



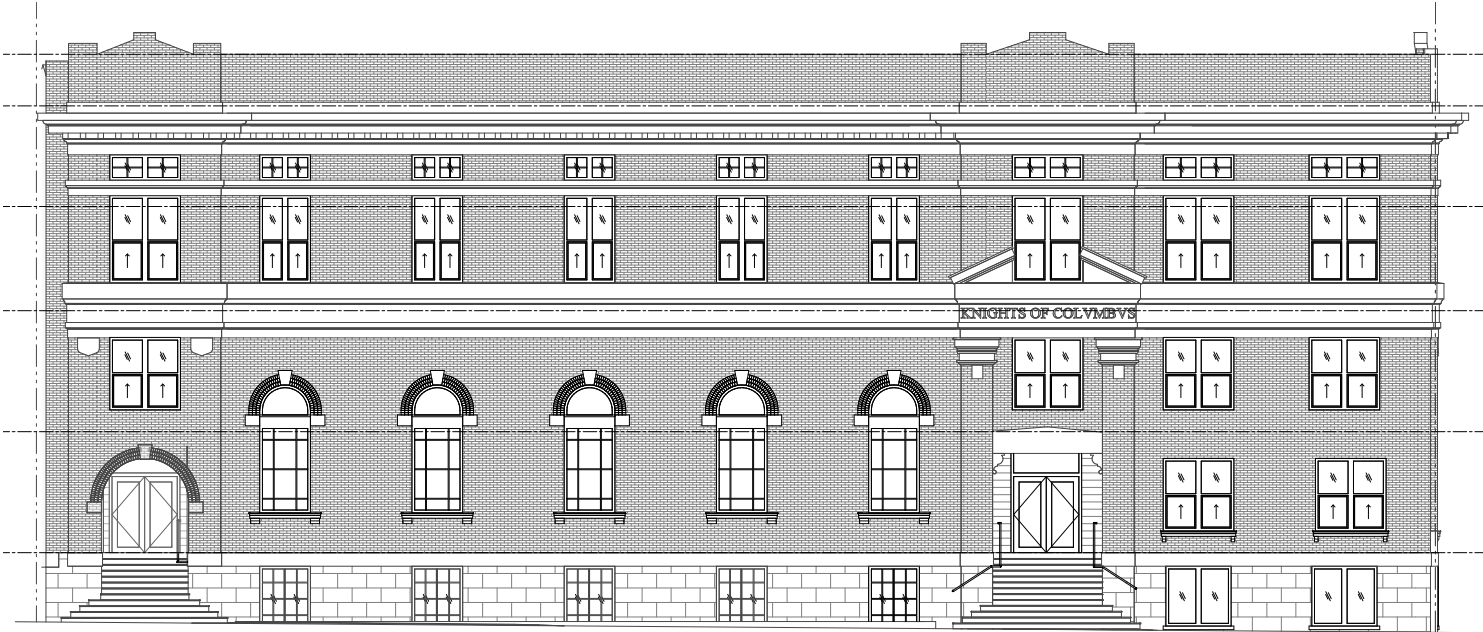
KNIGHTS OF COLUMBUS BUILDING

A historic landmark in the heart of Capitol Hill

FOR SALE / LEASE

Knights of Columbus Building

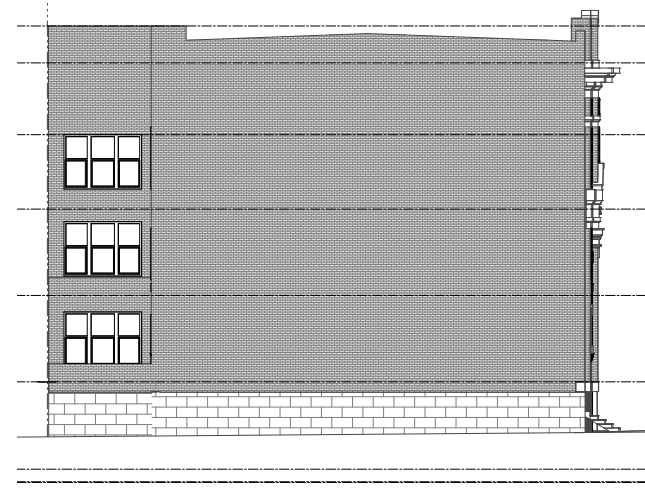
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South facade on E Union St



East facade on Harvard Ave



West facade

RUNBERG ARCHITECTURE GROUP

Property Highlights

Total property sale price:
\$9,950,000

Variable lease rate per floor:
\$16 - 26/SF, NNN

Commercial condo pricing
per floor: \$1M - 3.1M

29,386 RSF building on
three floors, plus mezzanine

9,521 SF lot area

Zoned NC3P-75 (M)

Potential uses:
Event space
Religious use
Fraternal organizations
Indoor recreation

