



2131 2nd Ave

Confidential Offering Memorandum

8,640 SF

MIXED USE PROPERTY FOR SALE OR LEASE

UPPER FLOOR OFFICE +/- 4,300 SF FOR LEASE

SEATTLE, WA

CBRE



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## **DISCLAIMER**

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property.

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# EXECUTIVE SUMMARY

## The Offering

CBRE is pleased to present the opportunity to acquire a fully renovated jewel box in the heart of downtown Seattle. The property is separated into two distinct parts; a ground level retail space, currently occupied by a bar, and a 2nd floor office, built out to the highest standards. This current configuration allows a prospective office user to acquire an office property with significant in-place income, while still meeting the minimum occupancy threshold of 51% for SBA financing.

## Investment Highlights

- Modern, open concept office with exceptional finishes
- Full seismic retrofit
- New roof in 2022
- Elevator



## Property Highlights



**Address: 2131 2nd Ave,  
Seattle, WA 98121**



**Building SF: 8,640 SF**



**Occupancy: 49%**



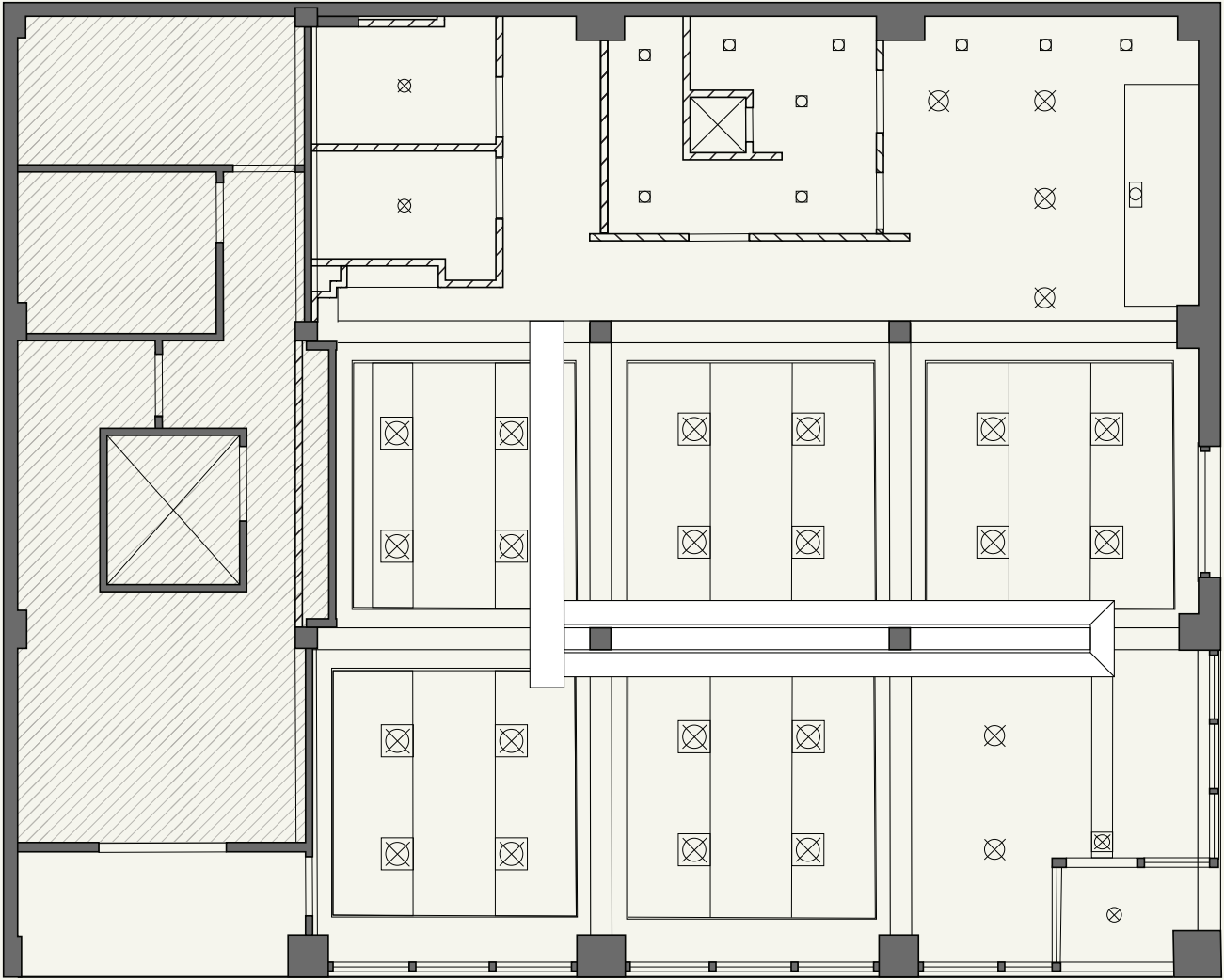
**Remaining Lease Term  
Ground Floor: 3 years  
Suite 200: Available Now**



