN THE INTERNATIONAL DISTRICT

705 LOFTS

705 S WELLER ST
SEATTLE, WA 98104



ORION COMMERCIAL PARTNERS

DAN FOSTER
425.260.4260
dfoster@orioncp.com

1218 Third Avenue
Suite 2200
Seattle, WA 98101

www.orioncp.com

OFFERING MEMORANDUM

Table of Contents |

Section		Page #
01	**INVESTMENT SUMMARY** • Executive Summary • Offering Summary • Highlights	3
02	**PROPERTY OVERVIEW** • Description • Unit Mix & Floor Plans • Property Photography	6
03	**FINANCIALS** • Investment Thesis • Stable Cash Flow + Value-Add Optionality • Mark-to-Market Loss-to-Lease Opportunity • Light Value-Add Renovation Pro-Forma • Stabilized Value Projection • Summary • Rent Roll Summary	10
04	**MARKET OVERVIEW** • Sale Comparables • Rent Comparables • Local Aerial • International District Submarket • Transit & Connectivity • Seattle Market • Demand Drivers & Demographics	16
05	**OFFERING PROCESS**	25



Contacts |

ORION COMMERCIAL PARTNERS

1218 Third Avenue, Suite 2200
Seattle, WA 98101
www.orioncp.com

DAN FOSTER
425.260.4260
dfoster@orioncp.com

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses.

CONFIDENTIALITY & DISCLAIMER

The information contained in this Offering Memorandum (the "Memorandum") is confidential, furnished solely for the purpose of a review by a prospective purchaser of the property described herein (the "Property"), and is not to be used for any other purpose or made available to any other party without the prior written consent of ORION Commercial Partners ("ORION" or the "Broker").

This Memorandum was prepared by ORION based primarily on information supplied by the Owner of the Property. It contains select information about the Property and the real estate market but does not contain all the information necessary for a complete evaluation of the Property. Although the information contained herein is believed to be accurate, ORION and Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Much of the information contained in this Memorandum has been obtained from outside sources, and while believed reliable, has not been independently verified by ORION or the Owner.

This Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by ORION or the Owner. Each prospective purchaser is to rely upon his/her own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein. Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. Owner shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived. This Memorandum may be used only by parties approved by ORION. The Property is privately offered, and by accepting this Memorandum, the party in possession hereof agrees: (i) to return it to ORION immediately upon request of ORION or Owner, and (ii) that this Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of ORION and the Owner.

Inquiries should be directed exclusively to the ORION broker team listed in this Memorandum. Do not contact the Owner, tenants, or property staff directly.

Investment Summary | EXECUTIVE SUMMARY





ORION Commercial Partners, LLC is pleased to offer the exclusive opportunity to acquire 705 Lofts ("the Property"), a 40-unit Class B multifamily property with a single ground-floor commercial tenant, located at 705 South Weller Street in Seattle's International District submarket. Built in 2006, the six-story elevator-served building offers a rare combination of: (i) stabilized in-place cash flow on a well-maintained classic asset, (ii) clear and immediately achievable mark-to-market upside, and (iii) optional light interior renovation upside with attractive yield-on-cost economics — all within a transit-rich infill location two blocks from the new East Link light rail extension & regional transit hub.

The Property has performed strongly through a challenging Seattle multifamily cycle. Trailing twelve-month (T-12, Mar '25 – Feb '26) Net Operating Income is approximately $466,000 — a 24% increase from $375,790 since October 2023. The building maintained a physical occupancy of 95% (2 vacant units of 40) throughout the trailing period, and has delivered effective rent growth of +11.6% over the past 3 years and +22.2% over the past 5 years — materially outperforming the direct rent comparable set, which posted -5.3% and +2.1% respectively over the same periods.

Despite the building's strong performance and stabilized profile, current asking rents on the rent roll lag market by roughly $200/unit/month based on comparable analysis. A new buyer can capture additional revenue through natural turnover at market rates with no required capital expenditure. Additionally, the unit interiors offer a classic 2006-vintage finish package (laminate countertops, carpeted bedrooms, white appliances) and provide a textbook light value-add opportunity: $8,000–$10,000 per unit in interior Capital Expenditure, with a unit renovation package of LVT plank flooring, stainless appliances, quartz or butcher-block counters, modern cabinet pulls, and light fixtures. This unit reno plan supports an incremental $100–$150/month rent premium above achievable market rents, yielding 17%–22% yield-on-cost.

Pricing to be discussed with the ORION listing team. Property tours are by appointment after CA execution.

Investment Summary | OFFERING SUMMARY



Property Name	705 Lofts
Address	705 South Weller Street, Seattle, WA 98104
Offering Price	$7,700,000
Price/Unit	$187,805 including 1,050 SF commercial unit
Price/SF	$269.14 including commercial
County / Submarket	King County / Downtown Seattle — International District
Parcel Number	524780-2570
Year Built	2006
Number of Stories	Six above-grade plus two below-grade levels consisting of one level of below grade parking, one level of on grade parking, building lobby, common areas and retail space at grade level, and 4 floors of apartment (L2-L6).
Construction Type	Class D wood frame on slab-on-grade foundation with composite concrete panel and metallic siding
Residential Units	40 (20 Open 1BR + 20 Standard 1BR/1BA)
Commercial Units	1 ground-floor retail (Holiday China — lease through Dec 2029; tenant since January 2017, survived Covid shutdowns)
Total Net Rentable SF	27,560 SF residential (average 689 SF/unit) + ~1,050 SF commercial
Parking	23 garage stalls (on-grade and below-grade, secured access)
Site Area	9,750 SF (per King County Assessor)
Zoning	IDM 85/85-170 (International District Mixed) — current use legally conforming
Current Occupancy	95% (38 of 40 residential units occupied as of Feb 2026)
T-12 NOI	$466,350 (Mar '25 – Feb '26)

Investment Summary | HIGHLIGHTS

01 | STABILIZED ASSET WITH VALIDATED CASH FLOW

T-12 NOI of $466,350 (+24% vs. 2023), 95% physical occupancy, 8+ years of steady performance through interest rate cycles, and a clean expense base. A buyer steps into a true "day-one income" deal.

02 | MARK-TO-MARKET LOSS-TO-LEASE

In-place rents average $1,595/unit/month versus CoStar's market rent benchmark of $1,793 — a $198/month/unit gap representing approximately $95,000/year in unrealized revenue achievable through natural turnover with no required Capital Expenditure.

03 | LIGHT VALUE-ADD UPSIDE, STRONG YIELD-ON-COST

Interior renovation scope of $8,000–$10,000/unit (LVT flooring, stainless appliances, quartz/butcher-block counters, modern fixtures) supports an additional $100–$150/month premium per unit, yielding 17%–22% on cost with a 3-year stabilization timeline.

04 | OUTPERFORMANCE VS. PEER SET

Per CoStar, 705 Lofts has delivered +11.6% effective rent growth over 3 years and +22.2% over 5 years, materially outperforming its direct rent comparable set (-5.3% / +2.1% over the same periods). The asset has earned a premium rent track record that survives at sale.

05 | TRANSIT-RICH INFILL LOCATION WITH WALKABILITY

Two blocks from the new East Link light rail extension, adjacent to King Street Station regional rail and the Sound Transit transit tunnel, and within the walkable urban core of Pioneer Square, International District, and the SoDo employment district. 23 dedicated garage parking stalls support residents who choose to keep a vehicle while serving a tenant base oriented toward transit, walking, and bikeshare.



