



SCHUCHART  
HUTCHINSON

**GREENLAKE OWNER USER OR  
DEVELOPMENT SITE (ASSEMBLAGE POTENTIAL)**

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Inclusive of 7706 &  
7708 Aurora Ave N



*Exclusively Offered by:*

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*All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. Buyer & Buyer's representatives, consultants, accountants & legal team to independently verify all information with their architect.*





# PROPERTY OVERVIEW

|                           |  |
|---------------------------|--|
| <b>Land Area</b>          | 5,403 SF   |
|                           | →potential to be combined with 7706 & 7708 Aurora for <b>15.7K SF</b> Land |
| <b>Zoning</b>             | NC3P-40 (MHA: NC3P-55)   |
| <b>Address</b>            | 7700 Aurora Ave N<br>Seattle, WA 98103                                     |
| <b>Height Limit</b>       | 40/55  |
| <b>Building Size</b>      | 4,626 SF   |
| <b>Current Lease Term</b> | Short Term/Flexible  |
| <b>NOI</b>                | Available upon request   |
| <b>Asking price:</b>      | Call Listing Agent   |

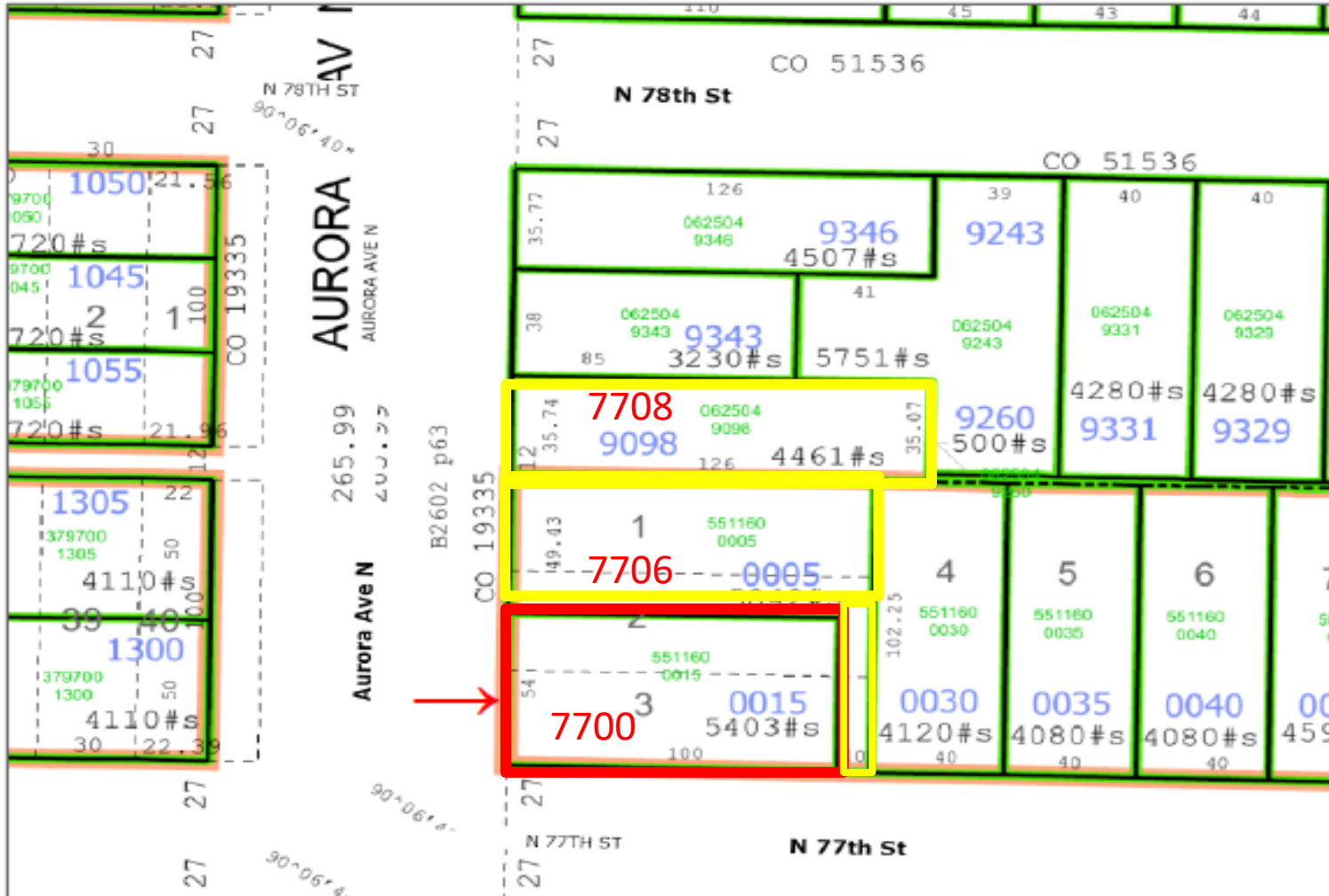


*Schuchart Hutchinson is pleased to present a unique owner/user opportunity and/or development/assemblage (Incl: 7706 & 7708 Aurora totaling 15.7Ksf) potential in the sought after neighborhood of Greenlake in Seattle, WA. The site sits prominently on the corner of Aurora Avenue North & 77<sup>th</sup> Street N with the opportunity for a developer to add their choice of product set to the highly sought after community or an owner user to operate & hold for future development.*

*Situated less than a 15 minute drive from downtown Seattle, the community is also walking distance to many local amenities including restaurants, Greenlake Park, Woodland Park Zoo, Interstate 5, as well as other vibrant local neighborhoods . Bring your thriving businesses, architect, vision and contact the listing agent for further information on this offering.*

*(Please do not disturb current tenant)*

# PROPERTY BOUNDARY (Alta Survey In Process)



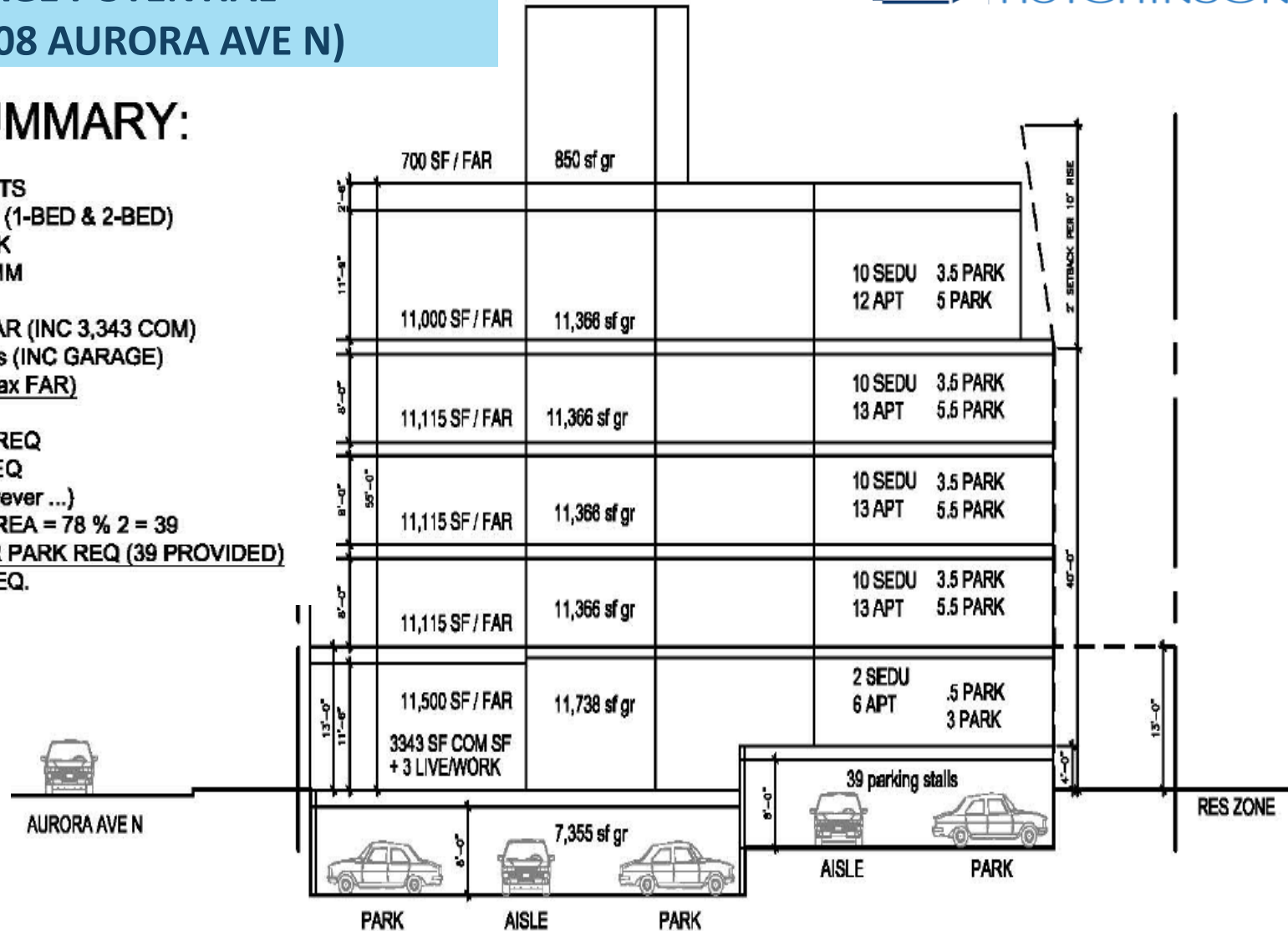
# ASSEMBLAGE POTENTIAL (w/7706 & 7708 AURORA AVE N)