STEVE PELLUER

Senior Vice President
425.450.1180

steve.pelluer@kidder.com

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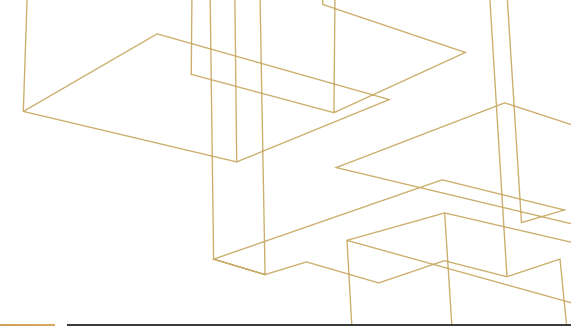
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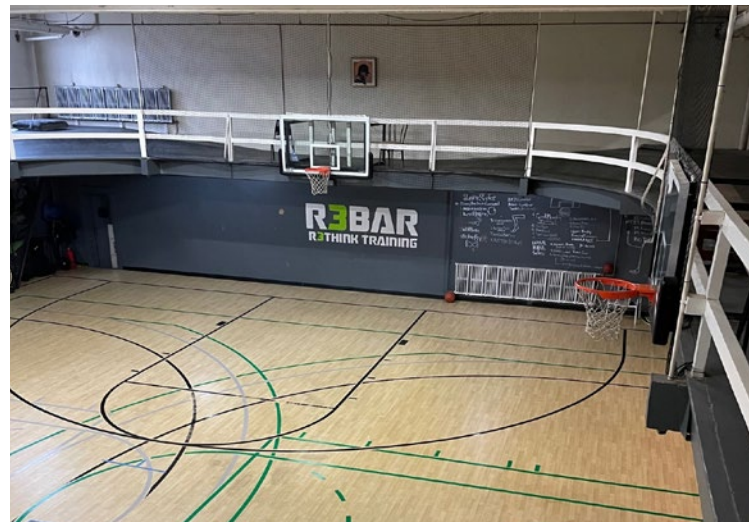


Features

Constructed in 1913

Located in the heart of Capitol Hill, adjacent to Harvard Market, Broadway and the Pike / Pine corridor

Includes two large ballrooms, a full bar, kitchen, bowling alley, former spa and pool area, gymnasium and locker room



STEVE PELLUER
Senior Vice President
425.450.1180
steve.pelluer@kiddermathews.com

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FOR SALE / COMMERCIAL CONDOMINIUM OPTIONS

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Pricing per Floor



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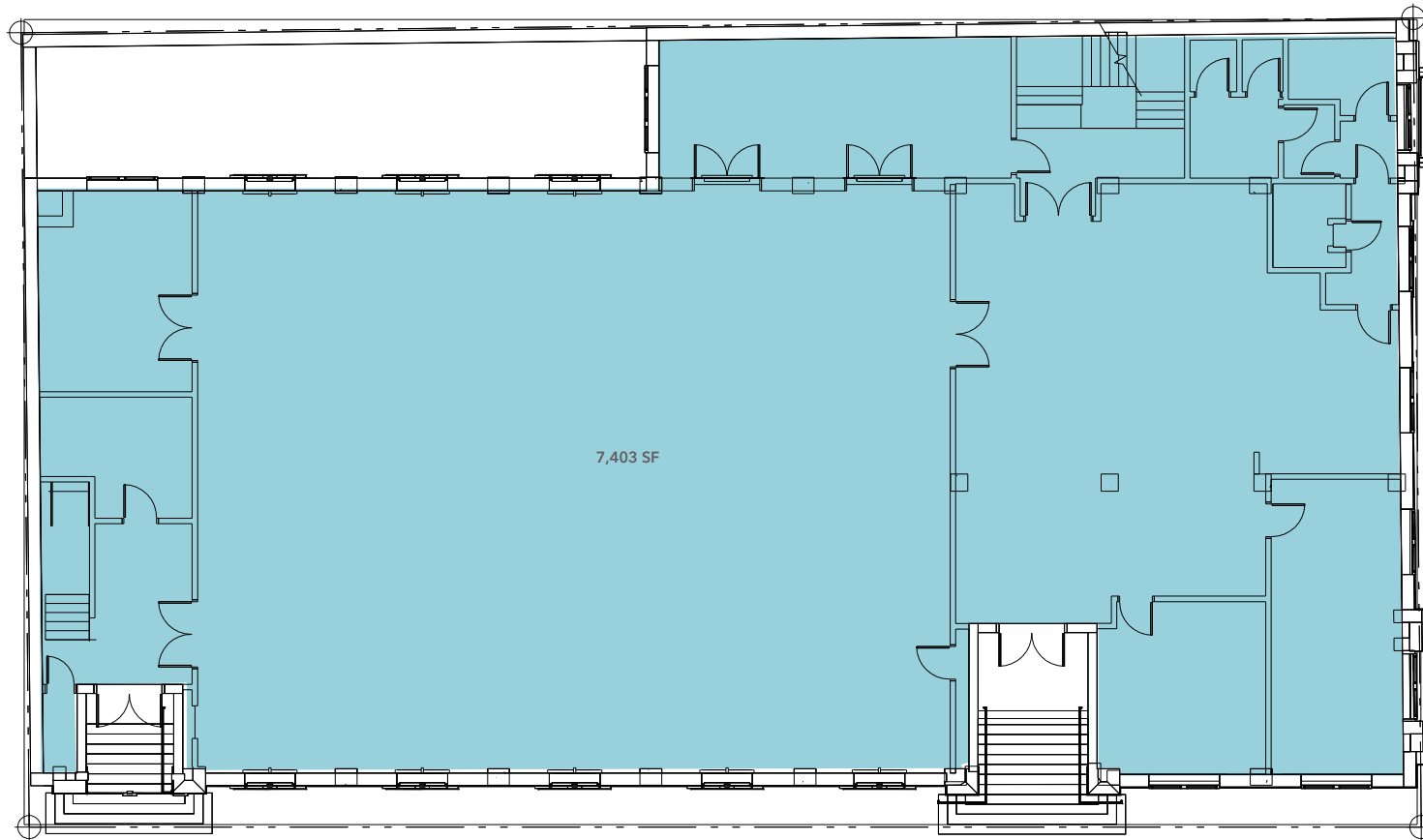


