

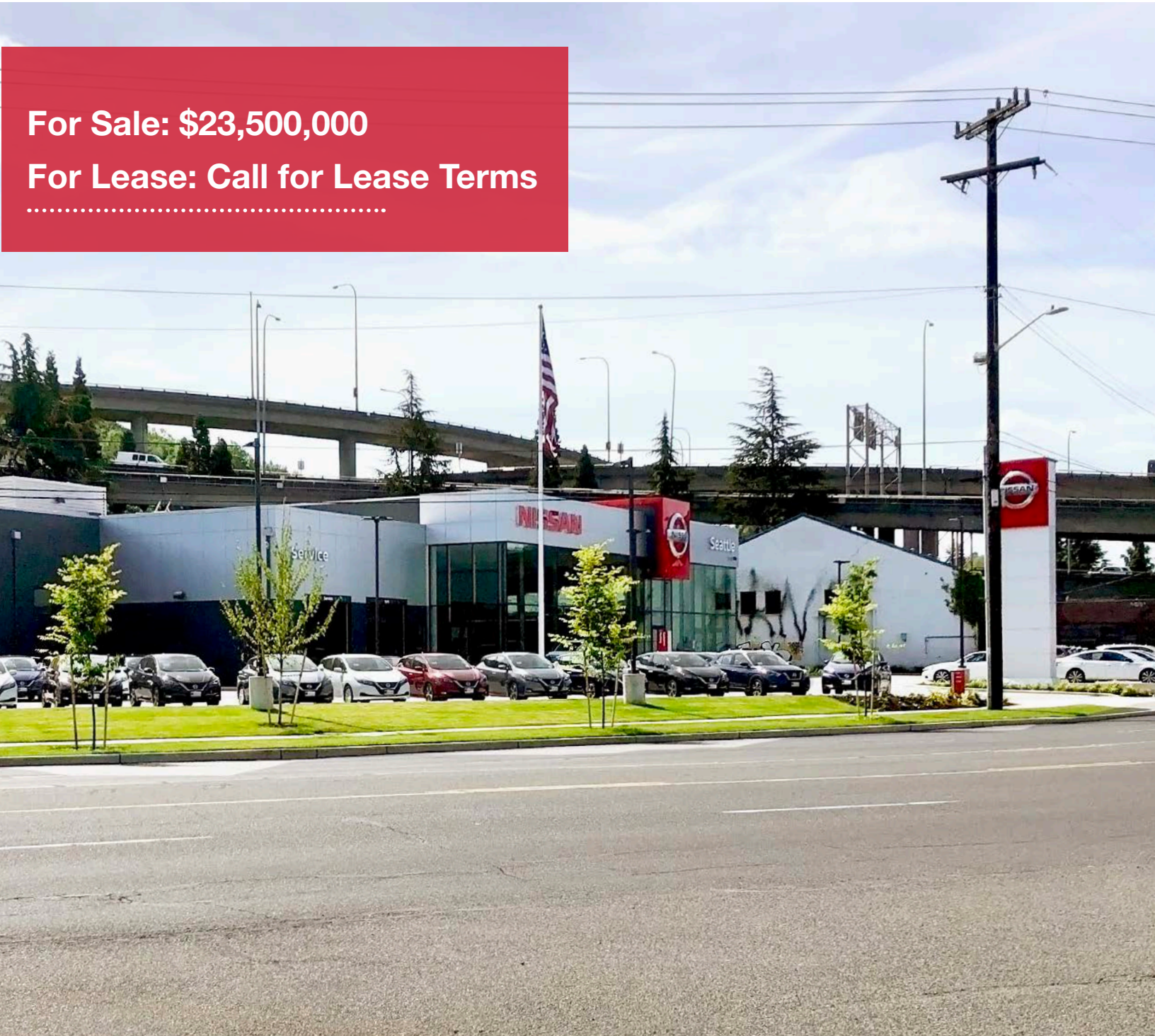
3400 Airport Way S Seattle, WA

FOR SALE OR