## PROJECT SUMMARY:

**UNITS:** 99 APARTMENTS  
 42 SEDUs + 57 (1-BED & 2-BED)  
 + 3 LIVE/ WORK  
 + 3343 SF COMM

**FAR:** 56,545 SF to FAR (INC 3,343 COM)  
 69,790 SF gross (INC GARAGE)  
 (58,897.5 SF Max FAR)

**PARKING:** 42 SEDU = 21 REQ  
 57 APT = 57 REQ  
 78 TOTAL (however ...)  
 PARK. FLEX AREA = 78 % 2 = 39  
 39 VEHICULAR PARK REQ (39 PROVIDED)  
 46 BICYCLE REQ.



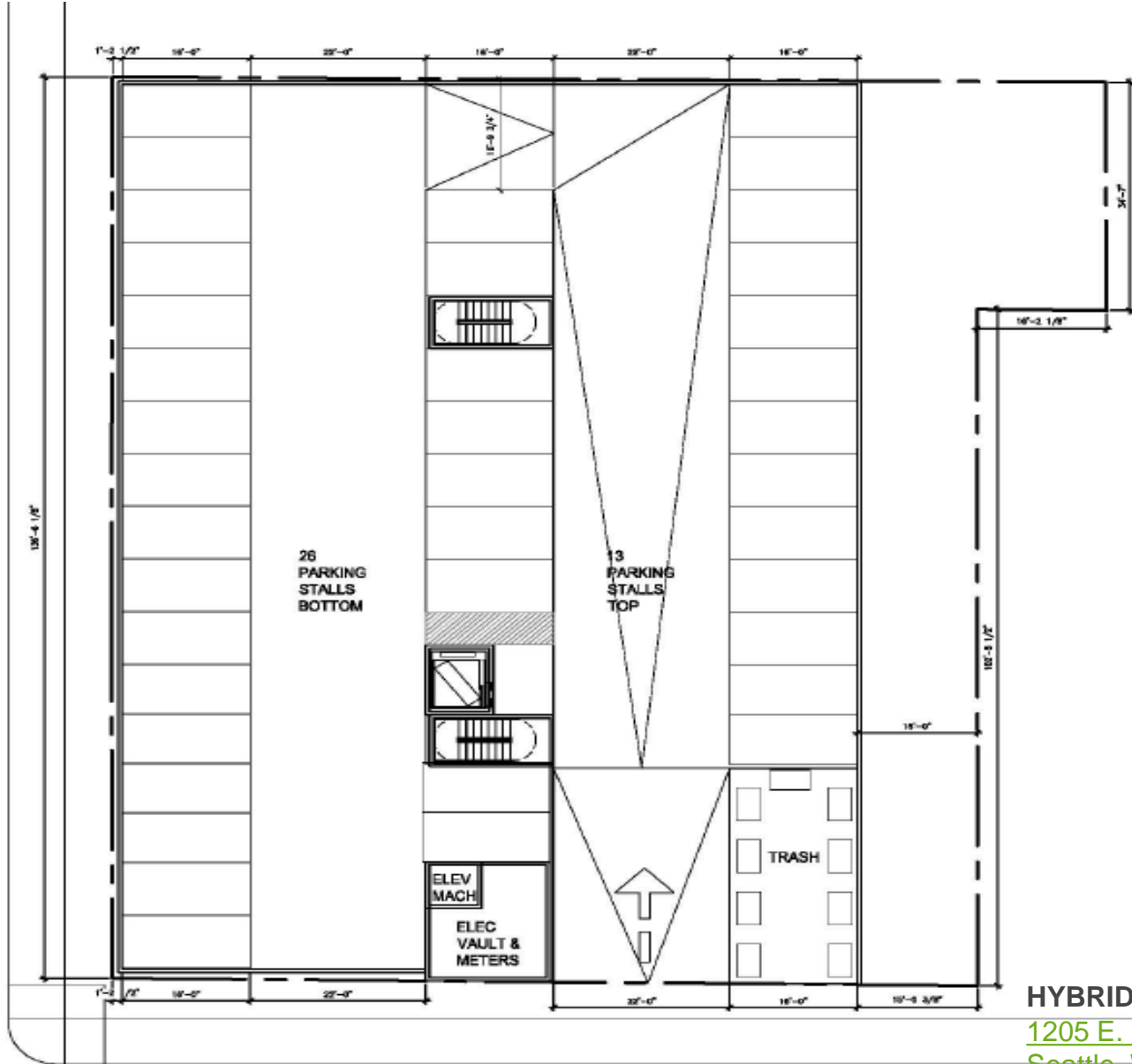
## Greenlake - 77th APTS

7700 AURORA AVE N | Seattle, WA 98103  
 MHA Zoning: NC3P-55 (NC3p-40 current zoning)  
 FAR: 15,706 SF x 3.75 = 58,897.5 SF Max FAR  
 MHA: \$14.07/SF - Res & \$7.59/SF Com

