

OFFERING MEMORANDUM

4TH & COLUMBIA PORTFOLIO OFFERING

*Two, High-Rise Development Sites with DOC1
Zoning for Sale in Downtown Seattle on the SE
& SW Corners of 4th & Columbia*

807 4TH AVE

701 - 719 4TH AVE

PRICE REDUCED: Sites Sold Individually or Together with Seller Financing, and Developers Terms Now Considered

km Kidder
Mathews

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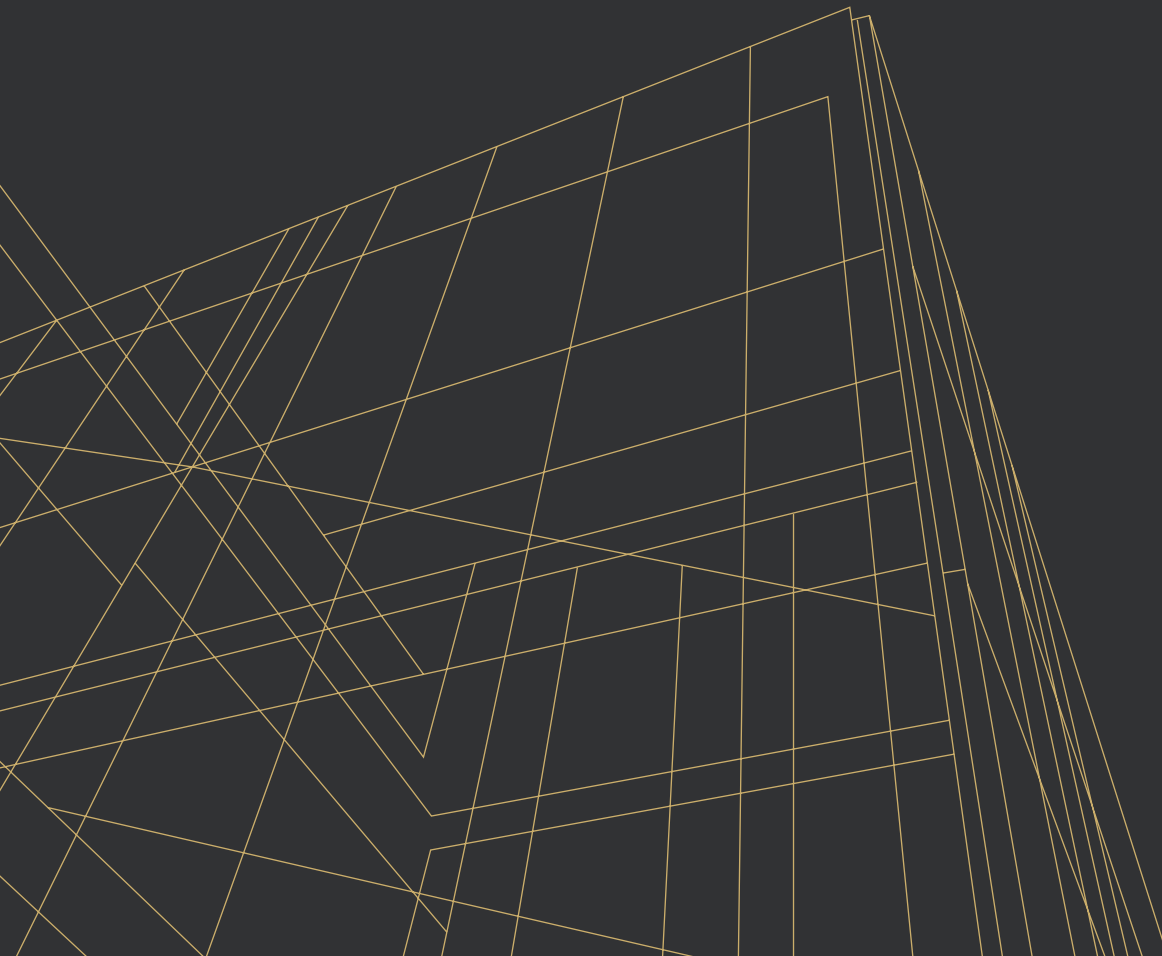
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EXECUTIVE SUMMARY

PREMIER OFFERING IN THE HEART OF SEATTLE

Kidder Mathews is pleased to present the 4th & Columbia Portfolio Offering with DOC1 Zoning, the most dense zoning in the City of Seattle.

701 - 719 4TH AVE

ADDRESS	701-719 4th Ave, Seattle, WA 98104
LOT AREA	Half Block of 28,560 SF
PARCEL NOS.	094200-0615 & 094200-0595
ESTIMATED GROSS BUILDABLE SF	558,230 SF
STORIES	Unlimited up to the FAA Height Limit
PARKING GARAGE AREA	13,320 SF
PARKING STALLS	89
ZONING	DOC1 U / 450 / U

807 4TH AVE

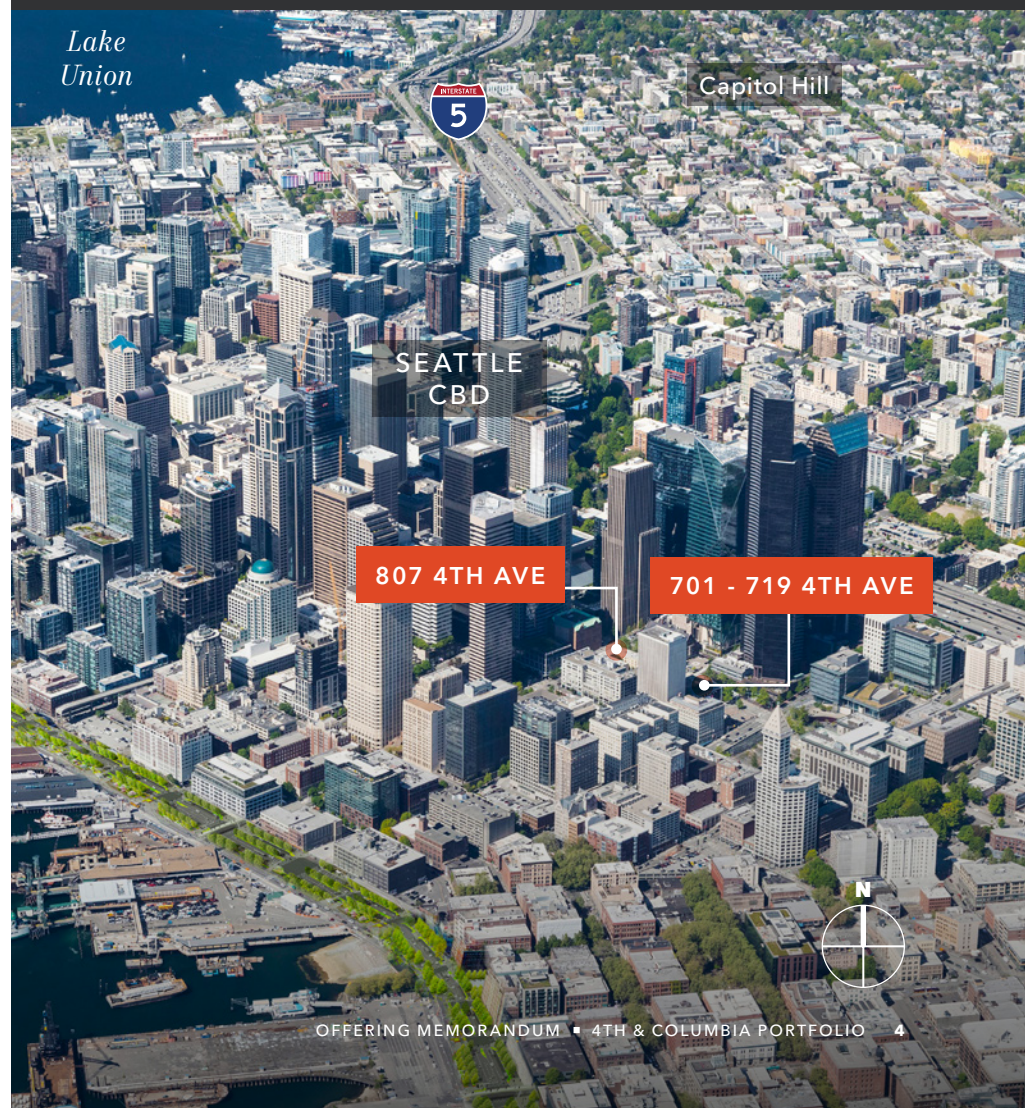
ADDRESS	807 4th Ave, Seattle, WA 98104
LOT AREA	13,320 SF (0.31 AC)
PARCEL NO.	094200-0575
ESTIMATED GROSS BUILDABLE SF	1,126,844 SF
STORIES	55
PARKING GARAGE AREA	13,320 SF
PARKING STALLS	89
WALK / TRANSIT SCORE	99 / 100
ZONING	DOC1 U / 450 / U
TOTAL COMBINED BUILDABLE SF	1,685,074 SF

KIDDER MATHEWS

\$40M
SALE PRICE*

\$24.74
PRICE / BUILDABLE SF

*Sold together or separately. Motivated seller with seller financing available.
Developer Terms Now Considered.



INVESTMENT HIGHLIGHTS



UNIQUE DEVELOPMENT OPPORTUNITIES

The sites have the unique ability to build premium view towers with heights up to 55 stories for the southwest corner, and a tower up to the FAA limit (Columbia Center height) on the southeast corner half block.