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Main Hall Level - 7,403 SF



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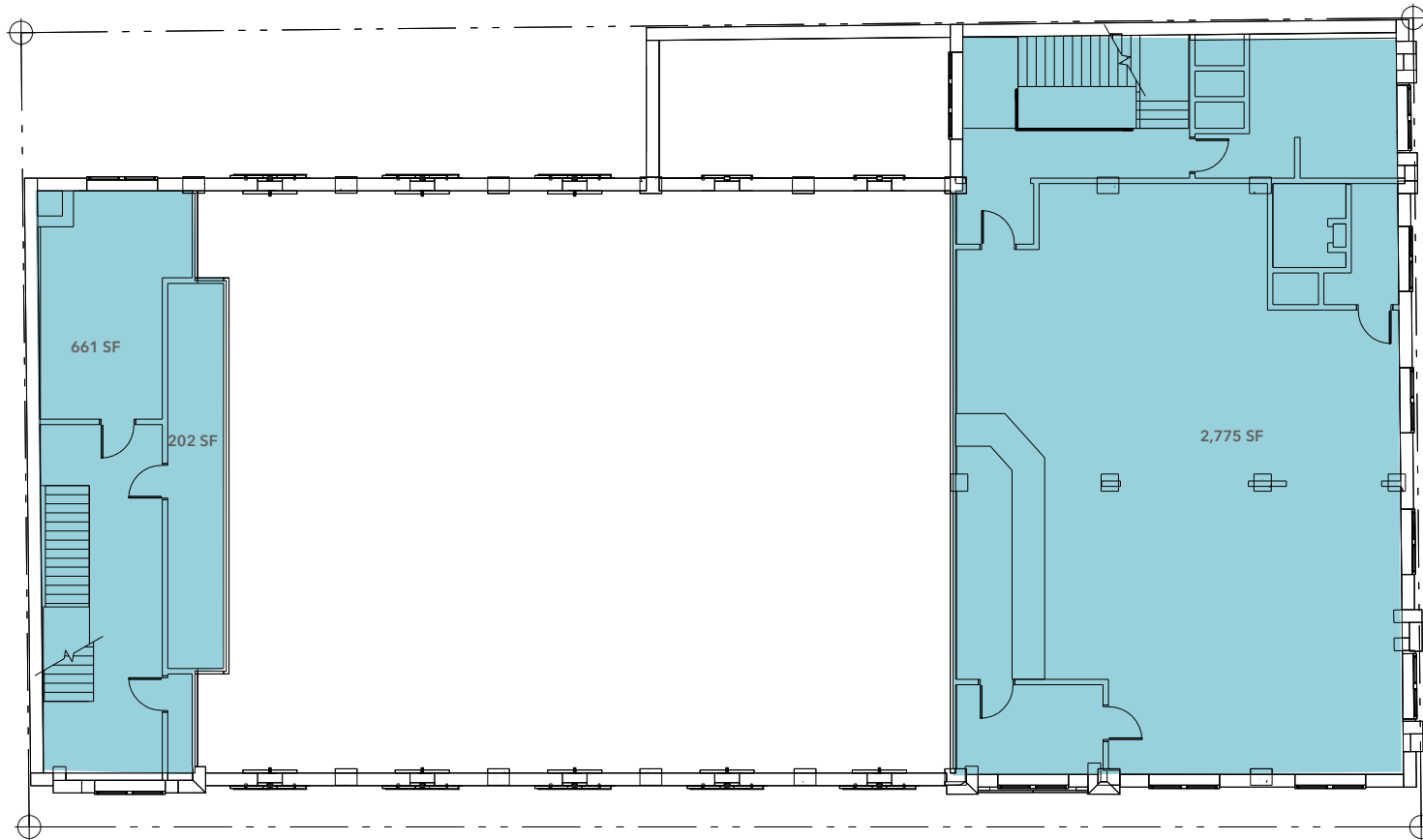


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Main Hall Mezzanine Level - 3,638 SF