## HyBrid Architecture

1205 EAST PIKE ST - SUITE 2D  
 SEATTLE, WA 98122  
 206-267-9277  
 www.hybridarc.com

AURORA AVE N

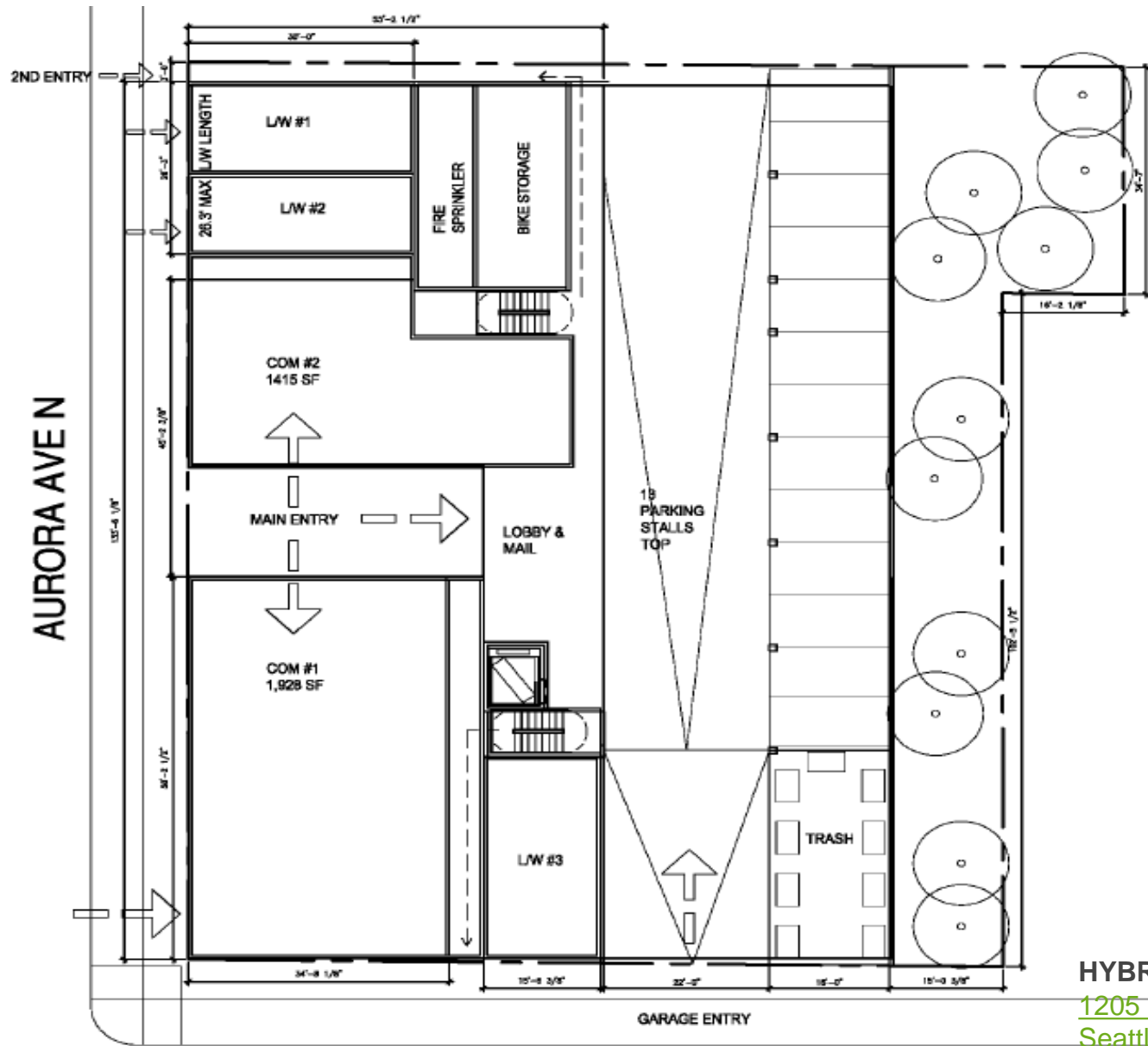


N 77TH STREET

