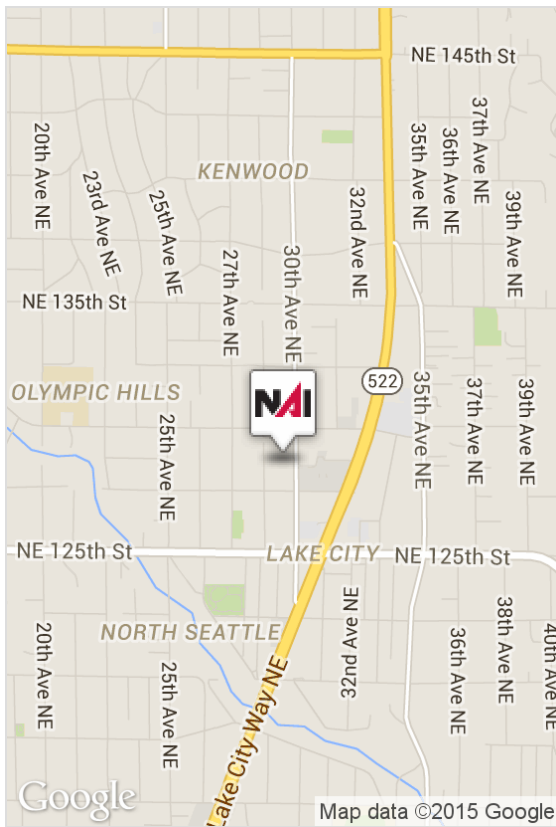


Investment Opportunity
High Quality, Well Located
Office Building



Hansen Office Building

12721 30th Avenue NE, Seattle, WA 98125

- 17,364 total square feet
- Outstanding Lake City location
- 94% leased with Stable Occupancy History
- Upside Potential Rents
- Built in 1980
- Proforma NOI: \$198,946.22
- Asking Price: \$3,014,336.61

For more information:

Rich Mermelstein

+1 206 332 1478 • rmermelstein@nai-ppsp.com

Chris Peterson

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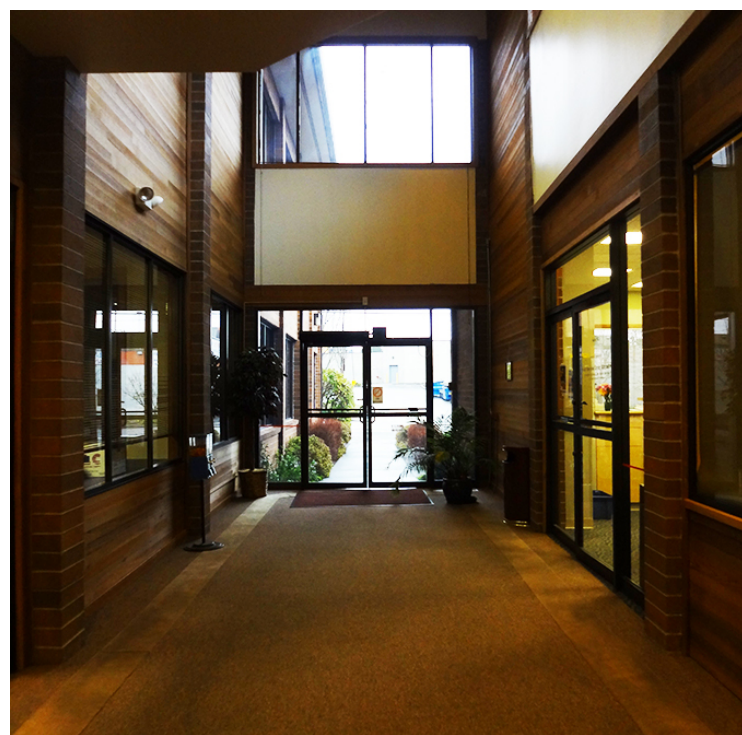
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Seattle, WA 98101
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Office for Sale

