

1010 4th Ave S, Seattle WA 98134



Located in the dynamic neighborhood of Southern Downtown (SODO) just south of Downtown, the Site is within walking distance to Pioneer Square and the Stadiums.

FOR ADDITIONAL INFORMATION VISIT www.FourthAvenueSouthSite.com

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LAND AREA

- 3.08 acres / 134,009 SF

ZONING

- IC 85-175

PARCEL NOs:

- 766620-4745
- 766620-4760
- 766620-4770



INVESTMENT HIGHLIGHTS

This Site is a prime redevelopment location for any investor or developer looking to make their mark on the highly sought after south side of the city. As expansion and growth continues in Seattle, the pendulum is swinging back through the CBD and heading south past Pioneer Square. The Site's high visibility, easy transportation access, and proximity to the SODO and Stadium District neighborhoods makes it ripe for redevelopment. The Site allows for a vibrant urban campus and supports large floorplate buildings. At current zoning density (4.0 FAR), the site can support about 575,000 SF.

- The Site has excellent access to both public transportation and the regional highway connectors I-5, I-90 and Highway 99.
- With exposure and visibility from major arterials, the Site has exceptional signage opportunities.
- The zoning allows for 175' towers, providing views of Downtown Seattle and Pioneer Square to the North, the International District to the East, SODO to the South, and Elliott Bay to the West.
- The property is walking distance to the Stadium transportation hub, two light rail stops (with coming connections to the Eastside), CenturyLink Field, Safeco Field and an abundance of restaurants and retail shops.

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