



# HARRISON STREET REDEVELOPMENT OPPORTUNITY

1165 Harrison  
Street

1175 Harrison  
Street



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ASSOCIATES, INC.

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# PROPERTY OVERVIEW



Westlake Associates is pleased to present the 1165 and 1175 Harrison Street properties for Sale. The sites have tremendous opportunity due to the burgeoning city of Seattle. Located in the heart of South Lake Union, the properties are located on adjacent 3,000 and 4,200 SF lots zoned SM-SLU 65/95, with exceptional potential.

\*Environmental Information available upon Buyer signed Non-Disclosure Agreement.

Price	\$4,550,000		
Address	1165 Harrison St	1175 Harrison St	Parcels Combined
Parcel Number	246740-0116	2467740-0115	
Lot Size	3,000 Sq Ft	4,200 Sq Ft	total 7,200 Sq Ft
Total Bldg Size	3,554 Sq Ft	4,050 Sq Ft	total 7,604 Sq Ft



# RENT ROLL



Address	Tenant	Square Feet	Lease End Date	Base Rent	\$/Square Feet	Notes
1165 Harrison St	Taco Del Mar	approx. 1,777	8/31/2022	\$4,925.25	\$33.77	Owner can terminate lease with 6 months notice
1165 Harrison St	Nolle's Cafe	approx. 1,777				Owner occupies building and will leave after sale
1175 Harrison St	Mastercraft	4,050				Owner occupies building and will leave after sale

# SOUTH LAKE UNION

South Lake Union is now home to a multitude of biology research and biotech companies including the Fred Hutchinson Cancer Research Center, Seattle Biomedical Research Institute and Zymogenetics. Amazon, the online retail giant has also begun their move to consolidate all operations to their brand new South Lake Union offices. In addition to the business resurgence in the neighborhood, there is now a vibrant restaurant scene developing. Much of this is helped by the creation of parks along the water and within the neighborhood, and the South Lake Union Streetcar, both of which were created for the public with generous help from Vulcan Inc. The streetcar runs three miles from the southeastern tip of Lake Union to Westlake Center, where it meets the monorail, in the heart of downtown.

- seattlearea.com



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# ZONING

## SM-SLU 65/95

Seattle Mixed

South Lake Union

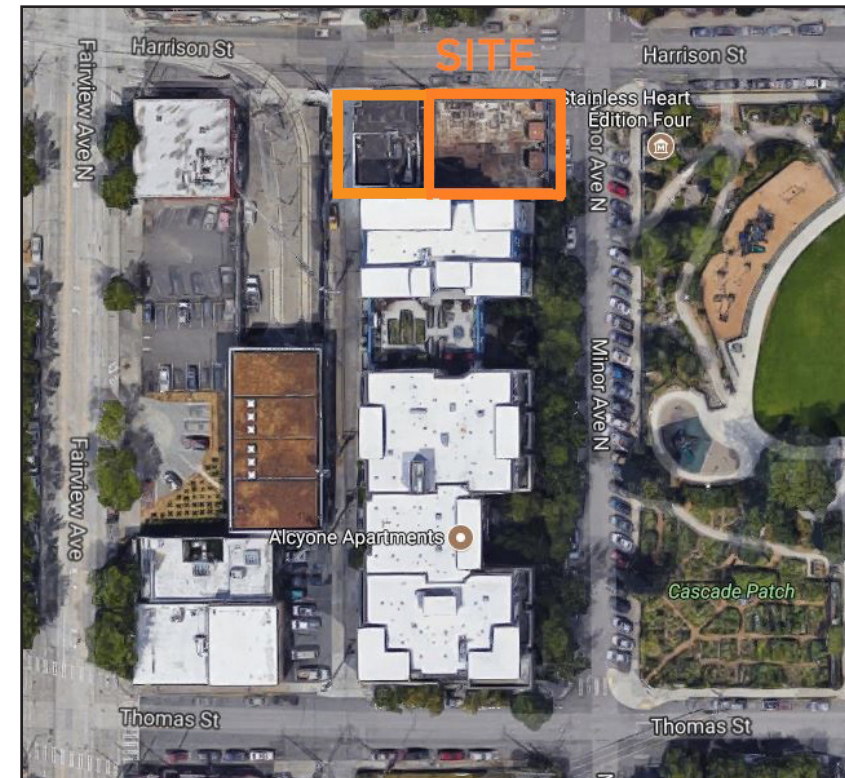
Base residential height

Maximum non-residential height

The property is limited to a height of 65 feet for non-residential uses.

In a mixed use scenario, where uses include residential, the height limit for the property can be 95 feet.

The city of Seattle adopted new zoning for the South Lake Union area that focused on the goal of providing a vital and electric neighborhood where people both live and work, where use of transit, walking, and bicycling is encouraged and where there are a range of housing choices, diverse business, arts, a lively and inviting street life and amenities to support and attract residents, employees and visitors. The focus is on making the South Lake Union neighborhood a regional center for innovative organizations that support a diverse and vibrant job base.



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