Hansen Office Building



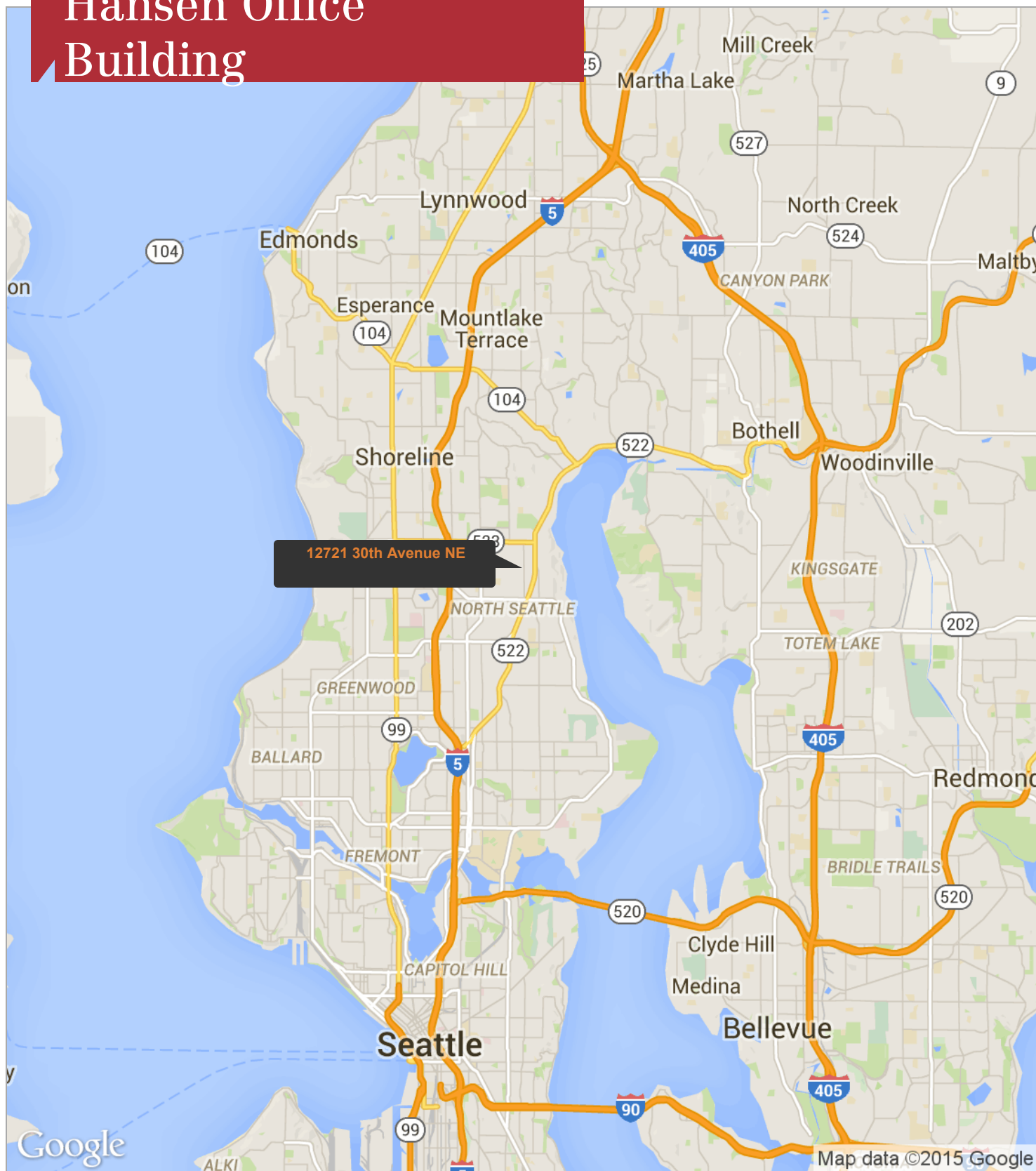
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Office for Sale