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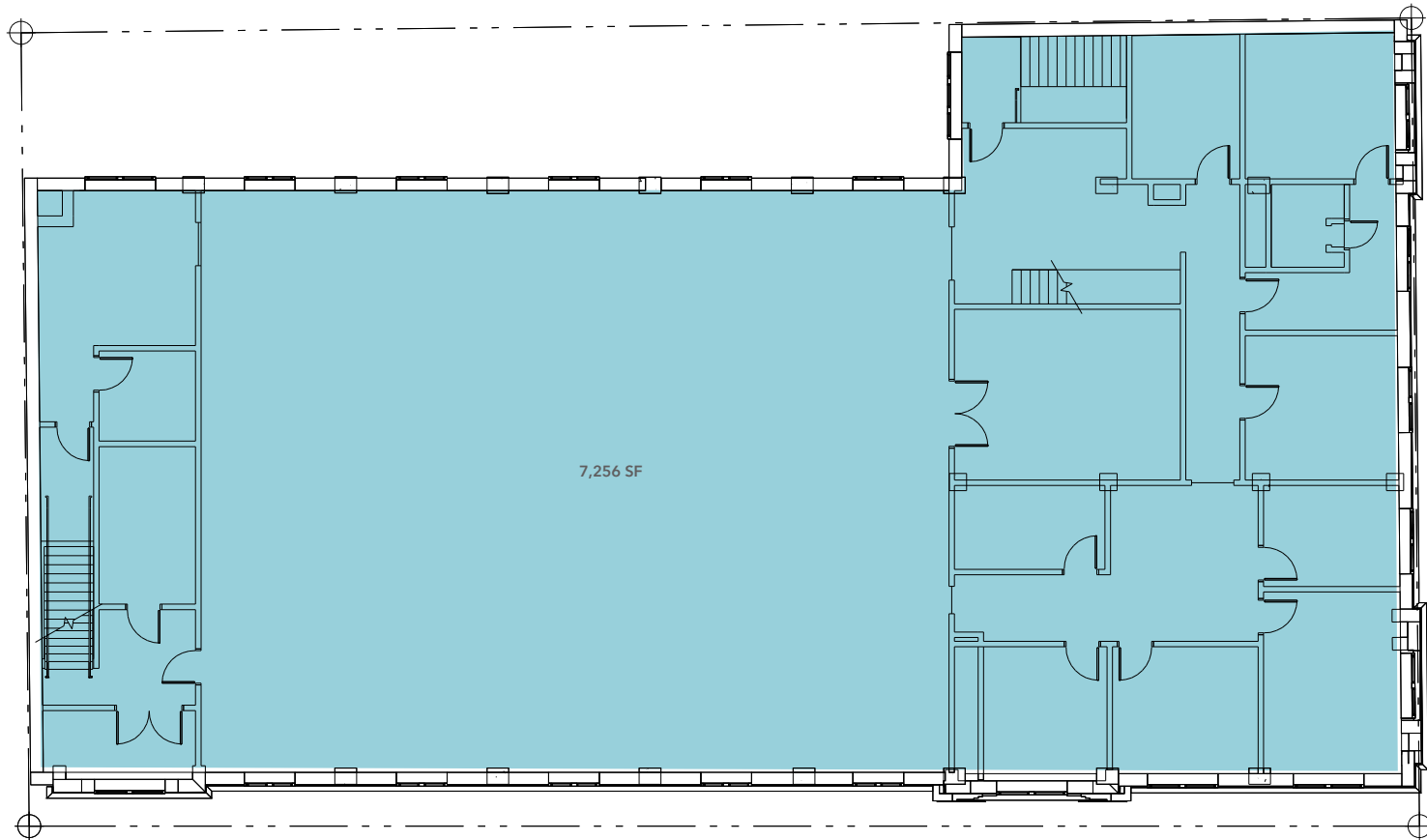
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Top Floor Level - 7,256 SF