LEASE

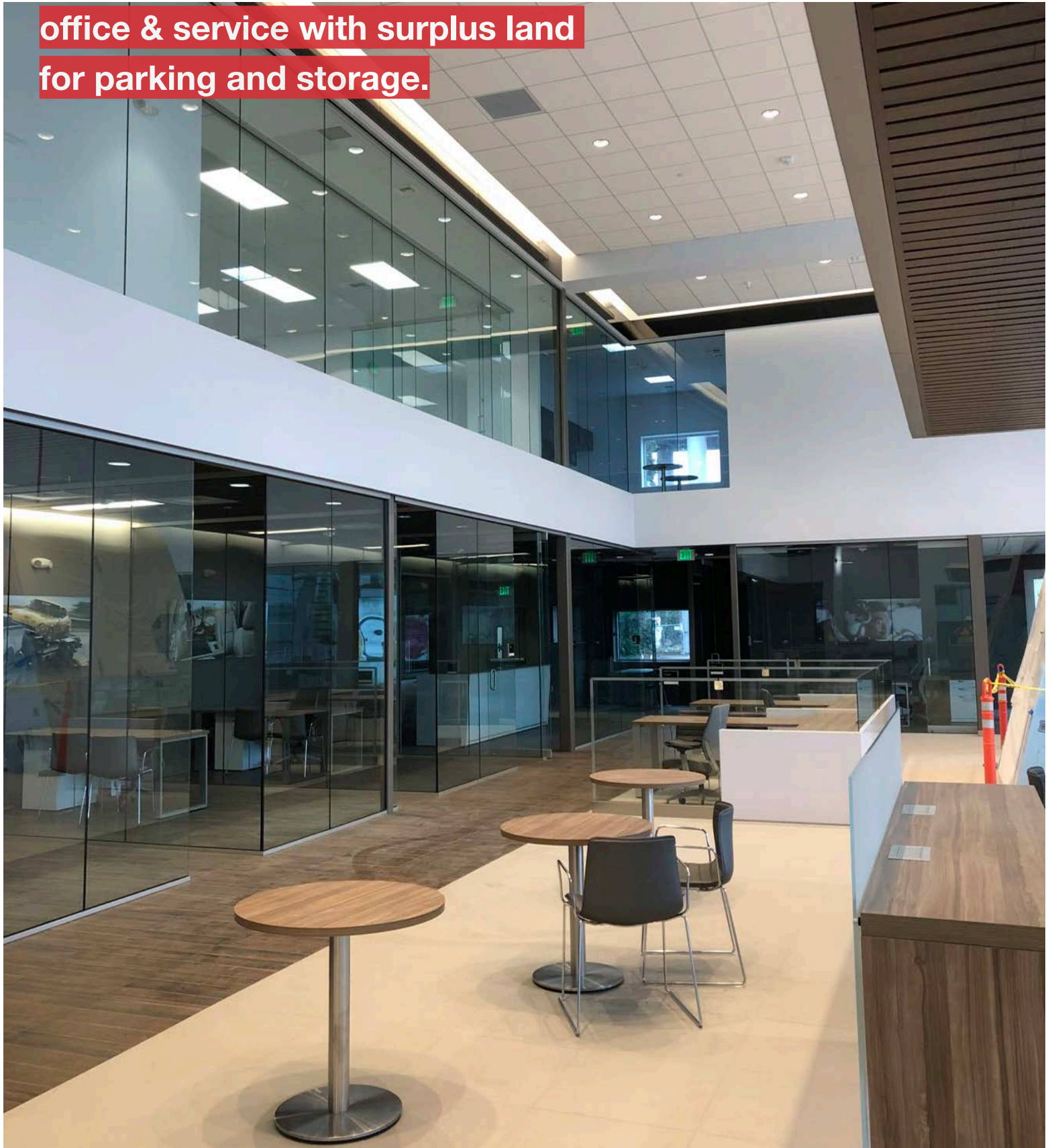
STATE OF THE ART NEW CONSTRUCTION IN SODO