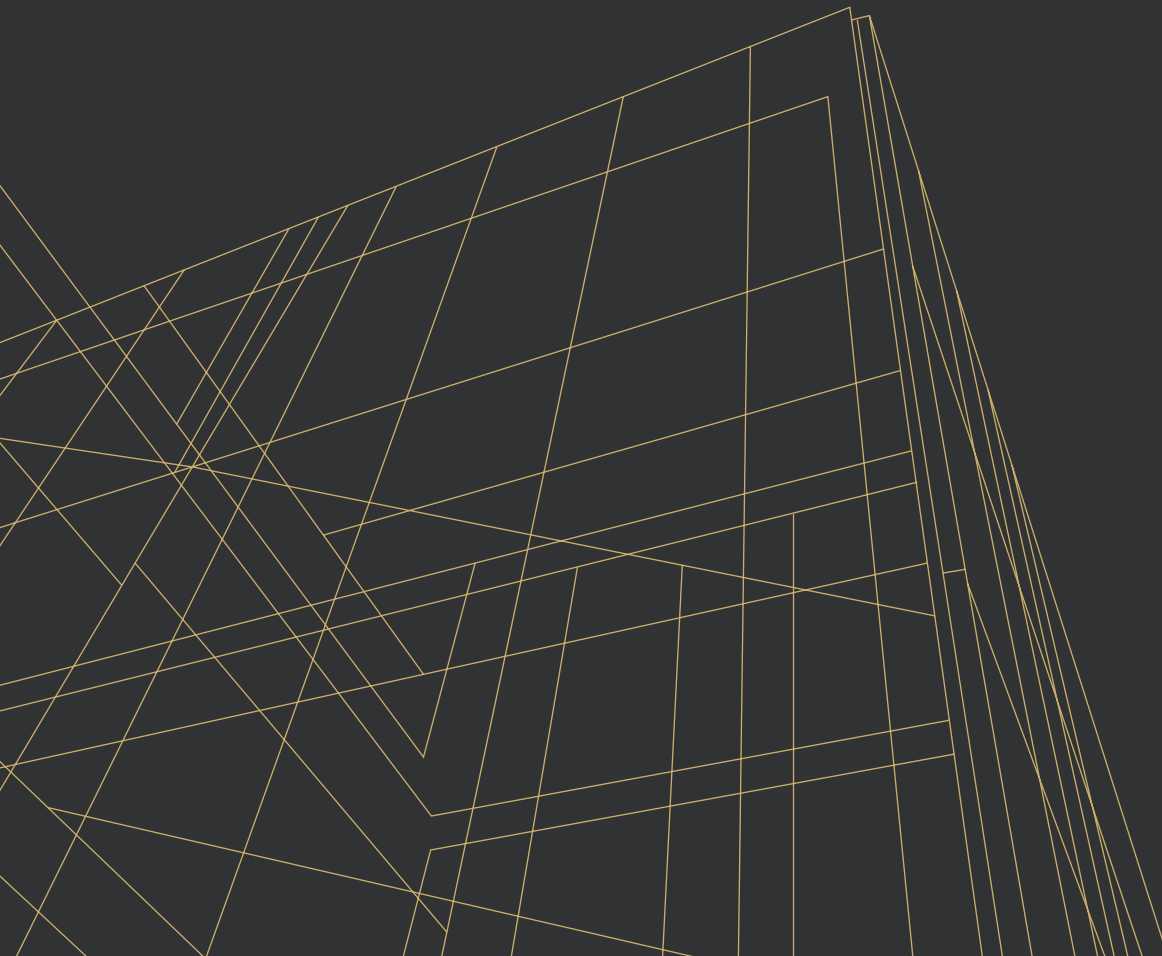
PREMIER DOWNTOWN LOCATION

Conveniently located in the Financial District, across from the Columbia Tower, Rainier Club, and Metropolitan Grill, this location boasts a walk score of 99 out of 100.



ADDED INCOME

Parking garages on both sites are currently in operation and offer the opportunity for additional cash flow.

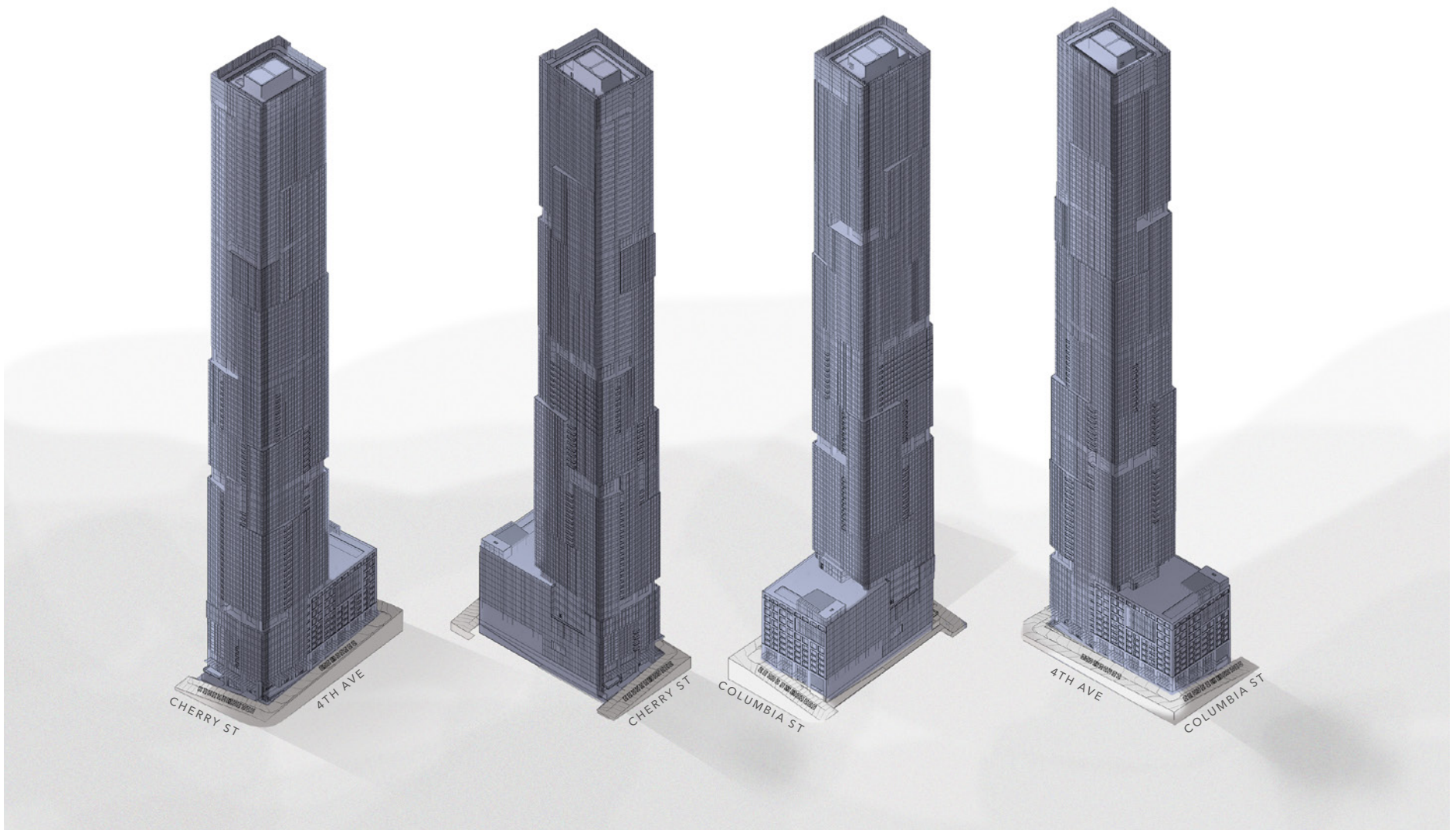


PORTFOLIO OVERVIEW

Section 02

701 - 719 4TH AVE | PROPOSED BUILDING SUMMARY

→ [VIEW FULL DOCUMENT](#)



701 - 719 4TH AVE | PROPOSED BUILDING SUMMARY

ZONE 1

Level	Area Category	Area Type	Elevation (MSL)	Elevation (AGL)	Floor Plate Type	Interior Common Recreation (SF)	Exterior Common Recreation (SF)	Mechanical Area (SF)	Floor Plate Area (SF)	Gross Construction Area (SF)	# of Units
Level 30 M2	Mechanical Plenum	-	433.5	313.5	T3b	-	-				
Level 29 R13	Residential	Bonus	423.75	303.75	T3b	-	-	140	15,261	15,270	18
Level 28 R12	Residential	Bonus	414	294	T3b	-	-	140	15,261	15,270	18
Level 27 R11	Residential	Bonus	404.25	284.25	T3b	-	-	140	15,261	15,270	18
Level 26 R10	Residential	Bonus	394.5	274.5	T3	-	-	140	15,261	15,579	18
Level 25 R09	Residential	Bonus	384.75	264.75	T3	-	-	140	15,261	15,579	18
Level 24 R08	Residential	Bonus	375	255	T3	-	-	140	15,261	15,579	18
Level 23 R07	Residential	Bonus	365.25	245.25	T3	-	-	140	15,261	15,579	18
Level 22 R06	Residential	Bonus	355.5	235.5	T3	-	-	140	15,261	15,579	18
Level 21 R05	Residential	Bonus	345.75	225.75	T3	-	-	140	15,261	15,579	18
Level 20 R04	Residential	Bonus	336	216	T3	-	-	140	15,261	15,579	18
Level 19 R03	Residential	Bonus	326.25	206.25	T2	-	-	140	15,175	15,378	18
Level 18 R02	Residential	Bonus	316.5	196.5	T2	-	-	140	15,175	15,378	18
Level 17 R01	Residential	Bonus	306.75	186.75	T2	-	-	140	15,175	15,378	16
Level 16 H5	Hotel/Extended Stay	FAR	297	177	T2	-	-	140	15,175	15,378	16
Level 15 H4	Hotel/Extended Stay	Bonus	287.25	167.25	T2	-	-	140	15,167	15,378	15
Level 14 H3	Hotel/Extended Stay	Bonus	277.5	157.5	T2	-	-	140	15,167	15,378	15
Level 13 H2	Hotel/Extended Stay	Bonus	267.75	147.75	T2	-	-	140	15,167	15,378	15
Level 12 Hotel Lobby	Hotel/Extended Stay	Bonus	258	138	T1	-	-	140	15,167	15,378	15
Level 11 Amenity	Common Recreation	Bonus	242	122	-	10,921	10,283	2,126	24,617	13,666	-
Total					5		10,283	4,646	298,587	291,553	305
Bonus					-	-	-	-	0	-	-
Base					-	-	-	-	222,752	-	-

701 - 719 4TH AVE | PROPOSED BUILDING SUMMARY

ZONE 2

Level	Area Category	Area Type	Elevation (MSL)	Elevation (AGL)	Floor Plate Type	Interior Common Recreation (SF)	Exterior Common Recreation (SF)	Mechanical Area (SF)	Floor Plate Area (SF)	Gross Construction Area (SF)	# of Units
Level 50 M3	Mechanical Plenum	-	638	518	T7	-	-				
Level 49 R30	Residential	Bonus	628.25	508.25	T7	-	-	140	13,844	14,126	15
Level 48 R29	Residential	Bonus	618.5	498.5	T7	-	-	140	13,844	14,126	15
Level 47 R28	Residential	Bonus	608.75	488.75	T7	-	-	140	13,844	14,126	15
Level 46 R27	Residential	Bonus	599	479	T7	-	-	140	13,844	14,126	15
Level 45 R26	Residential	Bonus	589.25	469.25	T7	-	-	140	13,844	14,126	15
Level 44 R25	Residential	Bonus	579.5	459.5	T7	-	-	140	13,844	14,126	15
Level 43 R24	Residential	Bonus	569.75	449.75	T7	-	-	140	13,844	14,126	15
Level 42 R23	Residential	Bonus	560	440	T7	-	-	140	13,844	14,126	15
Level 41 R22	Residential	Bonus	550.25	430.25	T6	-	-	140	13,844	14,103	15
Level 40 R21	Residential	Bonus	540.5	420.5	T5	-	-	140	14,495	14,495	15
Level 39 R20	Residential	Bonus	530.75	410.75	T5	-	-	140	14,495	14,495	15
Level 38 R19	Residential	Bonus	521	401	T5	-	-	140	14,495	14,495	15
Level 37 R18	Residential	Bonus	511.25	391.25	T5	-	-	140	14,495	14,495	15
Level 36 R17	Residential	Bonus	501.5	381.5	T5	-	-	140	14,495	14,495	15
Level 35 R16	Residential	Bonus	491.75	371.75	T5	-	-	140	14,495	14,495	15
Level 34 R15	Residential	Bonus	482	362	T5	-	-	140	14,495	14,495	15
Level 33 R14	Residential	Bonus	472.25	352.25	T5	-	-	140	14,495	14,495	15
Level 32 Zone 3 Amenity	Common Recreation	Bonus	457.75	337.75	T4	5,432	-	207	12,938	8,402	-
Level 31 Zone 3 Amenity	Common Recreation	Bonus	443.25	323.25	T3c	7,711	1,466	2,126	14,501	13,290	-
Total					5	13,143	1,466	4,713	267,995	264,763	255
Bonus					-	-	-	-	96,908	-	-
Base					-	-	-	-	171,087	-	-

