FOR SALE | PRIME DEVELOPMENT SITE

YATES WOOD BROKERAGE & PROPERTY MANAGEMENT

170 MERCER STREET
SEATTLE, WA

OFFERING MEMORANDUM





DENNIS COUNTS
Vice President, Managing Broker
206.268.3312
206.818.1346
dcounts@yateswood.com

PETER ARGERES
Commercial Broker
206.268.3310
206.612.7877
petera@yateswood.com

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The information contained herein has been given to Yates, Wood & MacDonald, Inc. by the owners or sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee the information contained herein

| PROPERTY HIGHLIGHTS

- Prominent corner site located at Mercer Street and Second Avenue N.
- Land Area: 15,350 square feet (KCA)
- Improvements: 8,036 sq.ft. Office building on two floors – street level & basement. Plus a paid, public parking lot.
- Zoning: SM-UP 85 (M), Seattle Mix – Uptown, 85 feet maximum height.
- Across Mercer Street from the 74 acre Seattle Center
- **Price: $10,000,000**



97
WALK SCORE

88
BIKE SCORE

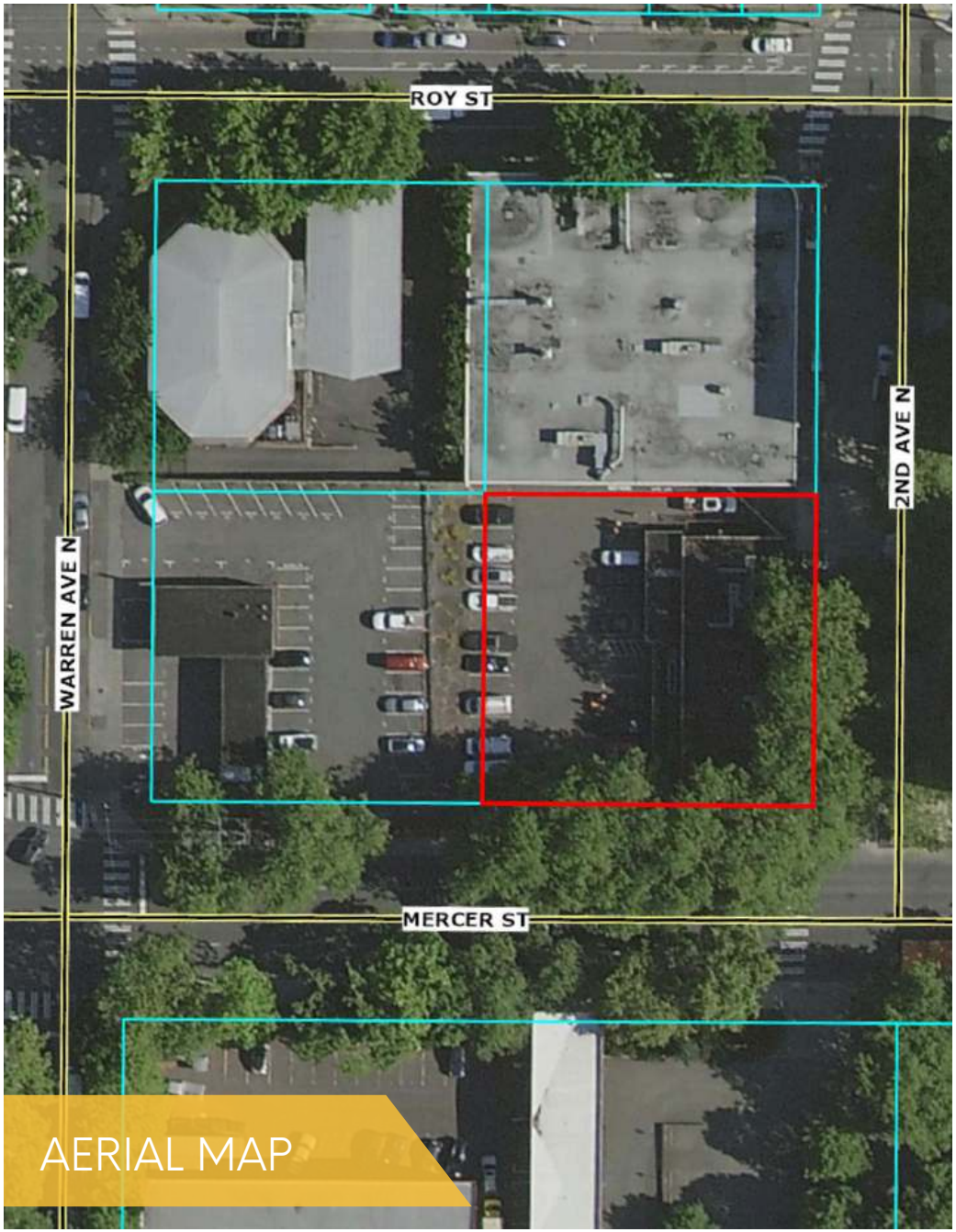
77
TRANSIT SCORE



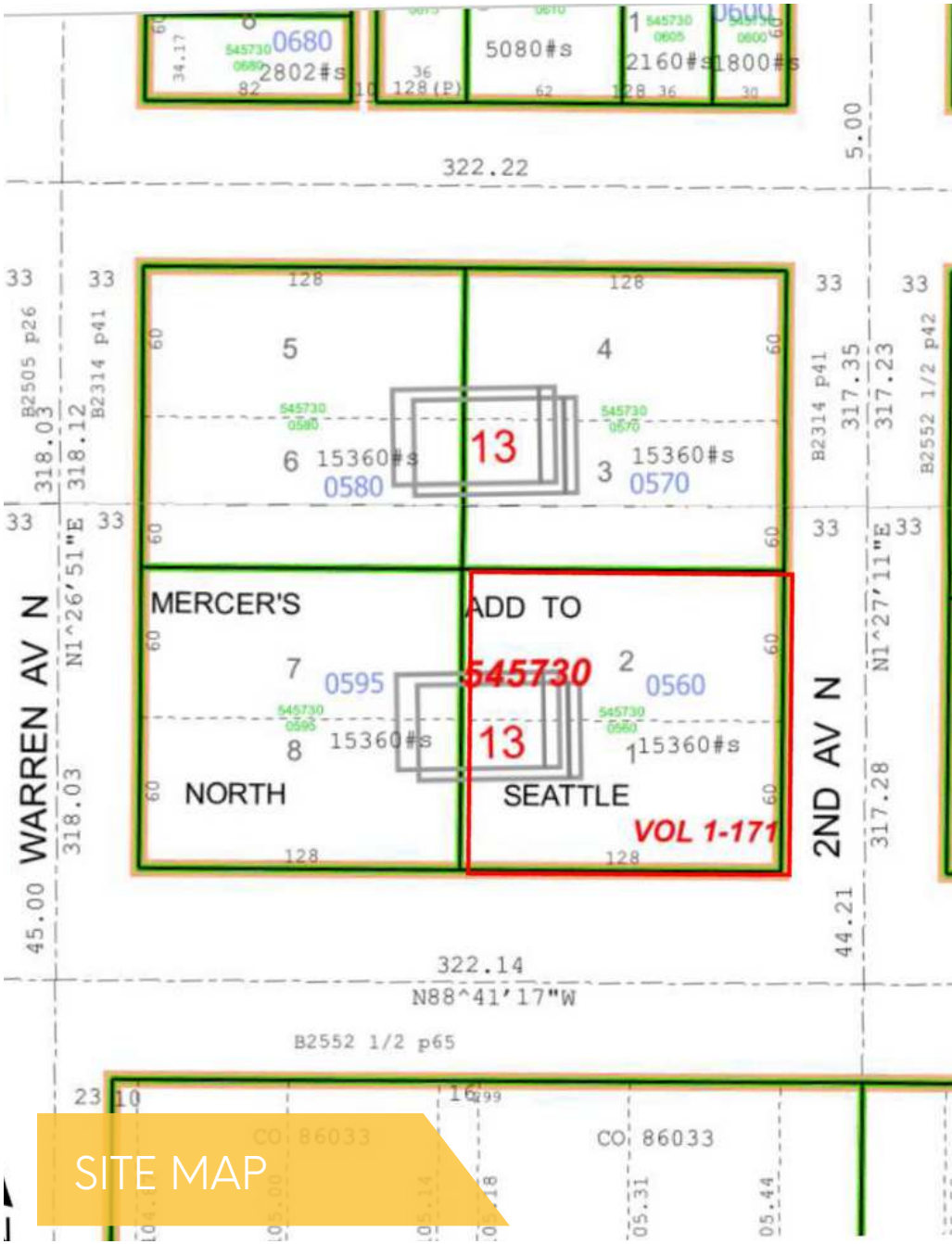
| EXECUTIVE SUMMARY

LAND AREA	15,350 sq.ft. located on the corner of Mercer Street & Second Ave. N., Seattle.
ZONING	SM-UP 85 (M)
BUILDING AREA	8,036 sq.ft., two levels, office building, plus paid public parking lot.
LOCATION	On Mercer Street, north of the Seattle Center in the Uptown (Lower Queen Anne Hill) neighborhood.
TAX PARCEL NUMBER	545730 0560
IMPROVEMENTS	1951, Wood framed office building with a parking lot.