**Year 1 NOI: \$117,225**

# FLOOR MAP

First floor | Provisions Bar



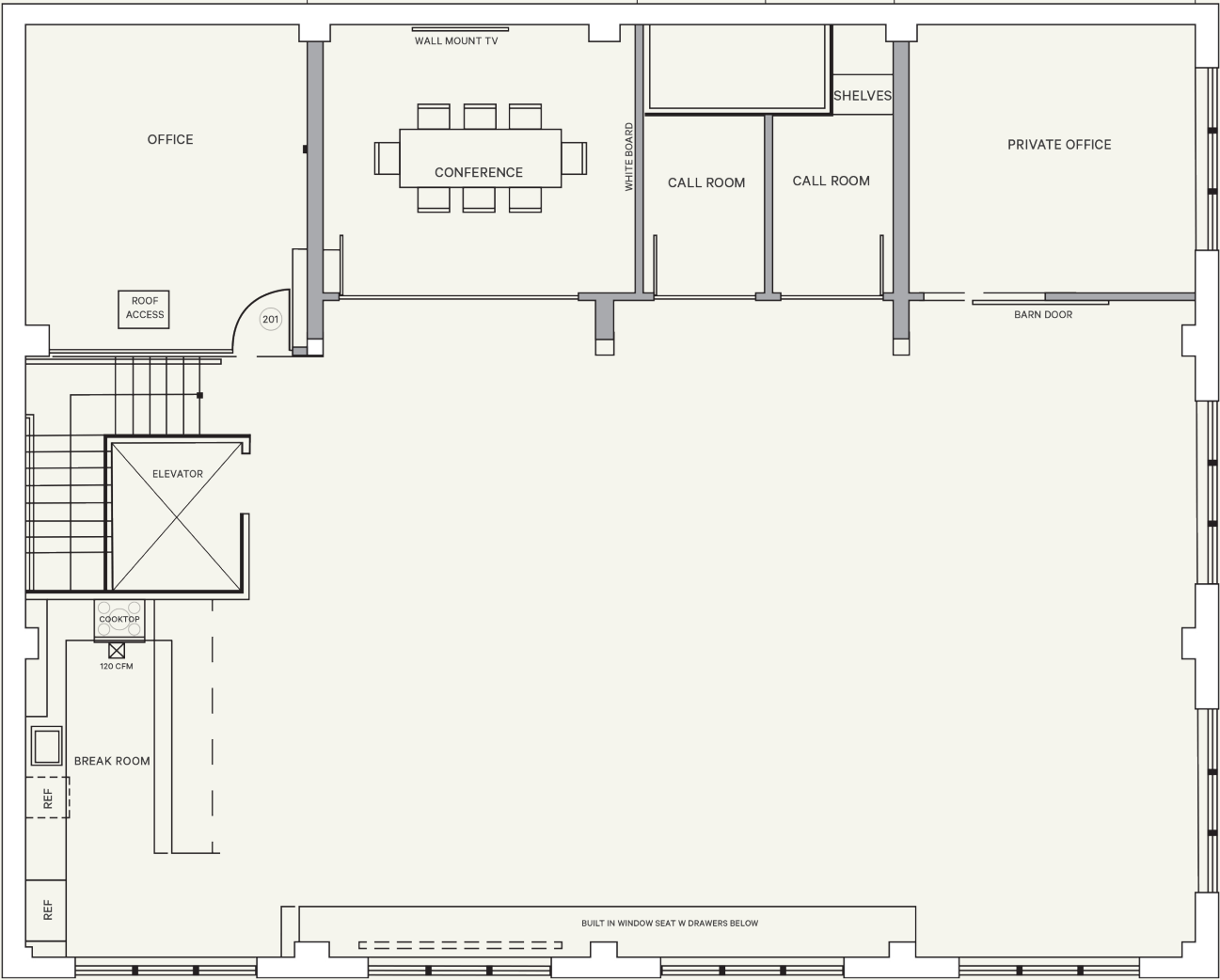
① FIRST FLOOR REFLECTED CEILING PLAN





# FLOOR MAP

## Second Floor

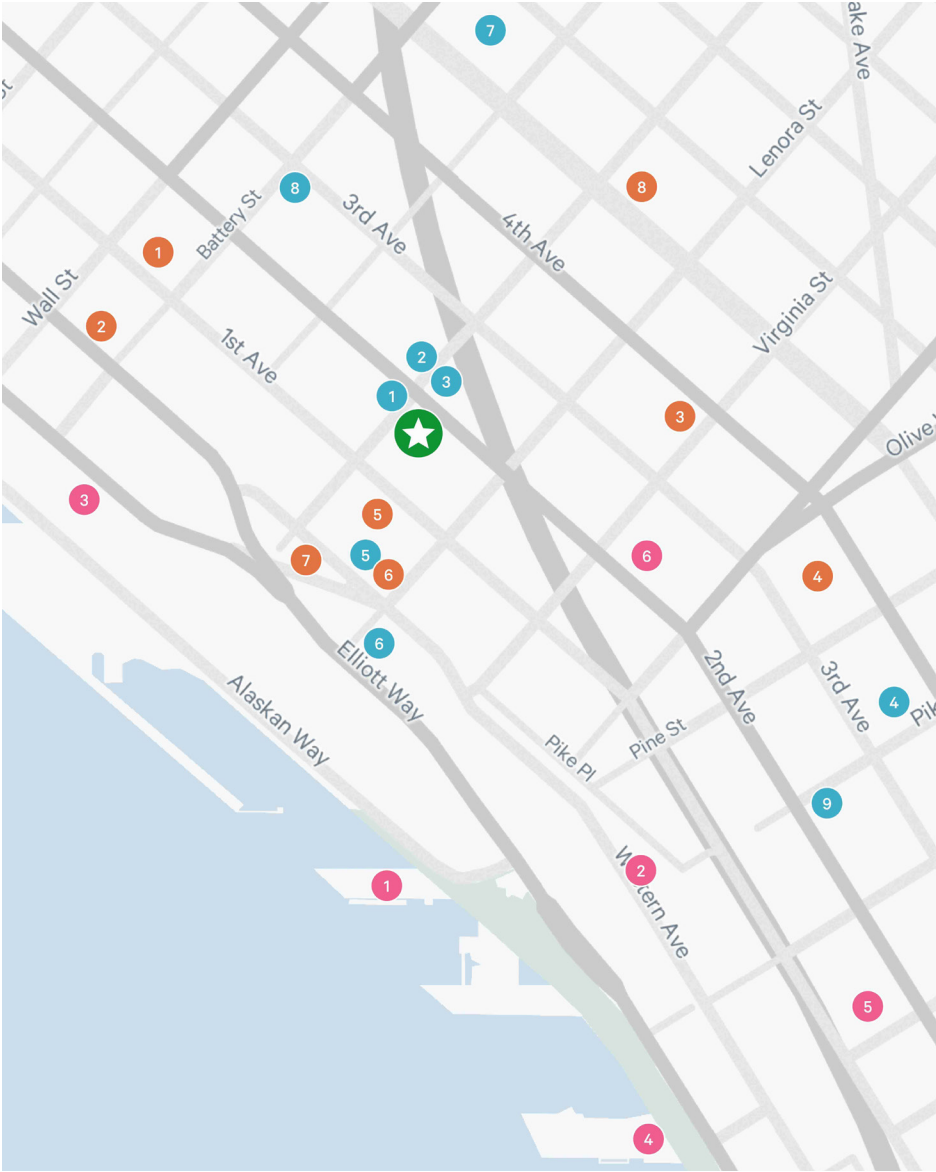


1 SECOND FLOOR REFLECTED CEILING PLAN





# AMENITY MAP



## 2131 2nd Ave

- 2131 2nd Ave
- 2131 2nd Ave
- Seattle, WA, 98121

## Entertainment

- 1 Seattle Aquarium
- 1483 Alaskan Way
- Seattle, WA, 98101
- 2 Pike Place Market
- 85 Pike St
- Seattle, WA, 98101
- 3 Pier 66
- 2323 Elliott Ave
- Seattle, WA, 98121
- 4 Seattle Great Wheel
- 1301 Alaskan Way
- Seattle, WA, 98101
- 5 Seattle Art Museum
- 1300 1st Ave
- Seattle, WA, 98101
- 6 Moore Theatre
- 1932 2nd Ave
- Seattle, WA, 98101

## Restaurants

- 1 La Fontana
- 120 Blanchard St
- Seattle, WA, 98121
- 2 FOB Sushi
- 220 Blanchard St
- Seattle, WA, 98121
- 3 Rocco's
- 2132 2nd Ave
- Seattle, WA, 98121
- 4 Yardhouse
