



Interurban Trail



911 N 145th St,
Seattle, WA 98133



911 Building

911 N 145th St., Seattle, Washington

OFFICE BUILDING SUMMARY



911 Building (OFFICE)

911 N. 145th Street, Seattle, Washington 98133

Sale Price: \$12,500.000 (\$430/SF)

Site Size: 26,457 NRSF

Site Shape: Rectangular (150'X176')

Topography: Level

Zoning District: C1-75 (M1)

Access: N 145th St (SR-523) & signalized intersection with Linden Ave N.; 1 Blk east to Aurora Ave N (SR-99); Sound Transit light rail station one mile east to NE 148th St and 5th Ave NE.

Floor Area & Current Use: 1st & 2nd Floor Area (**29,000 GSF +/-**) of top quality office and showroom. Excludes 3rd Fl attic storage & garage. The Building is unoccupied.

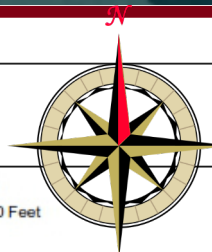


Interurban Trail

N 145th St

Linden Ave N

SITE SUMMARY & ANALYSIS



Physical Description

| | | |
|-----------------------------------|---|----------------|
| Gross Site Area | 0.61 Acres | 26,457 Sq. Ft. |
| Primary Road Frontage | N 145th Street (SR-523) | 150 Feet |
| Secondary Road Frontage | Linden Avenue N | 176 Feet |
| Excess Land Area | None | |
| Surplus Land Area | Ask Listing Broker | |
| Shape | Rectangular (150' X 176') | |
| Topography | Level | |
| Primary Avg. 24-hr Traffic Counts | N 145th St. (SR-523) both ways, Approx 24,000 | |
| Zoning District | C1-75 (M) in the City of Seattle | |
| Flood Map Panel No. & Date | 53033C0330G Eff. 8/19/2020 | |
| Flood Zone | Zone X | |
| Adjacent Land Uses | Commercial & Multi-family Residential | |
| Earthquake Zone | N/A | |

Comparative Analysis

Rating

| | |
|-----------------------|---|
| Access Visibility | Excellent via primary and secondary roads |
| Functional Utility | Excellent |
| Traffic Volume | Very Good |
| Adequacy of Utilities | Excellent |
| Landscaping | Very Good |
| Drainage | Excellent |

Utilities

Provider

| | |
|--------------------------------|-----------------------------|
| Water | City of Seattle |
| Waste Water | City of Seattle |
| Natural Gas | Puget Sound Energy |
| Electricity | City of Seattle |
| Telephone | Various |
| Mass Transit | Sound Transit |
| Distance to Light-rail Station | 1 mile via N 145th (SR-523) |

Other

Yes No Unknown

| | | | |
|---------------------------|--|---|--|
| Detrimental Easements | | X | |
| Encroachments | | X | |
| Deed Restrictions | | X | |
| Reciprocal Parking Rights | | X | |
| Common Ingress/Egress | | X | |

Source: Various sources compiled by Abacus Realty Advisors



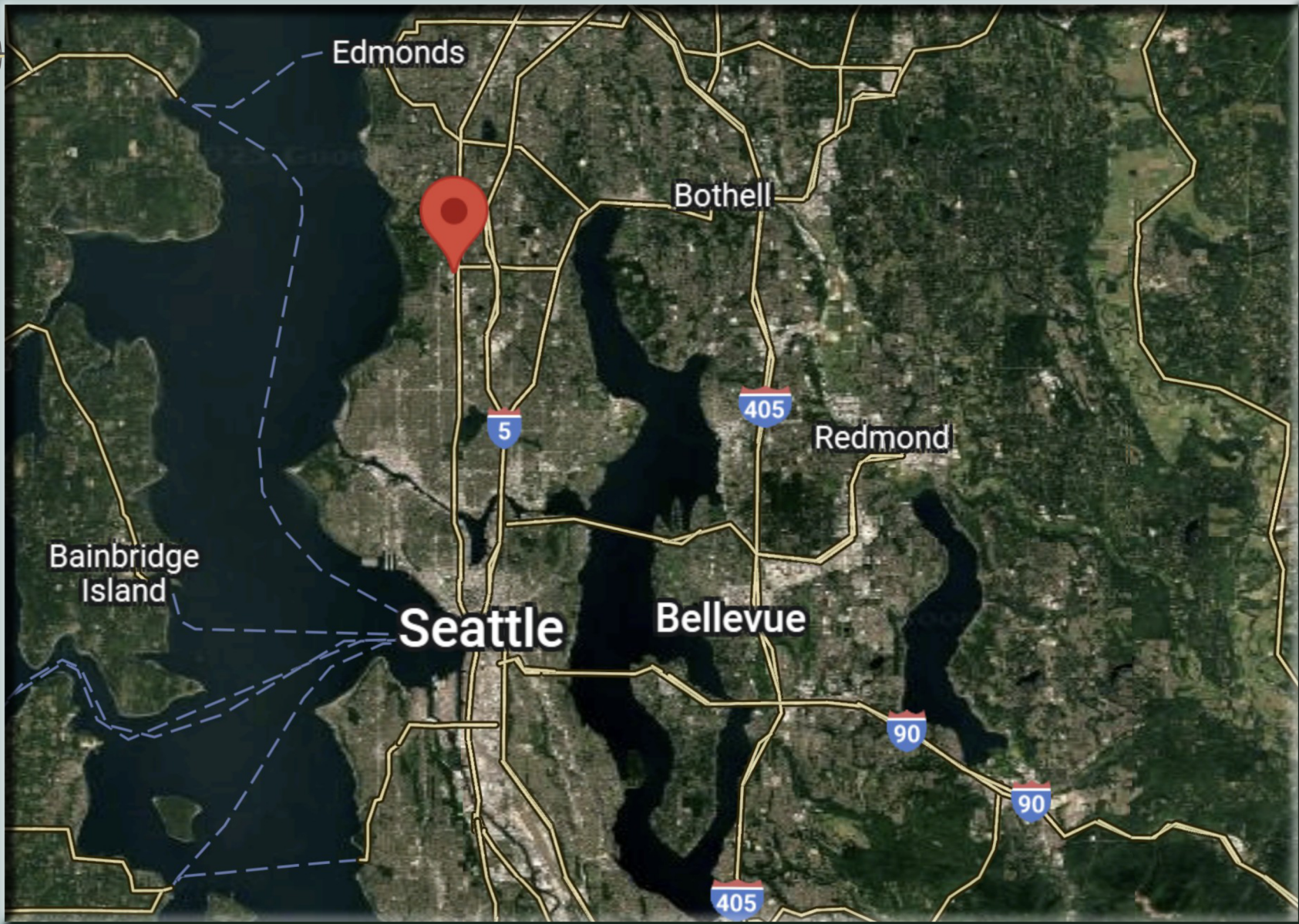
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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE LISTING AGENTS FOR MORE DETAILS.