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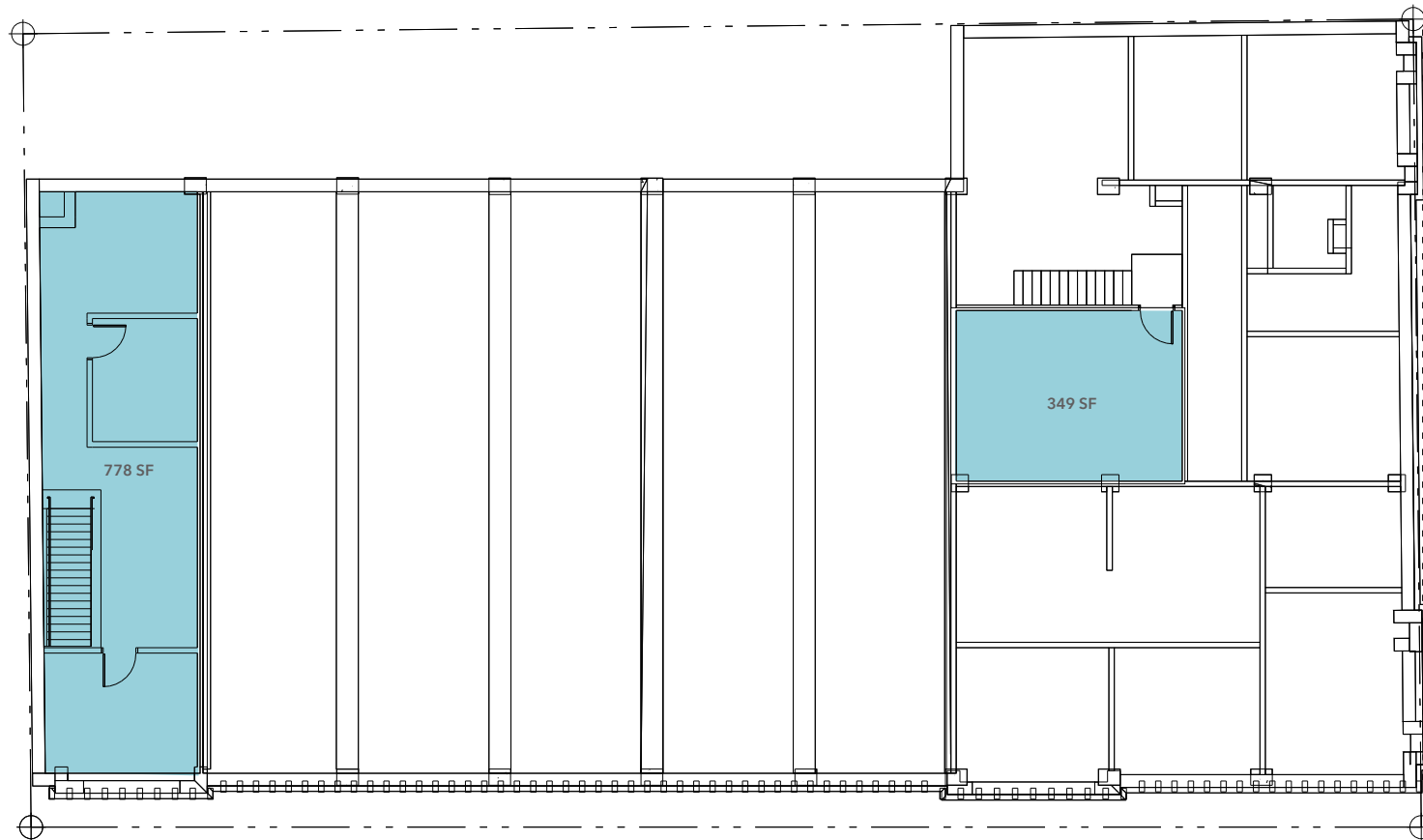
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Top Floor Mezzanine Level - 1,127 SF



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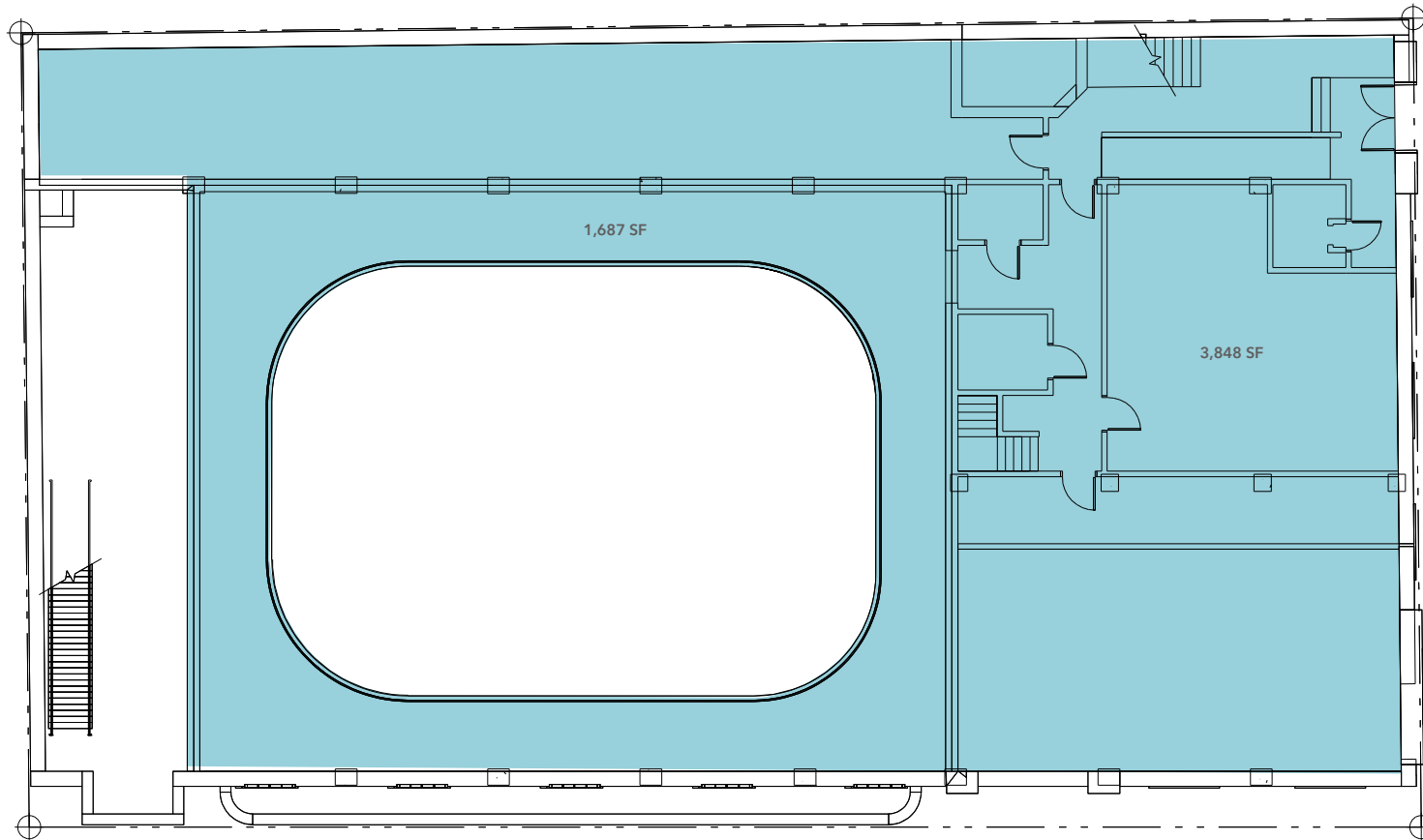
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Basement Level - 5,535 SF



