

316

BROADWAY

Seattle, Washington

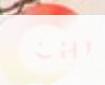
FOR LEASE OR SALE



JESSE OTTELE
Executive Managing Director
T +1 206 452 4529
jesse.ottele@ngkf.com

CAVAN O'KEEFE
Senior Managing Director
T +1 206 395 2903
cavan.okeefe@ngkf.com

TIM O'KEEFE
Executive Managing Director
T +1 425 362 1401
tim.okeefe@ngkf.com







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Seattle, Washington

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BROADWAY
Seattle, Washington

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

Newmark Knight Frank ("Broker") has been engaged as the exclusive agent for the sale of 316 Broadway, located in Seattle, WA (the "Asset").

The Asset is being offered for sale in an "AS-IS, WHERE-IS," condition and the owner of the Asset ("Owner"), its employees and agents and Broker make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective investors of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Owner. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Newmark Grubb Knight Frank as a registered prospective investor ("Prospective Investor") or as investor's broker ("Investor's Broker") for an identified Prospective Investor. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement for Purchasers furnished by Broker prior to delivery of this Offering Memorandum.

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Owner shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Asset unless and until a binding written agreement for the purchase of the Asset has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Broker or Owner promptly upon request; (b) the recipient shall not contact employees or tenants of the Asset directly or indirectly regarding any aspect of the enclosed materials or the Asset without the prior written approval of Owner or Broker; (c) the recipient shall make no attempt to visit the Asset and/or grounds without the prior written approval of Owner or Broker; and (d) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Owner or Broker or as otherwise provided in the Confidentiality Agreement for Purchasers executed and delivered by the Prospective Investor to Broker.

Each Prospective Investor shall be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Asset if such claims arise from acts of such Prospective Investor or its Investor's Broker. Any Investor's Broker must provide a registration signed by Prospective Investor acknowledging said broker/agent's authority to act on its behalf.



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**EXECUTIVE
SUMMARY**

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BROADWAY

The Offering

316 Broadway is a four-story, concrete and metal frame building located in the iconic Capitol Hill neighborhood located adjacent to Seattle University, major Seattle health systems and the Pike/Pine corridor. Just steps from the one of Seattle's hottest restaurant, bar and retail corridors on Pike Street, the building provides developers & owner/users great accessibility to a fast growing neighborhood, while also offering quick and easy access to Downtown Seattle and the University District and Rainier corridor. Built in 2004 by Childhaven, the Miller Hull designed building is fully occupied by Childhaven, a local nonprofit which has faithfully served King County since 1909. Built out as school, offices and daycare, the building floors are mixture of uses that will appeal to School, Childcare & Medical users alike. The building also boasts 58 parking stalls between its underground secured garage and the exterior parking lot off the back alley. Zoned MR, the building use is grandfathered in and will need to be examined by potential buyers to ensure compatibility which will be examined later in the package.

With floorplates ranging from 10,000-13,000 SF, an unheard of outdoor play area on floors 1 & 2, and high ceilings and iconic architecture, the 316 Broadway building offers potential purchasers the best of all worlds concerning location and quality of building which will be turnkey for many users.

Investment Highlights

Developed in 2004, 316 Broadway offers newer construction, excellent transportation and amenity access on Capitol Hill, creatively built out light and bright office spaces with large and smaller private exterior decks and secure onsite parking.

TENANT IMPROVEMENTS

316 Broadway has a mixture of classroom and office space that could be very desirable to not only a creative office user, but also to local medical users, other schools and daycare users in its current configuration.