701 4TH AVE | PROPOSED BUILDING SUMMARY

ZONE 3

Level	Area Category	Area Type	Elevation (MSL)	Elevation (AGL)	Floor Plate Type	Interior Common Recreation (SF)	Exterior Common Recreation (SF)	Mechanical Area (SF)	Floor Plate Area (SF)	Gross Construction Area (SF)	# of Units
Level 70 M4	Mechanical Plenum	-	851	731	T12	-	-	-	-	-	-
Level 69 R47	Residential	Bonus	840.75	720.75	T12	-	-	140	13,407	13,695	12
Level 68 R46	Residential	Bonus	830.5	710.5	T12	-	-	140	13,407	13,695	12
Level 67 R45	Residential	Bonus	820.25	700.25	T12	-	-	140	13,407	13,695	12
Level 66 R44	Residential	Bonus	810	690	T12	-	-	140	13,407	13,695	12
Level 65 R43	Residential	Bonus	799.75	679.75	T12	-	-	140	13,407	13,695	12
Level 64 R42	Residential	Bonus	789.5	669.5	T11	-	-	140	13,407	13,531	12
Level 63 R41	Residential	Bonus	779.25	659.25	T10	-	-	140	13,974	14,300	12
Level 62 R40	Residential	Bonus	769	649	T10	-	-	140	13,974	14,300	12
Level 61 R39	Residential	Bonus	758.75	638.75	T10	-	-	140	13,974	14,300	12
Level 60 R38	Residential	Bonus	748.5	628.5	T10	-	-	140	13,974	14,300	12
Level 59 R37	Residential	Bonus	738.25	618.25	T10	-	-	140	13,974	14,300	12
Level 58 R36	Residential	Bonus	728	608	T10	-	-	140	13,974	14,300	12
Level 57 R35	Residential	Bonus	717.75	597.75	T10	-	-	140	13,974	14,300	12
Level 56 R34	Residential	Bonus	707.5	587.5	T10	-	-	140	13,974	14,300	12
Level 55 R33	Residential	Bonus	697.25	577.25	T10	-	-	140	13,974	14,300	12
Level 54 R32	Residential	Bonus	687	567	T10	-	-	140	13,974	14,300	12
Level 53 R31	Residential	Bonus	676.75	556.75	T10	-	-	140	13,974	14,300	12
Level 52 Zone 3 Amenity	Common Recreation	Bonus	662.25	542.25	T9	5,622	-	207	12,389	8,398	-
Level 51 Zone 3 Amenity	Common Recreation	Bonus	647.75	527.75	T8	8,145	-	2,126	12,389	10,979	-
Total					5	13,767	0	4,713	258,934	258,683	204
Bonus					-	-	-	-	258,934	-	-
Base					-	-	-	-	0	-	-

701 4TH AVE | PROPOSED BUILDING SUMMARY

ZONE 4

Level	Area Category	Area Type	Elevation (MSL)	Elevation (AGL)	Floor Plate Type	Interior Common Recreation (SF)	Exterior Common Recreation (SF)	Floor Plate Area (SF)	Gross Construction Area (SF)	# of Units
Roof Top		-	1149	1029	-	-	-	-	-	-
Level 94 Mech Penthouse	Mechanical Plenum	Bonus	1114.25	994.25	T17	-	-	1,893	12,941	-
Level 93 Roof Amenity	Common Recreation	Bonus	1098.25	978.25	T17	9,642	638	12,670	12,941	-
Level 92 R67	Residential	Bonus	1086.25	966.25	T16	-	-	13,032	13,316	4
Level 91 R66	Residential	Bonus	1074.25	954.25	T16	-	-	13,032	13,316	4
Level 90 R65	Residential	Bonus	1064	944	T16	-	-	13,032	13,316	6
Level 89 R64	Residential	Bonus	1053.75	933.75	T16	-	-	13,032	13,316	6
Level 88 R63	Residential	Bonus	1043.5	923.5	T16	-	-	13,032	13,316	6
Level 87 R62	Residential	Bonus	1033.25	913.25	T16	-	-	13,032	13,316	6
Level 86 R61	Residential	Bonus	1023	903	T16	-	-	13,032	13,316	6
Level 85 R60	Residential	Bonus	1012.75	892.75	T16	-	-	13,032	13,316	8
Level 84 R59	Residential	Bonus	1002.5	882.5	T16	-	-	13,032	13,316	8
Level 83 R58	Residential	Bonus	992.25	872.25	T16	-	-	13,032	13,316	8
Level 82 R57	Residential	Bonus	982	862	T16	-	-	13,032	13,316	8
Level 81 R56	Residential	Bonus	971.75	851.75	T16	-	-	13,032	13,316	10
Level 80 R55	Residential	Bonus	961.5	841.5	T16	-	-	13,032	13,316	10
Level 79 R54	Residential	Bonus	951.25	831.25	T16	-	-	13,032	13,316	10
Level 78 R53	Residential	Bonus	941	821	T16	-	-	13,032	13,316	10
Level 77 R52	Residential	Bonus	930.75	810.75	T15b	-	-	13,008	13,135	10
Level 76 R51	Residential	Bonus	920.5	800.5	T15b	-	-	13,008	13,135	10
Level 75 R50	Residential	Bonus	910.25	790.25	T15b	-	-	13,008	13,135	10
Level 74 R49	Residential	Bonus	900	780	T15b	-	-	13,008	13,135	10
Level 73 R48	Residential	Bonus	889.75	769.75	T15	-	-	13,008	13,135	10
Level 72 Zone 4 Amenity	Common Recreation	Bonus	875.25	755.25	T14	5,179	-	12,002	8,104	-
Level 71 Zone 4 Amenity	Common Recreation	Bonus	860.75	740.75	T13	7,363	671	12,653	12,444	-
Total					6	22,184	1,309	299,738	311,845	160
Bonus								297,845		
Total For All Zones									1,126,844	

807 4TH AVE | PROPOSED BUILDING SUMMARY

AREAS

Level	Usage	Gross Area	FAR Area	Common Area	Residential Amenity	Common Terrace	Res. Net Saleable Area	Res. Balcony	Major BOH	Garage & Loading	Retail
54 (Roof)	Rooftop Mech.	-	-	-	-	-	-	-	6,000 SF	-	-
45 - 54	Residential Mix C	8,810 SF	1,990 SF	1,990 SF	-	-	6,820 SF	-	-	-	-
44	Amenity	5,980 SF	5,980 SF	1,280 SF	4,700 SF	-	-	-	-	-	-
23 - 43	Residential Mix B	10,680 SF	1,990 SF	1,990 SF	-	-	8,690 SF	-	-	-	-
22	Amenity / Residential	9,310 SF	1,990 SF	1,990 SF	-	-	7,320 SF	-	-	-	-
21	Amenity / Residential	11,980 SF	7,600 SF	1,640 SF	5,960 SF	-	4,380 SF	-	-	-	-
20	Amenity / Residential	11,980 SF	7,600 SF	1,640 SF	5,960 SF	-	4,380 SF	-	-	-	-
9 - 19	Residential Mix A	10,680 SF	1,990 SF	1,990 SF	-	-	8,690 SF	-	-	-	-
8	Amenity	6,760 SF	6,760 SF	1,300 SF	5,460 SF	-	-	-	-	-	-
7	Amenity	6,760 SF	6,760 SF	1,300 SF	5,460 SF	5,850 SF	-	-	-	-	-
2 - 6	Parking	12,600 SF	1,300 SF	1,300 SF		-	-	-	-	11,300 SF	-
1	Lobby, Retail & Parking	12,600 SF	9,540 SF	1,420 SF	3,210 SF	-	-	-	1,000 SF	3,060 SF	3,910 SF
Total		558,230 SF	136,310 SF	100,650 SF	30,750 SF	5,850 SF	362,360 SF	6,860 SF	7,000 SF	59,560 SF	3,910 SF