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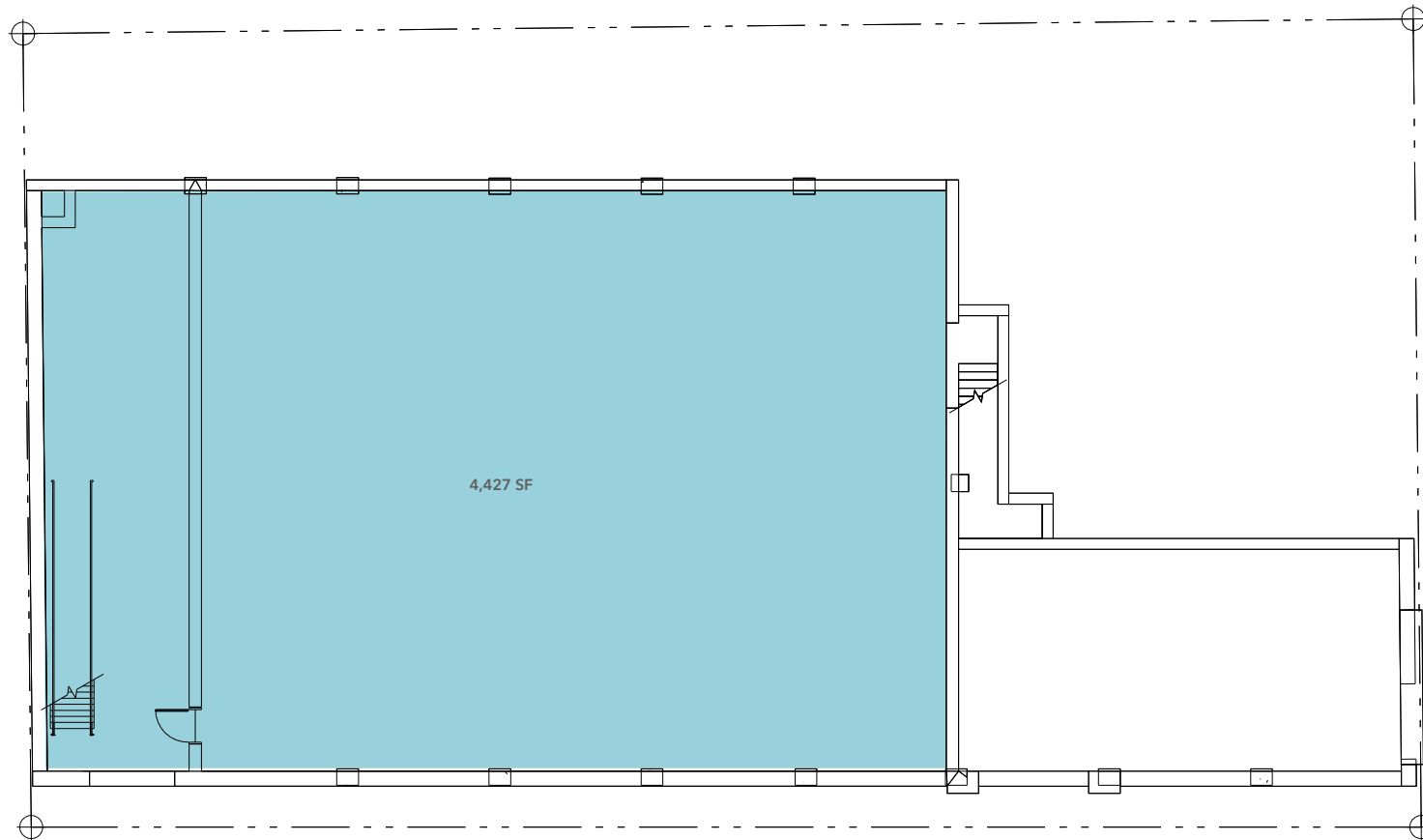
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Lower Basement Level - 4,427 SF