93 WALK SCORE

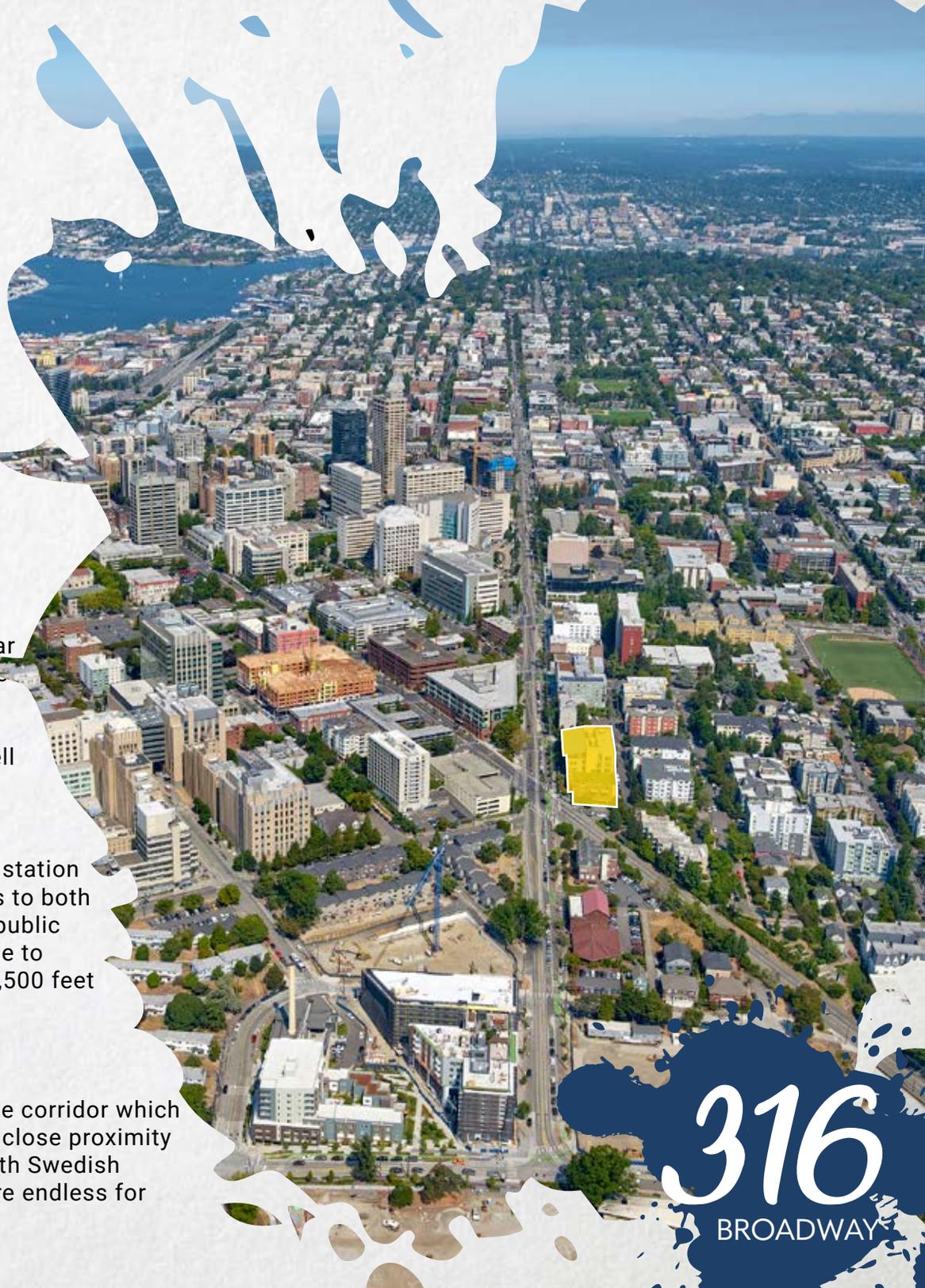
316 Broadway is a walker's paradise, earning a walk score of 93. Situated in the bustling Capitol Hill neighborhood and near the edge of Pioneer Square, the building offers its tenants the luxury of choosing among the most popular lunch and happy hour spots Seattle has to offer. It also provides access to an abundance of residential units and hotel rooms, making it well suited for employees and visitors.

100 TRANSIT SCORE

Located less than a mile from both the King Street heavy rail station and International District Transit Station, which offers access to both light rail and regional bus service, 316 Broadway is ideal for public transport users. The building also allows for efficient passage to Interstate 5 and I-90, with an on-ramp to I-5 located a mere 2,500 feet away.

AMENITY-RICH CAPITOL HILL AREA

316 Broadway is located just to the South of the hot Pike/Pine corridor which boasts some of the city's best restaurants and bars, with the close proximity to retail amenities and neighboring Seattle University, and both Swedish Hospital and Harborview Medical Center, the opportunities are endless for easy walkable amenities.



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BROADWAY



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PROPERTY
DESCRIPTION

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Property Description

Location	316 Broadway, Seattle WA 98122
Parcel Number	219760-0100; 219760-110; 219760-120; 219760-130; 219760-140
Lot Size	28,518 SF
Zoning	MR
Building Office RSF	43,518 RSF Floor 1: 13,892 RSF Floor 2: 9,444 RSF Floor 3: 10,118 RSF Floor 4: 10,064 RSF
Parking	Secured underground parking lot and exterior rear lot for 58 vehicles
Year Built	2004
Price	Unpriced

ZONING

Uses permitted outright in MR zones include:

- Residential (including congregate residences such as university dormitories or assisted living for seniors or persons with disabilities)
- Ground-floor commercial (including offices, restaurants, general sales and services, food processing, business support services, medical services, and live-work). Drive-in businesses are not permitted. See SMC 23.45.504.E.
- Medical services are limited to ground floor commercial use, meaning outpatient care by doctors, dentists, veterinarians, chiropractors, or other health care practitioners, along with the accessory uses of associated office, research, or laboratory space. See SMC 23.45.504.G; 23.84A.025.
- Parks, playgrounds, and community gardens
- Garage parking (short-term and/or long-term, including park-and-ride facilities).
- Institutions (so long as they comply with all development standards).

Uses that are “accessory” to these uses, such as private garages and swimming pools, are also permitted.

“Institutions” are facilities “used by organizations for the provision of educational, medical, cultural, social, and/or recreational services to the community.” SMC 23.84A.018. They include schools (elementary, secondary, college, or vocational); hospitals, religious facilities, child or adult care centers (non-residential), museums and libraries, community clubs and centers, and private clubs. Other than vocational schools and child/adult care centers, these facilities generally must be operated by a nonprofit or public organization to qualify as an institution. “Major Institutions” are hospitals or higher education facilities with a minimum site size of 60,000 SF, and are thus not at issue for this Property.

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10th Ave

Broadway & E Terrace St

Broadway & Terrace St

E Terrace St

E Terrace St

E Alder St

E Alder St

E Alder St

E Spruce St

E Spruce St

Horiuchi Park

Broadway

Broadway

Broadway

Boren Ave

Boren Ave

Boren Ave

11th Ave

11th Ave

12th Ave

12th Ave

12th Ave

Terry Ave

Terry Ave

9th Ave

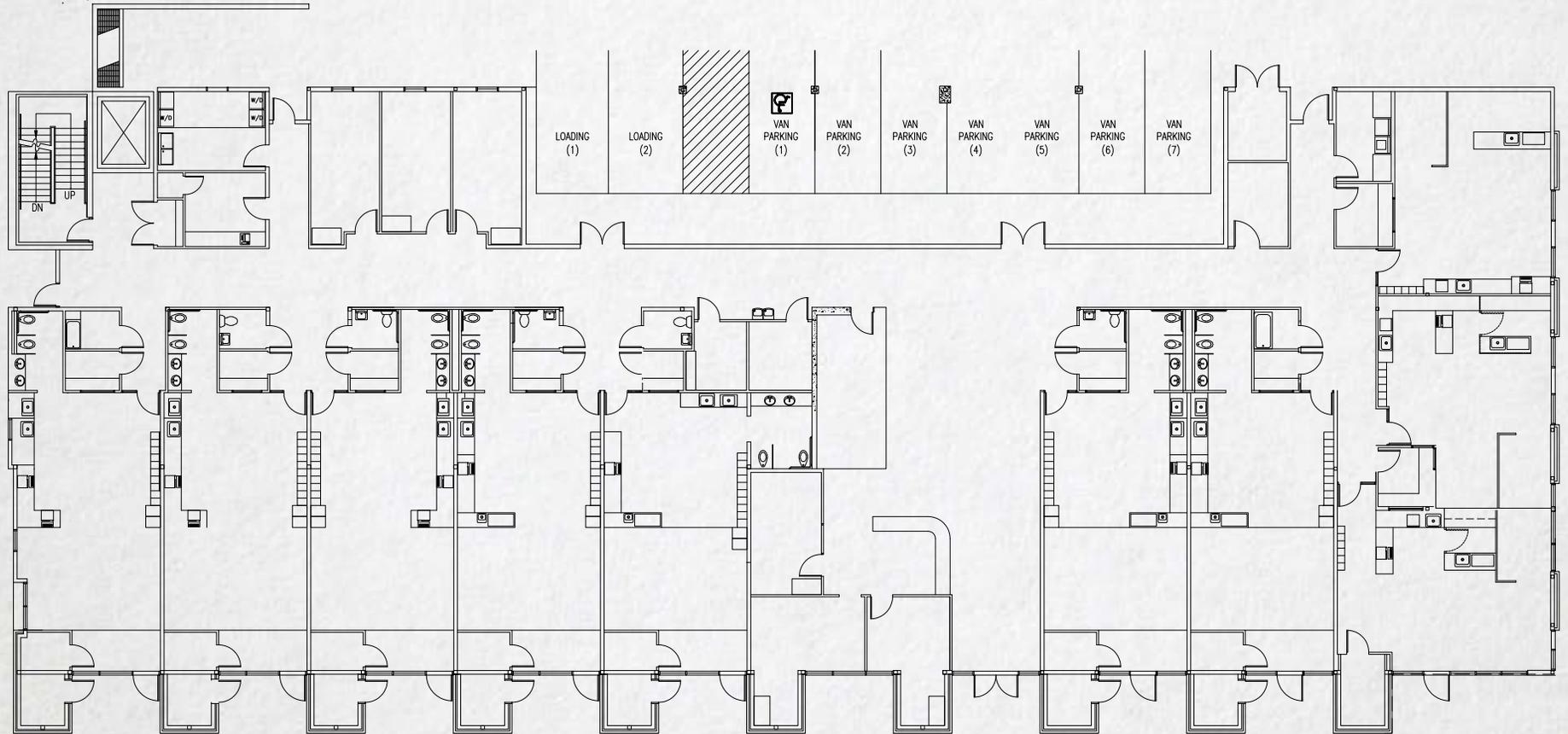
Alder St

E Jefferson St

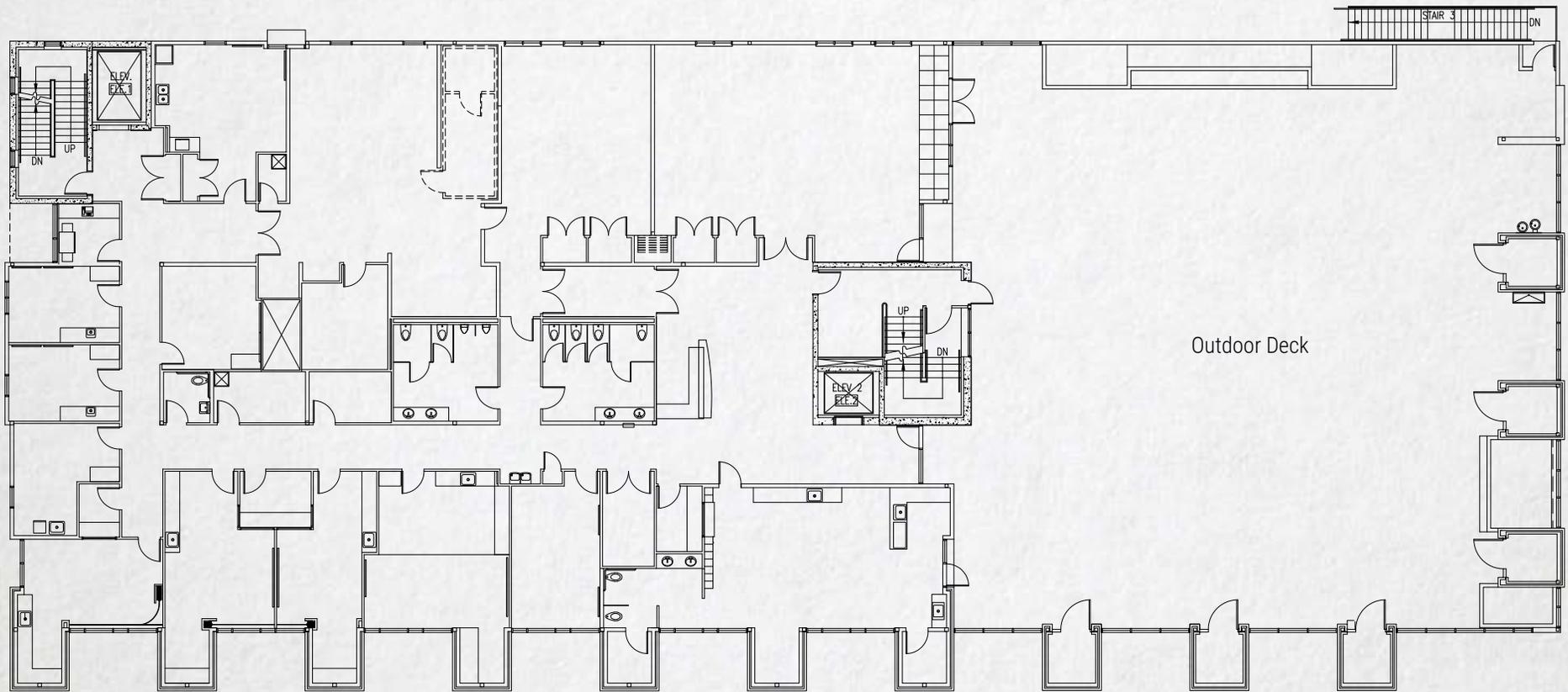


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Floorplans



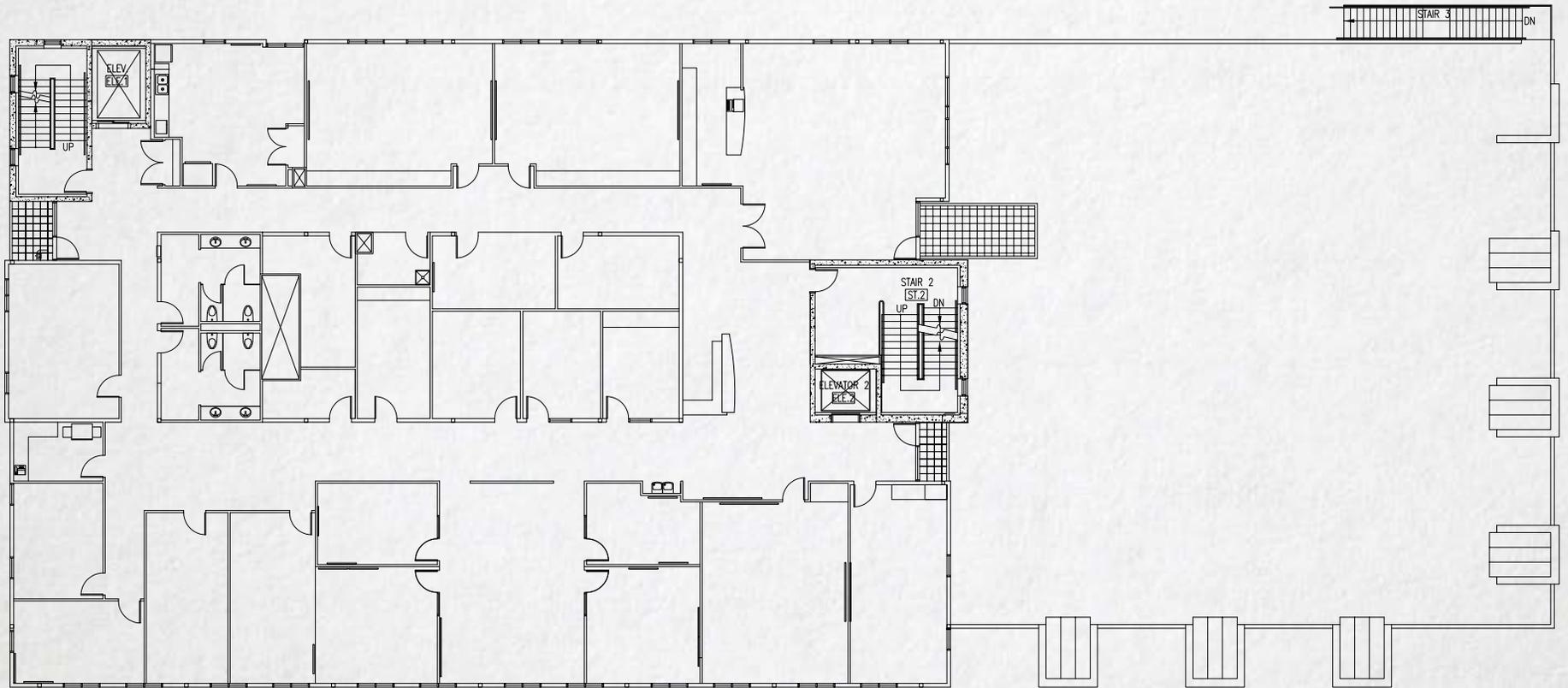
1ST FLOOR | 13,892 RSF



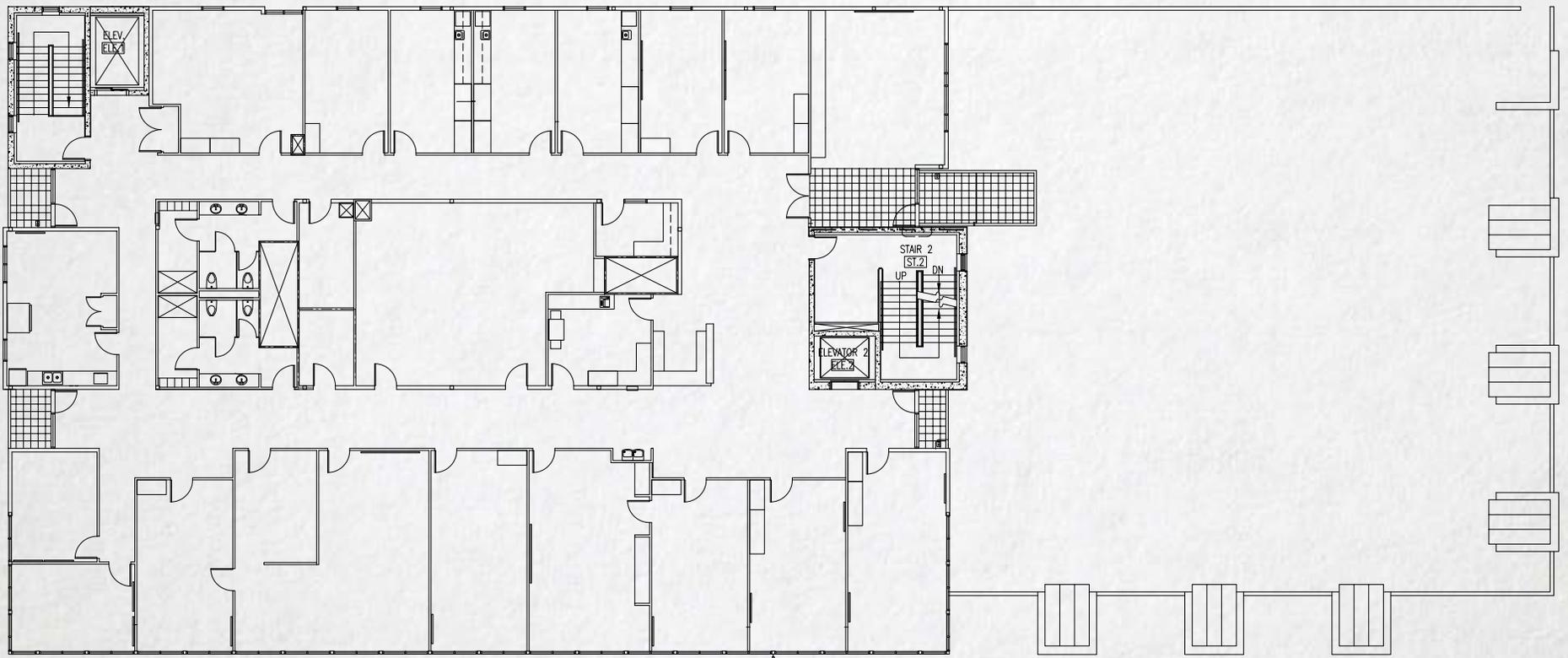
2ND FLOOR | 9,444 RSF

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Floorplans



3RD FLOOR | 10,118 RSF



4TH FLOOR | 10,064 RSF



3 AREA OVERVIEW

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BROADWAY

Seattle Market Overview

Seattle is the commercial, financial and cultural center of the Pacific Northwest. The region has acquired a reputation, particularly in recent years, as a desirable place to live and a good place to do business. Seattle is considered a global city due to its ties to Asia and world trade and has a tradition of innovation, stewardship and reinvention. With great innovation comes great activities, and Seattle is well known as one of the fitness and outdoor capitals of the West Coast. Along with this outdoor influence came great amenities and activities in our city core. World renowned ballet and symphony, along with the Experience Music Project, Seattle Seahawks, Mariners, Sounders and much more help define Seattle's attraction to out of town companies and visitors alike.

Our city is also home to one of the nation's best research institutions in the University of Washington. Along with University of Washington, other world class institutions such as Seattle Children's Hospital, Fred Hutchinson Cancer Research, Group Health, Virginia Mason, Harborview Medical Center, Swedish Hospital, and Seattle Cancer Care Alliance all help to create a vibrant medical and research community that is known throughout the nation as a leader in healthcare.

CAPITOL HILL

A CORE LOCATION OF SOME OF SEATTLE'S BEST AMENITIES, HOUSING, AND COMMUNITY

The Capitol Hill neighborhood has historically been the crossing of the Seattle cultural core, but in the last decade has turned into one of the hottest neighborhoods to live & work in. Long the center of the Seattle Medical community (Swedish Medical Center, Harborview & Virginia Mason), Capitol Hill's Pike Pine corridor now boasts some of the regions hottest restaurants & bars, and emerging tech companies, adding to the viability of the growing neighborhood.



**Harborview
Medical Center**

**Swedish
Hospital**

**Seattle
University**

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Alder St

Broadway

Boren Ave

Boren Ave

E Alder St

E Terrace St

E Jefferson St

Amenities Map

FOOD & DRINKS

1. Sushi Kanpai
2. Vito's Restaurant & Lounge
3. George's Sausage & Delicatessen
4. Dunbar Room
5. 206 Burger Company
6. Sugar Bakery & Cafe
7. Pho Saigon
8. Italian Family Pizza