| PROPERTY LOCATION 170 MERCER STREET

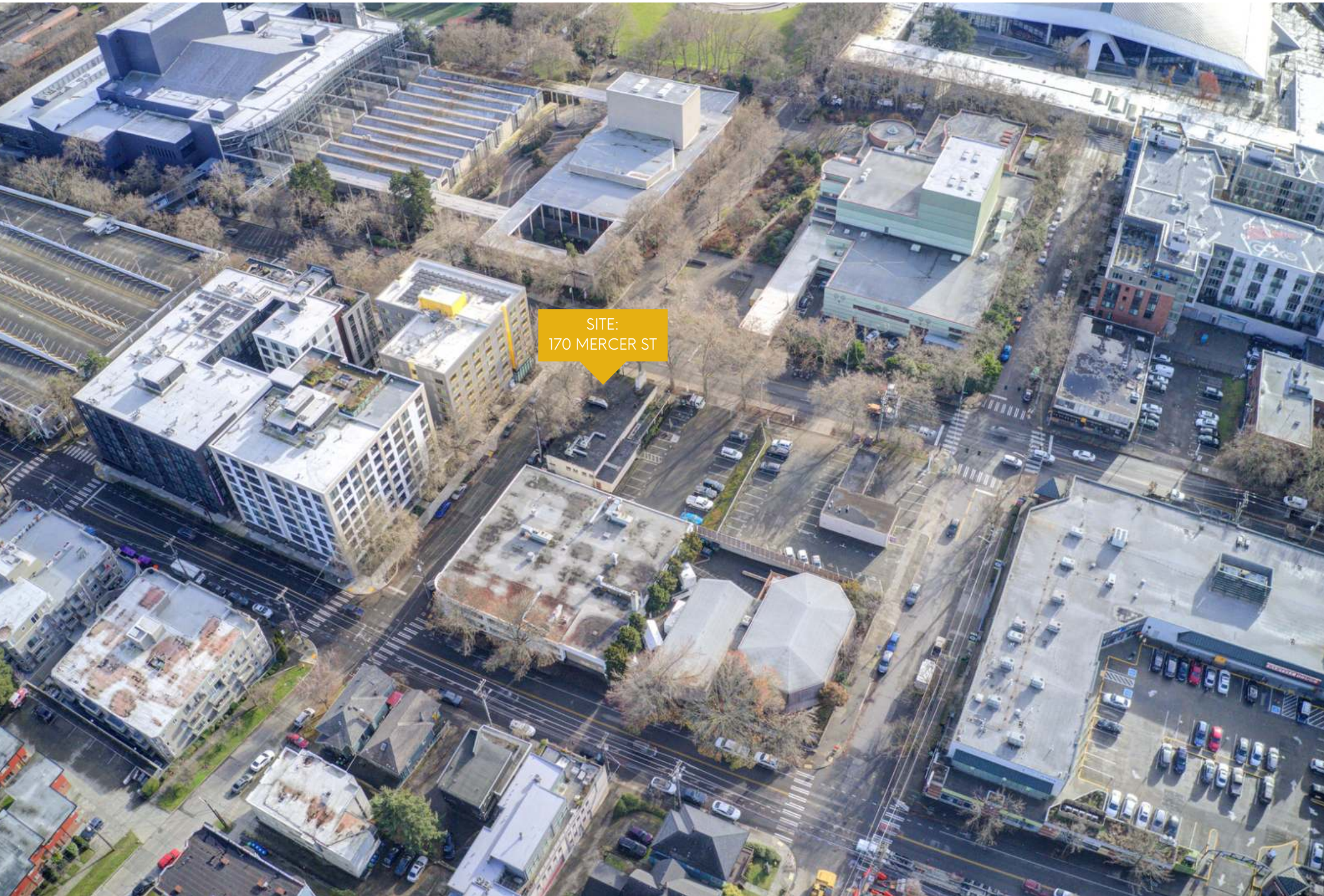


AERIAL MAP



SITE MAP

| PROPERTY LOCATION 170 MERCER STREET



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| NEIGHBORHOOD SPOTLIGHT: UPTOWN

170 Mercer Street is located in the Uptown Neighborhood, which is one of Seattle's Urban Centers. It is situated across the street from the Seattle Center, a 74-acre arts, educational, tourism and entertainment event center. A landmark in the center is the 605 foot tall Space Needle. Recently the city has completed the renovation of the Coliseum building, currently called the Climate Pledge Arena and is the home of the NHL's Seattle Kraken Hockey Club and other sport teams, plus it accommodates roughly 100 other events over the year.



The neighborhood accommodates residential and office use quite well. The commercial center of the neighborhood is at Queen Anne Avenue and Mercer Street, which is three blocks to the west of the site. A QFC store, The Metropolitan Market and a Safeway store are located within three blocks of the site. There are a number of restaurants in the area and a number of arts and entertainment venues within walking distance of the site. The Gates Foundation Headquarters is located three blocks to the east and Amazon's headquarters is located less than a mile to the south. The South Lake Union District, is a mile to the east, has been redeveloped over the last ten years and is home to a number of tech and research companies. The city, via creative rezoning within the neighborhoods has encouraged development of housing, jobs and attractions of regional significance.