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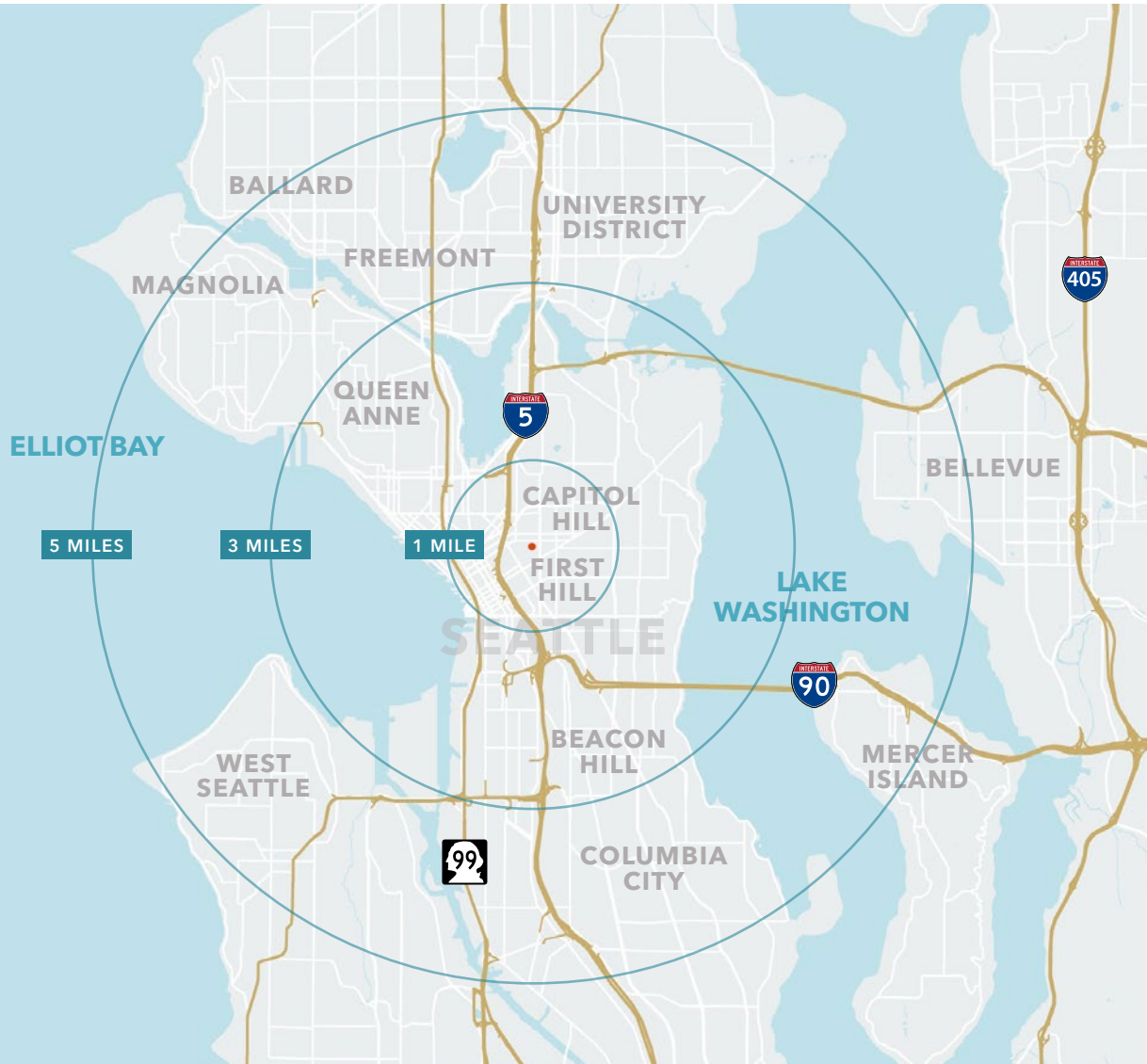
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Demographics

POPULATION

| 2022 Estimate | 1 Mile | 3 Miles | 5 Miles |
|------------------|----------|-----------|-----------|
| Population | 90,527 | 235,035 | 482,885 |
| Projected Growth | 1.4% | 1.5% | 1.4% |
| 2022 Median Age | 35.1 | 35.7 | 35.8 |
| Median HH Income | \$88,505 | \$107,561 | \$111,786 |

BUSINESS

| 2022 Estimate | 1 Mile | 3 Miles | 5 Miles |
|------------------------|---------|---------|---------|
| Total Businesses | 11,967 | 25,129 | 41,974 |
| Total Employees | 177,053 | 317,605 | 440,330 |
| Employees per Business | 14.8/1 | 12.6/1 | 10.5/1 |