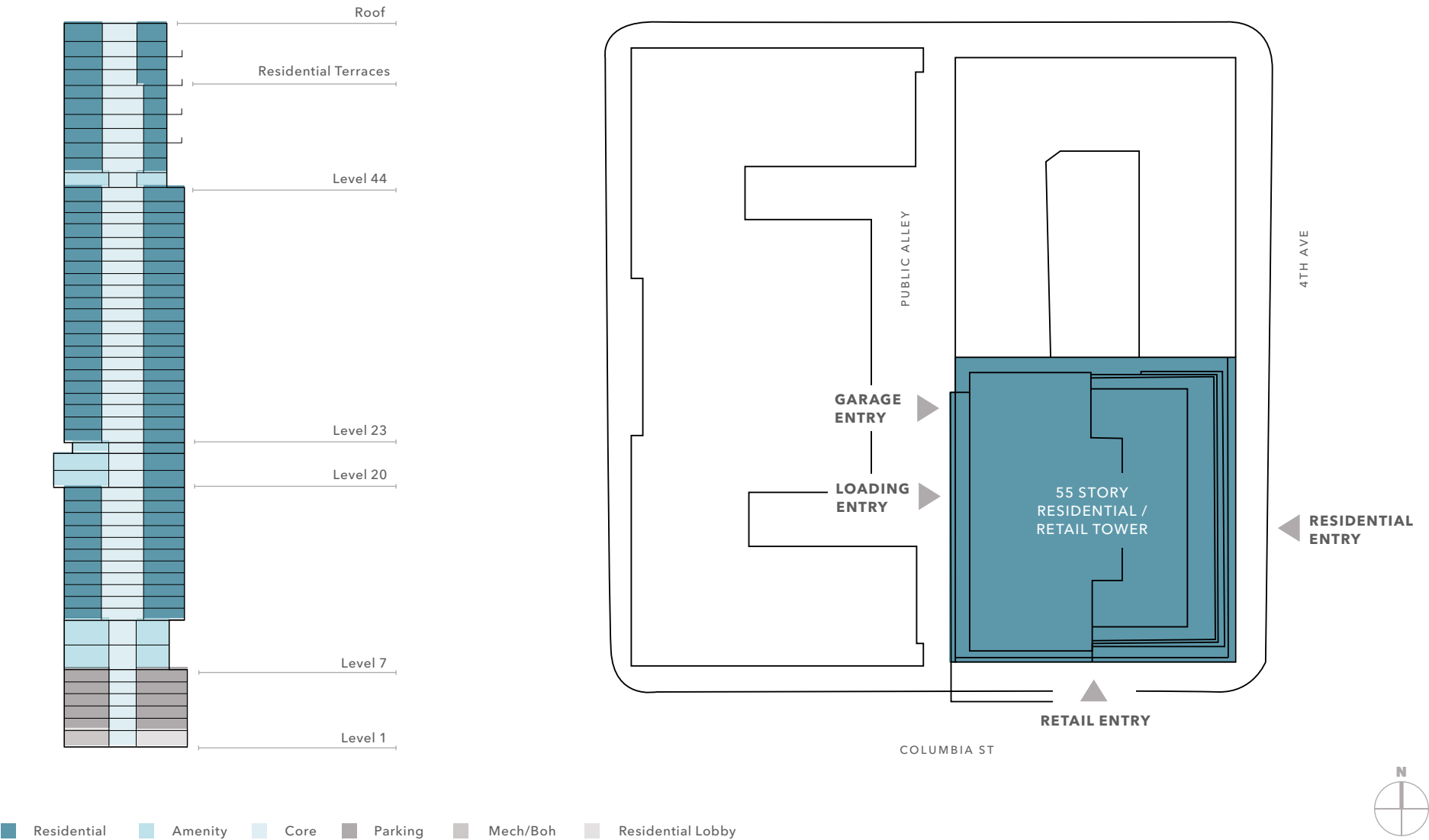
UNITS

Level	Studio	1-Bed	2-Bed	3-Bed	Total	Avg SF
45 - 54	0	0	3	2	5	1,364 SF
23 - 43	3	6	3	0	12	724 SF
22	1	4	1	0	6	730 SF
21	1	4	1	0	6	730 SF
20	1	4	1	0	6	730 SF
9 - 19	6	8	0	0	14	621 SF
Percentage	28%	48%	20%	4%		

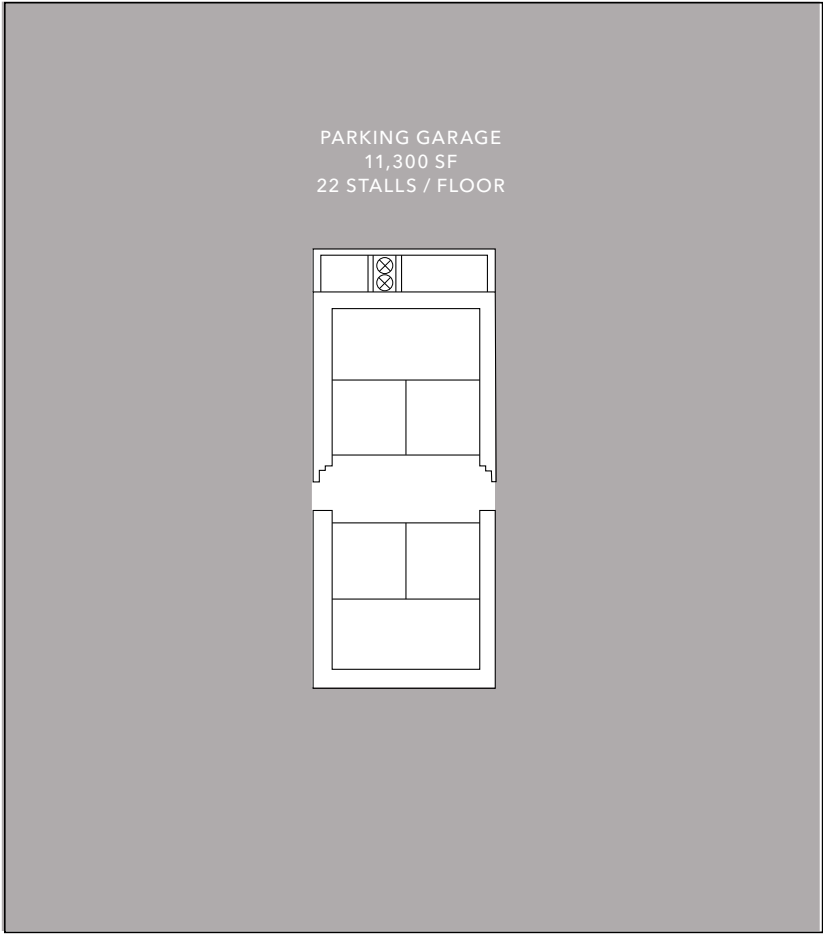
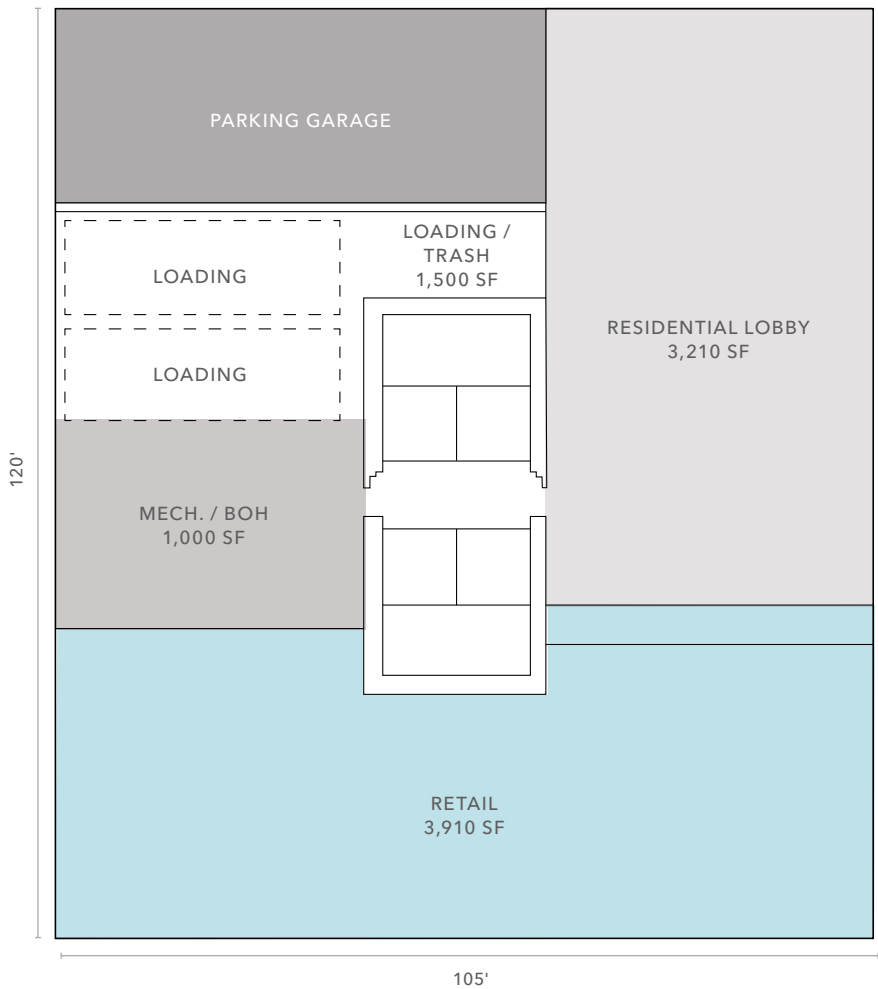
OVERALL SUMMARY

As-Designed		Allowable / Required	
FAR Area	136,310 SF	Allowable FAR Area	3
Height	604	Allowable Height	N/A
# of Units	474	Allowable # of Units	Unlimited
Parking Stalls	110	4	1
Total RSF	362,360 SF	4	1
Total Retail	3,910 SF	8	0
Total Amenity	30,750 SF		
Gross Area	558,230 SF		

807 4TH AVE | PROPOSED BUILDING SUMMARY



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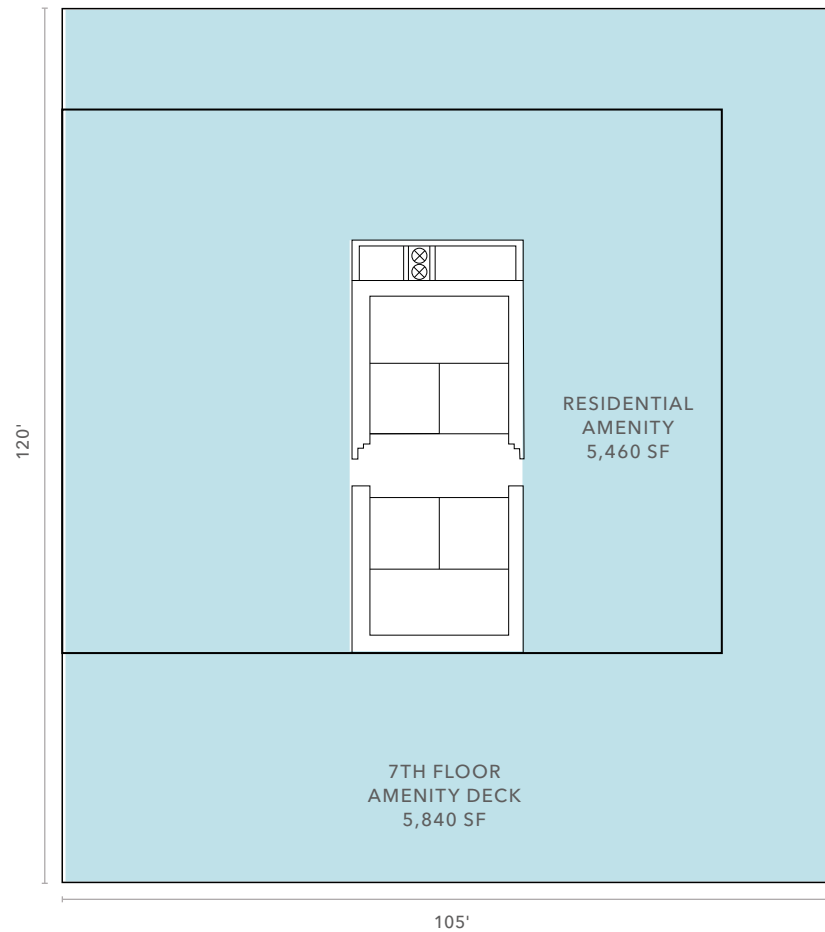


