

THE WELLER BUILDING

1225 S WELLER ST, SEATTLE, WA 98144



OFFERING SUMMARY

| | |
|----------------|--------------------------------|
| Available SF: | 1,000 - 10,430 SF |
| Lease Rate: | \$12.00 - 15.00 SF/yr (NNN) |
| Lot Size: | 26,850 SF |
| Year Built: | 2001 |
| Building Size: | 70,332 SF |
| Zoning: | DMC 85/75-170 |
| Market: | Seattle |
| Submarket: | International District |

PROPERTY OVERVIEW

Second generation office built out with multiple privates, conference rooms and open areas. Secure building with secured covered and uncovered parking.

PROPERTY HIGHLIGHTS

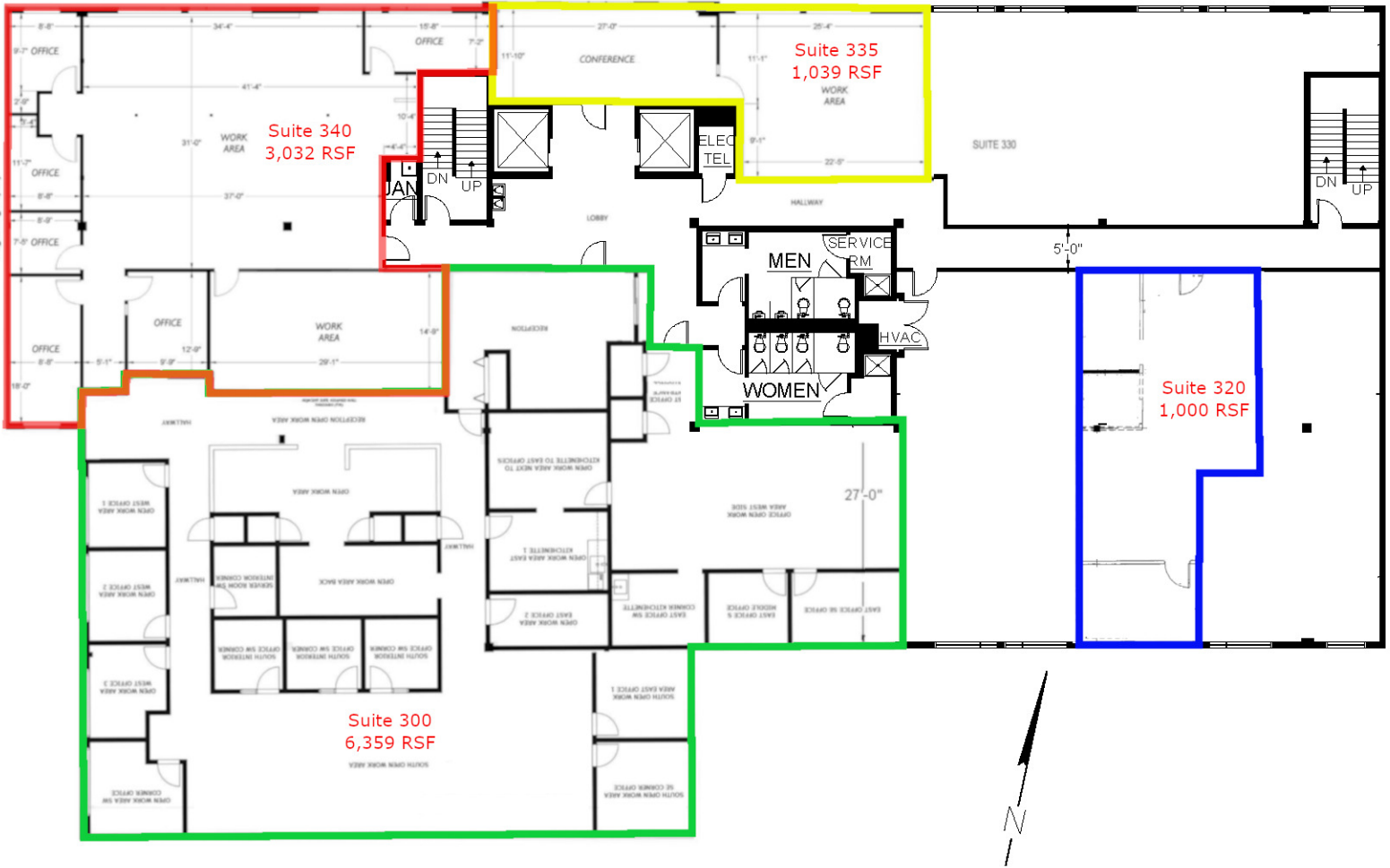
- Class A International District Office With Territorial Views
- Built out with multiple privates, conference rooms and open areas
- Keycode building access
- Minutes to Downtown, Sports Stadiums, Capitol Hill and Pioneer Square
- Spaces on the third floor can be combined for up to 10,430 RSF
- 2026 Estimated Operating Expenses are \$10.28 psf/yr
- Parking ratio is 1/1,000 SF, \$150/mo. covered, \$125/mo. uncovered

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VIDEO TOUR

S. WELLER STREET



Suite 335 + Suite 340 = 4,071 RSF | Suite 340 + Suite 300 = 9,391 RSF | Suite 335 + Suite 340 + Suite 300 = 10,430 RSF

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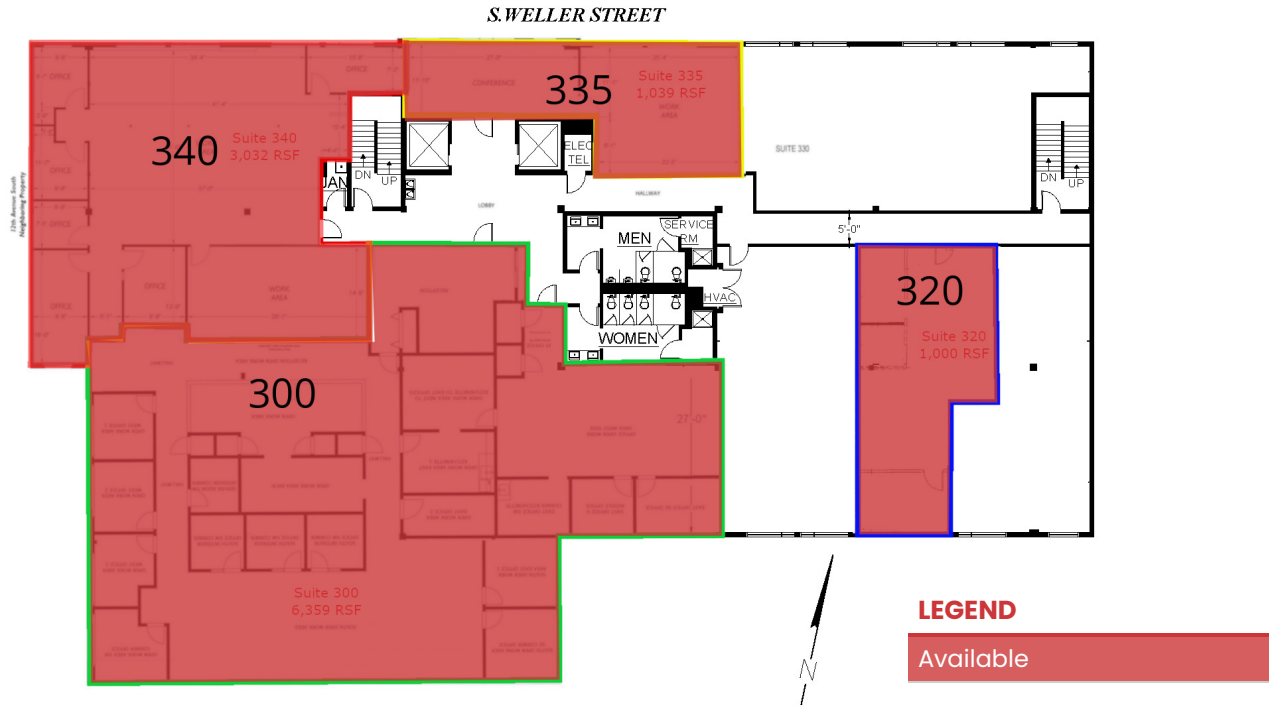
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LEASE INFORMATION

| | | | |
|--------------|-------------------|-------------|-------------------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,000 - 10,430 SF | Lease Rate: | \$12.00 - \$15.00 SF/yr |

AVAILABLE SPACES

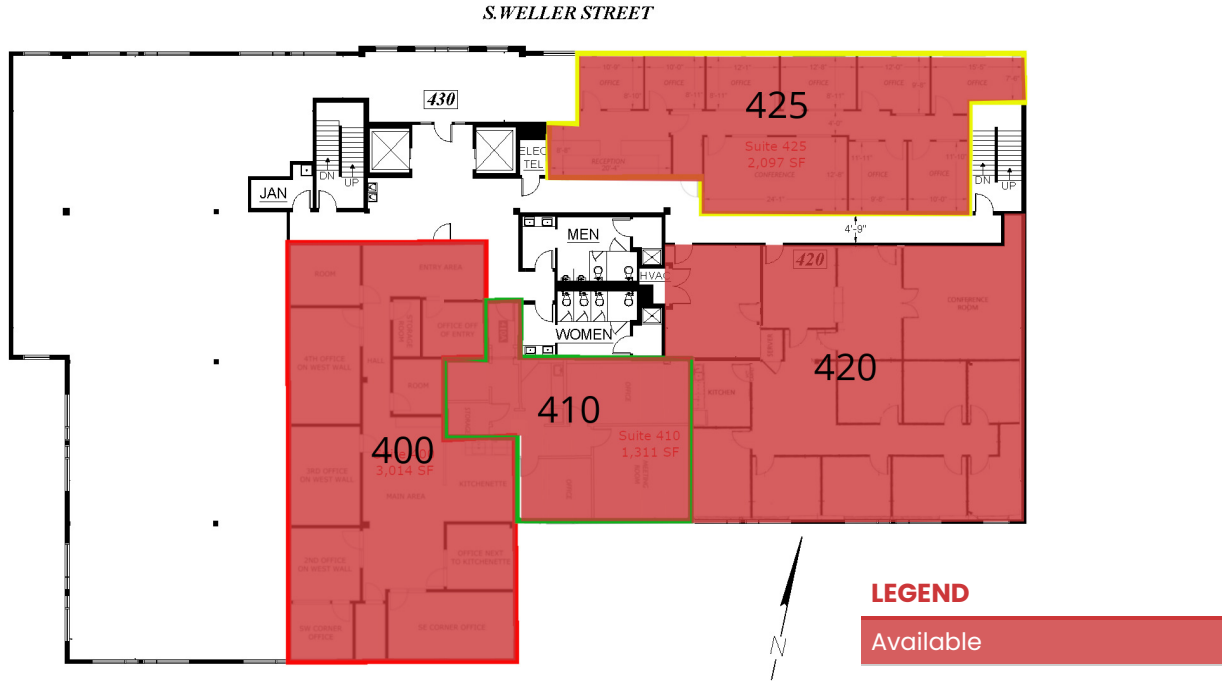
| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-----------|-----------|-------------------|------|---------------|--|
| Suite 300 | Available | 6,359 - 10,430 SF | NNN | \$12.00 SF/yr | Multiple privates, conference rooms, kitchenette, open work areas. Territorial views. Can be combined with Suite 335 and/or Suite 340 for 9,391 RSF and 10,430 RSF respectively. Virtual tour available. |
| Suite 320 | Available | 1,000 SF | NNN | \$14.00 SF/yr | Mostly open work area with two private offices. Available now. Virtual tour available. |
| Suite 335 | Available | 1,039 - 10,430 SF | NNN | \$15.00 SF/yr | Two open work areas/conference rooms/meeting rooms. Can be combined with Suite 340 and/or Suite 300 for 4,071 RSF, 9,391 RSF and 10,430 RSF respectively. Available now. Virtual tour available. |
| Suite 340 | Available | 3,032 - 10,430 SF | NNN | \$15.00 SF/yr | 6 Privates, Large Open Office. Can be combined with Suite 335 and/or Suite 300 for 4,071 RSF, 9,391 RSF and 10,430 RSF respectively. Available now. Virtual tour available. |

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AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-----------|-----------|----------|------|---------------|---|
| Suite 400 | Available | 3,014 SF | NNN | \$12.00 SF/yr | Multiple privates, conference room, kitchenette, open work area. Territorial views. Virtual tour available. |
| Suite 410 | Available | 1,311 SF | NNN | \$12.00 SF/yr | Three offices, storage, reception area and kitchenette. 60 days minimum notice. Virtual tour available. |
| Suite 420 | Available | 2,864 SF | NNN | \$12.00 SF/yr | 8 Privates, 2 conference rooms, reception area and kitchen/break room |
| Suite 425 | Available | 2,097 SF | NNN | \$12.00 SF/yr | Eight private offices, large conference room and reception area. Virtual tour available. |

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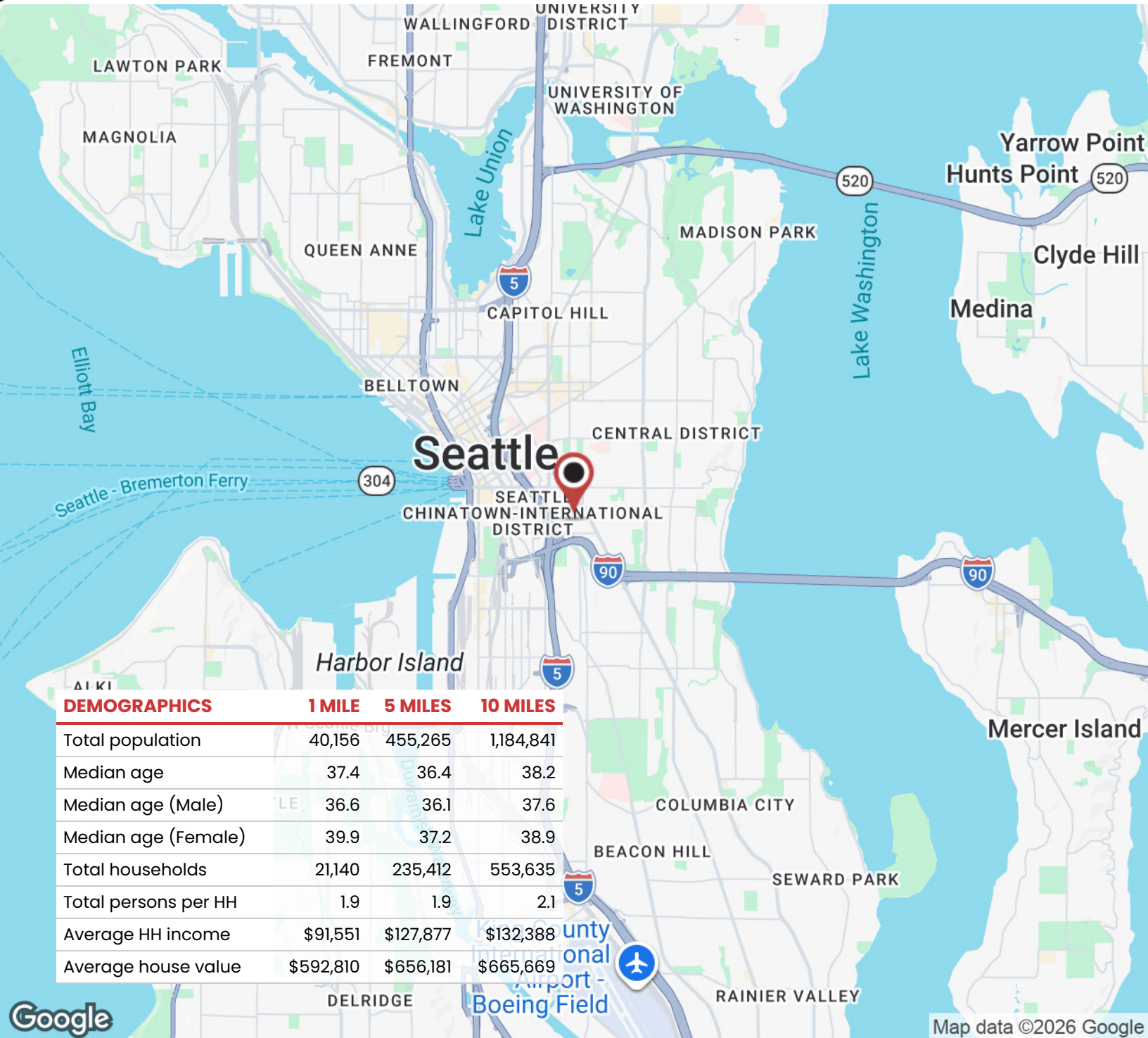
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| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total population | 40,156 | 455,265 | 1,184,841 |
| Median age | 37.4 | 36.4 | 38.2 |
| Median age (Male) | 36.6 | 36.1 | 37.6 |
| Median age (Female) | 39.9 | 37.2 | 38.9 |
| Total households | 21,140 | 235,412 | 553,635 |
| Total persons per HH | 1.9 | 1.9 | 2.1 |
| Average HH income | \$91,551 | \$127,877 | \$132,388 |
| Average house value | \$592,810 | \$656,181 | \$665,669 |

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