

S LANE ST

km Kidder Mathews

S DEARBORN ST

RDA BUILDING

859290-0335

859290-0325

S CHARLES ST

MAYNARD AVE S

7TH AVE S

AIRPORT WAYS



RDA BUILDING PORTFOLIO

OFFERING MEMORANDUM | 800 MAYNARD AVENUE S, SEATTLE, WA & ADDITIONAL DEVELOPMENT LAND

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LOCATION OVERVIEW

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PROPERTY HIGHLIGHTS

The western half-block (RDA Building & Parking) can be purchased for \$12.5M or the entire portfolio for \$20.5M. Excellent location with projected lightrail development nearby. The zoning for the long range exit is currently a development site.

	Parcel #	Sale Price	SF
Western Half Block	859290-0345	\$12.5 Million	27,360 SF Land
NE Parcel	859290-0335	\$8 Million for both parcels	8,160 SF Land
East Central Parcel	859290-0325		14,000 SF Land
Total		\$20.5 Million	49,520 SF Land

RDA BUILDING DETAILS

72,000 SF	57,600 SF
GROSS BUILDING AREA 4 STORIES + BASEMENT	FLOORS 1 - 4 OFFICE GROSS (55,400 RSF)

WESTERN HALF BLOCK (RDA BUILDING & PARKING)

Address	800 Maynard Ave S
Built	1925
Construction Type	Reinforced Concrete
Basement Warehouse/Storage	14,400 SF
Assessed Value 2023	
Improvements	\$2,329,500
Land	\$9,849,600
Total	\$12,179,100
Zoning	IDM 165/85-170
2023 Taxes	\$98,880.89

NE PARCEL DETAILS

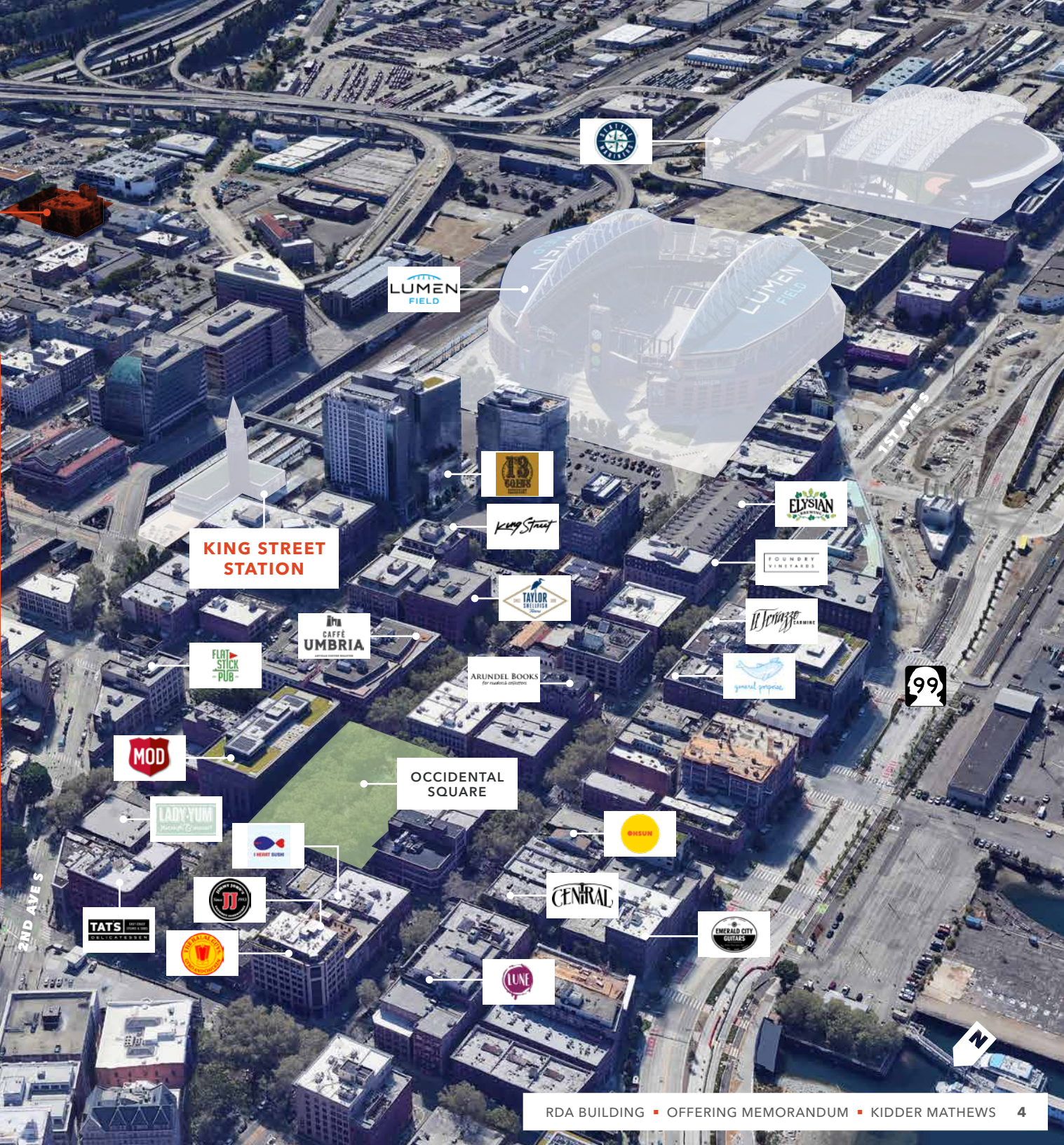
Assessed Value	\$2,937,600
Zoning	IDM 165/85-170
2023 Taxes	\$23,850.08