**HYBRID**  
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LOWER PARKING FLOOR PLAN



**HYBRID**

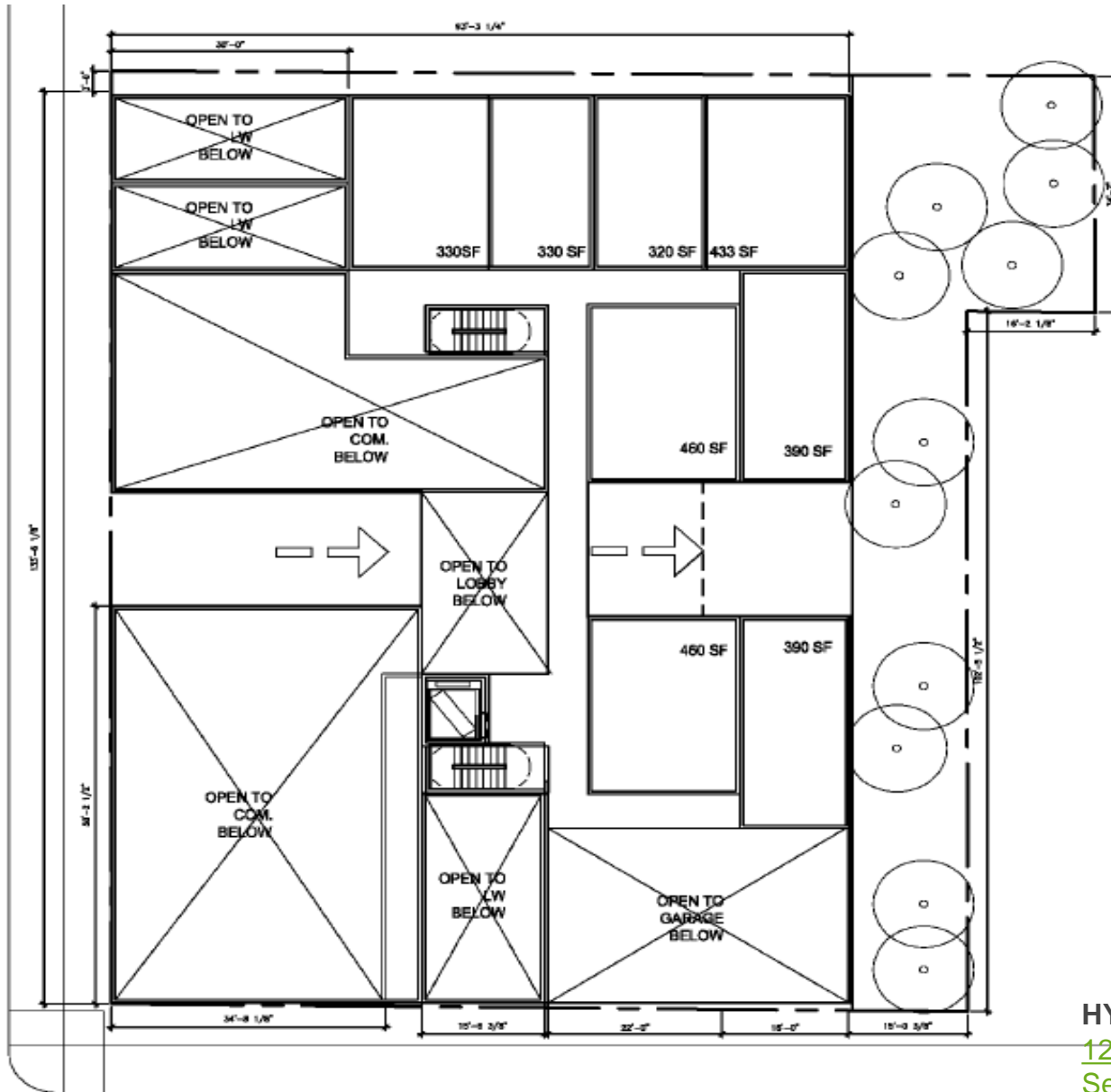
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AURORA AVEN