For Sale: \$23,500,000

For Lease: Call for Lease Terms



**Rare auto-related showroom,
office & service with surplus land
for parking and storage.**



3400 Airport Way S Seattle, WA

SODO Owner/User or Long-Term Covered Land Opportunity

NAI Puget Sound Properties is pleased to present an opportunity to purchase a prime owner/user or investment play in Seattle's highly sought after SODO District. Sitting on approximately 3.25 acres of useable land, this brand new sales and service center has excellent visibility to Airport Way S, the West Seattle Freeway, and I-5. It is also located in close proximity to the Link Light Rail station at 6th Ave S and South Lander St, with multiple access points to all major transportation corridors in the area.

- Located at the NE corner of Airport Way S and the W Seattle Bridge within SODO's Auto Row
- Lot Size: Approximately 3.25 acres (fee simple). Buyer to assume seller's position in acquiring an additional 1.3 acres from City of Seattle
- Parcel Number: 766620-3045-07, 3055-04, 567950-480-07, 0450-03, 788610-0816-06 & 567950-420-00
- Building Size: 24,868 SF of office/showroom & service
- Current Zoning: IG2 U/85
- Located within the federally designated Opportunity Zone
- Excellent access to I-5 and Downtown Seattle
- List Price: \$23,500,000



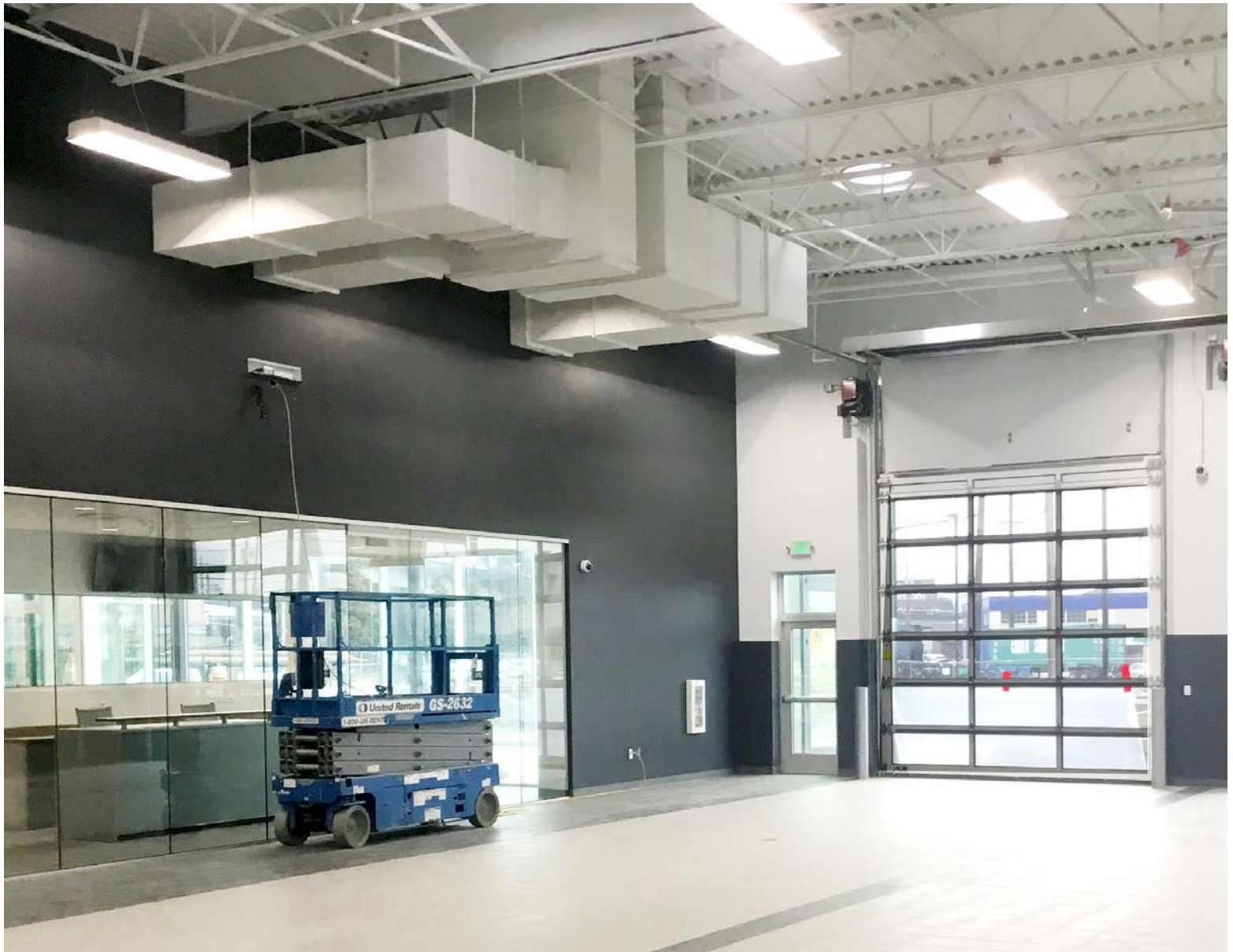
47
Walk Score



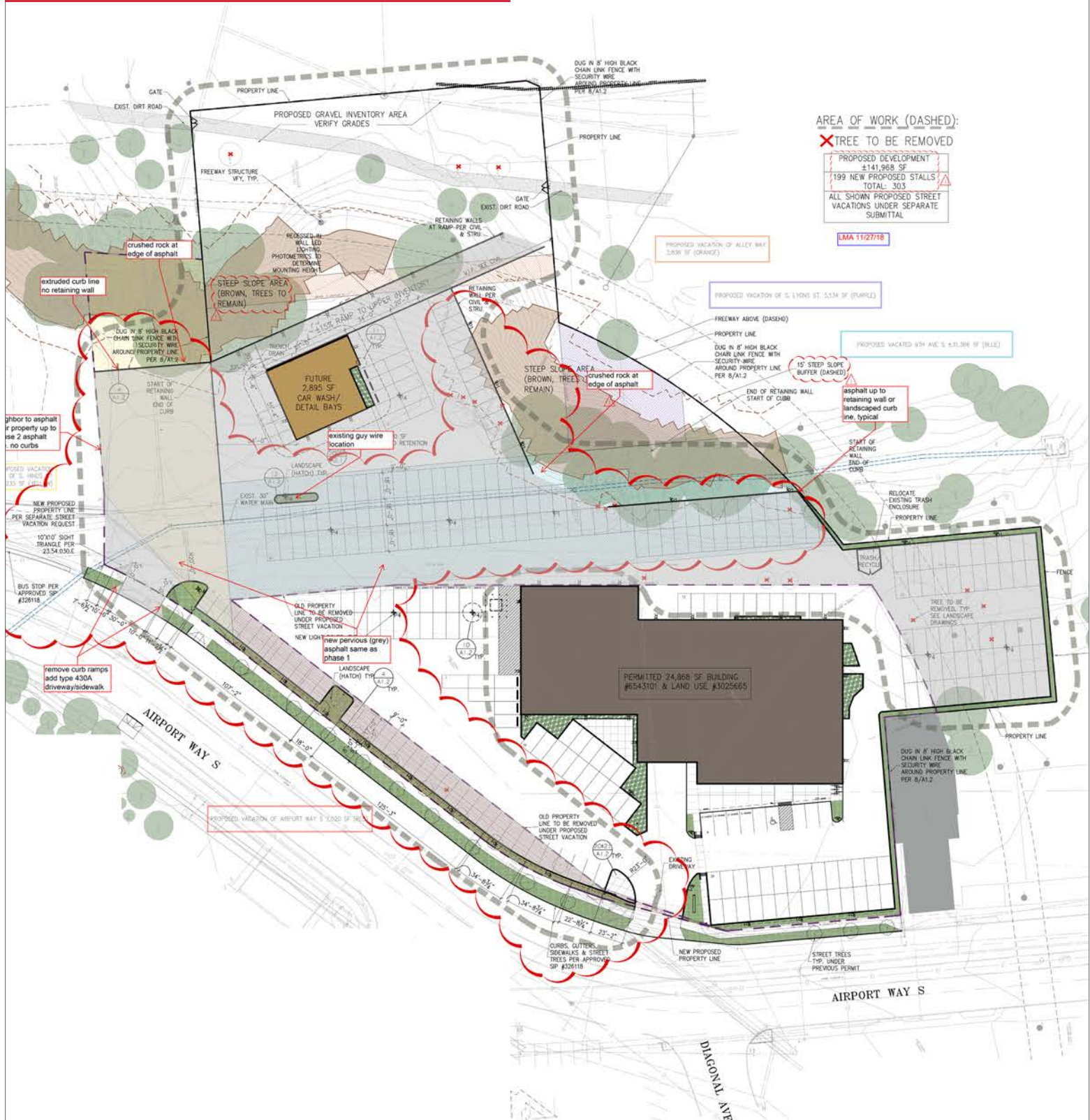
68
Transit Score



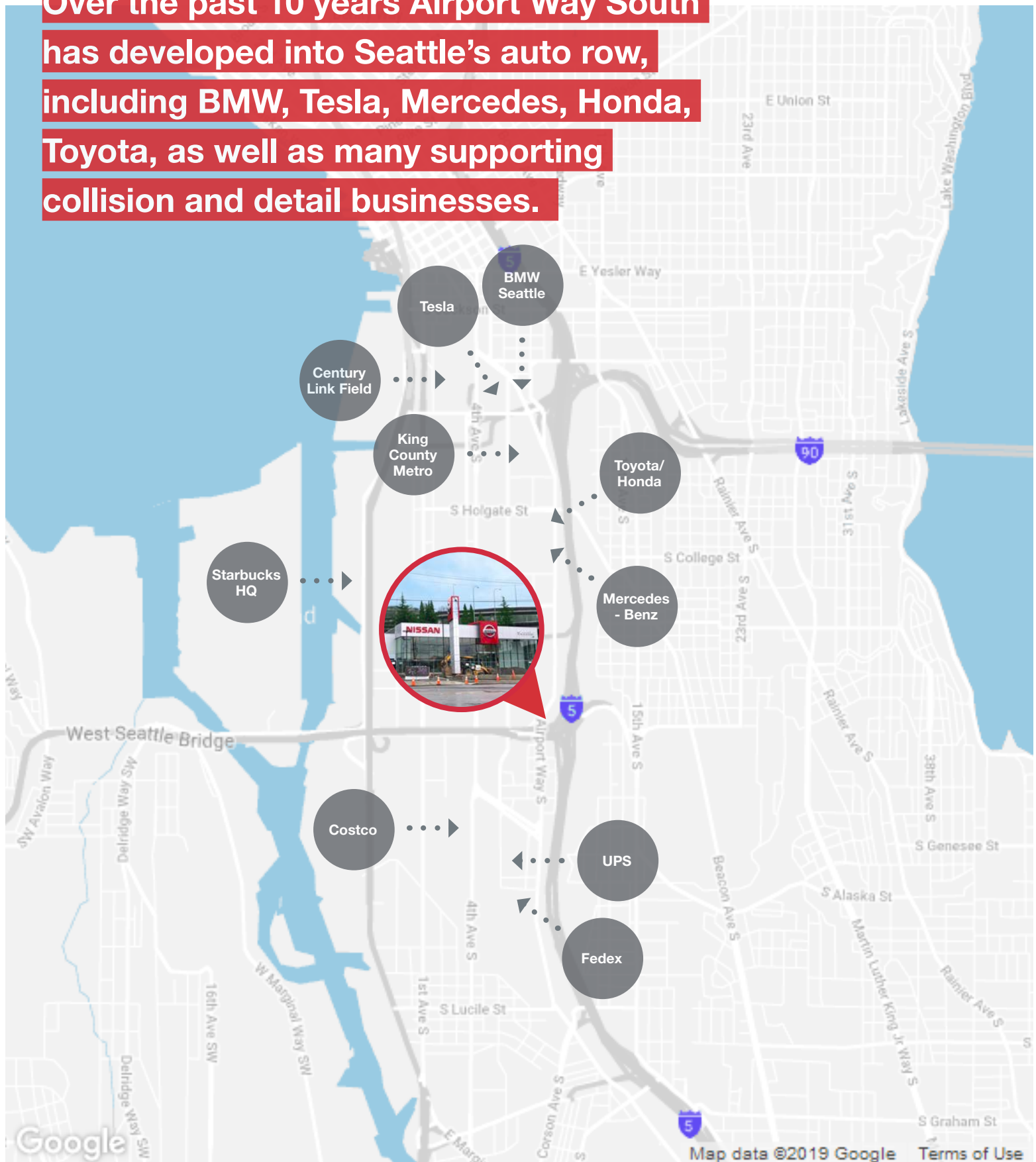
58
Bike Score



Total Proposed Development - 141,968 SF



Over the past 10 years Airport Way South has developed into Seattle's auto row, including BMW, Tesla, Mercedes, Honda, Toyota, as well as many supporting collision and detail businesses.



