

# Centre Court

Desirable 18-Unit  
Mixed-Use Asset  
in Seattle's Highly  
Coveted Queen Anne  
Neighborhood

**18 UNITS • BUILT 2002**

116 Warren Ave N, Seattle, WA

**CBRE**



EXCLUSIVELY LISTED BY THE **CBRE PNW MULTIFAMILY TEAM**

**THE OFFERING**

# Desirable 18-Unit Mixed-Use Asset in Seattle's Highly Coveted Queen Anne Neighborhood

CBRE proudly presents Centre Court Apartments, an exceptional investment property in Seattle's highly coveted Queen Anne neighborhood. Constructed in 2002, this mixed-use condominium building offers 4,335 square feet of ground-floor office space with a two story layout, soaring 17-foot ceilings, and a private parking garage for six vehicles, an invaluable amenity in this urban setting.

Above the office suite, the residential component features 18 spacious two- and three-bedroom units, each exceeding 1,000 square feet. There is a second, resident only, parking garage for 22 vehicles. **Residents enjoy access to a rooftop deck with sweeping views of Downtown Seattle and Puget Sound, adding to the property's appeal and premium positioning. These oversized layouts are a rarity in Seattle's multifamily market, driving strong tenant demand and premium rental potential.**

Located at 116 Warren Ave N, Centre Court benefits from Queen Anne's vibrant community, walkable amenities like Climate Pledge Arena, and proximity to Downtown Seattle and South Lake Union's employment centers. **With opportunities for rental income growth, condo resale optionality, and long-term appreciation in one of Seattle's most desirable neighborhoods, Centre Court Apartments represents a truly compelling investment offering.**