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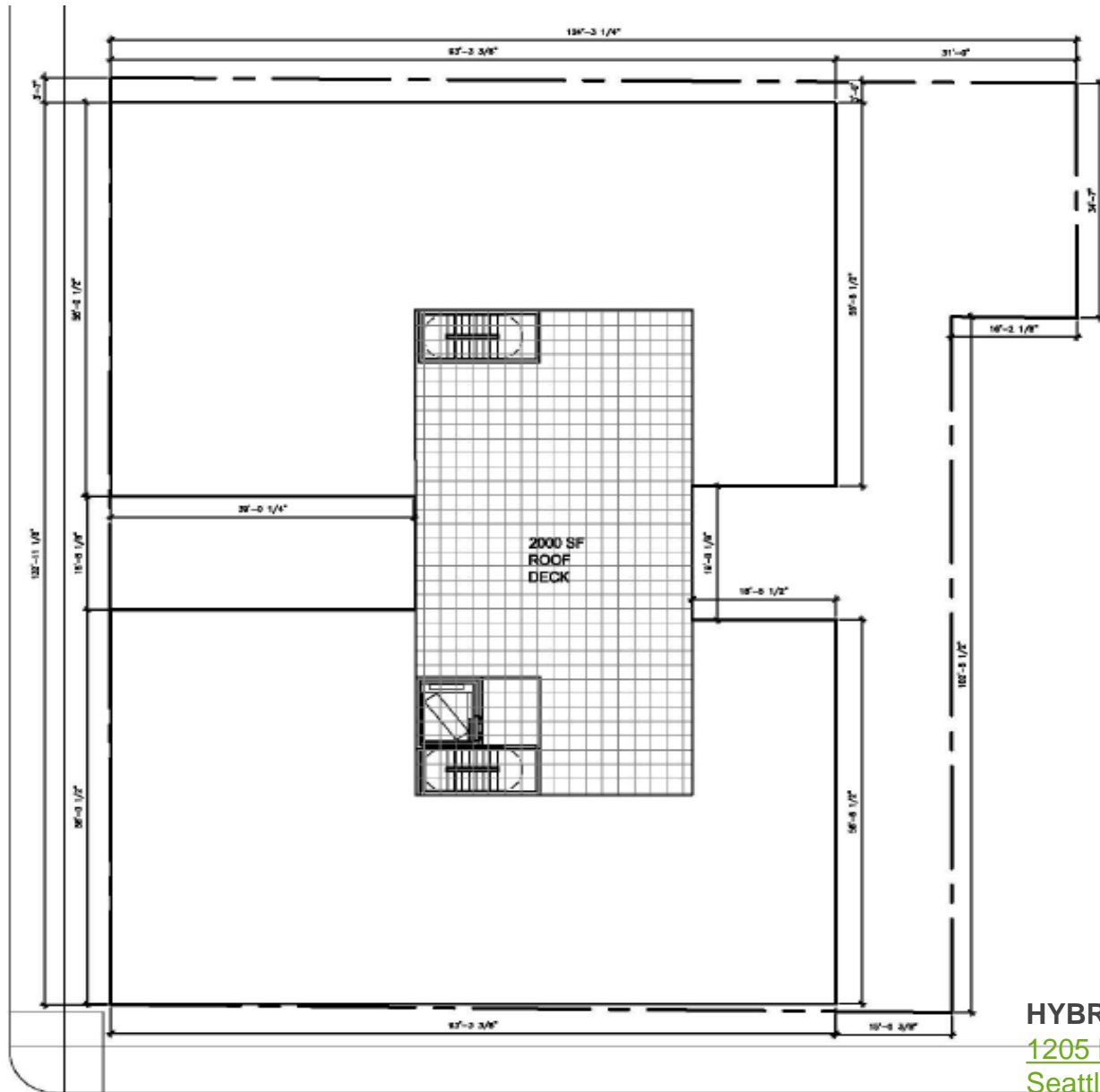


N 77TH STREET





AURORA AVEN



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N 77TH STREET

ROOF TOP DECK

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