Property Overview | DESCRIPTION



705 Lofts is a six-story, mid-century-styled urban infill multifamily building constructed in 2006. The Property contains 40 residential units on the upper five floors, a single ground-floor commercial suite occupied by Holiday China (lease running through December 31, 2029 with 3% annual rent escalations), and a two-level below-grade parking garage with 23 secured stalls. The building is in good physical condition, has been actively maintained including lobby and common area corridors that have relatively new finishes, and presents an effective age substantially younger than its chronological age of 20 years.

The Property's classic 2006-vintage finish package — carpet in living and bedrooms, laminate tile in bathrooms and kitchens, laminate countertops, white appliances, and laminate vanity tops — is in good working condition and presents a clean canvas for a light interior modernization program. All units include in-unit washer/dryer.

BUILDING ELEMENT	SPECIFICATION
Year Built	2006
Effective Age	10 years (well-maintained)
Remaining Economic Life	40+ years
Foundation	Slab on grade
Construction Type	Wood frame, six stories above grade, two below grade
Exterior Finish	Composite concrete panels and metallic siding
Roof	Flat built-up
Windows	Double-pane with vinyl frames
Elevators	One passenger elevator serving all floors plus two stair towers
Life Safety	Automatic fire sprinklers throughout the building.
Security	Secured common-area access with call box at main entry and secured garage
Utilities	Separately metered: water, sewer, garbage, electric, broadband (water billed back to tenants via third-party RUBS administrator)
Heating	In-unit exposed heaters
Laundry	In-unit washer/dryer in every unit (connections at minimum, buyer to verify)
Parking	23 below-grade garage stalls with secured access
Common Area Amenities	Elevator, bike storage, secured entry
ADA Compliance	Assumed compliant

Property Overview | UNIT MIX & FLOOR PLANS

UNIT TYPE	COUNT	% OF MIX	AVG SF	IN-PLACE AVG RENT	IN-PLACE RENT / SF
Open 1BR (Studio-style)	20	50%	620 SF	$1,455	$2.35 /SF
Standard 1BR / 1BA	20	50%	758 SF	$1,735	$2.29 /SF
Residential Total / Avg	40	100%	689 SF	$1,595	$2.32 /SF
Ground-Floor Commercial (Holiday China)	1	—	~1,050 SF	$1,977	$1.88 /SF



Average Residential Floor plan

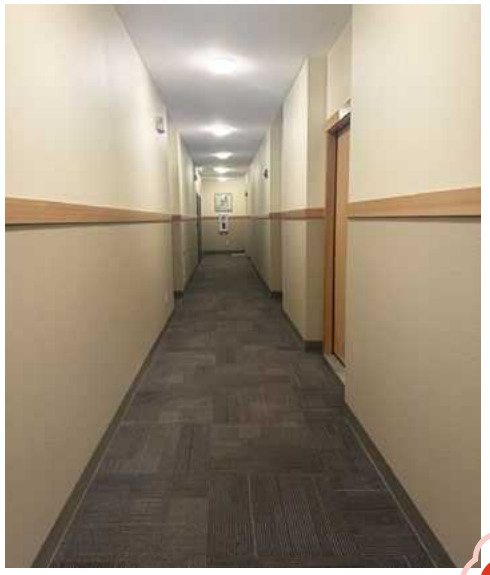




Property Overview | COMMON AREAS











Property Overview | RESIDENTIAL UNIT









STABLE CASH FLOW TODAY, EMBEDDED UPSIDE TOMORROW

705 Lofts represents a textbook "stabilized plus value-add" opportunity. The building's day-one cash flow is sufficient to support a fully amortizing acquisition loan without dependence on near-term rent growth, while three distinct sources of upside provide a clear path to value creation over a three- to five-year hold:

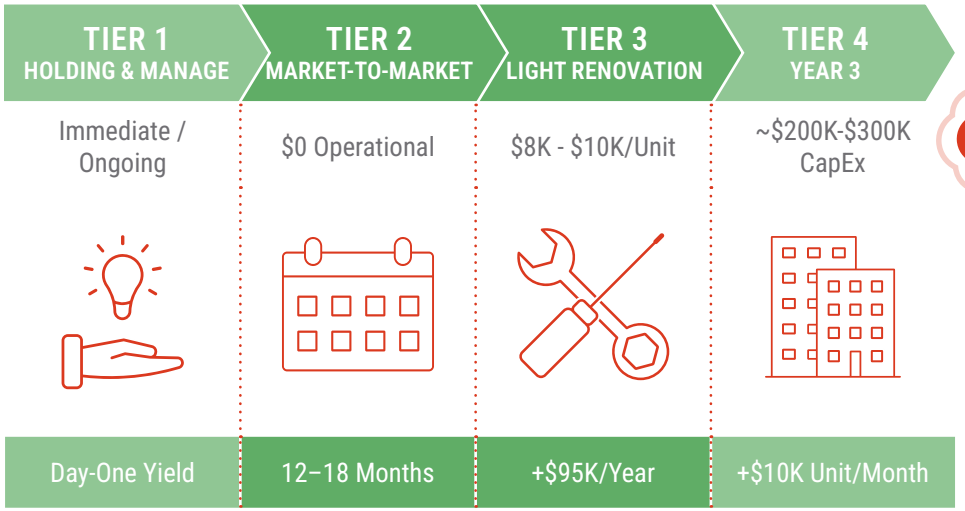
40 UNITS

$1,595 AVERAGE/MONTH

$95K LIFT/YEAR

INVESTMENT STRATEGY FRAMEWORK

STRATEGY TIER	INVESTMENT REQUIRED	IMPLEMENTATION TIMELINE	ACHIEVABLE OUTCOME
Tier 1: Hold & Manage	None (acquisition only)	Immediate / ongoing	Day-one stabilized in-place yield
Tier 2: Mark-to-Market	$0 (operational lift)	12–18 months (natural turnover)	+$95K/year revenue lift (NOI yield expansion)
Tier 3: Light Renovation	$8K–$10K / unit	24–36 months phased turns	+$100–$150/unit/month additional premium @ 17–22% yield-on-cost
Combined Stabilized Year 3	~$200–$300K total Capital Expenditure	3 years to full stabilization	Stabilized NOI ~$580K ➡ enhances project value.