Residential Amenity Parking Mech/Boh Residential Lobby



807 4TH AVE | PROPOSED BUILDING SUMMARY

FLOORS 7 & 8



FLOORS 20 & 21

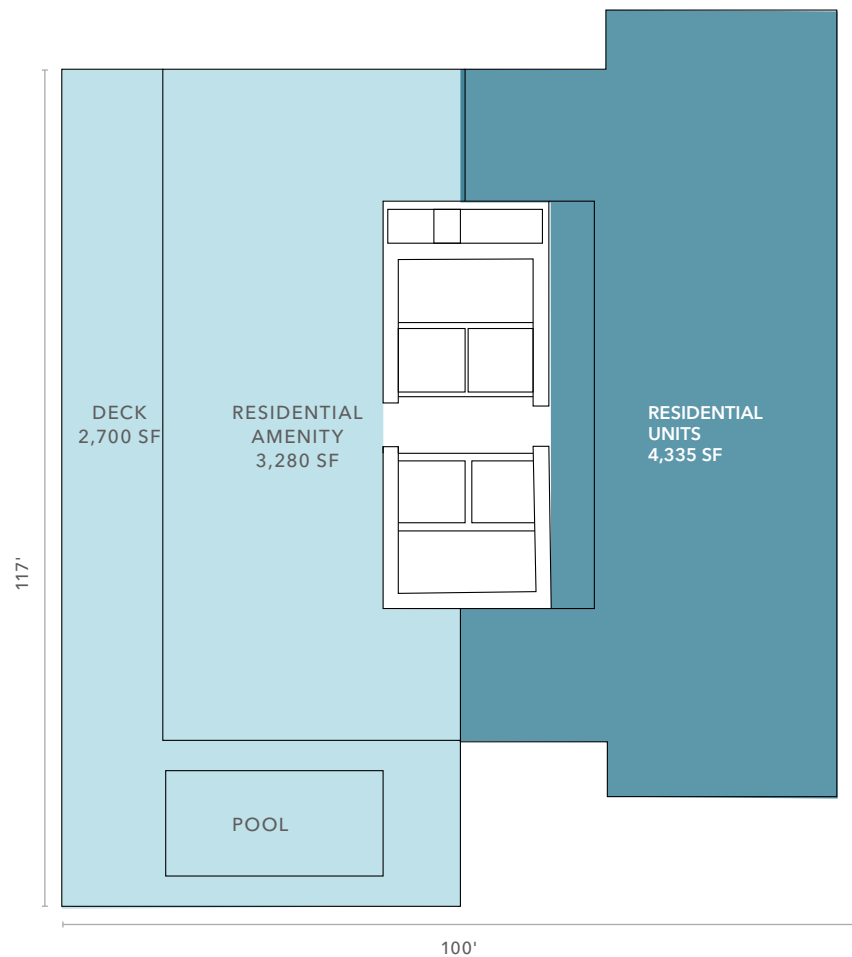


Residential Amenity



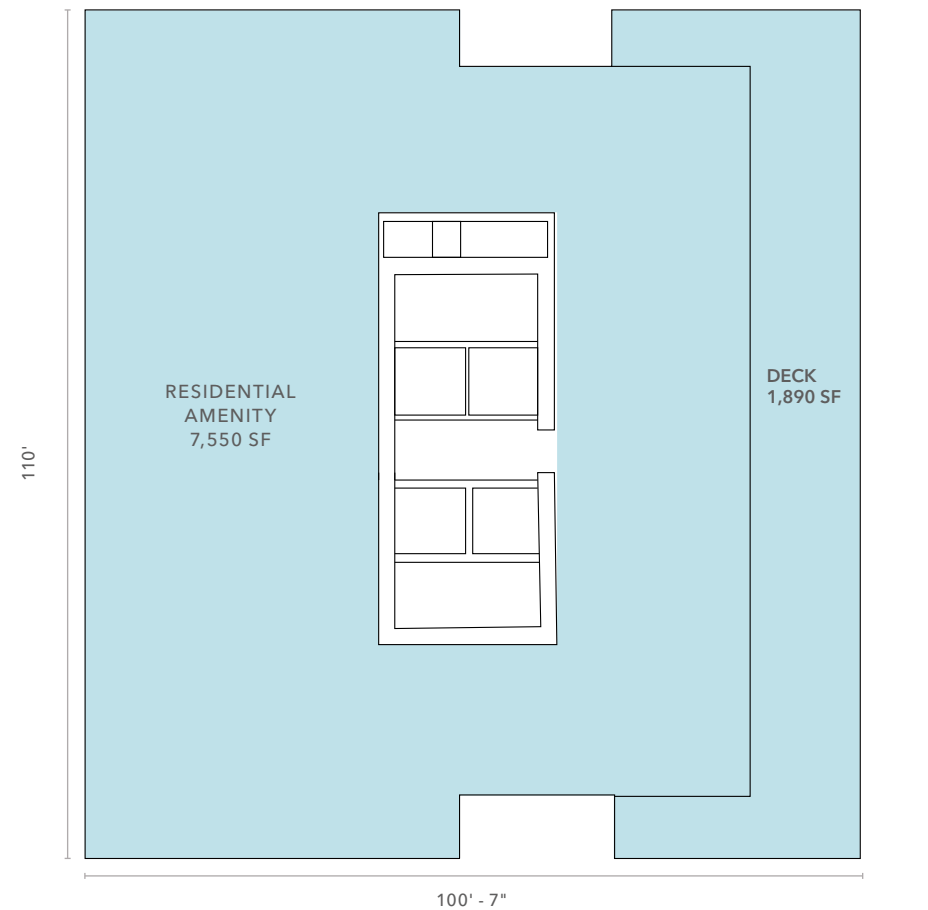
807 4TH AVE | PROPOSED BUILDING SUMMARY

FLOOR 22