EAST CENTRAL PARCEL DETAILS

Assessed Value	\$5,184,000
Zoning	IDM 165/85-170
2023 Taxes	\$42,088.38

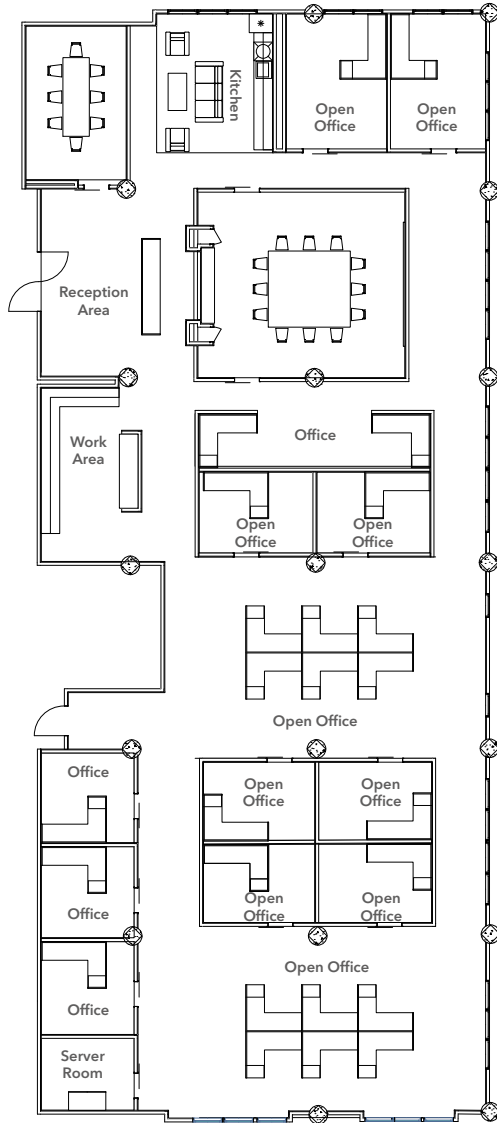
RDA BUILDING PORTFOLIO

Centrally located in the International District with direct access to Pioneer Square, Stadium District, major freeways, Public Transit and Waterfront.