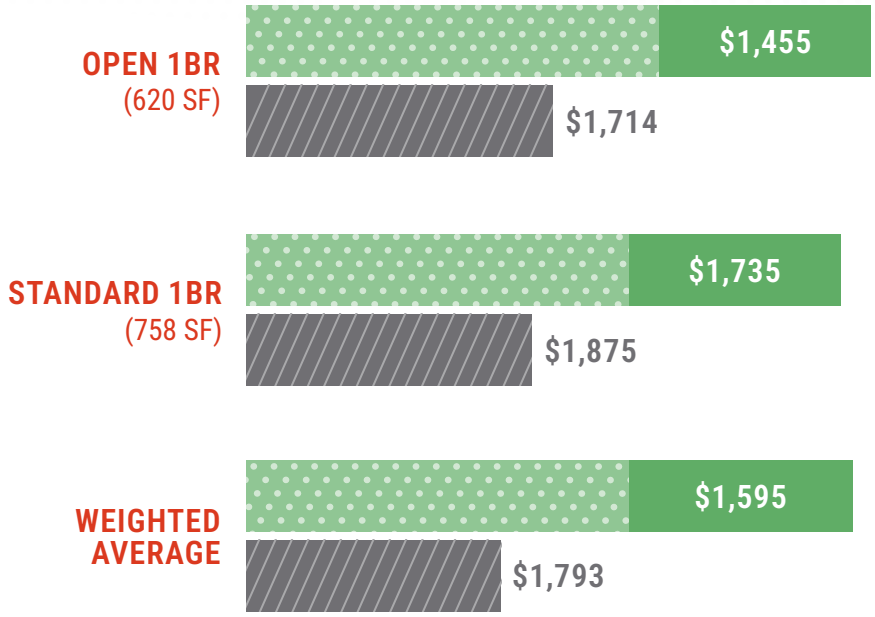


A new owner may pursue these strategies sequentially or in parallel, calibrating Capital Expenditure deployment to interior renovation results and broader market conditions. The Property's strong physical condition, the well-maintained building envelope, and current ownership reinvestment mean that the value-add strategy is genuinely "light". There is no deferred-maintenance overhang requiring large mandatory capital deployment. Elevator was already modernized in 2024 and roof was overlaid in 2020.

MARK-TO-MARKET LOSS-TO-LEASE OPPORTUNITY

The single most accessible source of upside at 705 Lofts is captured rent growth on natural turnover — no Capital Expenditure required. In-place rents on the February 2026 rent roll average $1,595 per unit per month, while market asking rents in the directly comparable rent set (per CoStar's April 2026 underwriting report) average $1,793 per unit per month.

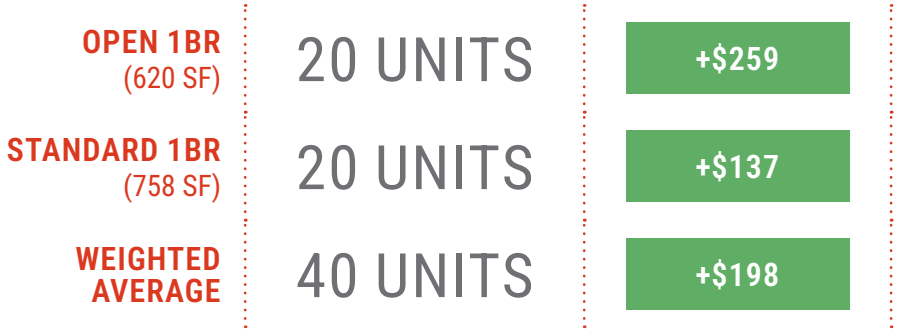
UNIT TYPE	UNITS	IN-PLACE AVG RENT	MARKET ASKING RENT	LOSS-TO-LEASE / UNIT / MO
Open 1BR (620 SF)	20	$1,455	$1,714	+$259
Standard 1BR / 1BA (758 SF)	20	$1,735	$1,872	+$137
Weighted Average	40	$1,595	$1,793	+$198



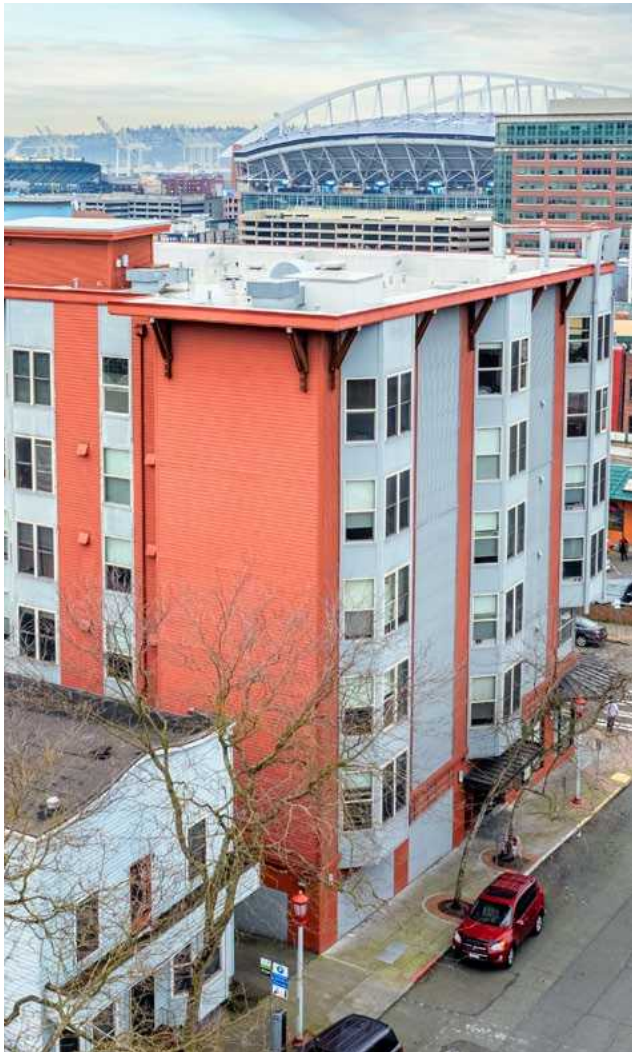
ANNUAL MARK-TO-MARKET REVENUE LIFT

At an average $198/unit/month loss-to-lease across 40 units, full mark-to-market produces approximately:

40 UNITS × $198 × 12 MONTHS =
~$95,000/YEAR IN INCREMENTAL GROSS REVENUE



At typical Seattle multifamily turnover rates of 35–45% per year, a buyer should expect to capture the bulk of this revenue gap within 18–24 months of acquisition, applied directly to NOI with no incremental operating expense burden. Net of modest concession/free-rent friction and modest inflation in operating expenses, the realistic NOI contribution from Tier 2 is approximately $80,000–$90,000/year. However, over the last 3 year period (2023-2026) 705 Lofts turned over only 34% of apartment renters. This signifies 1/3 the amount of turnover as the average apartment project in Seattle. The result is turning over units via rent increases and unit renovations is much more in Landlord's control than at the average project.



LIGHT VALUE-ADD RENOVATION PRO FORMA

Beyond the operational mark-to-market opportunity, a new buyer can deploy a light interior renovation program on turns over a 2- to 3-year period. The scope is intentionally light — 705 Lofts is not a heavy renovation candidate, and the building's good physical condition allows a buyer to upgrade unit interiors cost-effectively while preserving the existing classic unit count and configuration.

PER-UNIT CAPITAL EXPENDITURE AND PREMIUM BUILD-UP

RENOVATION SCOPE (PER UNIT)	COST ESTIMATE	RENT PREMIUM	YIELD ON COST
LVT plank flooring throughout (replace existing carpet/tile)	$2,500–$3,500	–	–
Stainless appliance package (range, fridge, dishwasher, microwave)	$2,200–$2,800	–	–
Quartz or butcher-block counter replacement	$1,500–$2,200	–	–
Modern cabinet pulls, faucet, light fixtures, paint refresh	$1,500–$1,800	–	–
Total Per-Unit Light Renovation Capital Expenditure	$8,000–$10,000	+$100–$150 / unit / mo	17%–22%

RENOVATION PROGRAM AGGREGATE ECONOMICS

At 40 units × $9,000 (midpoint Capital Expenditure) = $360,000 total Capital Expenditure deployed over a 24- to 36-month period through unit turns. Aggregate annual revenue lift of $60,000–$72,000 on top of mark-to-market gains. Combined Tier 2 + Tier 3 revenue lift of approximately $155,000–$165,000/year above the current T-12.

