



FAIRVIEW OFFICE BUILDING

# 3138 FAIRVIEW OFFICE BUILDING

FOR SALE/LEASE | NEWLY RENOVATED 10,144 SF CLASS A OFFICE | SEATTLE, WA

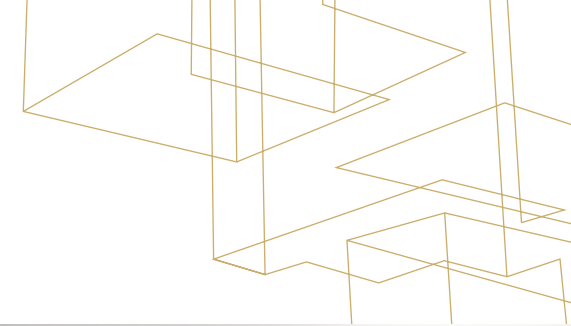




**FOR SALE/LEASE**

# 3138 Fairview Office Building

3138 FAIRVIEW AVE E, SEATTLE, WA



**COREY SOLLOM**  
First Vice President, Shareholder  
T 206.296.9620  
corey.sollom@kidder.com

**ROD KEEFE**  
Senior Vice President  
T 206.296.9642 | C 206.819.7556  
rod.keefe@kidder.com

[KIDDER.COM](http://KIDDER.COM)

This 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. Consult your attorney, accountant, or other professional advisor.





FOR SALE/LEASE

# 3138 Fairview Office Building

3138 FAIRVIEW AVE E, SEATTLE, WA



## HIGHLIGHTS

Available now

Newly renovated, brand new finishes

On-site parking

Class A office, open floor plan, high ceilings and partial Lake Union views

Dynamic, fast growing Eastlake neighborhood

Walkable to mass transit, retail, and parks

Rare Seattle in-city location

Lease Rate \$25 psf + NNN

**+10,144**

TOTAL SQUARE FEET

**\$6.295M**

**\$5.5M**

SALE PRICE REDUCED

KIDDER.COM

This 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. Consult your attorney, accountant, or other professional advisor.