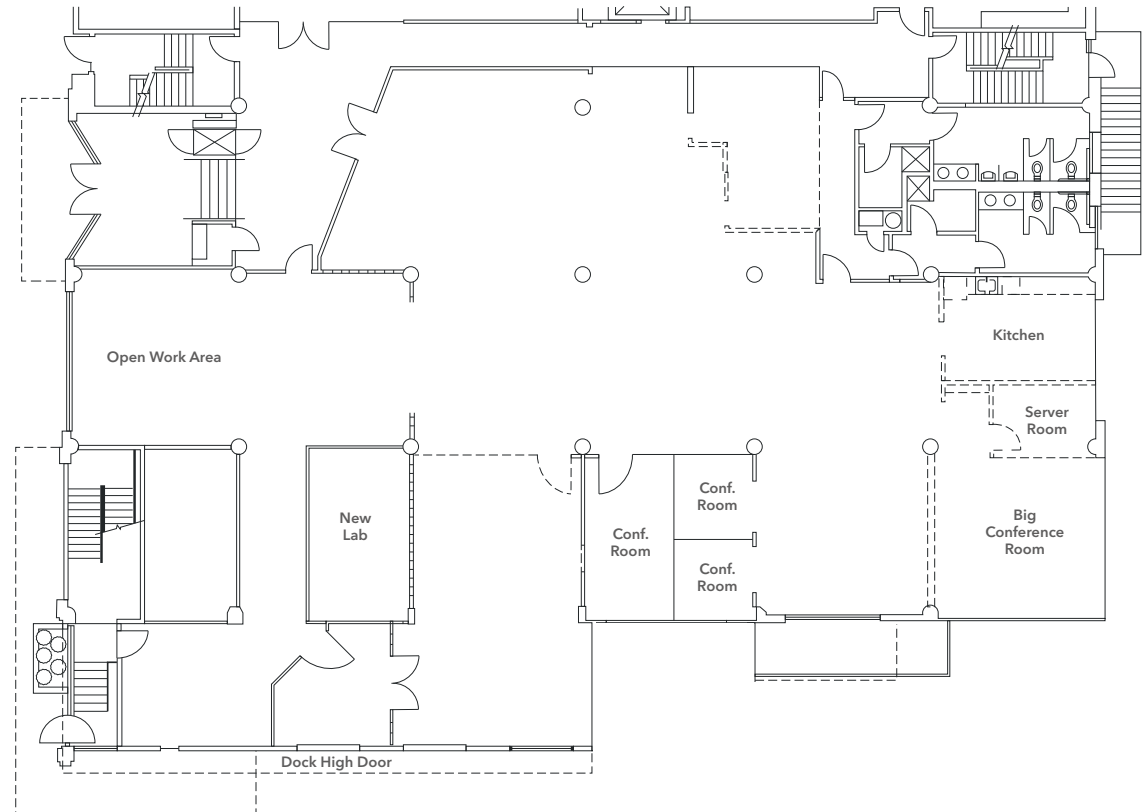


FLOOR PLANS

FIRST FLOOR SUITE 101 - 6,509 RSF



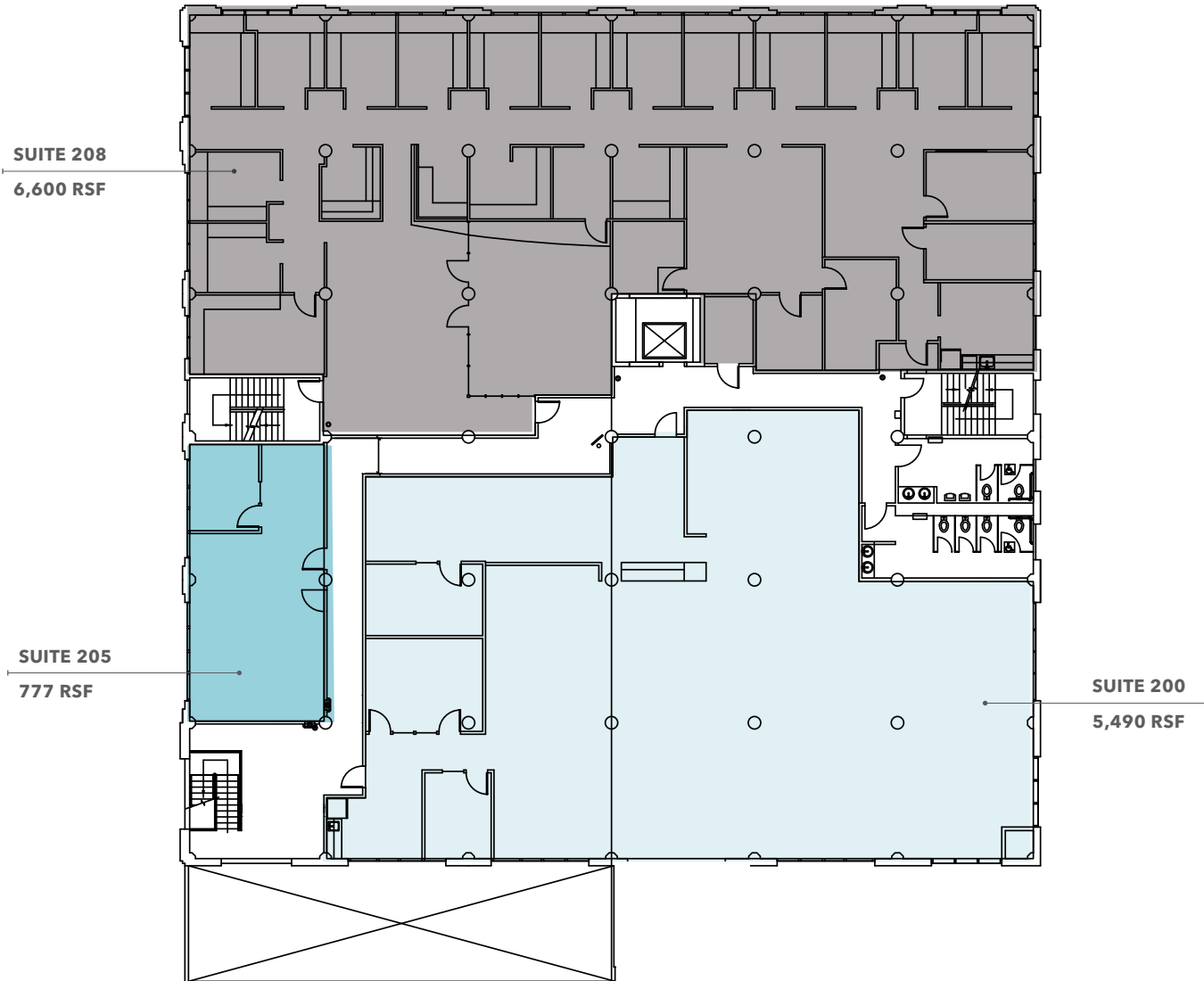
FIRST FLOOR SUITE 102 - 6,926 RSF



NOTE: BUYER TO VERIFY SQUARE FOOTAGE

FLOOR PLANS

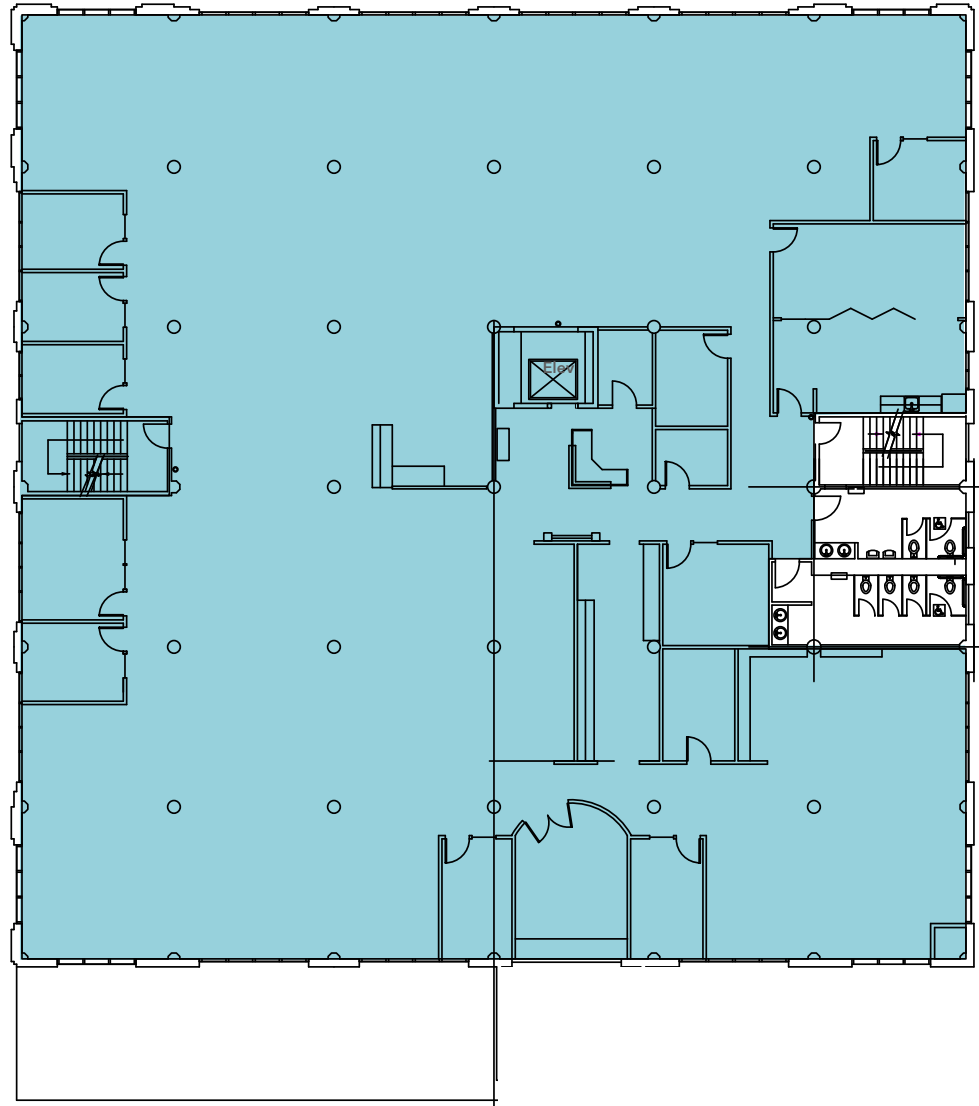
SECOND FLOOR - 3 SUITES