Other revenue opportunities include potential storage optimization and additional storage added in the parking garage.



STABILIZED VALUE PROJECTION

Combining the Tier 2 mark-to-market and Tier 3 light renovation strategies produces a credible 3- to 5-year stabilized projection that more than justifies the going-in basis. The illustrative trajectory below assumes a buyer completes mark-to-market by end of Year 1, executes the light renovation program on approximately 60% of units by end of Year 3, and reaches full stabilization with modest market rent growth by Year 5.

	TODAY (T-12)	YEAR 1 (POST-M2M)	YEAR 3 STABILIZED	YEAR 5 MATURE
Gross Rental Income	$826,053	$904,000	$971,000	$1,024,000
Effective Gross Income (Post V/CL)	$870,871	$942,000	$1,009,000	$1,064,000
Total Operating Expenses	($404,521)	($412,600)	($429,000)	($446,500)
Net Operating Income	$466,350	$529,400	$580,000	$617,500

Assumed value creation over a 5-year hold: approximately $2.5M–$3.0M in pre-disposition appreciation net of $360K invested Capital Expenditure, supporting a strong levered IRR for buyer underwriting.

Note: This projection is illustrative only and is not a representation of guaranteed performance. Each prospective buyer should run its own underwriting using its own assumptions for rent growth, vacancy, expense inflation, and exit cap rate.

Financials | SUMMARY

The summary below presents the Property's actual operating performance for calendar year 2024 and the trailing twelve months ending February 2026, as reported by ownership on a cash basis. The far-right column shows the percentage change between the two periods. All figures are presented as reported, without normalization adjustment; prospective buyers are encouraged to conduct their own underwriting as part of due diligence.

LINE ITEM	CALENDAR YEAR 2024	T-12 (MAR '25 – FEB '26)	% CHANGE
INCOME			
Residential Rental Income	$716,291	$752,245	+5.0%
Commercial Rent (Holiday China)	$22,356	$23,144	+3.5%
Parking Income	$34,480	$46,163	+33.9%
Storage & Pet Rent	$3,858	$4,501	+16.7%
Total Rental Income	$776,985	$826,053	+6.3%
Other Income (Fees, NSF, M2M)	$3,805	$7,491	
Concession Credits	($37,086)	$0	
CAM Income	$7,015	$8,052	+14.8%
Turnover Income	$75	$500	
Utility Reimbursement Income	$27,233	$35,490	+30.3%
Unallocated Prepays	$2,793	($6,715)	
Total Operating Income	$780,821	$870,871	+11.5%
OPERATING EXPENSES			
Property Taxes & Insurance	$168,209	$167,666	–0.3%
Repairs & Maintenance	$35,286	$50,986	+44.5%
Utilities (Electric, Water/Sewer, Garbage)	$53,930	$53,799	–0.2%
Payroll & Reimbursed Wages/Benefits	$17,323	$20,759	+19.8%
Janitorial & Services	$20,612	$28,885	+40.1%
Turnover Expense	$12,072	$16,152	+33.8%
Management Fees & General Expense	$51,612	$58,577	+13.5%
Office Expense	$6,989	$7,317	+4.7%
Miscellaneous / Bad Debt	$504	$380	
Total Operating Expenses	$366,538	$404,521	+10.4%
Operating Expense Ratio (% of Income)	46.9%	46.4%	
NET OPERATING INCOME	**$414,283**	**$466,350**	**+12.6%**

Notes: (1) Figures compiled from ownership-provided Profit & Loss statements (cash basis); the Calendar Year 2024 column reflects Jan–Dec 2024 operations, the T-12 column reflects Mar 2025–Feb 2026. (2) Net Operating Income is presented before non-operating expenses (depreciation, amortization, mortgage interest) and before capital expenditures and reserves. (3) A complete general ledger and trailing 24-month operating detail will be made available to qualified buyers in the due diligence room following execution of the Confidentiality Agreement.

Financials | RENT ROLL SUMMARY

41 Units
40 RES + 1 COMMERCIAL

95% (39 of 41)
OCCUPIED

$1,595
AVG IN-PLACE RESIDENTIAL RENT

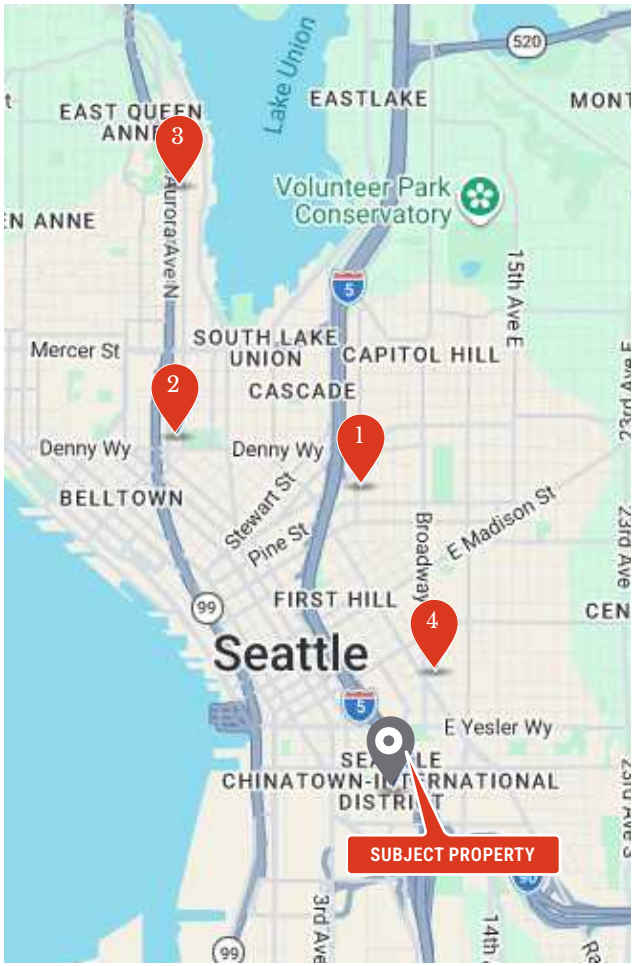
$727,332
ANNUALIZED GROSS RENT

The following is an abbreviated rent roll showing representative units. A complete certified rent roll as of the most recent practicable date will be made available to qualified buyers in the digital due diligence room following CA execution.