# Centre Court

## PROPERTY SUMMARY

**Address** 116 Warren Ave N Seattle, WA

**Price** \$11,400,000

**Units** 18 + 4,345 SF Office

**Year Built** 2002

**Stories** 8

**Net Rentable Area** 19,314 SF Residential  
4,345 SF Commercial

**Avg. Unit Size** 1,073 SF

**Lot Size** 7,080 SF

**Zoning** SM-UP 85 (M)

**Submarket** Queen Anne

# Investment Highlights



**Secured Access Entry**



**Modern Construction & Systems**



**Two Parking Garages - 6 & 22 stalls**



**In Unit Washer/Dryer**



**Value-Add Potential**



**Elevator**



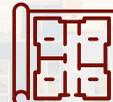
**In Unit Gas Fireplaces**



**Rooftop Deck**



**Private Decks w/  
City & Sound Views**



**Large Two and Three  
Bedroom Units**



**96 Walkscore®**



**Walking Distance to  
Climate Pledge Arena**



SPACE NEEDLE

SOUTH LAKE UNION

SEATTLE CBD

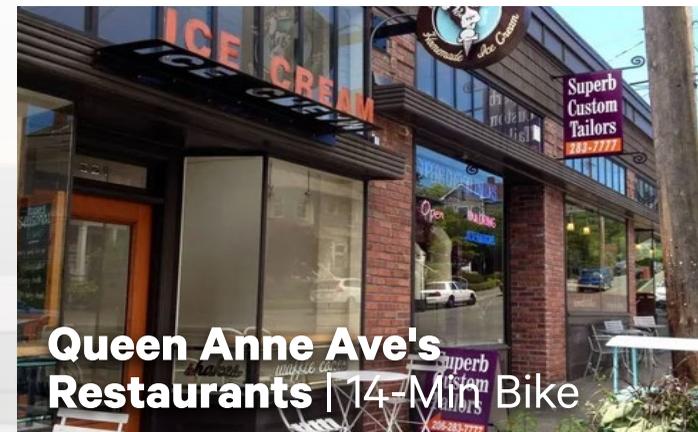
**Centre  
Court**

**Belltown**

200+ Shops/Eateries/Bars • Walk-

PACIFIC SCIENCE CENTER

Highly Desirable Lower Queen Anne Location



**Queen Anne Ave's  
Restaurants | 14-Min Bike**



**Climate Pledge  
Arena | 5-Min Walk**



**Seattle CBD  
7-Min Drive**



**Amazon Spheres  
5-Min Drive**

Centre Court | 3



### First Hill

12 Minutes • 20,000 Medical Jobs

### Seattle CBD

7 Minutes • 250,000 Jobs

### Capitol Hill

10 Minutes • 400+ Eateries/Shops/Bars

### South Lake Union

5 Minutes • 65,000 Jobs

### Belltown Shopping/Dining

3 Minutes • 200+ Shops/Eateries/Bars

### Lake Union Park

Seattle Center/Space Needle

### Waterfront Park

Lake Union

### Queen Anne

14-Minute Bike • 150+ Eateries/Shops/Bars

### Olympic Sculpture Park

### Northeast Queen Anne Greenbelt

# Centre Court

### Queen Anne Beerhall

### East Queen Anne Playground

### Kerry Park

### Myrtle Edwards Park

SAFeway

TRADER JOE'S

BARTELL DRUGS

Cafe Hagen

Big Max Burger

Grappa

Cornelly

El Mezcalito

### West Queen Anne Playfield

Skybowl Cafe

Just Poke

5 Spot

Queen Anne Coffee Co.

Sully's

Betty's Restaurant & Bar

Domani Pizzeria

Caffe Vita

Molly Moon's

Moonrise Bakery

Anytime Fitness

Streamline Tavern

Toulouse Petit

The Sitting Room

McMenamin's

Mammoth

Dick's Drive-In

BILL & MELINDA GATES foundation

QFC Quality Food Centers

Flatstick Pub

SEATTLE KRAKEN

CLIMATE PLEDGE ARENA

Seattle Mariners

SOUNDERS FC

SEATTLE MARINERS

PUBLIC MARKET CENTER PIKE PLACE MARKET



# Highly Desirable Queen Anne Location

Minutes to Major Employers, A-List Entertainment & Sporting Events, Iconic Attractions, Award-Winning Cuisine, Bars, Cafes, Breweries & Shops



Kitchen Features Include Stainless Steel Appliances in Open-Concept Layout



All Units Include a Large Master Bathroom with Full-Size Bathtubs and Large Mirrors



Living Room Features a Fireplace and a Large Sliding Door that Provide Ample Natural Light and Opens Out to Private Patio Deck

## UNIT MIX

Unit Type	Unit Mix	Avg. SF	Rent/Unit	Market Base Rent
2/2.00	16	1,012	\$2,864	\$2,941
3/3.00	2	1,561	\$3,900	\$4,095
<b>Averages/Totals</b>	<b>18</b>	<b>1,073 SF</b>	<b>\$2,993</b>	<b>\$3,069</b>

# Close-In Location Provides Easy Access to Major Employers



## Downtown Seattle

250,000 Jobs • 7-min

- REDFIN
- DocuSign
- Zillow
- Expedia
- NORDSTROM

**Centre Court**

## BALLARD

## Fremont

18,500+ Jobs • 15-min

- Google
- Adobe
- Tableau

## Northgate

55-Acre Mixed-Use Redevelopment

## ROOSEVELT

## U-DISTRICT

## W UNIVERSITY of WASHINGTON

48K Students / 25K Faculty • 14-min

## Seattle Children's

HOSPITAL • RESEARCH • FOUNDATION

7,800 Jobs • 20-min

## South Lake Union

65,000+ Jobs • 5-min

- amazon
- Google
- Meta
- Apple
- BILL & MELINDA GATES foundation
- FRED HUTCH
- UW Medicine

## Bellevue

70,000+ Jobs • 24-min

## Kirkland

47,000+ Jobs • 30-min

## Redmond

94,000+ Jobs • 32-min

# Centre Court

## PNW MULTIFAMILY INVESTMENT SALES TEAM

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### Spencer Clark

First Vice President  
+1 206 442 2764  
spencer.clark@cbre.com

### Peter Wright

First Vice President  
+1 206 442 2735  
peter.wright@cbre.com

### Reed Hunter

First Vice President  
+1 206 442 2713  
reed.hunter@cbre.com

### Zach Fosseen

Associate  
+1 206 747 8533  
zach.fosseen@cbre.com

## DEBT & STRUCTURED FINANCE

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### Josh Berde

Senior Vice President  
+1 206 830 6433  
josh.berde@cbre.com

### Andrew Woertendyke

Associate Vice President  
+1 605 212 0396  
Andrew.Woertendyke@cbre.com

For more information, visit the website:

[www.CBRE-CentreCourt.com](http://www.CBRE-CentreCourt.com)

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