NOTE: BUYER TO VERIFY SQUARE FOOTAGE

FLOOR PLANS

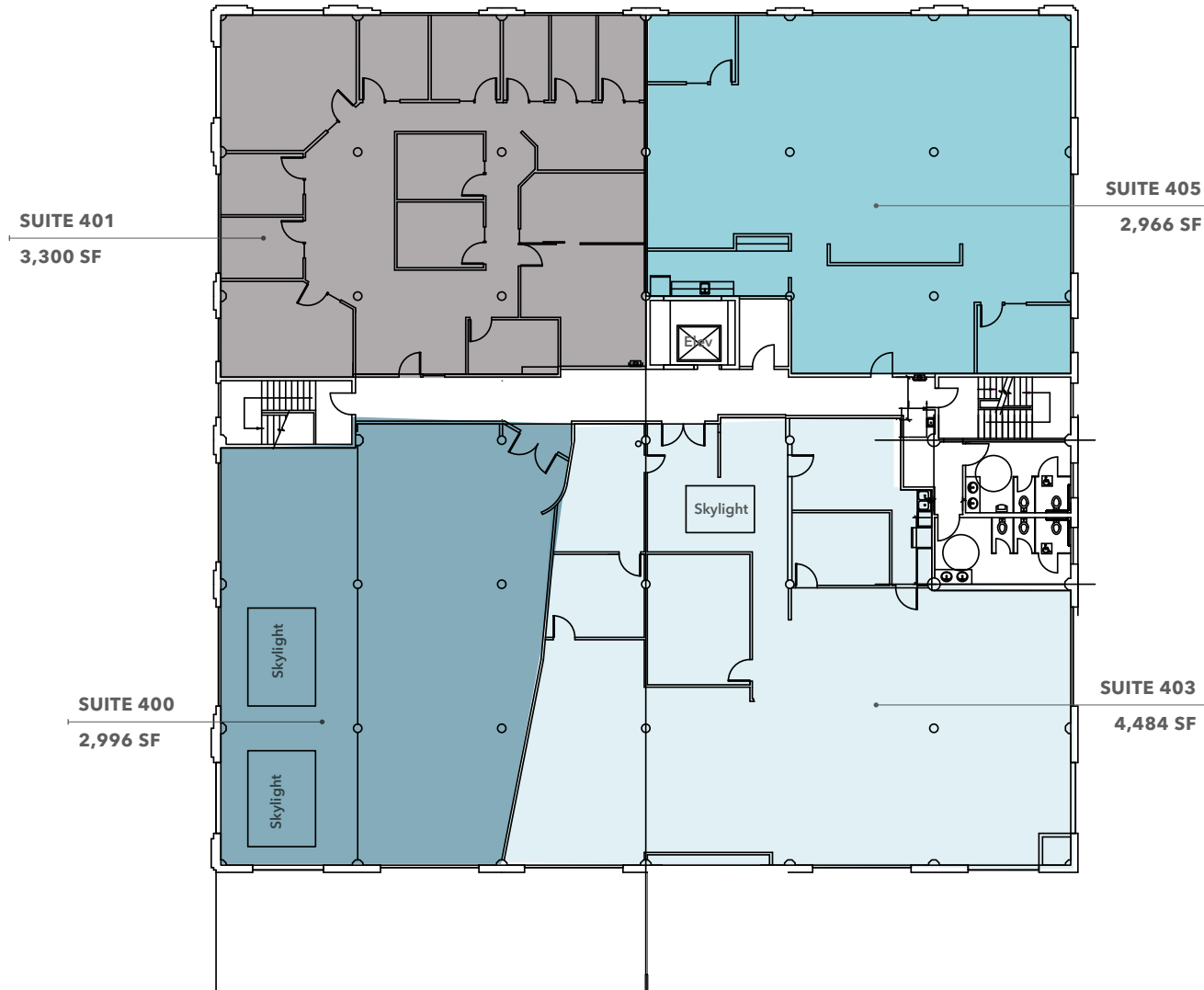
THIRD FLOOR SUITE 300 - 13,850 RSF



NOTE: BUYER TO VERIFY SQUARE FOOTAGE

FLOOR PLANS

FOURTH FLOOR - 4 SUITES





MARKET OVERVIEW

Over 200 events held annually in the neighborhood

Seattle is one of the fastest growing big cities in the U.S. The International District, Pioneer Square and Stadium District submarkets are some of the city's most buzzworthy and desirable areas to set up shop. The neighborhoods were recently recognized as some of 'the best food neighborhoods in America' by Thrillist.