UNIT	TYPE	SF	IN-PLACE RENT	RENT / SF	STATUS	MOVE-IN	NOTES
201	Open 1BR	620	$1,400	$2.26	Occupied	–	
203	Open 1BR	620	$1,250	$2.02	Occupied	Newer lease	
205	Std 1BR	758	$1,575	$2.08	Occupied	Newer lease	
301	Std 1BR	758	$1,817	$2.40	Occupied	–	
305	Open 1BR	620	$1,625	$2.62	Occupied	–	
401	Std 1BR	758	$1,600	$2.11	Occupied	–	
501	Std 1BR	758	$1,900	$2.51	Occupied	–	
604	Open 1BR	620	–	–	VACANT	–	Marketed
608	Open 1BR	620	–	–	VACANT	–	Marketed
COMM	Retail	1,050	$1,977	$1.88	Holiday China	Jan 2017	Through 12/2029

Market Overview | SALES COMPARABLES

The Seattle multifamily cap rate environment is best understood as a tiered market: institutional 4 & 5 Star towers of 100+ units versus smaller older Class B/C product. Stabilized, well-located post-2000-vintage product like 705 Lofts sits between these tiers. The four comps below — all post-1999 vintage, 47–65 units, close-in Seattle submarkets are outlined below:



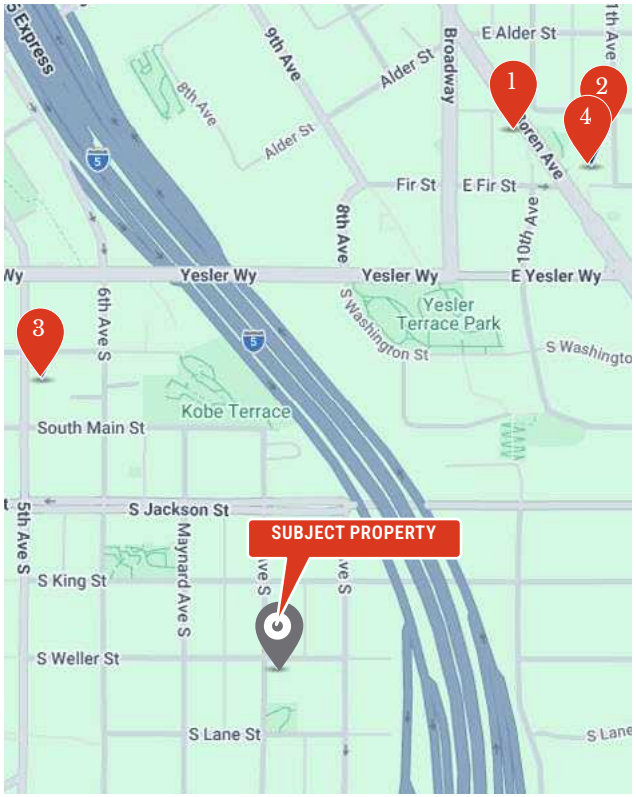
PROPERTY		YR BUILT	UNITS	SALE DATE	SALE PRICE	$/UNIT	$/SF	CAP RATE
	The Hawthorne 1618 Bellevue Ave	2001	63	Feb 2025	$22,000,000	$349,206	$429	Undisclosed
	Borealis 109 Dexter Ave N	2008	53	Nov 2025	$15,500,000	$292,453	$424	4.6% / 7.1%*
	Dexter Hayes 1701 Dexter Ave N	2016	65	Jul 2024	$18,850,000	$290,000	$254	5.20%
	AlderCrest 303 10th Ave	1999	47	Sep 2024	$13,150,000	$279,787	$204	5.70%
COMP SET AVERAGE		**2006**	**57**	**—**	**$17,375,000**	**$302,861**	**$328**	**5.45%**

Cap rate range across the comp set: 5.20% – 5.70%, averaging 5.45%. Per-unit pricing range: $279,787 – $349,206, averaging $302,861. 705 Lofts merits cap-rate pricing at or inside this comp set range given (i) superior transit-oriented Chinatown/Pioneer Square location with direct streetcar and light rail access, (ii) strong relative rent-growth track record per CoStar (+11.6% / 3-yr, +22.2% / 5-yr vs. -5.3% / 2.1% for the rent comp set), and (iii) elevator-served six-story construction with larger-than-comp unit sizes (689 SF vs. comp average 625 SF).

**Borealis sold at a 4.6% in-place cap rate, but 50 of 53 units are AMI-rent-restricted through 2028. The 7.1% pro-forma (unrestricted) cap rate better reflects the buyer's underwritten basis; the blended valuation sits between the two.*

Market Overview | RENT COMPARABLES

The rent comparable set spans a 100-year vintage range (1901 – 2024) and represents the directly competitive rental market within the close-in Downtown Seattle submarket. Note that 705 Lofts achieves comparable rents to Metroline Flats — a 2019 newer-vintage property — while priced at a substantially lower $/SF ($2.57 vs. $3.43), demonstrating significant value-add headroom.