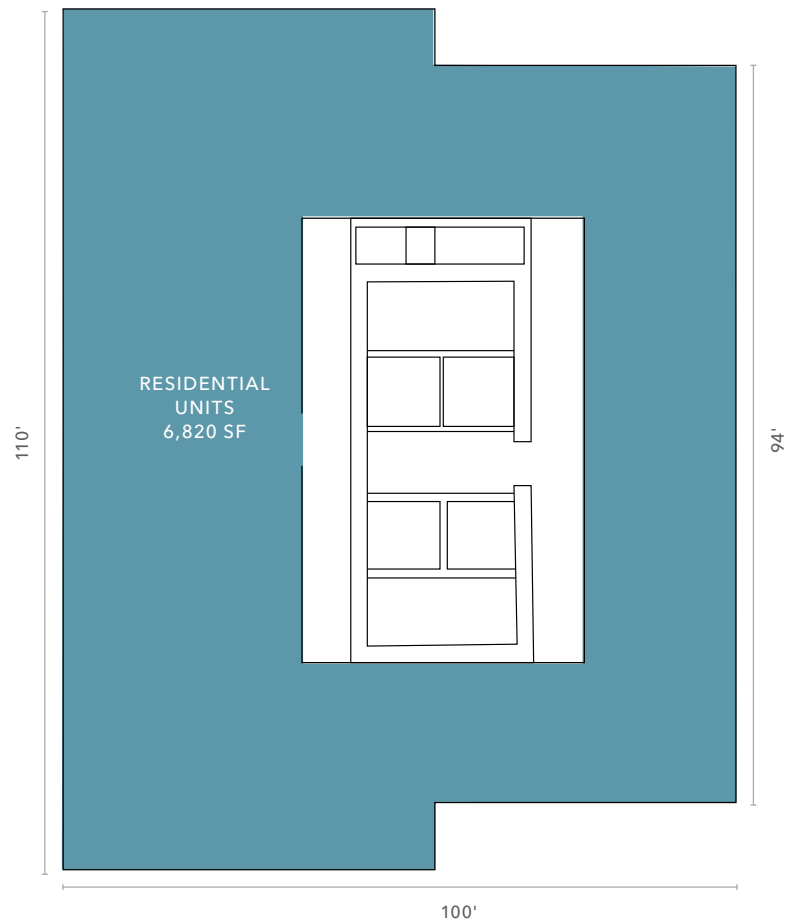
Units Amenity

FLOOR 44

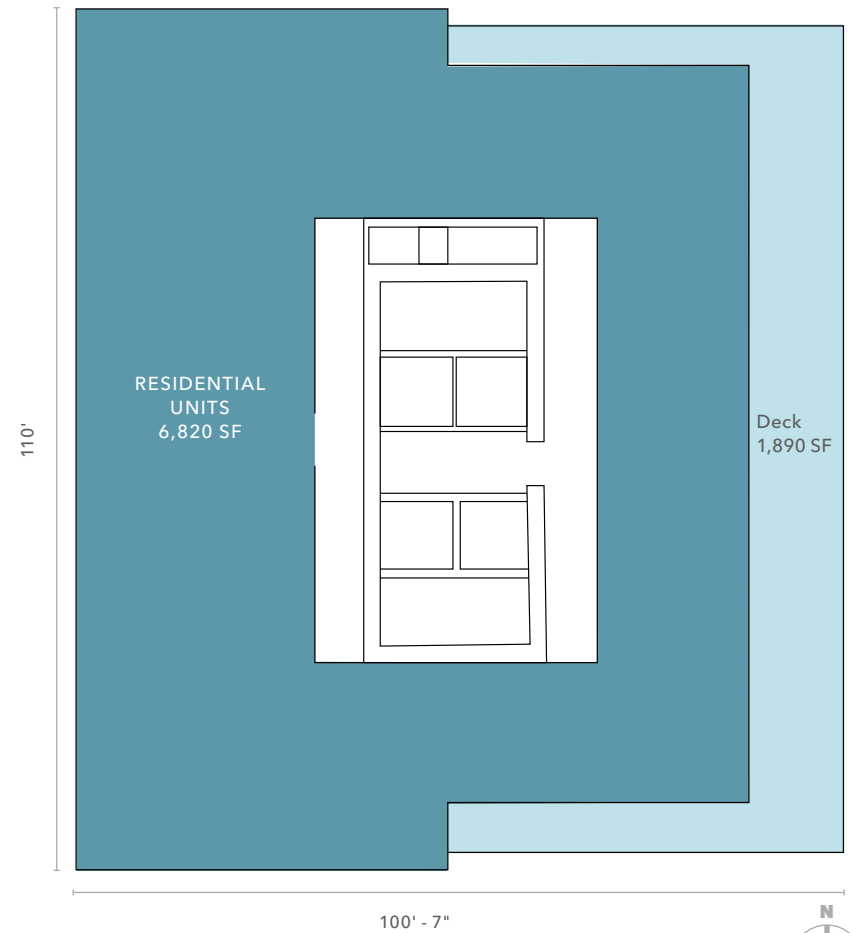


807 4TH AVE | PROPOSED BUILDING SUMMARY

FLOORS 45 - 55



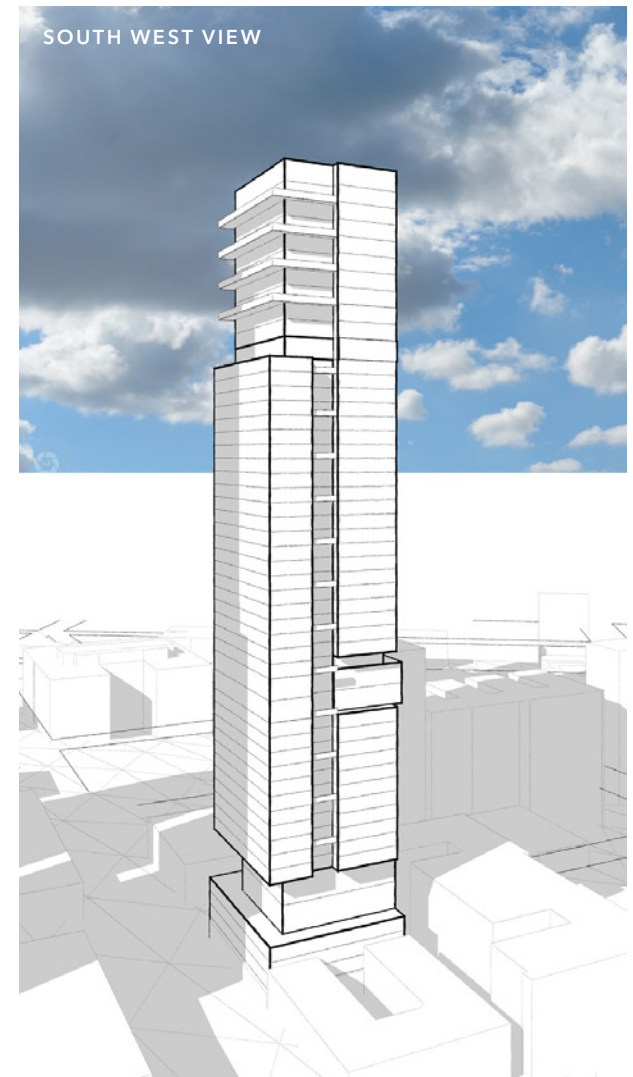
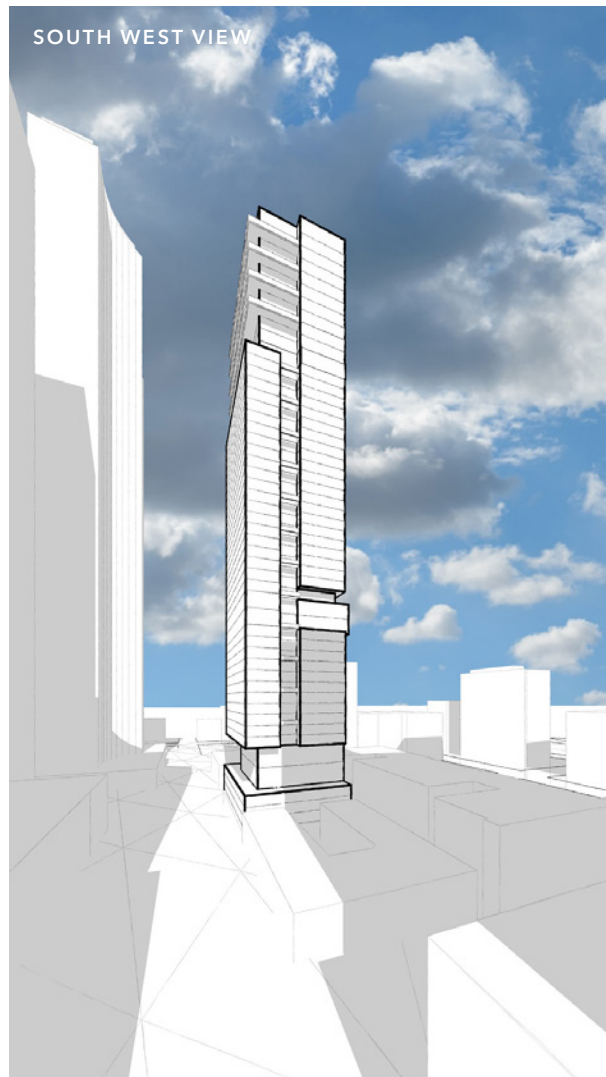
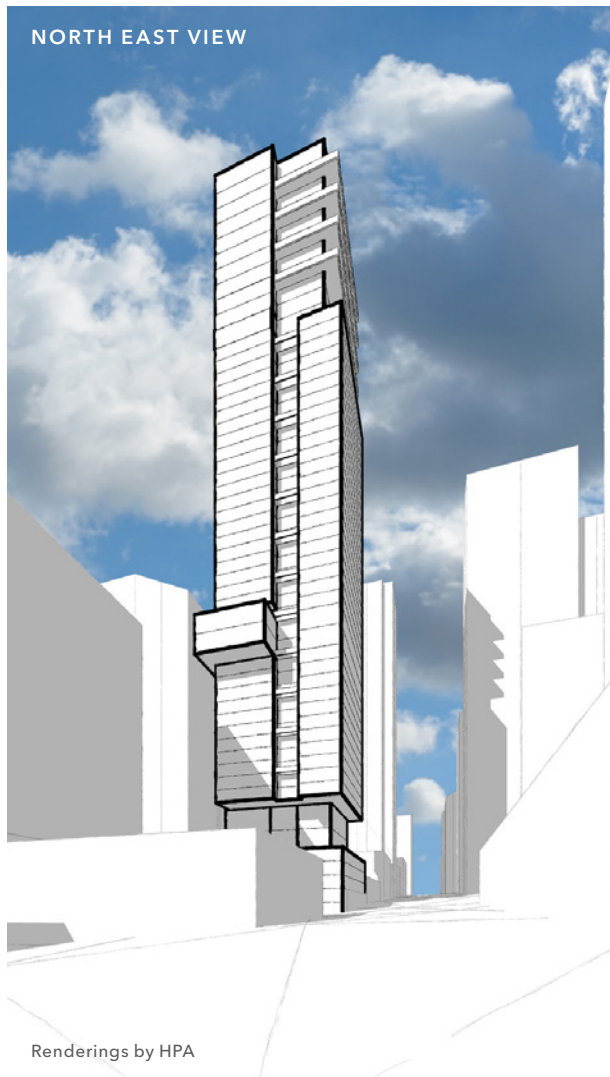
TERRACES EVERY 2 FLOORS