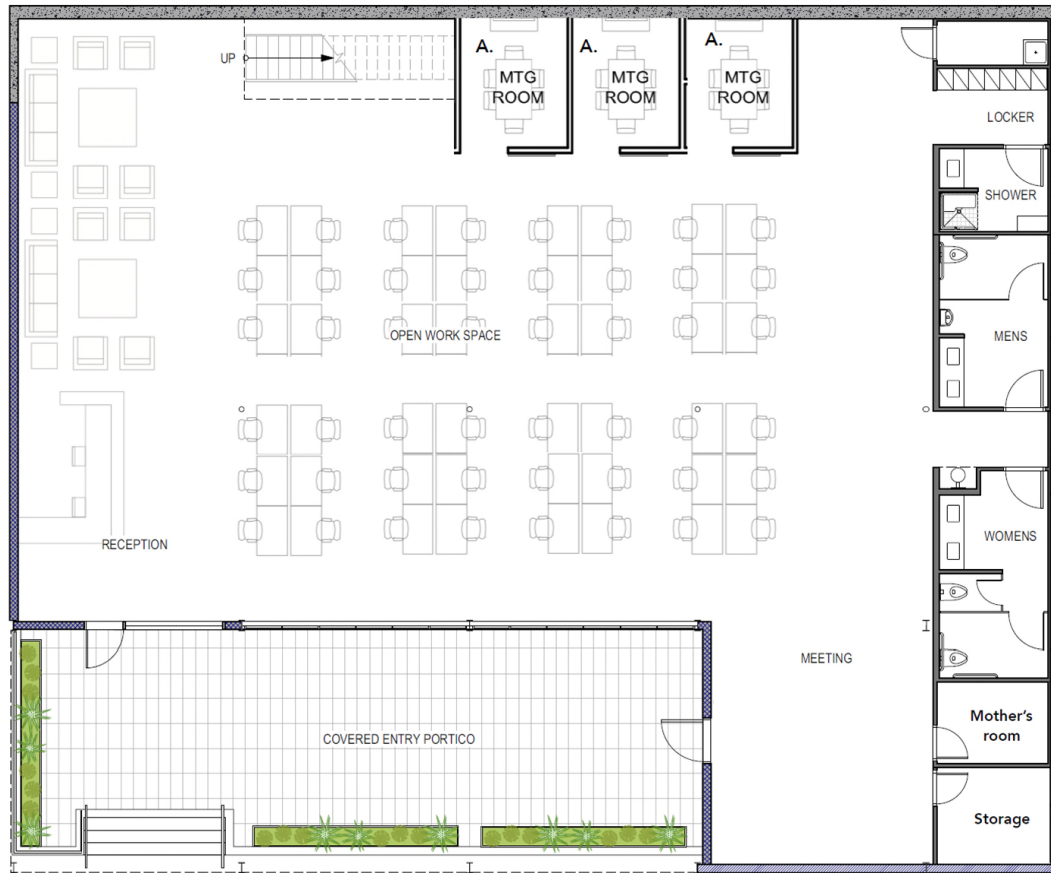
**km** Kidder Mathews

FOR SALE/LEASE

# 3138 Fairview Office Building

3138 FAIRVIEW AVE E, SEATTLE, WA

First Floor ±4,564



## WINDOWS & STOREFRONT

Clear anodized 451 ultra thermal aluminum frames (.30 u-value)

Glazing: 1/4" Solarban70 over 1/4" clear, low-e glass

## LIGHTING

Ultra high-efficiency Coronet direct-indirect LED lighting system

## COREY SOLLUM

T 206.296.9620

corey.sollom@kidder.com

## ROD KEEFE

T 206.296.9642 | C 206.819.7556

rod.keefe@kidder.com

KIDDER.COM

This 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. Consult your attorney, accountant, or other professional advisor.