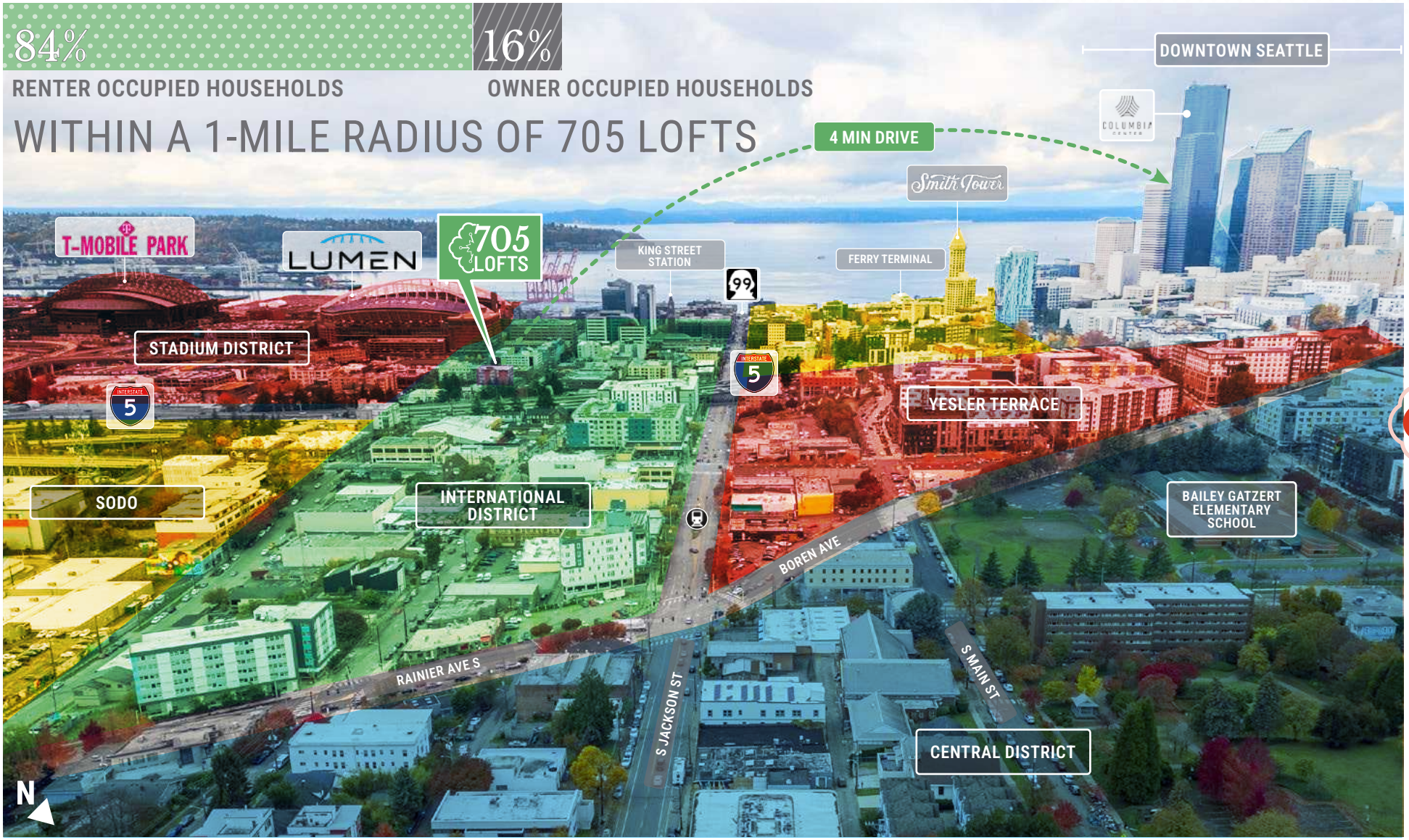


PROPERTY	YR BUILT	UNITS	AVG SF	STUDIO RENT	1BR RENT	$/SF	VACANCY
 Metroline Flats 915 E Spruce St	2019	72	499	$1,699	$1,693	$3.43	5.6%
 Clearwater Apartments 167 11th Ave	2001	66	769	$1,315	$1,589	$2.61	0.0%
 Origin 206 206 5th Ave S	2024	66	526	$1,307	$1,407	$2.53	27.3%
 Abbottsford Apartments 151 11th Ave	1901	75	416	$1,210	$1,513	$2.97	8.0%
705 LOFTS — 705 S WELLER ST	**2006**	**40**	**696**	**$1,714**	**$1,872**	**$2.57**	**5.0%**

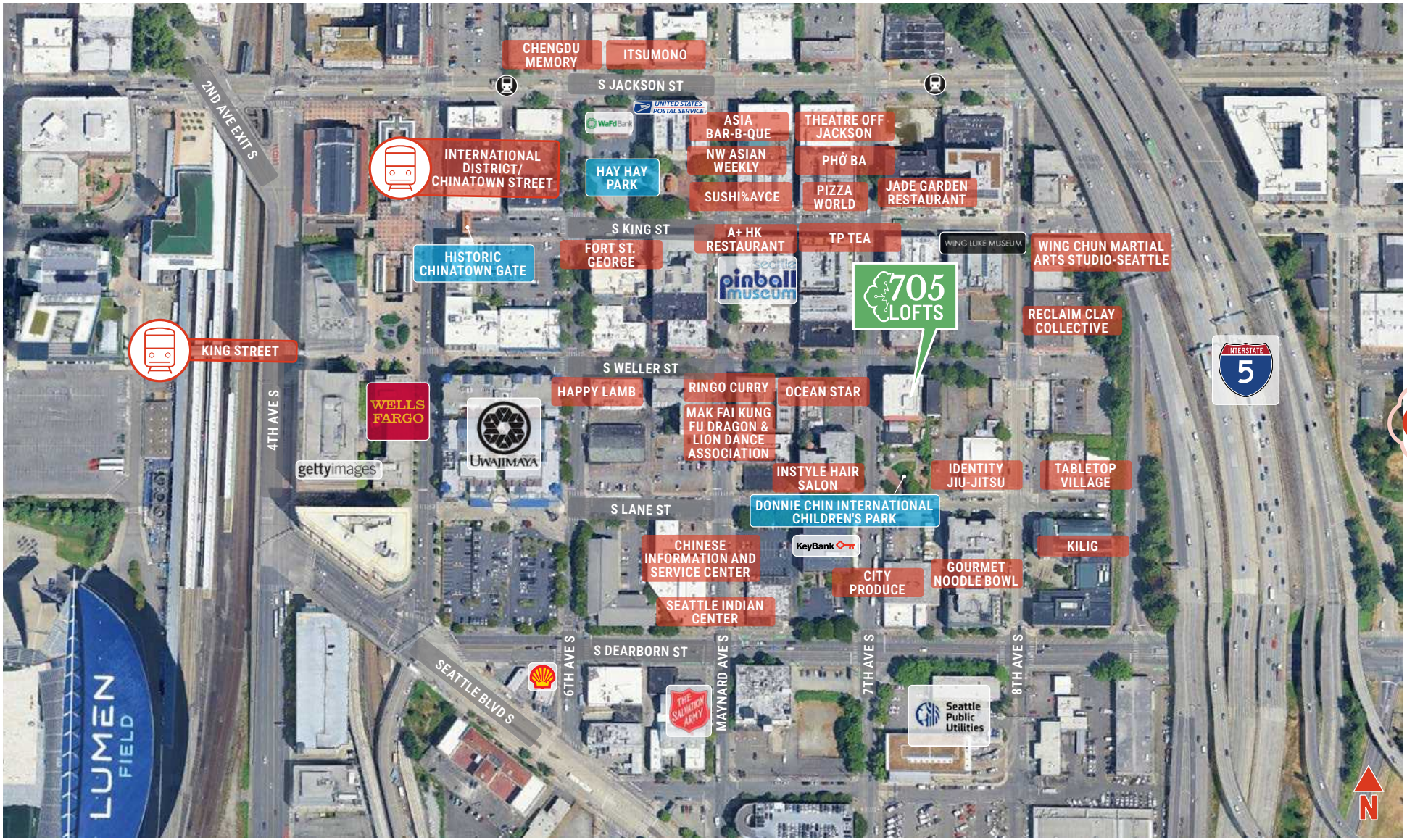
KEY TAKEAWAY: 705 Lofts achieves competitive in-place rents from a 2006-vintage building while operating at the bottom of the $/SF range among truly comparable larger-unit assets. The gap between 705 Lofts at $2.57/SF and a similar-vintage refreshed property like Clearwater Apartments at $2.61/SF, or a newer Class A property at $3.43+/SF, defines the headroom available through both mark-to-market and the light renovation program described earlier in this Memorandum.

**Borealis sold at a 4.6% in-place cap rate, but 50 of 53 units are AMI-rent-restricted through 2028. The 7.1% pro-forma (unrestricted) cap rate better reflects the buyer's underwritten basis; the blended valuation sits between the two.*

Market Overview | LOCAL AERIAL



Market Overview | AMENITIES MAP



Market Overview | INTERNATIONAL DISTRICT SUBMARKET

The International District is one of Seattle's most authentic and culturally distinctive urban neighborhoods, anchored by 130+ years of Pan-Asian commerce, hospitality, and residential history. Tightly compressed between Pioneer Square to the west, the SoDo industrial/employment district to the south, First Hill to the east, and the Downtown core to the north, the International benefits from one of the densest concentrations of transportation infrastructure in the Pacific Northwest.

SUBMARKET STRENGTHS

- Walk-everywhere urbanism: dense concentration of local restaurants, grocery, retail, and services — minimal reliance on personal vehicles.
- Hub of Seattle's regional rail and light rail network: King Street Station (Amtrak / Sounder commuter rail), International District/Chinatown Link Station, and the new East Link extension connecting the International District to Bellevue, Redmond, and the broader Eastside employment market.
- Adjacent to Pioneer Square's growing restaurant and creative-office cluster, with regular foot traffic into and out of Lumen Field and T-Mobile Park stadium event days.
- Stable, tenured local resident base alongside continuing population growth from young professionals, students, and downtown workers seeking transit-rich urban housing.
- Resilient asset values: per CoStar, Downtown Seattle multifamily transaction volume grew from a five-year average of $331M to approximately $954M in the trailing 12 months as of Q2 2026, signaling renewed institutional and private capital flows into the submarket.