Hansen Office Building

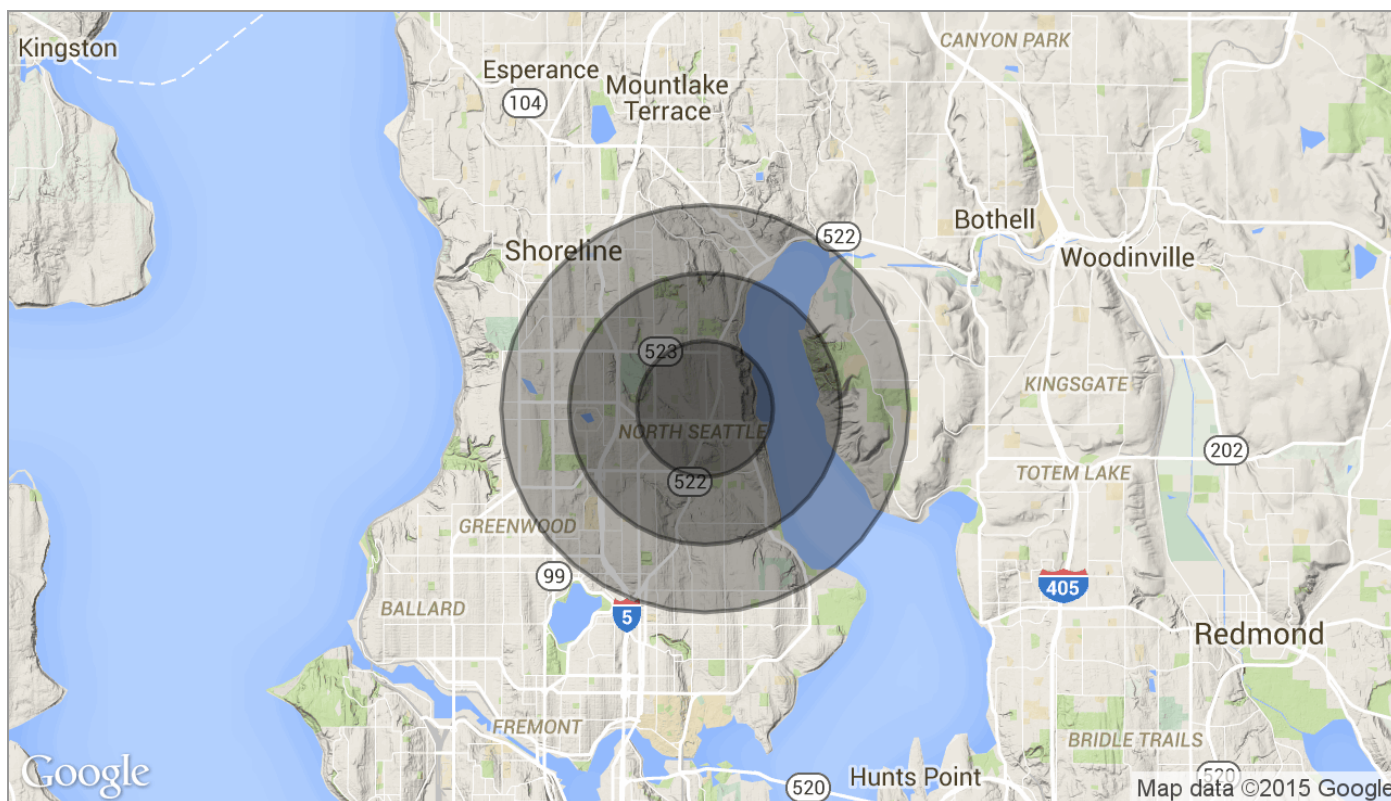


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Office for Sale
**Hansen Office
 Building**



Population	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	19,121	62,153	131,603
MEDIAN AGE	37.4	39.0	39.6
MEDIAN AGE (MALE)	36.1	37.9	38.6
MEDIAN AGE (FEMALE)	40.3	40.9	41.2
Households & Income	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	9,063	28,861	59,562
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$67,052	\$75,334	\$82,174
AVERAGE HOUSE VALUE	\$512,770	\$485,835	\$483,770

* Demographic data derived from 2010 US Census



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