9. Little Neon Taco
10. Cake Bride
11. Top Pot Doughnuts
12. Potbelly Sandwich
13. Blue Water Taco Grill
14. Piroshki
15. Jimmy John's
16. Sprigy
17. Sarducci's Specialty Subs
18. Mad Pizza
19. The Bottom Line
20. Southpaw
21. Rhein Haus
22. Chieftain Irish Pub & Restaurant
23. Panwa Thai
24. Niche GLuten Free Cafe & Bakery
25. Mr Saigon
26. Byrek & Baguette
27. Cherry Street Market
28. Hawk's Nest Bistro
29. Oma Bap
30. Ba Bar Restaurant
31. Migoto
32. Central District Ice Cream
33. Taste of the Caribbean
34. Nate's Wings & Waffles
35. Zobel Ethiopian Cuisine
36. Blue Nile Ethiopian
37. Central Smoke Bar & Smokery
38. Machine House
39. L'Oursin
40. Cedars in Capitol Hill
41. TAM Noodle Box

CAFÉ

1. The Rhododendron Cafe
2. Metropolitan Cafe
3. Specialty's Cafe
4. Cafe Frieda
5. Coffee Tree
6. Diva Espresso
7. @ The Peak Cafe
8. Peloton Cafe
9. Cherry Street Coffee House

HOTELS

1. Hotel Sorrento
2. The Baroness Hotel
3. The Inn at Virginia Mason
4. The ART Inn

FITNESS

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