Seattle's Chinatown-International District:
A crossroads of culture, cuisine, and community.



EXPLORE

The ID—home to Japantown, Chinatown, Filipinotown, and Little Saigon—showcases a rich blend of Asian cultures. The Wing Luke Museum offers exhibits and area tours, while the historic Panama Hotel and Tea House provides a look into Japanese American history. Reclaim Clay Collective hosts ceramics classes and local goods. For a nostalgic twist, the Seattle Pinball Museum features unlimited play on 50+ vintage machines.



EAT

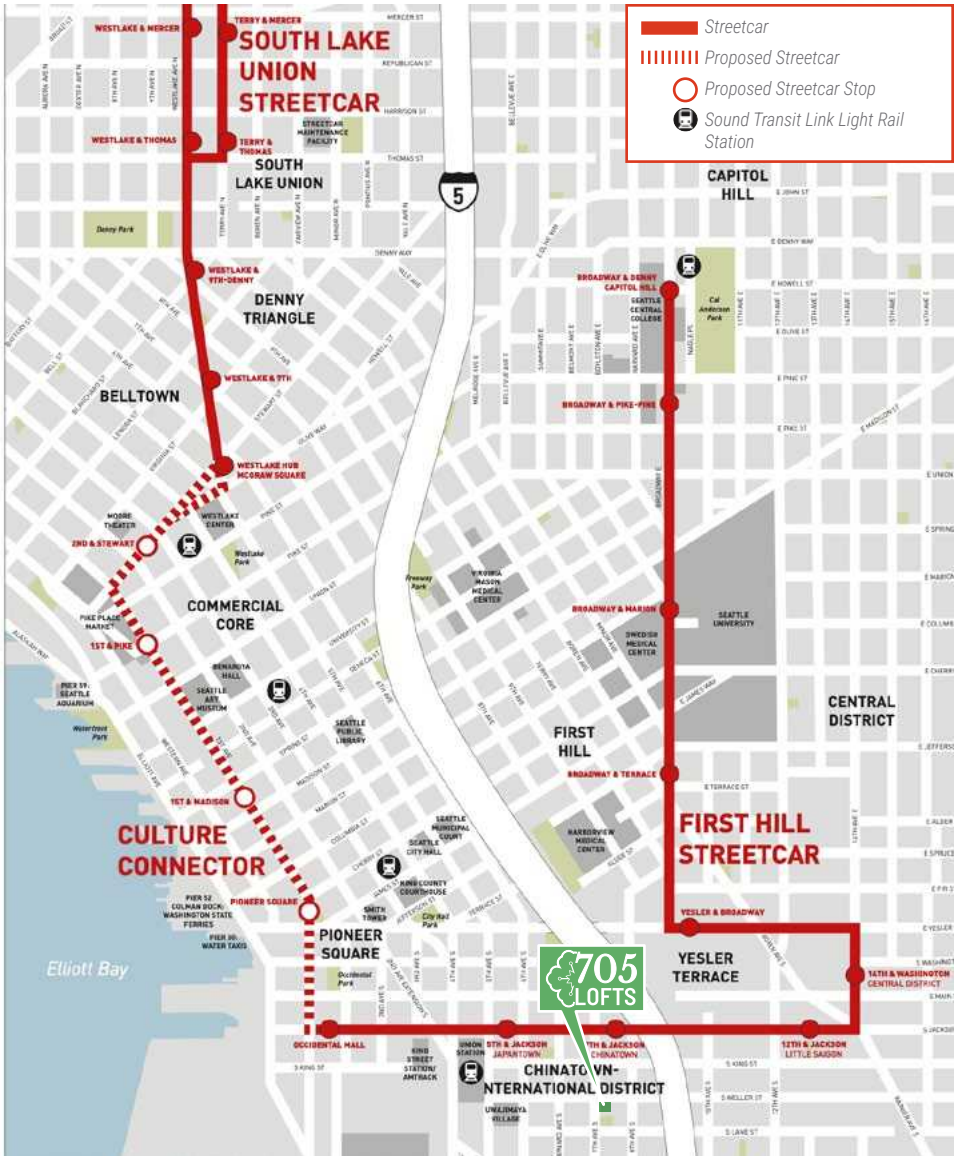
Serving up fresh, flavorful bites—from poke and sushi burritos at Pokérrito Ya to rich lobster, crab, and shrimp rolls at International Lobster Rolls. Gan Bei Eatery and Bar offers Asian-inspired share plates and cocktails, while Fort St. George delivers Japanese fusion. Jade Garden a dim sum favorite, and E-Jae Pak Mor specializes in Chinese-Thai street food. Pho' Bă´c Sup Shop draw is their Vietnamese broths, and Dragonfly Kitchen's Vietnamese waffles.



SHOP | ART

Uwajimaya anchors the neighborhood with its expansive Asian grocery selection and the Kinokuniya book and gift shop upstairs. Sairen highlights goods from local AAPI designers, while Zakka-Ya features beautifully crafted items like Blue Mizuhiki earrings and Sanrio hand towels. Browse curated vintage home goods at In the Comfort of, and find Pokémon figurines and trading cards at Tabletop Village.

Market Overview | TRANSIT & CONNECTIVITY



705 Lofts is positioned within one of the most transit-rich locations in the Pacific Northwest. The Property's residents enjoy walk- or short-bike-distance access to every major mode of urban transportation, supporting a tenant base that increasingly prioritizes a low-car lifestyle.

MODE	SERVICE	WALKING DISTANCE
Light Rail (Sound Transit)	Int'l District/Chinatown Station — 1 Line (north-south), East Link extension (east to Bellevue/ Redmond)	2 blocks (~3 minutes)
Regional Rail	King Street Station (Amtrak Cascades, Coast Starlight, Sounder commuter rail)	3 blocks (~5 minutes)
Streetcar	First Hill Streetcar (Capitol Hill ➡ Pioneer Square via International District)	1 block (~1 minute)
Bus Network	Multiple Metro / RapidRide routes serving downtown employment core, U-District, Capitol Hill, and Eastside	On-site / 1 block
Ferry / Waterfront	Washington State Ferries (Seattle–Bainbridge, Seattle–Bremerton)	8–10 minutes walk
Highway Access	Direct I-5 and I-90 on-ramps within 0.3 miles	2 minutes by car
Sea-Tac Airport (light rail)	Sound Transit 1 Line southbound, direct service	~32 minutes door-to-door

23 secured below-grade garage stalls are available for residents who choose to keep a vehicle, supporting both car-owning and car-light tenant profiles — a meaningful flexibility in an urban setting where many comparable buildings offer zero on-site parking.

Market Overview | SEATTLE: A GLOBAL INNOVATION CAPITAL









Seattle anchors the 15th-largest U.S. metro, with 4.02M residents and a prime coastal location between Puget Sound and Lake Washington. As the largest city in Washington and the Pacific Northwest, it serves as the region's economic, cultural, and transportation hub.

A DIVERSIFIED, HIGH-PERFORMING ECONOMY

Seattle's economy is powered by technology, trade, finance, and transportation. The Port of Seattle remains a critical gateway to Asia and Alaska, supporting global commerce and a robust maritime sector. Legacy industries—lumber, fishing, and aerospace—continue to shape the region alongside fast-growing fields like biotech and renewable energy.