- 1501 4th Ave
- Seattle, WA, 98101
- 5 Cloudburst Brewing
- 2116 Western Ave

Seattle, WA, 98121

- 6 Aerlume Seattle
- 2003 Western Ave
- Seattle, WA, 98121
- 7 Maiz Molino
- 2325 6th Ave
- Seattle, WA, 98121
- 8 Chiho Bistro
- 2330 2nd Ave
- Seattle, WA, 98121
- 9 Spice King Seattle
- 213 Pike St
- Seattle, WA, 98101

## Coffee/ Cafe

- 1 Macrina Bakery
- 2408 1st Ave
- Seattle, WA, 98121
- 2 Bang Coffee
- 2460 Western Ave
- Seattle, WA, 98121
- 3 Dahlia Bakery
- 2001 4th Ave
- Seattle, WA, 98121
- 4 Victrola Coffee Roasters
- 300 Pine St
- Seattle, WA, 98101
- 5 Anchor Boom Cafe
- 2121 1st Ave
- Seattle, WA, 98121
- 6 Cafe Remix
- 2100 Western Ave
- Seattle, WA, 98121
- 7 Goldvine Coffee
- 2125 Western Ave
- Seattle, WA, 98121
- 8 Top Pot Doughnuts
- 2124 5th Ave
- Seattle, WA, 98121



# AERIAL MAP





# 2131 2nd Ave



Matterport link

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