	1 Mile	3 Miles	5 Miles
Population	25,787	163,590	360,711
Households	12,367	88,093	173,436
Average Income	\$98,835	\$131,612	\$133,972

100+ sporting events annually in the area

 **10**
SEAHAWKS NFL GAMES

 **81**
MARINERS MLB GAMES

 **17**
SOUNDERS MLS GAMES



EAT & DRINK

- 1 Fuji Sushi
- 2 Jade Garden
- 3 The Lodge Sports Grille
- 4 Flatstick Pub
- 5 Casco Antiquo
- 6 Red Bowls Restaurant
- 7 Owl N' Thistle
- 8 Ivar's Fish Bar
- 9 Elliott's Oyster House
- 10 The Crab Pot
- 11 Quality Athletics
- 12 The People's Burger

COMPANIES/EMPLOYERS

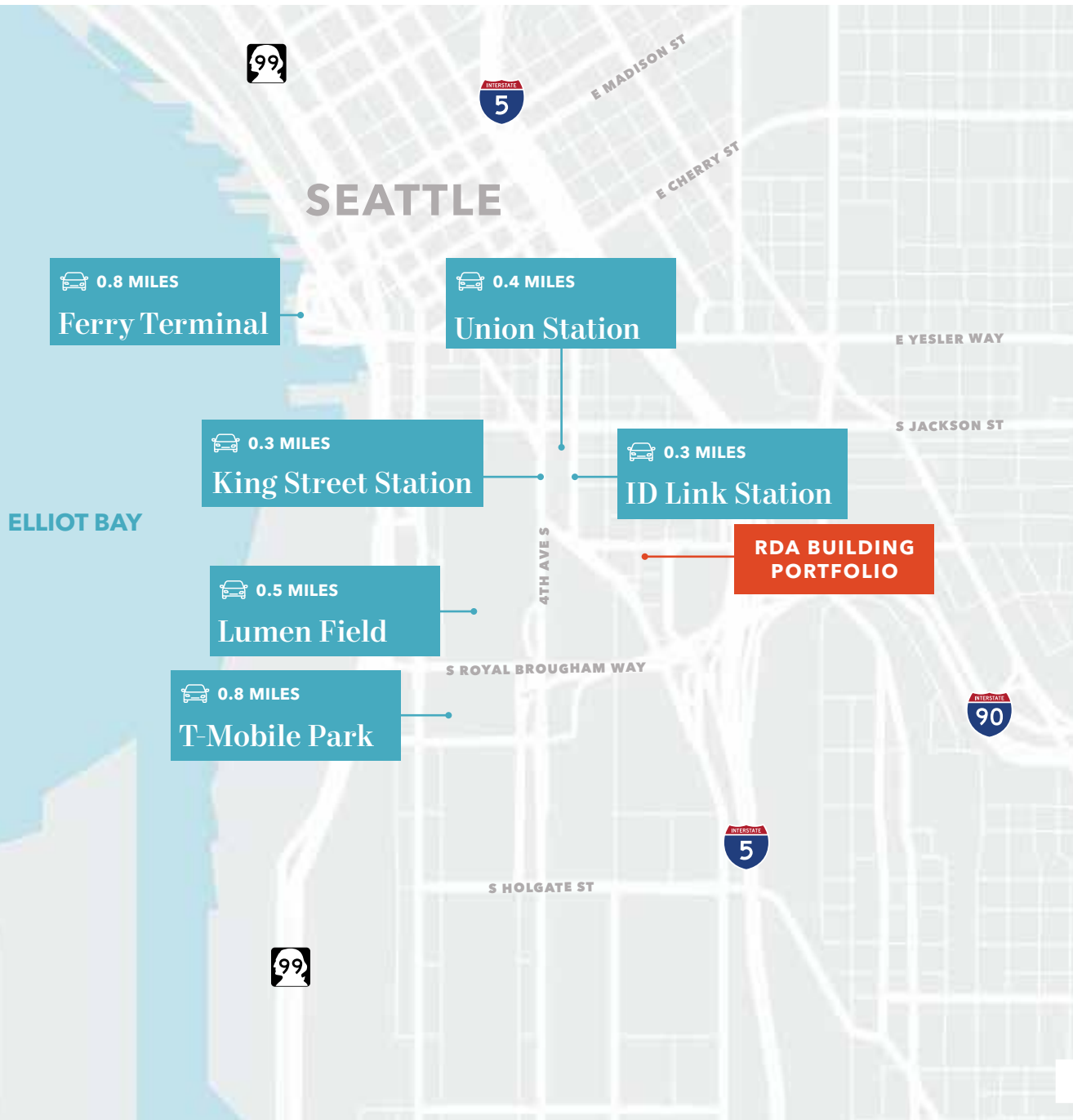
- 1 King County
- 2 Weyerhaeuser
- 3 Avalara
- 4 Vulcan
- 5 BMW
- 6 City of Seattle