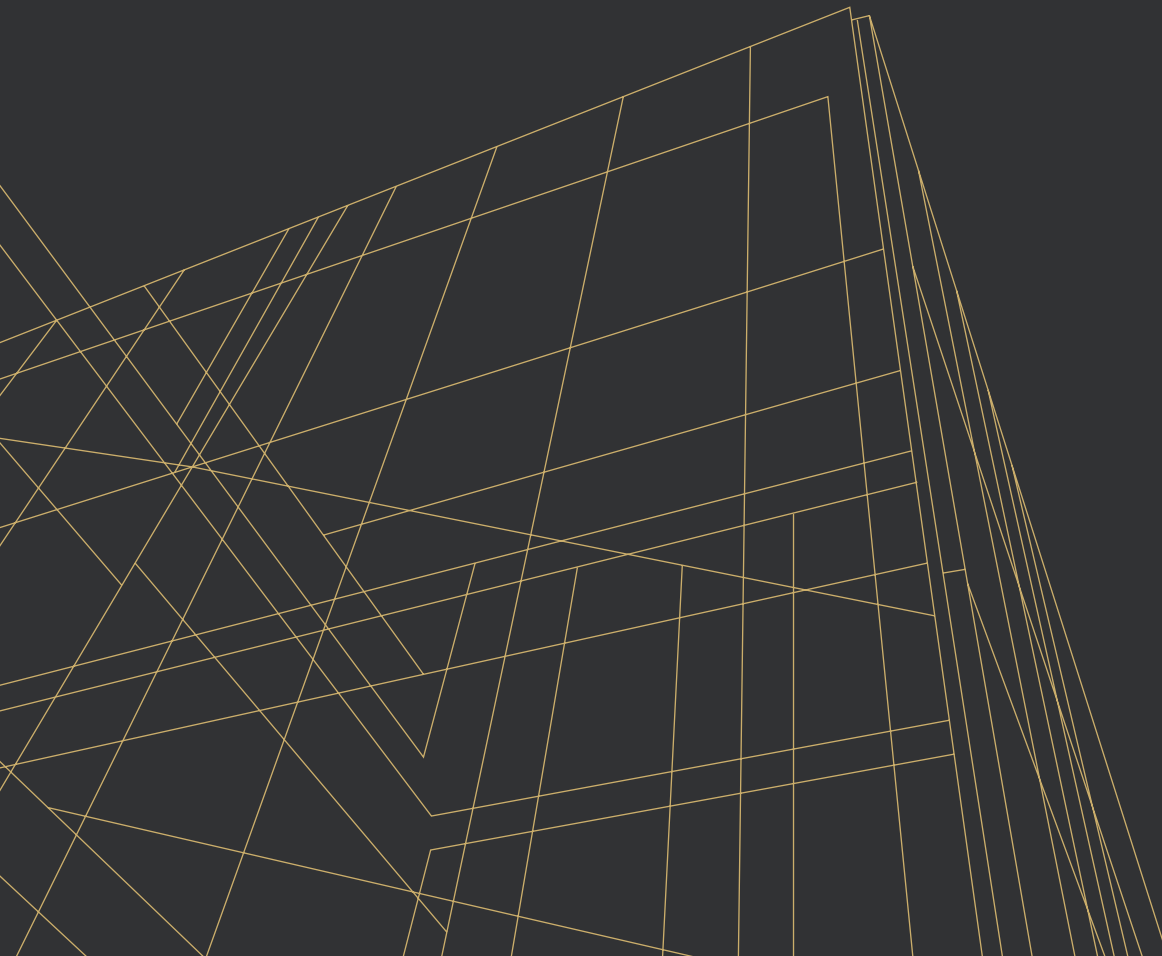


Units Amenity



807 4TH AVE | PROPOSED BUILDING SUMMARY





LOCATION OVERVIEW

Section 03

SEATTLE'S MARKET IS RIPE FOR CHANGE

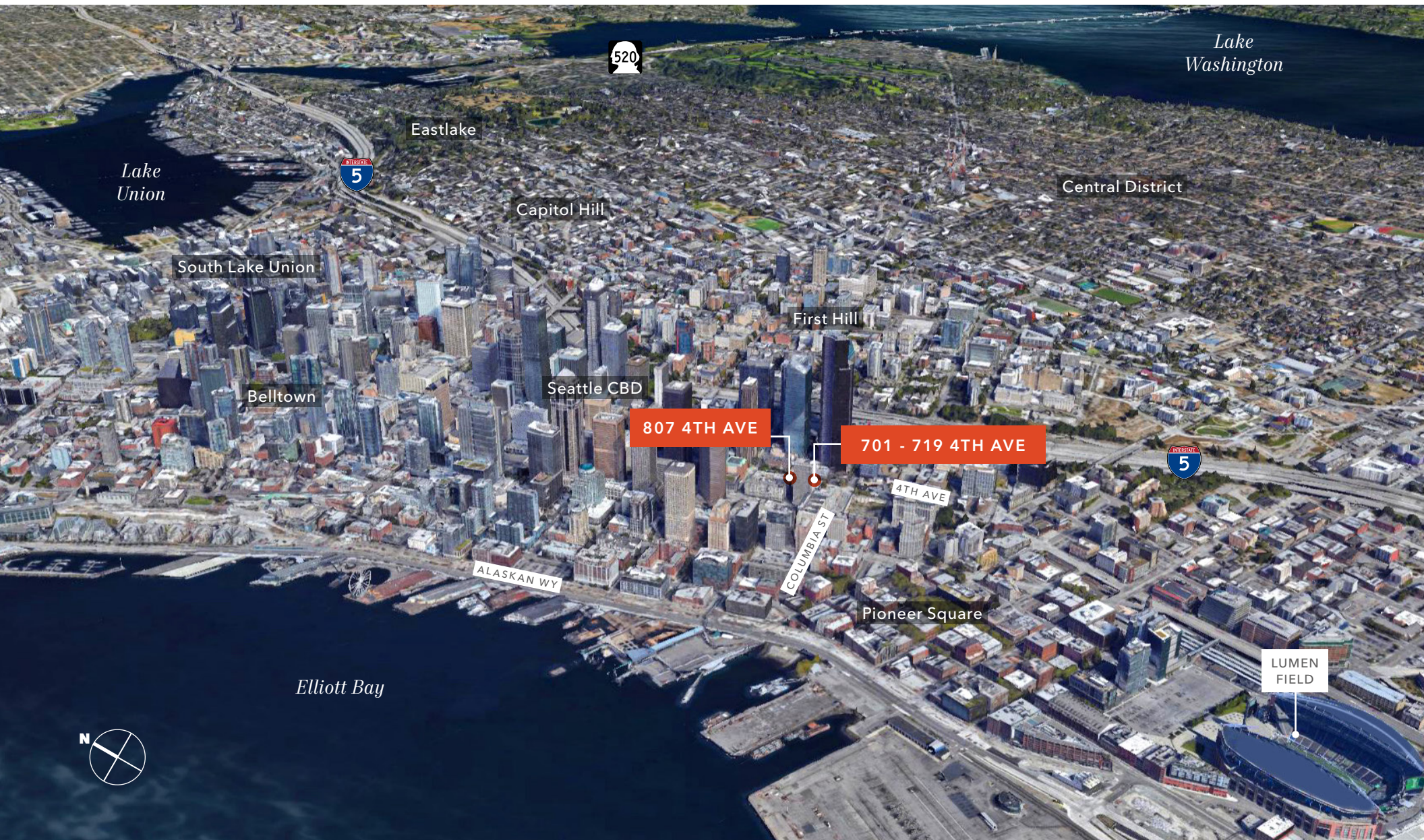
701 and 807 4th Ave are a couple of the most centralized locations in Seattle, adjacent to the best restaurants, retail amenities, services, and public transportation in the city.

As of 2022, the population is over 749,000, making it the largest city in the state of Washington. The metropolitan area of Seattle has over four million people, making it the 15th-largest in the United States.

Many tech industry giants such as Microsoft, Meta, and Amazon have also made Seattle home, making the city a great place to find employment. The industry also makes up nearly 30% of the local economy, where employees make up 12.9% of the workforce.

Public transportation is also continuing to grow with additions to Seattle's light-rail line. Lines connecting from Downtown Seattle to Bellevue, Redmond, Redmond Tech, Northgate, and Shoreline are all scheduled to be finished in 2024, while King County Metro has also partnered with tech company Via to launch a ride-on-demand service that costs the same as bus fare in 2023.

LOCATION OVERVIEW



EMPLOYMENT

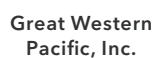
1,000 - 6,000 EMPLOYEES

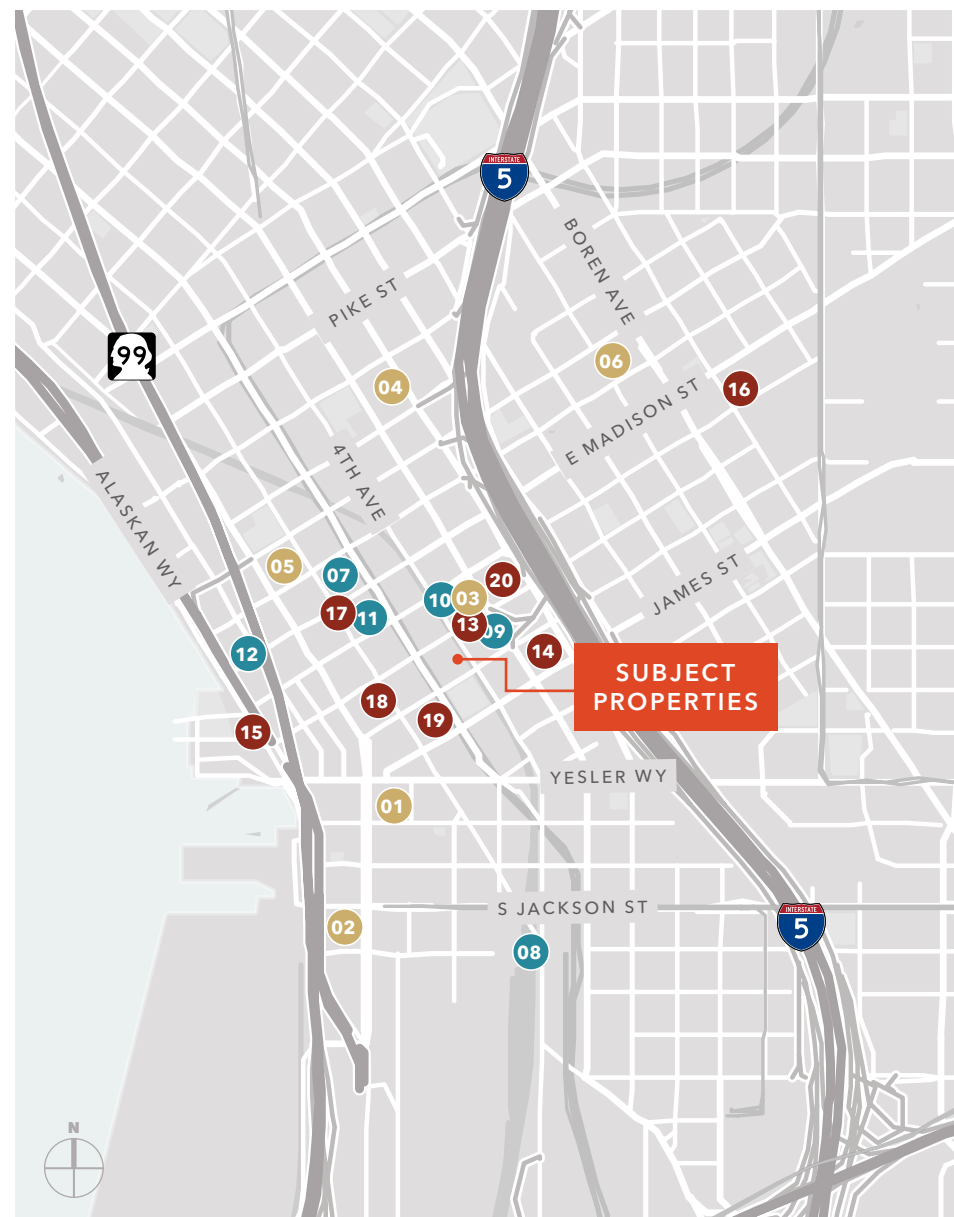
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04 	05 	06 

500 - 999 EMPLOYEES

07 	08 	09 
10 	11 	12 

250 - 499 EMPLOYEES

13 	14 	15 	16 
17 	18 	19 	20 



SEATTLE TECH GIANTS



DOWNTOWN
SEATTLE

SUBJECT
PROPERTIES

520

INTERSTATE
5

accenture	airbnb	ALGONOMY	Apple	Avalara
AXON	BBVA	THE CLIMATE CORPORATION	Convoy Supply Construction Materials	coupang
DELL	Disney	DocuSign	Dropbox	ExtraHop
f5	Grab	GROUPON	here	HIGHSPOT
hulu	IBM	indeed	intel	Limelight NETWORKS
lyft	NBC	narrative science	NUANCE	NUTANIX
ORACLE	Outreach	Palantir	Pinterest	PIXAR
qualtrics.XM	REDFIN	Rover.com	rubicon PROJECT	sift
SMART	SNAPCHAT	SONOS	splunk>	stripe
Twitter	Uber	vmware	Zillow	zulily



DEMAND DRIVERS

PROJECTED JOB GROWTH

6.3%

PUGET SOUND
(ANNUAL)

0.3%

UNITED STATES
(ANNUAL)

PUGET SOUND POPULATION

4.4M

CURRENT

0.6%

CHANGE
(2022 - 2023)