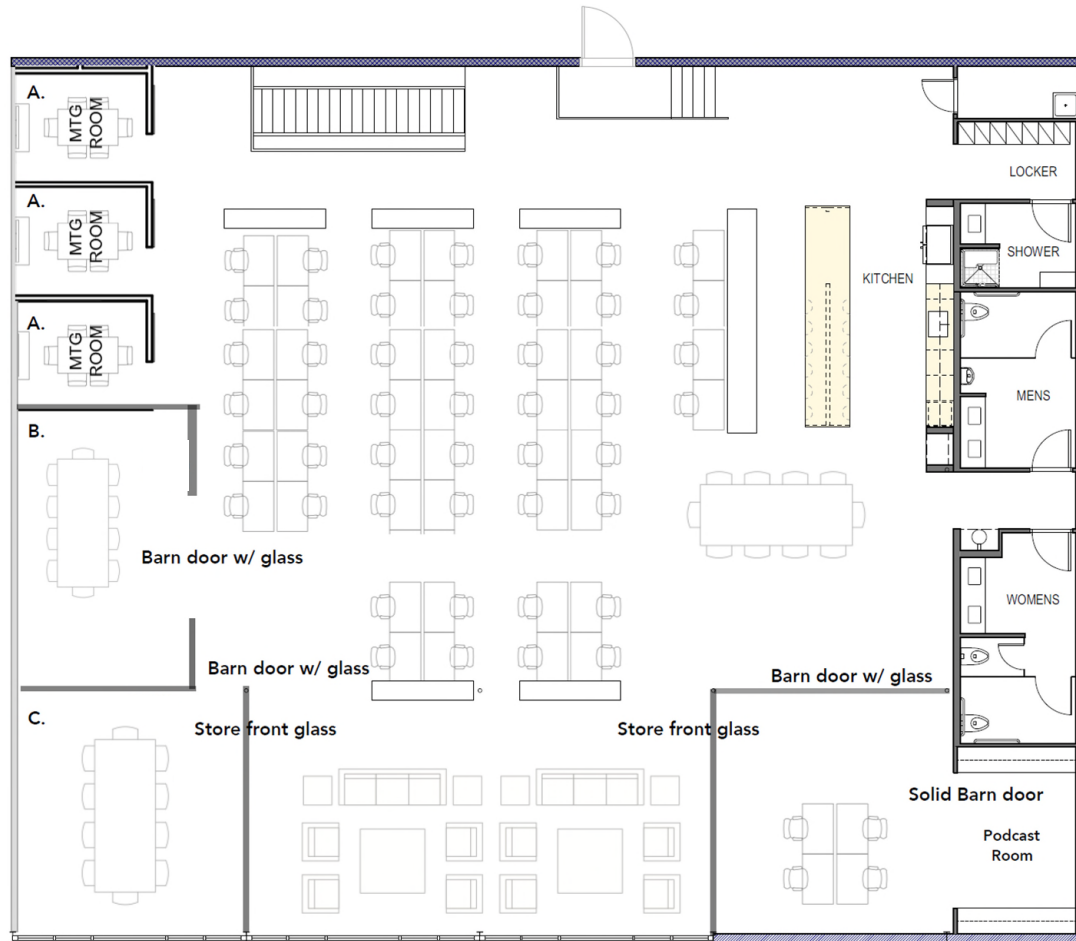


FOR SALE/LEASE

# 3138 Fairview Office Building

3138 FAIRVIEW AVE E, SEATTLE, WA

Second Floor ±5,580



## MECHANICAL

Mitsubishi Multi Zone Heating/Cooling System

Lifebreath HRV 350-DCS Heat Recovery Ventilator

## ROOF

New Firestone .060 TPO

## APPLIANCES

Bosch Refrigerator, Dishwasher and Microwaves

## COREY SOLLOM

T 206.296.9620

[corey.sollom@kidder.com](mailto:corey.sollom@kidder.com)

## ROD KEEFE

T 206.296.9642 | c 206.819.7556

[rod.keefe@kidder.com](mailto:rod.keefe@kidder.com)

KIDDER.COM

This 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. Consult your attorney, accountant, or other professional advisor.

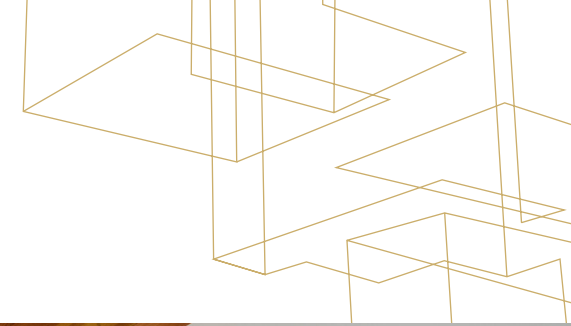
 **Kidder Mathews**



**FOR SALE/LEASE**

# 3138 Fairview Office Building

3138 FAIRVIEW AVE E, SEATTLE, WA



**SECOND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

[KIDDER.COM](http://KIDDER.COM)

This 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. Consult your attorney, accountant, or other professional advisor.

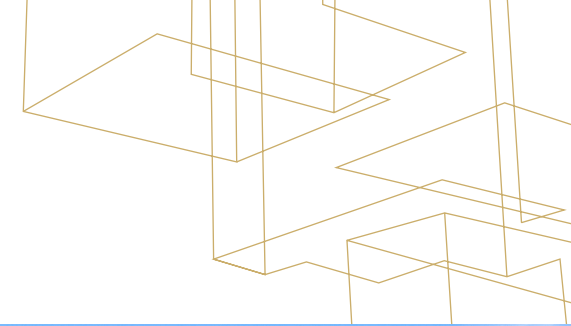




FOR SALE/LEASE

# 3138 Fairview Office Building

3138 FAIRVIEW AVE E, SEATTLE, WA



KIDDER.COM

This 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. Consult your attorney, accountant, or other professional advisor.