SHOPPING











- 1 Uwajimaya
- 2 Dainese Motorcycle Shop
- 3 Velouria
- 4 Swift Industries
- 5 Lids
- 6 Bartell Drugs



AREA INFORMATION



PROMINENT AREA EMPLOYERS

 City of Seattle	
 PACIFIC OFFICE AUTOMATION — PROBLEM SOLVED —	
 MILLER NASH LLP	
 SOUNDTRANSIT	
 WebMD	
	

LOCATION OVERVIEW

Cultural International District, historic Pioneer Square, vibrant Stadium District, and Seattle's new Waterfront converge - this is the ultimate location.

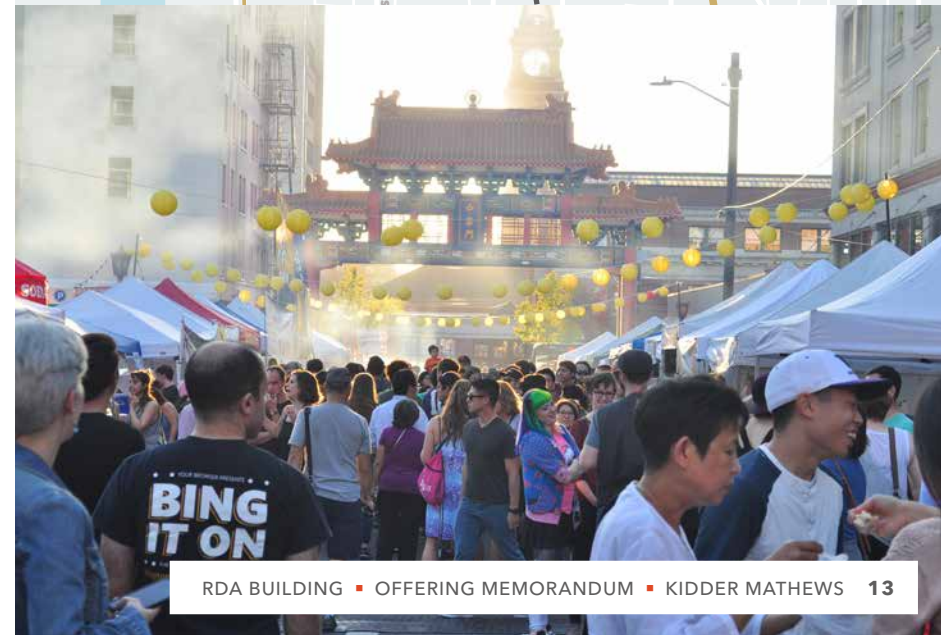
Seattle's Chinatown-International District (C-ID) is generally located between Yesler on the north, Rainier on the east, Dearborn on the south and Fourth on the west. Known as the cultural hub for the Asian-American community and listed in the National Register of Historic Places. Diversity, history, and culture all run deep in the C-ID making it a prosperous residential and commercial community with numerous food and entertainment options. There are over 50 dining choices in the C-ID alone plus the Wing Luke Museum, the Historic Chinatown Gate, and Donnie Chin International Childrens Park to name a few.

Immediately adjacent to historic Pioneer Square and the vibrant Stadium district, the C-ID is well located for easy access to additional restaurants, bars, concerts, hotels, art galleries, sporting events, and other activities. Pioneer Square is one of the oldest and most historic neighborhoods in Seattle. The Stadium District is home to Lumen Field, home of the Seahawks, Sounders, and Sea Dragons, as well as T-Mobile Park, home of the Mariners. Many new residential

units have been recently completed in the area.

At the intersection of I-5 and I-90, King Street Station and a short walk to the Washington State Ferry System, transportation access could not be simpler regardless of traveling by car, bus, light or heavy rail, or boat. King Street Station is the transportation hub for the area with Sounder Commuter Line, Link Light Rail System, and access to the Metro Bus Network. In addition to the existing transit options, there have been studies around an additional Link stop in the C-ID to better serve the neighborhood.

The Waterfront District is home to the Washington State Ferry System at Colman Dock, transporting people and vehicles over Puget Sound between the Kitsap Peninsula and Seattle. Seattle new Waterfront, expected to be completed by 2025, will be a significant draw to the area with access to a 20-acre park serving all of Seattle. More information on the development on the following pages.