HOME TO GLOBAL LEADERS

Seattle is one of the most educated cities in the country, fueling a world-class innovation ecosystem anchored by two Fortune 500 giants: Amazon (#2) & Microsoft (#15).

Complementing these titans are major employers across the metro, including Nintendo of America (Redmond) and T-Mobile US (Bellevue). Established brands such as Nordstrom (#286), Expeditors International (#299), and Weyerhaeuser (#476) reinforce the region's economic depth and stability.

HEALTHCARE STRENGTH ACROSS THE REGION

Seattle's largest healthcare provider, Swedish Health Services, anchors the city's medical landscape. Nearby Renton is home to Providence Health & Services, one of Washington's largest employers and a major statewide healthcare system.

A GLOBAL COFFEE CAPITAL

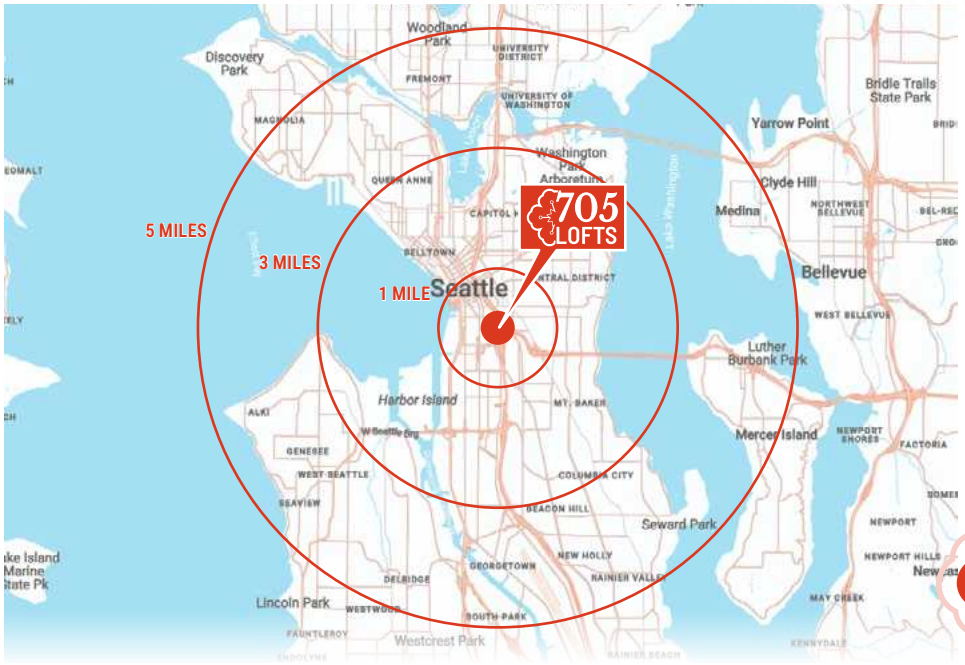
Seattle's coffee culture is iconic. Starbucks (#116)—founded here—remains a global leader, supported by a thriving ecosystem of independent cafés and specialty roasters that define the city's daily rhythm.

The "Emerald City" is extremely multicultural and is influenced by the Pacific Rim in art and architecture. The city offers residents a pace of life that can be either relaxed or fast paced and entrepreneurial.

Market Overview | DEMAND DRIVERS & DEMOGRAPHICS

Within a 1-mile radius of 705 Lofts, the resident population reflects the dense and educated downtown Seattle workforce that drives multifamily demand:

DEMOGRAPHIC INDICATOR	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION (2025 ESTIMATE)	**~46,899**	**~247,595**	**~500,381**
Avg Household Income	$118,558	$147,668	$150,527
Renter-Occupied Households	84%	74%	66%
Housing Type: 20+ Units	61%	59%	43%
Bachelor's Degree or Higher	64%	68%	63%
Median Age	37.1	37.1	36.8





KEY DEMAND DRIVERS

- Proximity to downtown Seattle employment base (Amazon HQ, financial services, professional services, government, healthcare).
- Adjacent SoDo employment district with growing tech, creative, and light-industrial tenant base.
- Access to the Eastside employment cluster (Microsoft, Bellevue tech corridor) via East Link light rail.
- Seattle's continued status as a top-10 U.S. metro for net migration of educated young professionals.
- Limited new Classic supply — competing new construction is concentrated in higher-priced 4 & 5 Star towers at higher rental expense.

Note: Demographic figures are estimates based on publicly available sources and should be independently verified.

Market Overview | LOCAL LARGE CORPORATE EMPLOYERS



THE PUGET SOUND REGION
IS HOME TO SOME OF THE WORLD'S MOST SUCCESSFUL BUSINESSES

KEY SECTORS: Aerospace | Agriculture/Food Manufacturing | Clean Technology | Military Services | Information & Communication Technology | Forest Products | Life Science/Global Health

1	amazon	2	SWEDISH	3	UNIVERSITY of WASHINGTON
4		5	Expedia	6	Safeco
7	FRED HUTCH CURES START HERE	8	Virginia Mason Franciscan Health	9	facebook
10	Zillow	11	BILL & MELINDA GATES foundation	12	qualtrics XM
13	ORACLE	14	tableau	15	indeed
16	CenturyLink	17	Google	18	DocuSign
19	CISCO	20	UBER	21	KANE ENVIRONMENTAL INC
22		23	GILEAD	24	BROOKS
25	Adobe	26	Seattle Children's	27	BOYD CORPORATION
28	Deloitte. Digital	29	NORDSTROM	30	



Property webpage & video tour: www.orioncp.com/property/705-lofts

OFFERING PROCESS & TIMELINE

ORION is conducting a thoughtful and targeted disposition process designed to engage qualified, well-capitalized buyers while preserving optionality for the Owner. The Property is being offered without a stated asking price; pricing guidance is available to qualified investors upon CA execution.

TOUR PROCESS & CONFIDENTIALITY AGREEMENT

TOUR PROCESS

Property tours are available by appointment to qualified buyers following execution of the ORION Confidentiality Agreement. All tours will be coordinated through the ORION broker team to minimize disruption to residents and the commercial tenant. Please do not contact the Owner, on-site staff, or tenants directly under any circumstances.

Tours typically include: building exterior walk, common area access (lobby, hallways, mechanical rooms, garage), a representative vacant or accessible unit interiors.

TO EXECUTE THE CONFIDENTIALITY AGREEMENT

Qualified parties should contact the ORION broker team listed on the following page to receive the CA. Standard turnaround on CA execution is one business day; access to the due diligence room and tour scheduling follows immediately.

SUBMIT A CONFIDENTIALITY AGREEMENT HERE

705 LOFTS

705 S WELLER ST
SEATTLE, WA 98104

Contacts

DAN FOSTER
425.260.4260
dfoster@orioncp.com

1218 Third Avenue
Suite 2200
Seattle, WA 98101

www.orioncp.com

ORION Commercial Partners maximizes real estate value through comprehensive project acquisition/disposition, property/asset management, and leasing services. We are a progressive real estate services and investment firm constantly seeking a perfect alignment of interests between us as the service provider and our clients. ORION delivers a

UNIFIED TEAM APPROACH

to fulfill our client's objectives. Creativity, accountability and focused attention are the hallmarks of our business.

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses.