



CHASE 

CHASE 

1953 Westlake Ave, Seattle, WA 98101

OFFERING MEMORANDUM

 Newmark  
Knight Frank

# THE OFFERING

“ The Seattle Chase Bank offering provides the most secure and advantageous real estate investment in terms of credit, lease term, lease structure, rental increases, location, Tenant investment, long-term development opportunity, and absolutely no Landlord responsibilities. *The location is truly generational and together with Chase credit and commitment creates the finest single tenant investment offering in the country.* ”

## IN THE HEART OF ONE OF THE TOP INVESTMENT MARKETS IN THE WORLD

- Adjacent to Amazon's world headquarters
- Amazon occupies 12M SF within 2 miles of this location
- 2 blocks from the busiest station in the Link Light Rail system
- In the heart of Seattle CBD and South Lake Union
- Extreme high-growth trade area
- 63,800,000 sf of office space, 45,136 multi-family units, and 12,354 hotel rooms within 1 mile of the property
- 7 blocks from a major I-5 interchange
- Connectivity to the Seattle Center, Key Arena, Pike Place Market, Seattle Waterfront, Belltown, Pioneer Square, and South Lake Union
- 5 blocks from the \$1.7B Washington State Convention Center expansion
- High income trade area
- 24 hour pedestrian and vehicular traffic at the site
- Excellent access and visibility



CHASE

# INVESTMENT HIGHLIGHTS

## EXTREMELY SECURE AND ADVANTAGEOUS LEASE STRUCTURE:

- 25-Year Lease Term
- 3, 10-year Option Periods
- Corporate “JP Morgan Chase Bank” Lease Signature
- 15% rental increase in year 11
- 10% rental increase year 16 and year 21
- 12.5% rental increases every 5 years throughout the option periods
- Absolute Single Tenant Net Lease – Zero Landlord Responsibilities

## TENANT INVESTMENT AND BRAND NEW CONSTRUCTION:

Chase Bank is investing a significant amount of capital to develop a state-of-the-art flagship branch. The building is being fully redeveloped and will essentially be a brand new physical plant.

## LONG-TERM DEVELOPMENT:

The site and zoning can accommodate future vertical development helping to maintain and increase the underlying land value.

## DOMINANT RETAIL LOCATION:

2 blocks from Pacific Place, Westlake Center, and Nordstrom’s flagship store. Nearby retailers include Gucci, Chanel, Louis Vuitton, Nike, Gap, Urban Outfitters Anthropologie, Whole Foods, Walgreens, Target, North Face, Tiffany & Co., Coach, and Columbia Sportswear.

## ONE OF THE STRONGEST, FASTEST GROWING MAJOR TRADE AREAS IN THE COUNTRY:

Seattle has grown by a staggering 18.7% over the last decade, adding over 220,000 new jobs, while 25 Fortune 500 companies have opened new office, research, and/or engineering. Amazon, Expedia, Google, Facebook, Adobe, and Salesforce (Tableau) have HQ or HQ2 offices located around the Property.

## SEVERE BARRIERS TO ENTRY / PROTECTED:

Penetrating and securing a free-standing building in the immediate trade area is nearly impossible. The Property will continue to be one of the most well located assets of its kind for generations.





# INVESTMENT HIGHLIGHTS

## RETAIL, TRANSPORTATION, TOURIST HUB:

- Chase Bank is 2 blocks from the Link Light Rail at Westlake Center Station, that carries over 4.1M passengers every year and will become the key Link Light Rail transfer station – the upcoming light rail lines will serve South Lake Union, Lower Queen Anne, and Ballard. They are planned to open by 2036.
- Located 2 blocks from the Seattle Monorail, which carries passengers from Westlake to Seattle City Center and the new, \$900M NHL/Key Arena remodel, in less than 2 minutes. At current capacity, the Monorail carries over 2M passengers every year. A proposed, \$25M expansion would more than double its current capacity.
- Pike Place Market is 4 blocks from the Property and attracts over 15M tourists each year.

## IN THE HEART OF ONE OF THE TOP INVESTMENT MARKETS IN THE WORLD:

- Excellent location at the junction of the Seattle’s Financial District, Pike Place Market, South Lake Union, Amazon’s HQ, and the Convention Center, including the brand new \$1.7B Convention Center Expansion.
- +12M SF owned or leased by Amazon with 53,500+ employees in Seattle.
- +2M SF of new office space under construction within 2 miles.

## EXTREMELY AFFLUENT, WELL EDUCATED POPULATION:

- Over the last decade, Seattle has been the fastest growing large city in the United States; this trend is expected to continue, with population projected to grow over 34% over the next 10 years.
- Average Household Incomes exceed \$130k within a 3-mile radius of the Property.
- Seattle ranks as the #1 most educated “big” city, with over 63% of the population (over 25).
- holding a college degree and 11.5% holding bachelor’s degrees or higher in science or engineering.

## MULTI FAMILY DEVELOPMENT GROWTH:

Approximately 12,000 new multi-family units are planned, under construction, or have been delivered in the neighborhoods immediately surrounding the Property within the last year, increasing density and providing staying power for the investment.

# TERMS OF THE OFFERING

<b>PRICE</b>	Best Offer
<b>YEAR 1 NOI</b>	\$551,250
<b>FINANCING</b>	Free & Clear

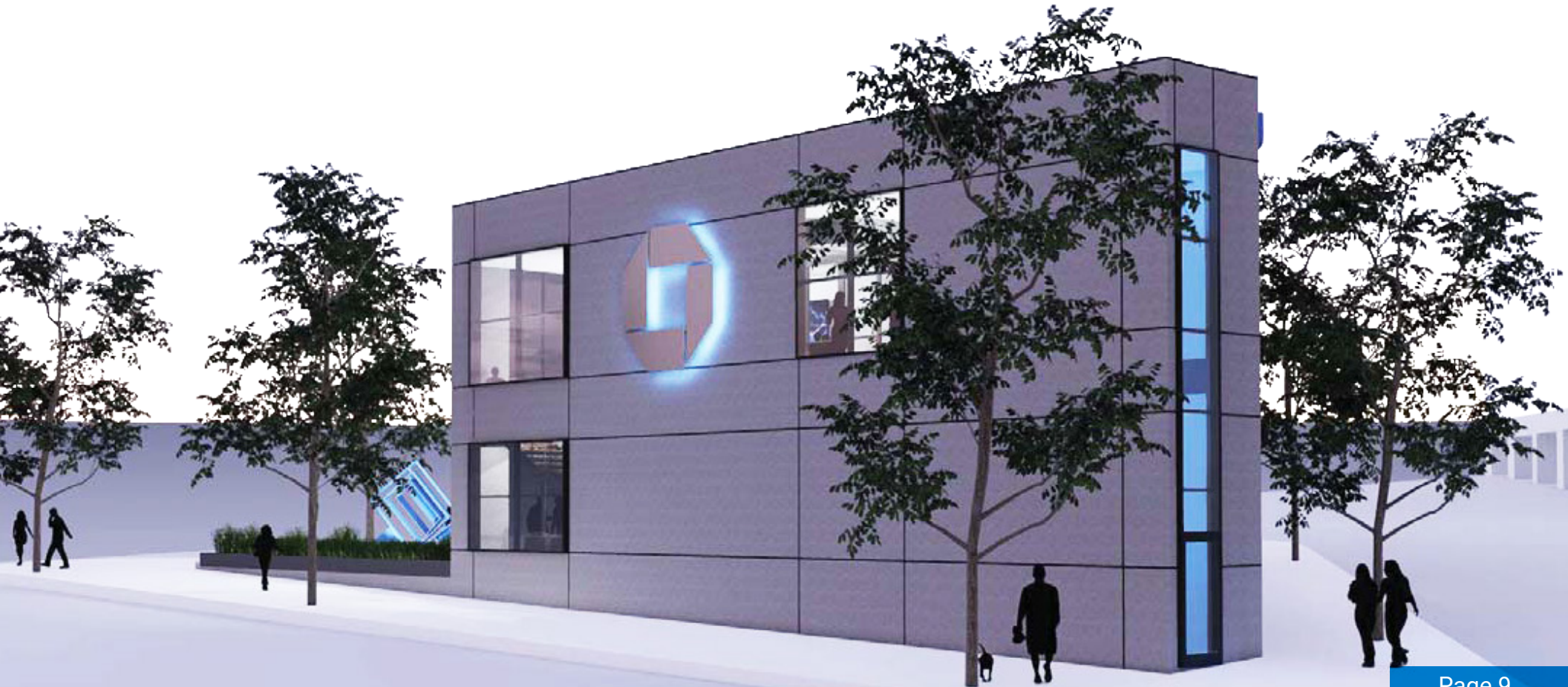
<b>LEASE TERM</b>	25 years
<b>LEASE COMMENCEMENT</b>	July 1, 2020
<b>RENTAL INCREASES</b>	<ul style="list-style-type: none"><li>• 15% rental increase in year 11</li><li>• 10% rental increase year 16 and year 21</li><li>• 12.5% rental increases every 5 years throughout the option periods (3x10 years)</li></ul>



# SITE DESCRIPTION

<b>PROPERTY ADDRESS</b>	1953 Westlake Ave, Seattle, WA 98101
<b>PARCEL NUMBER</b>	065900-0600
<b>TOTAL LAND AREA</b>	0.085 Acres (Approx. 3,713 SF)
<b>TOTAL GROSS BUILDING</b>	8,480 SF <ul style="list-style-type: none"><li>• Basement storage: 2,740 SF</li><li>• Ground level: 3,120 SF</li><li>• Upper level: 2,620 SF</li></ul>
<b>OCCUPANCY</b>	100%

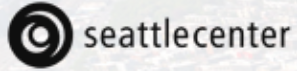
<b># OF BUILDINGS</b>	1
<b>NUMBER OF FLOORS</b>	2 + Basement
<b>YEAR BUILT / RENOVATED</b>	1979/2000/2020 Chase is currently under construction completing a full remodel which will provide essentially a brand new physical plant. Expected completion is Q3 2020
<b>ZONING</b>	Downtown Office Core-2 500/300-550



# INCREDIBLE LOCATION

FREMONT

QUEEN ANNE



- The top visitor and tourism destination in the region
- 12M visitors annually
- Over 14,000 events annually



- Over 13M SF either owned or leased by Amazon within 2 miles
- Close to 2M SF of new office space under construction
- Amazon's expanding headquarters complex accounts for 53,500 jobs



PINE STREET

## LIGHT RAIL STATION

- Direct access to the Monorail Station; over 2M annual passengers
- Busiest station in the Link Light Rail system; over 11,000 passengers/day on weekdays



- Home to over 500 shops, vendors, restaurants, and bars
- More than 15M visitors each year

PIKE STREET

4TH AVENUE

5TH AVENUE

## UNIVERSITY of WASHINGTON

- ±32,000 Undergraduate students
- ±15,300 Graduate students



## Washington State Convention Center

- 450,000 visitors annually
- Premier meetings and events facility for the Northwest

### Expansion

- \$1.7B renovation cost
- 11-story, 1.4M SF
- Expected to drive more than 400,000 new convention-goers

# NEIGHBORING RETAILERS





# TENANT DESCRIPTIONS

JPMorgan Chase (NYSE: JPM) is one of the oldest financial institutions in the United States with a history dating back over 200 years. JPMorgan Chase is a leader in investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing and asset management.

JPMorgan Chase has a presence in over 100 markets and has over 250,000 employees. JPMorgan Chase serves millions of consumers, small businesses and many of the world's most prominent corporate, institutional and government clients. The firm's subsidiaries include the prestigious JPMorgan Private Bank and institutional investment manager JPMorgan Asset Management.

JPMorgan Chase, in its current structure, is the result of the combination of several large U.S. banking companies over recent decades including Chase Manhattan Bank, J.P. Morgan & Co., Bank One, Bear Stearns and Washington Mutual. The acquisitions greatly bolstered their retail presence from coast to coast. Bear Stearns and Washington Mutual were acquired during the downturn of the economy in 2008, a testament to the strength of JPMorgan Chase at the time.

- **2018 Revenue: \$109B**
- **2017 Revenue: \$99.6B**
- **Moody's Rating: A2**
- **S&P Rating: A-**
- **Fortune 500 Rating: #16**

A large, three-dimensional logo for Chase is mounted on a building facade. The word "CHASE" is rendered in white, block letters with blue outlines, and the Chase octagon logo is in solid blue. The background shows a modern building with a grid of windows.

# PARCEL MAP



6th Ave

Westlake Ave

Virginia St

CHASE

5th Ave

6th Ave

7th Ave

Virginia St

Westlake Ave

Stewart St



**CHASE**



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