FOR SALE/LEASE

# 3138 Fairview Office Building

3138 FAIRVIEW AVE E, SEATTLE, WA



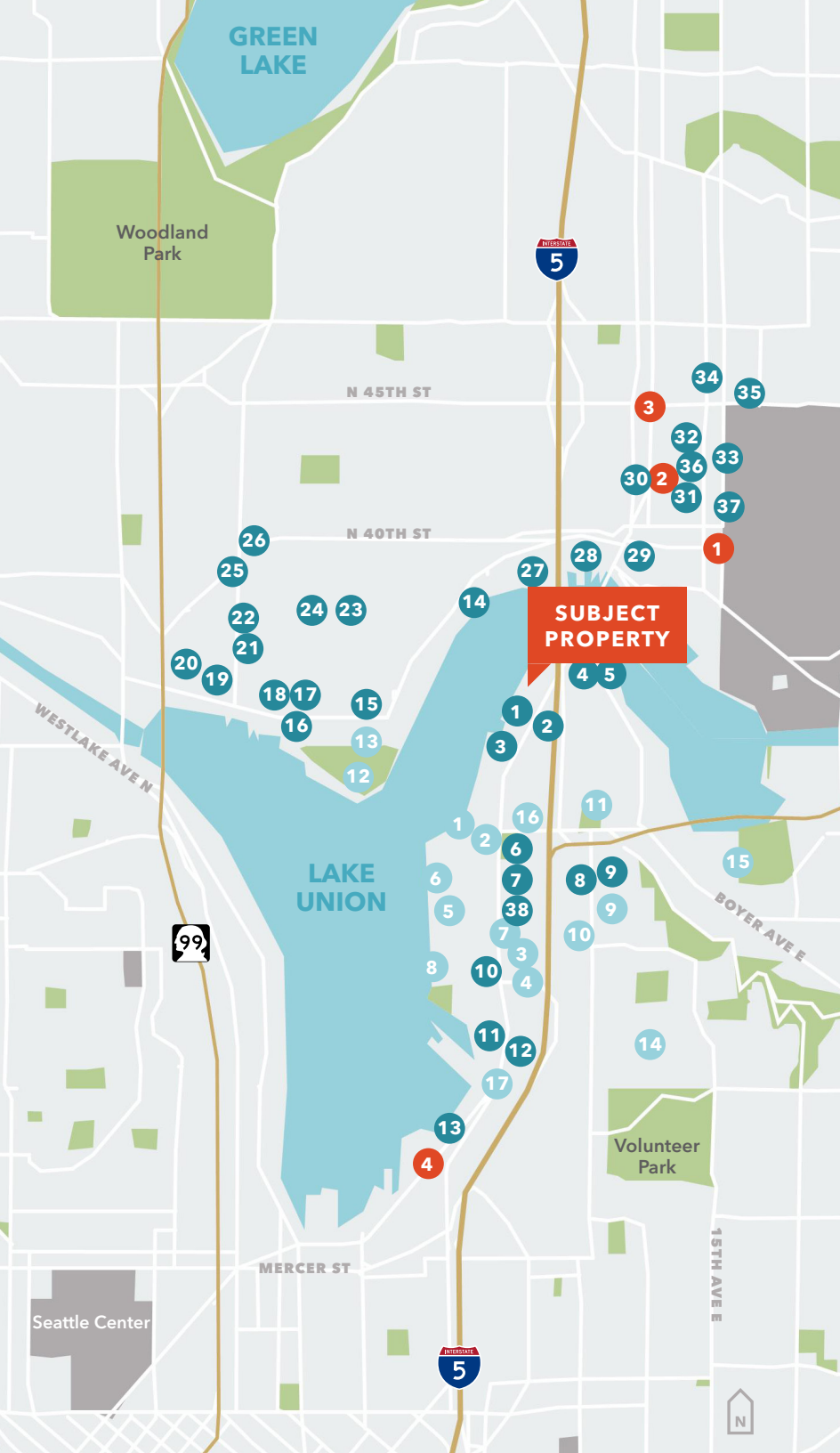
KIDDER.COM

This 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. Consult your attorney, accountant, or other professional advisor.