REGIONAL LOCATION OF...



EXTERIOR



E VIEW OF SUBJECT FROM LINDEN AVE N



NE VIEW OF 911 N 145th St. (SUBJ) FROM LINDEN AVE N.

INTERIOR



LOBBY



SHOWROOM, BANQUET HALL/MEETING ROOM



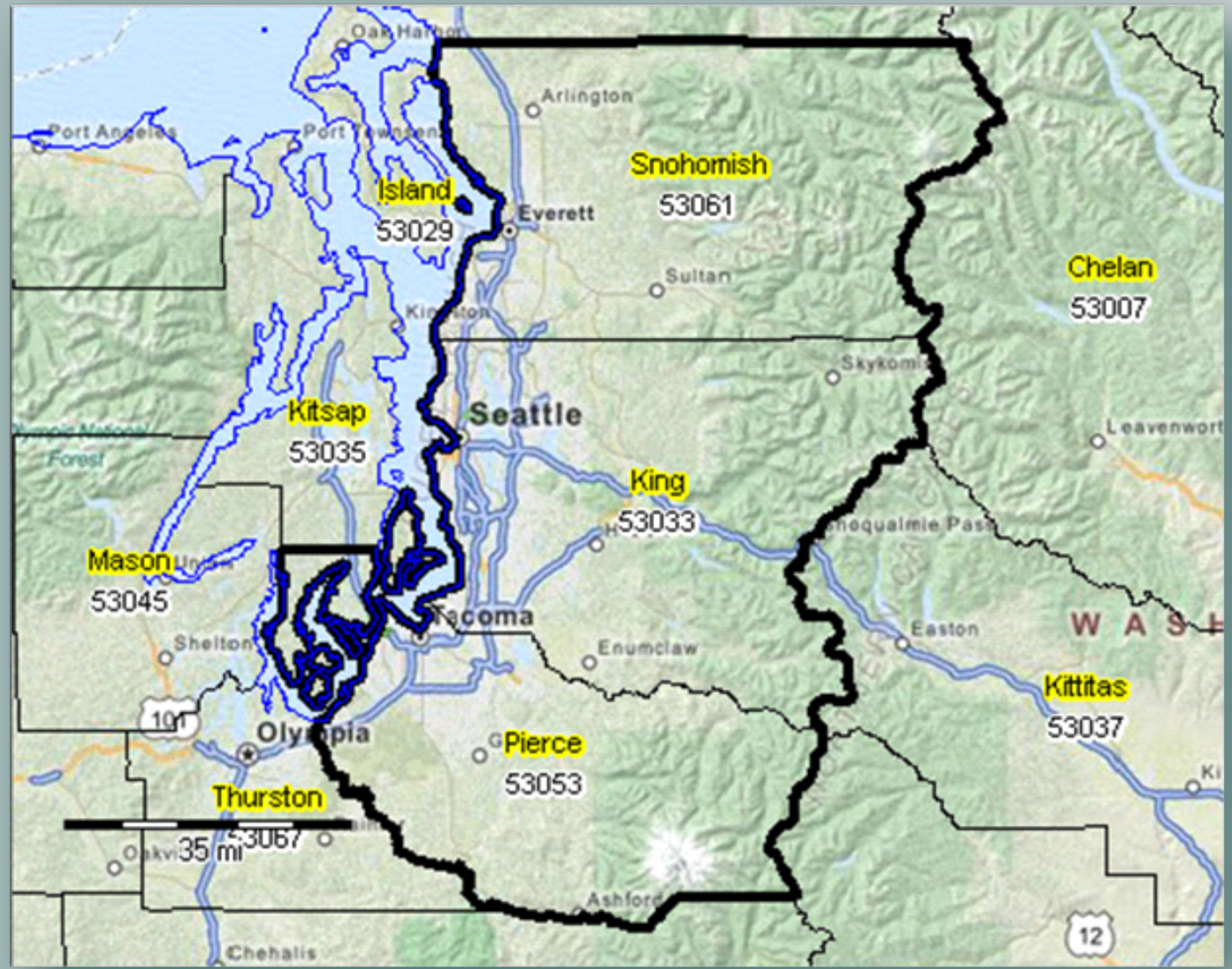
PARKING GARAGE



LOBBY LIGHTING

REGIONAL DESCRIPTION

The Seattle MSA is ranked as one the fastest growing metros in the United States.



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EXCLUSIVELY LISTED BY:



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