SEATTLE'S NEW WATERFRONT

After six decades of disconnect between the Seattle urban core and its waterfront, a bold vision and partnership is transforming 26 city blocks along Elliott Bay. Waterfront Seattle is a \$1.07 billion project (and just a portion of the \$3.3 billion larger transformation which included the viaduct removal). It represents a partnership between the City of Seattle and its citizens to remedy the disconnect. With over 10,000 community members weighing in on the ambitious project, it is truly a collective effort.

Since completing the demolition of the State Route 99 viaduct, a psychological and physical barrier to the waterfront has been removed and shepherded in a great opportunity for improvements. Upon completion in 2025, Seattle will have a unified downtown district with open spaces, bike and running lanes, an updated ferry terminal, and seismic seawall.

ACCESSIBILITY

Transforming Seattle's waterfront is a welcome boost for accessibility in many ways. Replacing the viaduct with an underground tunnel and an overlook pedestrian bridge integrates districts like Pioneer Square and the iconic Pike's Place Market with the waterfront. In addition, the visionaries have paid special attention to providing state of the art ADA accessibility. Curb ramps, elevators and detectable pavers will provide a safer waterfront. Improved street connections will ease vehicle congestion and, offer more accessibility to ferries, SeaTac airport, and Union Station.

4.5M

ANNUAL
VISITORS

2019

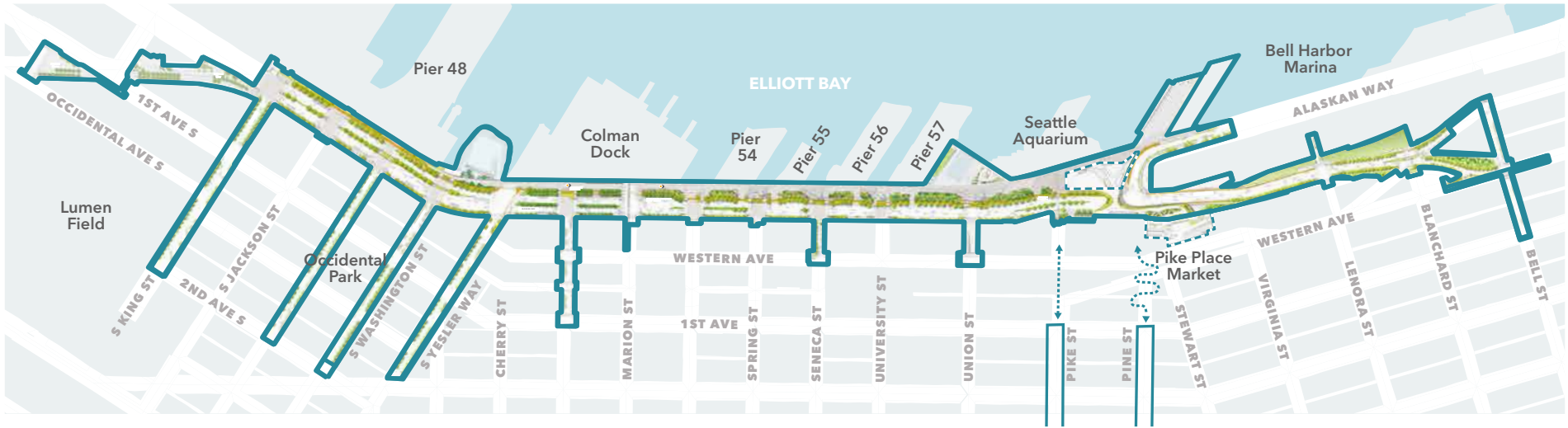
START
DATE

\$1.07B

REDEVELOPMENT
PROJECT

\$400M

ANNUAL BUSINESS
REVENUE



CONNECTED GROWTH

At the core of the waterfront project is the Park Promenade which is a linear park providing a new pedestrian connection meandering from Pier 48 to the Seattle Aquarium, which will enjoy an ambitious makeover in the last phase of the project. The promenade will feature permanent art exhibits while highlighting existing attractions like the Seattle Great Wheel, Miner’s Landing, and rebuilt Pier 62.

The 20 acres of open space will attract cultural events and visitors year-round. Additionally, the unification of the waterfront and downtown district makes cultural destinations like Benaroya Hall, T-Mobile Park, and Lumen Field more accessible. Undoubtedly, the Seattle waterfront will be a civic gem when the project reaches completion in 2025.

Pioneer Square will be connected to the new waterfront via new pedestrian and landscape improvements on four of their main east/west streets.



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