# NEIGHBORHOOD AMENITIES



## EAT + DRINK

- 1 Eastlake Bar & Grill
- 2 Sushi Kappo Tamura
- 3 Little Water Cantina
- 4 Le Fournil Bakery
- 5 Sebi's Bistro
- 6 Pomodoro Ristorante Italiano
- 7 Pecado Bueno
- 8 D' La Santa
- 9 Pagliacci Pizza
- 10 Serafina
- 11 Siam on Eastlake
- 12 Grand Central Bakery
- 13 The Great NW Soup Company
- 14 Westward
- 15 Varsity Inn Restaurant
- 16 Pablo y Pablo
- 17 Acadia
- 18 The Essential Baking Company
- 19 Fremont Dock Sports Bar & Grill
- 20 Fremont Brewing Company

---

21 The Whale Wins

---

22 Joule

---

23 Cantinetta

---

24 Union Saloon

---

25 Art of the Table

---

26 Eltana

---

27 Ivar's Fish Bar

---

28 Voula's Offshore Cafe

---

29 Husky Grind at Mercer Court

---

30 Portage Bay Cafe

---

31 Guanaco's Tacos Pupuseria

---

32 Korean Tofu House

---

33 Sizzle & Crunch

---

34 Pho Than Brothers

---

35 MOD Pizza

---

36 Big Time Brewery & Alehouse

---

37 Cafe Solstice

---

38 Starbucks

---

4 Vybe Hub: Coworking Space

---

5 Pete's Supermarket

---

6 Transend Fitness LLC

---

7 O.W.N. Fitness

---

8 The Lake Union Dock

---

9 Tenth Avenue Nails

---

10 The Vital Energy Center

---

11 Roanoke Park

---

12 Gasworks Park

---

13 Fisheries Supply

---

14 Volunteer Park Conservatory

---

15 Montlake Playfield

---

16 Tops K-8 School

---

17 Eastlake Veterinary Hospital

## HOTELS

---

1 The College Inn

---

2 University Inn

---

3 Watertown Hotel

---

4 Silver Cloud Inn

## LIFESTYLE

---

1 Superior Motors

---

2 Lake Union Mail

---

3 Eastlake Market



## FOR SALE/LEASE

# 3138 Fairview Office Building

3138 FAIRVIEW AVE E, SEATTLE, WA

### ESTIMATED COST OF OWNERSHIP

Purchase Price		\$5,500,000
Down Payment	15%	(\$825,000)
<b>Mortgage Balance</b>		<b>\$4,675,000</b>
Interest Rate		4.00%
Amortization Period (years)		25
Month 1 Interest Expense		\$15,583
Month 1 Principal Payment		\$9,093
<b>Monthly Loan Payment</b>		<b>\$24,676</b>

	Monthly	Annual	Per SF
Total Payment	\$24,676.00	\$296,116	\$29.19
Less: Interest Deduction Tax Benefit*	(\$5,395.17)	(\$64,742)	(\$6.38)
Less: Depreciation Deduction Tax Benefit**	(\$2,954.00)	(\$35,443)	(\$3.49)
Plus Accumulated Principal Reduction	(\$8,716.81)	(\$104,602)	(\$10.31)
<b>Est. Effective Cost of Ownership - Year One</b>	<b>\$7,611</b>	<b>\$91,330</b>	<b>\$9.00</b>

### FINANCING NOTES

**10,144 SF** rentable area

**INTEREST** rate of 4.00%

**25 YEAR** amortization period

**ESTIMATED** rates are based on an owner user occupancy, 51% or greater.

\*Assumes a 35% tax rate

\*\*Assumes \$5.5M purchase price less \$1.5M land value. Depreciated over 39.5 years with a 35% tax rate.

### COREY SOLLOM

T 206.296.9620

[corey.sollom@kidder.com](mailto:corey.sollom@kidder.com)

### ROD KEEFE

T 206.296.9642 | C 206.819.7556

[rod.keefe@kidder.com](mailto:rod.keefe@kidder.com)

KIDDER.COM

This 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. Consult your attorney, accountant, or other professional advisor.