PUGET SOUND BASED LARGE EMPLOYERS

Alaska
AIRLINES

amazon

BILL & MELINDA
GATES foundation

BOEING

COSTCO
WHOLESALE

Expeditors

expedia group

Google

Fred Hutch
Cancer Center

Microsoft

NORDSTROM

PACCAR

Providence

REI

Starbucks

T Mobile

W
UNIVERSITY of
WASHINGTON

Virginia Mason
Franciscan Health

Weyerhaeuser

Zillow

SEATTLE RANKINGS

#1

MOST CONSTRUCTION CRANES
BDC network, 2023

#1

BEST PLACES FOR BUSINESS
AND CAREERS
CEOWorld, 2022

#1

BEST PLACE TO FIND WORKERS SKILLED
IN THE LATEST TECHNOLOGY TRENDS
Geekwire, 2023

#1

BEST CITY IN THE U.S. FOR
STEM JOBS
CNBC, 2023

#1

BEST PUBLIC TRANSPORTATION
IN THE U.S.
Remix, 2023

#1

BEST CITIES FOR
OUTDOOR ACTIVITIES
Niche, 2023

#3

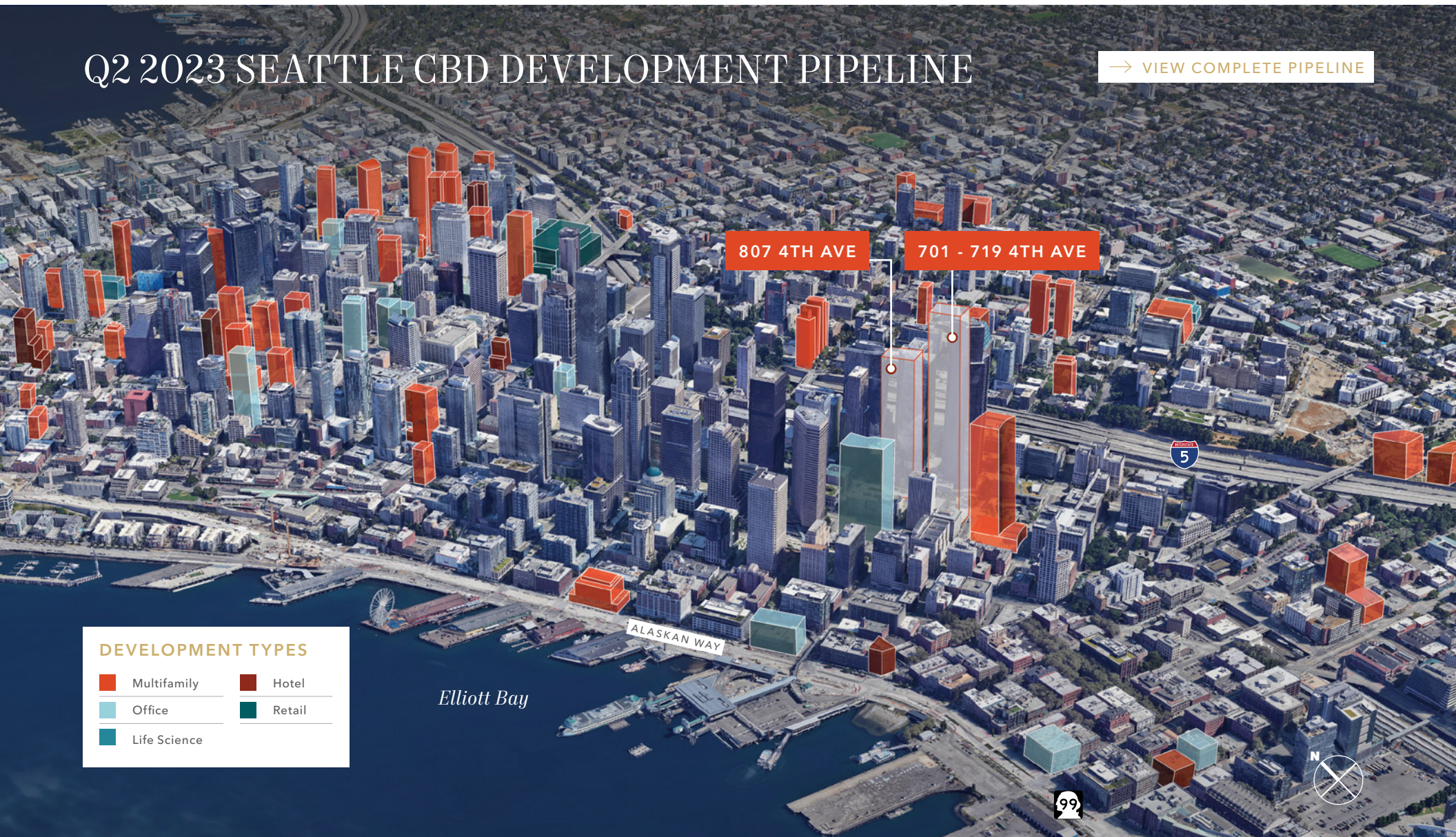
BEST CITIES TO LIVE IN THE U.S.
Forbes, 2023

#3

BEST CITIES FOR YOUNG
PROFESSIONALS
Niche, 2023

Q2 2023 SEATTLE CBD DEVELOPMENT PIPELINE

→ [VIEW COMPLETE PIPELINE](#)



DEVELOPMENT TYPES

- | | |
|--|--|
|  Multifamily |  Hotel |
|  Office |  Retail |
|  Life Science | |

AMENITIES



EAT + DRINK

- 01 Red Bowls Restaurant
- 02 The Fisherman's Restaurant
- 03 Elliot's Oyster House
- 04 Damn the Weather
- 05 Cafe Paloma
- 06 All Water Seafood & Oyster
- 07 Ivar's Acres of Clams
- 08 Il Terrazzo Carmine
- 09 The Crab Pot
- 10 Charlotte Restaurant & Lounge
- 11 The Fig & The Judge
- 12 Asia Ginger Teriyaki Restaurant
- 13 Fuji Sushi
- 14 The Frankfurter
- 15 Piroshki on 3rd
- 16 Joybento
- 17 Sushi Kudasai
- 18 Where Ya At Matt

CAFFEINE

- 01 Caffe Ladro
- 02 Cherry St Coffee
- 03 Fonte Coffee
- 04 Coffee Tree
- 05 Voxx Coffee
- 06 Caffe D'arte

CAFFEINE CONT.

- 07 Caffe Migliore
- 08 Elm Coffee Roasters
- 09 Local Coffee Spot
- 10 Zeitgeist Coffee

ATTRACTIONS

- 01 Seattle Aquarium
- 02 Beneath the Streets
- 03 The Gum Wall
- 04 Seattle Pinball Museum
- 05 The Seattle Great Wheel
- 06 Pier 55
- 07 Original Selfie Museum
- 08 Hing Hay Park
- 09 Sky View Observatory

PARKING

- 01 4th & Madison Garage
- 02 Olympic Garage
- 03 Goat Hill Garage
- 04 Butler Garage
- 05 Impark Parking
- 06 SPACES parking
- 07 Diamond Parking
- 08 SP+ Parking
- 09 ACE Parking

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2026 TOTAL	72,856	260,570	512,366
2031 PROJECTION	82,465	283,625	542,191
2020 CENSUS	56,348	224,625	465,632
PROJECTED GROWTH 2026 - 20231	2.6%	1.8%	1.2%
MEDIAN AGE	33.6	34.9	35.2

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2026 AVERAGE HH INCOME	\$166,329	\$195,306	\$199,251
TOTAL BUSINESSES	11,746	24,655	41,272
TOTAL EMPLOYEES	165,720	296,524	424,964

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	2.9%	1.8%	1.8%
HIGH SCHOOL DIPLOMA	9.3%	8.1%	8.3%
SOME COLLEGE	13.0%	10.7%	10.8%
ASSOCIATE	5.7%	5.5%	5.9%
BACHELOR'S	33.3%	37.9%	38.1%
GRADUATE	32.3%	33.8%	33.2%

HOUSEHOLDS

45,541
1 MILE

149,275
3 MILES

259,655
5 MILES

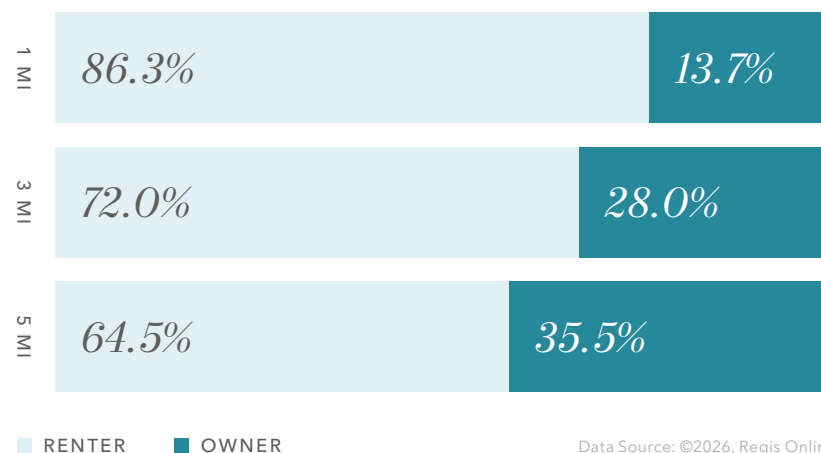
2031 PROJECTED GROWTH

2.3%
1 MILE

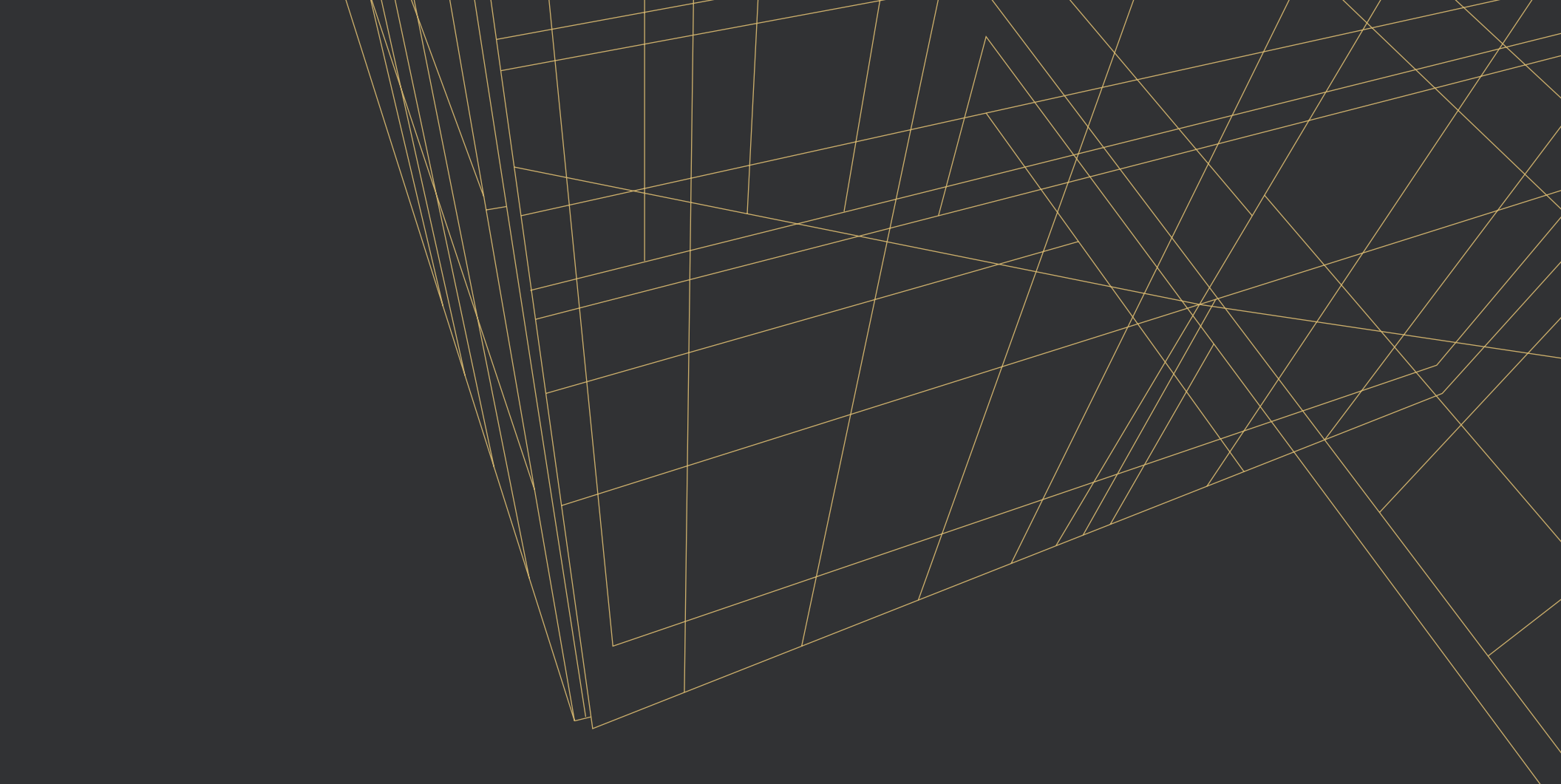
1.5%
3 MILES

1.1%
5 MILES

OWNER VS RENTER OCCUPIED



Data Source: ©2026, Regis Online



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