

FOR SALE OR LEASE

1944 Building

1944 1st Avenue South, Seattle



CONTACT

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INVESTMENT OVERVIEW

Property Configuration

The 7,810 SF site is rectangular and bounded by 1st Ave S on the west, Occidental Avenue on the east just south of South Holgate St. Site dimensions are 60 feet wide and 150 feet deep.

Existing Improvements

7,810 SF structure with a 1,400 SF mezzanine originally developed in 1965 and extensively remodeled in 2015.

Locality

City of Seattle, SoDo business district

Access

First Avenue South is a main thorough-fare through the SoDo business district into the City of Seattle, Pioneer Square, International District and stadiums. It also has full access to I-90 and I-5 via Edgar Martinez Drive.

Zoning

The property is zoned IG2 with maximum height limit of 85 feet.

Parking

The site has 8 on site parking stalls.



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INVESTMENT OVERVIEW

ASKING RATE	Sale: \$4,234,000 Lease: \$28 PSF/year, NNN
LOCATION	North SoDo 1944 1st Ave S, Seattle, WA
LOCATION BENEFITS	Property is located in an Opportunity Zone providing potential significant tax benefits
UNITS	1
BUILDING SIZE	±7,810 SF
LAND AREA	±9,000 SF
LOT DIMENSIONS	±60' wide x 150' deep
YEAR BUILT	1965 / 1980
PARCEL #	766620-6270
ZONING	IG2 U/85



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SODO OPPORTUNITY

The building is located in the heart of SoDo on 1st Avenue South, 1 block South of Safeco Field. Easy walking distance to transportation, amenities, Starbucks, Stadiums, Pioneer Square and International District. The property is zoned IG2 U/85 and provides a wide array of potential future uses. The property underwent extensive renovations in 1980 and the interior was substantially upgraded. SoDo is perhaps the most rapidly gentrifying area in the Region. And a new arena for future NBA and NHL teams is in planning stages just one block away. Numerous new businesses have opened in the SoDo area over the past 5 – 10 years capitalizing on the close-in location; much improved freeway access and upgraded zoning. SoDo, once Seattle's primary industrial area, is now an area of showrooms, breweries, art galleries, artists' lofts, and wide variety of new retail uses.



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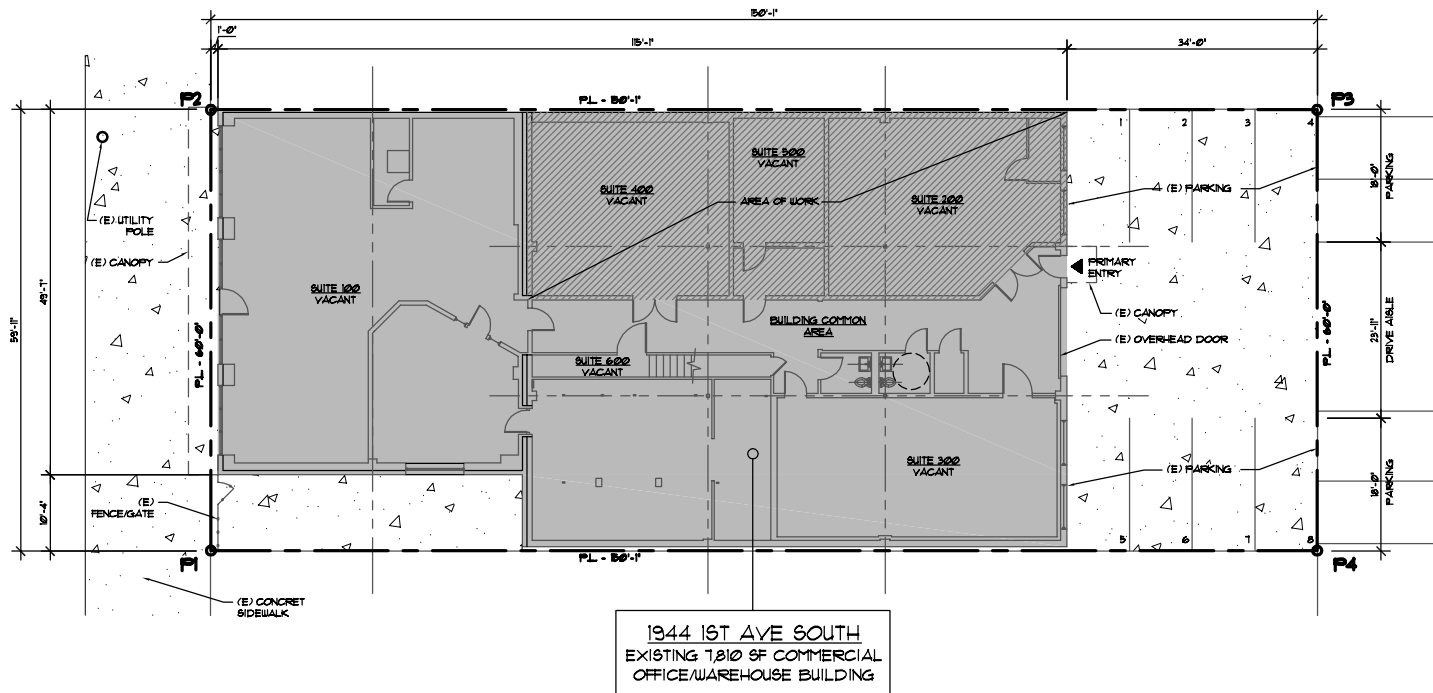
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FLOOR PLAN



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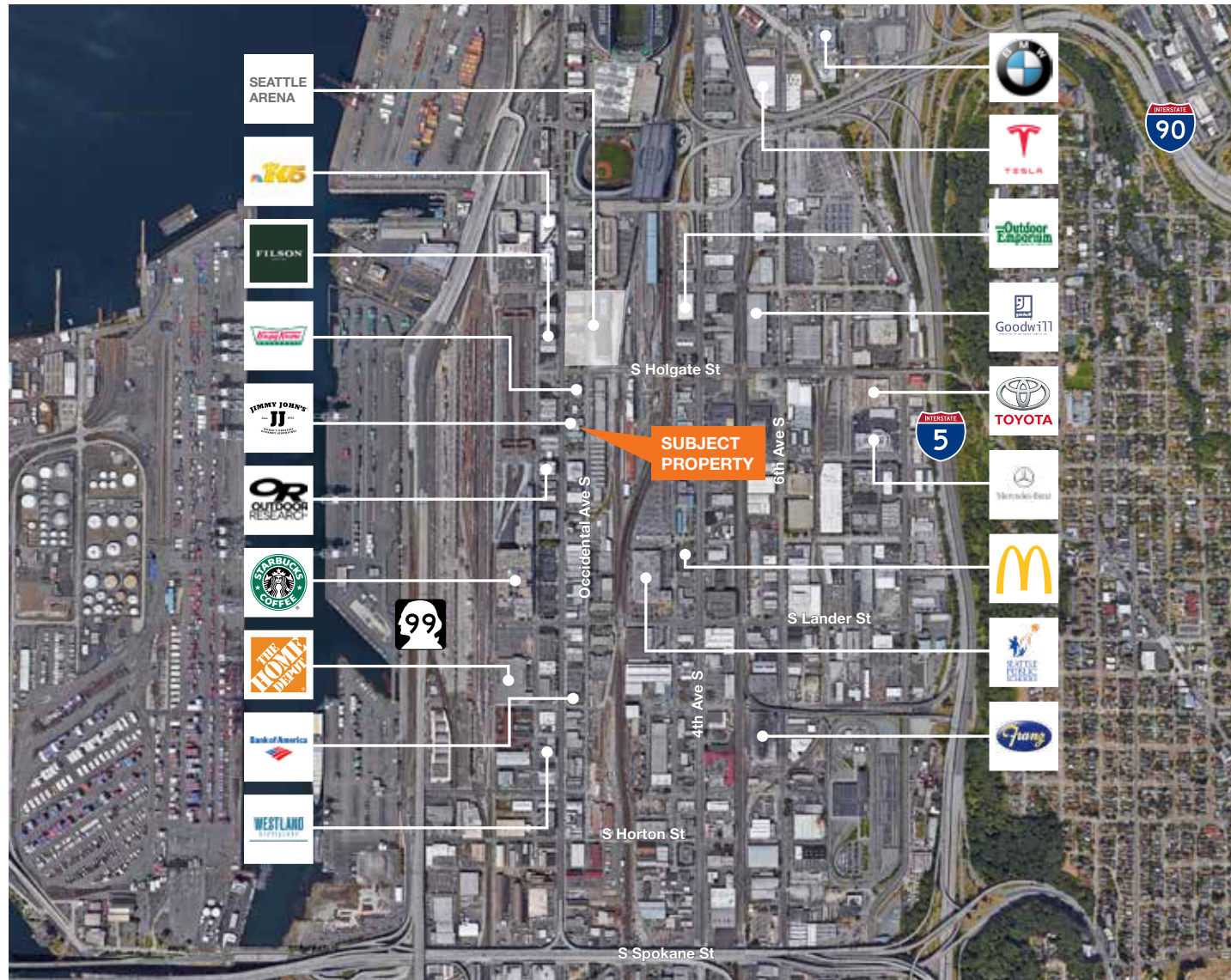
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AMENITIES AERIAL



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