SODO District

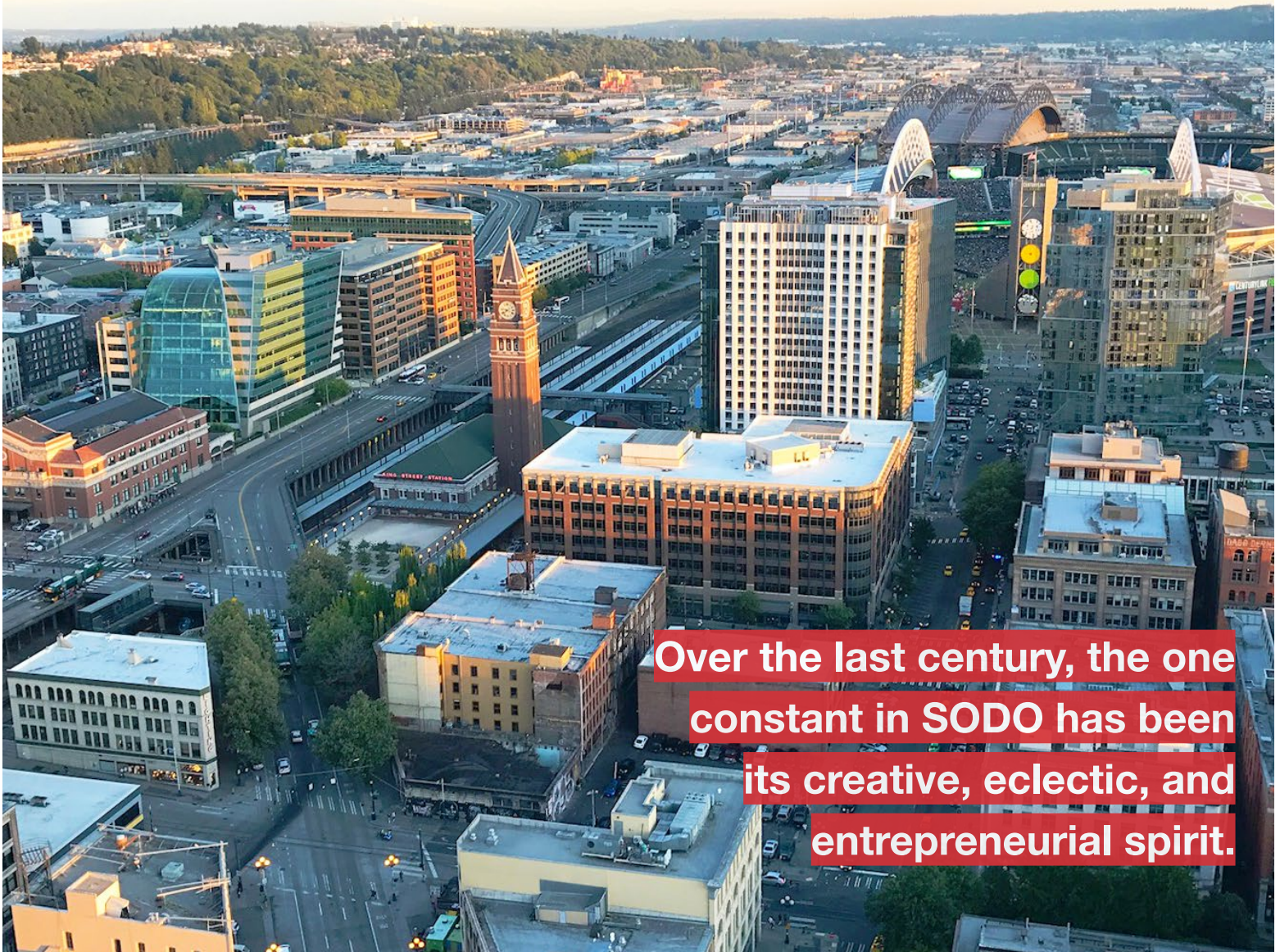


In an area that was once characterized by sawmills, metal shops, and meat packers, household names such as Costco, Home Depot, Starbucks, FedEx, and Amazon now have a heavy presence in SODO. It's also home to Seattle's most popular sports teams – the Seahawks, Sounders, and Mariners – that host home games at CenturyLink and T-Mobile Field. Over the past 10 years Airport Way South has developed into Seattle's auto row, including BMW, Tesla, Mercedes, Honda, Toyota, as well as many supporting collision and detail businesses. Even as these changes have occurred over the last century, the one constant in the area has been SODO's creative, eclectic, and entrepreneurial spirit.

Access

The SODO and Georgetown neighborhoods enjoy a variety of access points to the major freeways in the area - I-5 and Hwy 99 (north/south) as well as I-90 (east/west) accessed via Spokane St, 4th Ave S, and Edgar Martinez Drive. It is also well serviced by the King County Metro bus system with routes on 1st Ave S, 4th Ave S, and Airport Way S. Link Light Rail is continuing to expand throughout the region including a station at S Lander St and 6th Ave south, right on the Central Link line which runs from Seattle-Tacoma International Airport to downtown Seattle and up to the University of Washington. Riders will be able to connect to Bellevue and Redmond via the East Link expansion in 2023. *See Transit Overview map for more details.*





Over the last century, the one constant in SODO has been its creative, eclectic, and entrepreneurial spirit.



Demographics

1 Mile Radius



3 Mile Radius



5 Mile Radius



Offering Terms & Procedures

Terms of Sale

The Property is being offered “as is”, “where is” and subject to all faults. Seller makes no representation or warranty with respect thereto. Buyer acknowledges that buyer is not relying on any representation or warranty of Seller or of any agent or representative of Seller. All information furnished regarding property for sale is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

No Contact with Seller

All contact with seller shall be conducted through listing agents with prior written approval.