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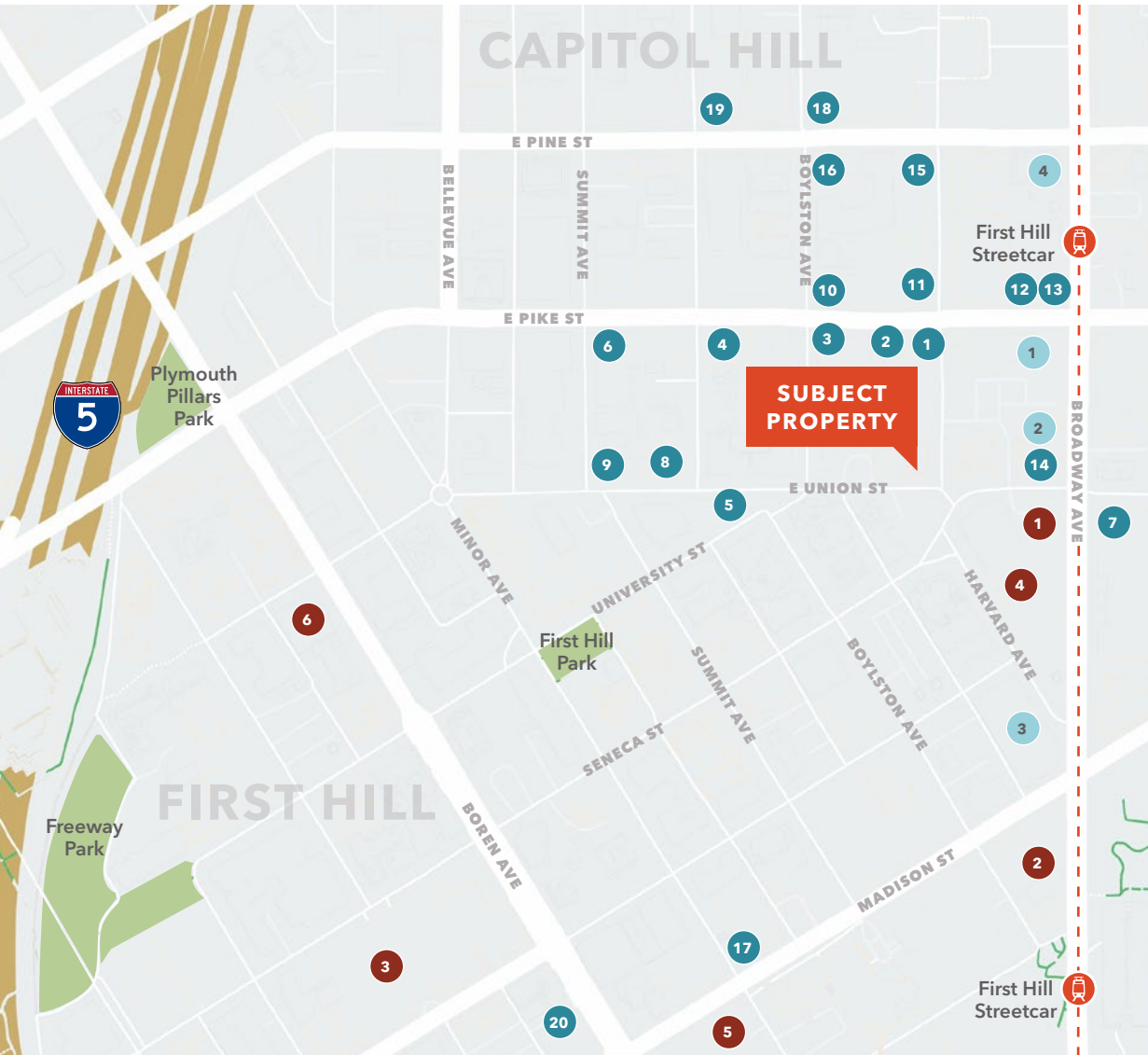
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Neighborhood Amenities

EAT + DRINK

- | | | | |
|---|---------------------------|----|-----------------------|
| 1 | Ayutthaya Thai Restaurant | 18 | Hot Mama's Pizza |
| 2 | La Dive | 19 | Fogón Cocina Mexicana |
| 3 | HoneyHole Sandwiches | 20 | The Hideout |
| 4 | Biang Biang Noodles | | |

GROCERY + SHOPPING

- | | | | |
|---|--------------------------|---|--------------------|
| 5 | Di Fiora | 1 | QFC Harvard Market |
| 6 | Tavolàta Capitol Hill | 2 | Bartell Drugs |
| 7 | Optimism Brewing Co. | 3 | Whole Foods |
| 8 | Half & Half Doughnut Co. | 4 | Walgreens |
| 9 | Meet Korean BBQ | | |

HEALTH + SERVICES

- | | | | |
|----|-------------------|---|------------------------------------|
| 10 | Taku | 1 | Polyclinic Broadway |
| 11 | Life On Mars | 2 | Swedish Medical Center |
| 12 | Cinnaholic | 3 | Virginia Mason Medical Center |
| 13 | Capitol Cider | 4 | Providence-Swedish Health Alliance |
| 14 | 8oz Burger & Co. | 5 | Madison Tower |
| 15 | Pelicana Chicken | 6 | Kindred Hospital |
| 16 | Linda's Tavern | | |
| 17 | Top Pot Doughnuts | | |

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