Offering Procedure

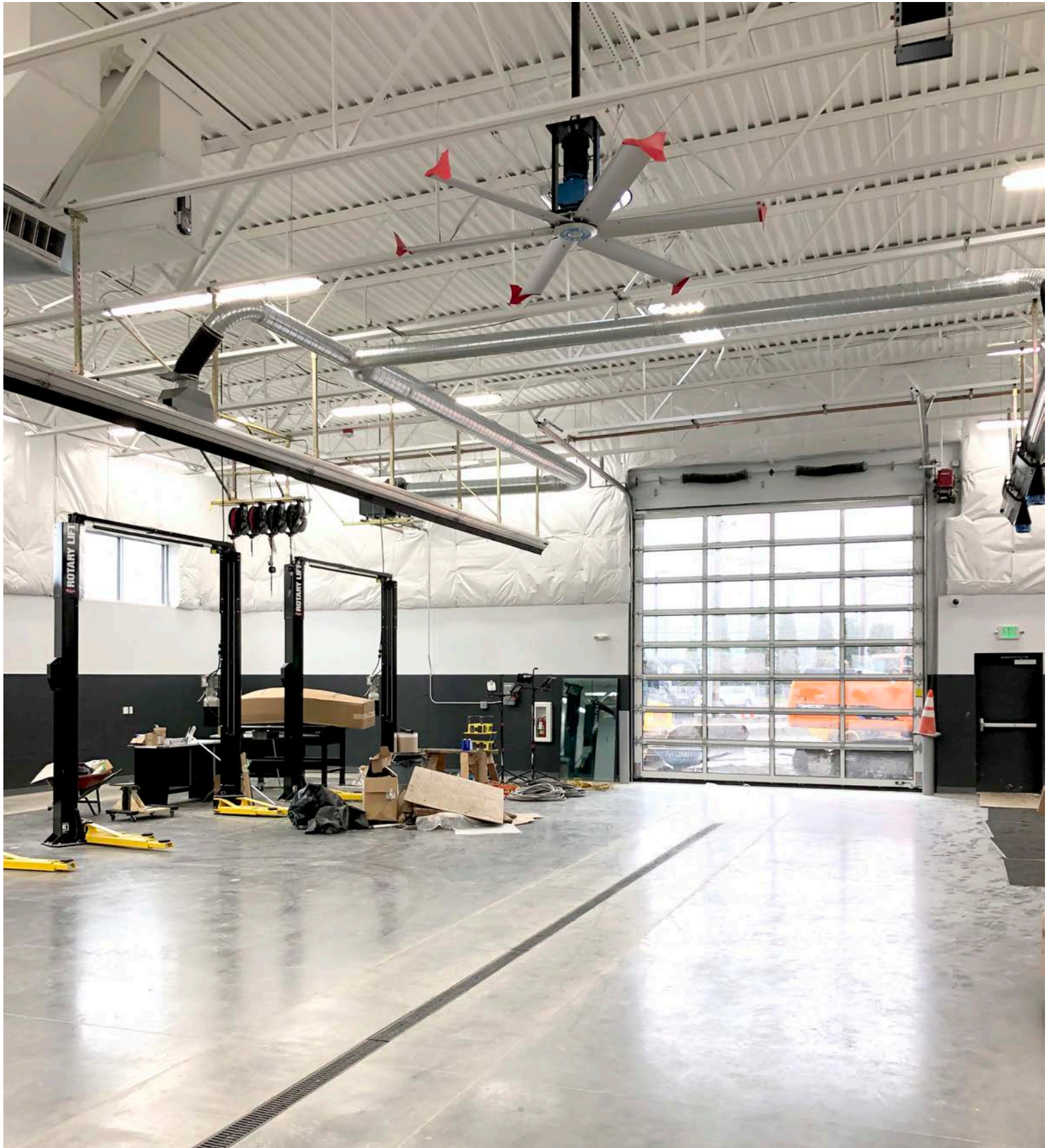
NAI Puget Sound Properties hereby solicits offers to purchase 3500 Airport Way S This transaction will be conducted through an offer process in accordance with the terms and provisions of this Offering Memorandum, which NAI Puget Sound Properties may, in its sole discretion, amend or update (provided that Seller has no obligation to amend or update the information included herein or otherwise made available to prospective purchasers). Inquiries concerning the procedures outlined in this Offering Memorandum may be directed to:

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