



FOR SALE | PRIME DEVELOPMENT SITE

ASKING PRICE: \$6,395,000



170 MERCER ST

**170 MERCER STREET
SEATTLE, WA**

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THE OFFERING

Cushman & Wakefield (“C&W”) has been retained as the exclusive listing for Uptown Land in Queen Anne in the city of Seattle, Washington. The Seller will consider offers on an all-cash basis. Legal documents and reports summarized in this Offering Memorandum are not intended to be comprehensive statements of the terms or contents of such documents and reports. Although the Seller and C&W believe the information to be accurate, interested parties should conduct an independent investigation and reach conclusions without reliance on materials contained herein. The Seller reserves the right, for any or no reason, to withdraw the property from the market. The Seller has no obligation expressed or implied, to accept any offer. Further, the Seller has no obligation to sell the property unless and until the Seller executes and delivers a signed contract of sale on terms acceptable to the Seller, in its sole discretion.

The material contained in this Offering Memorandum is confidential, under the terms and conditions of a Confidentiality Agreement, which has been executed by the recipient as Reviewer, and furnished solely for the purpose of considering the purchase of the property described herein and is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of C&W or the Seller.

This Memorandum is delivered under the terms and conditions of a Confidentiality Agreement, which has been executed by the recipient as Reviewer. All terms and conditions of the Confidentiality Agreement apply to information contained herein, as appropriate. Offers should be delivered to the office of the Exclusive Listing Agents, C&W attention Brandon Burmeister and Andrew Shultz. To facilitate analysis of offers, offerors are encouraged to provide information relative to funding sources, experience in owning and operating similar properties, familiarity with the market and any other information which is likely to favorably reflect on the offerors ability to close this proposed transaction in a timely manner.

Inquiries and tours are to be directed to the Exclusive Listing Agents. Please do not contact the Property.

CONTACTS:

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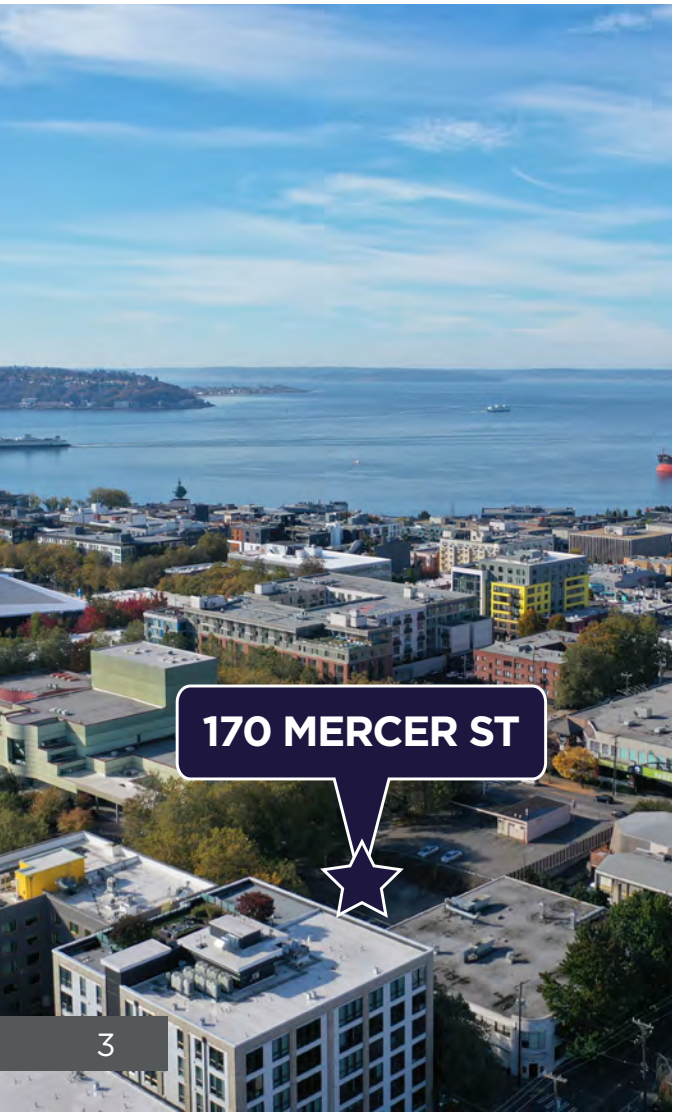
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EXECUTIVE SUMMARY

Cushman & Wakefield Capital Markets is pleased to present the Uptown Development Site at 170 Mercer Street, a premier development opportunity situated adjacent to Seattle Center and Climate Pledge Arena. **This prime 15,360-square-foot parcel, located at the corner of Mercer Street and 2nd Avenue North, offers unparalleled potential for a variety of development projects.** The Uptown Development Site presents a rare chance to own and develop a prime property in one of Seattle's most sought-after neighborhoods. Investors and developers seeking to capitalize on the city's continued growth should consider this exceptional opportunity.



INVESTMENT HIGHLIGHTS

- **Mixed-Use Opportunity:**
Prime site for a dynamic development, combining residential, commercial, or hospitality uses, catering to the vibrant Seattle market.
- **Strategic Location:**
Adjacent to Seattle Center, Climate Pledge Arena, with easy access to I-5, offering exceptional visibility to arts, sports, and entertainment events.
- **Streamlined Design Review:**
Hotel, housing and R&D laboratory projects will be exempt from the design review process through 2027 allowing for an expedited permitting timeline.
- **High Visibility:**
Corner location at Mercer Street and 2nd Ave N ensures maximum visibility and foot traffic.
- **Growing Community & Strong Demand:**
Benefits from a highly desirable location within a thriving and expanding neighborhood with strong demand for residential and commercial space.
- **Incoming Producing Asset:**
Includes a 32-stall parking lot, generating immediate cash flow while plans for future development are finalized.

PROPERTY OVERVIEW

LAND AREA	15,360 SF located on the corner of Mercer Street & Second Ave. N., Seattle, WA.
ZONING	SM-UP 85 (M1)
BUILDING AREA	8,036 SF, two levels, office building.
LOCATION	On Mercer Street, north of the Seattle Center in the Uptown (Lower Queen Anne Hill) neighborhood.
TAX PARCEL NUMBER	545730 0560
INCOME	Professionally managed 32 stall parking lot.



WALK SCORE

97



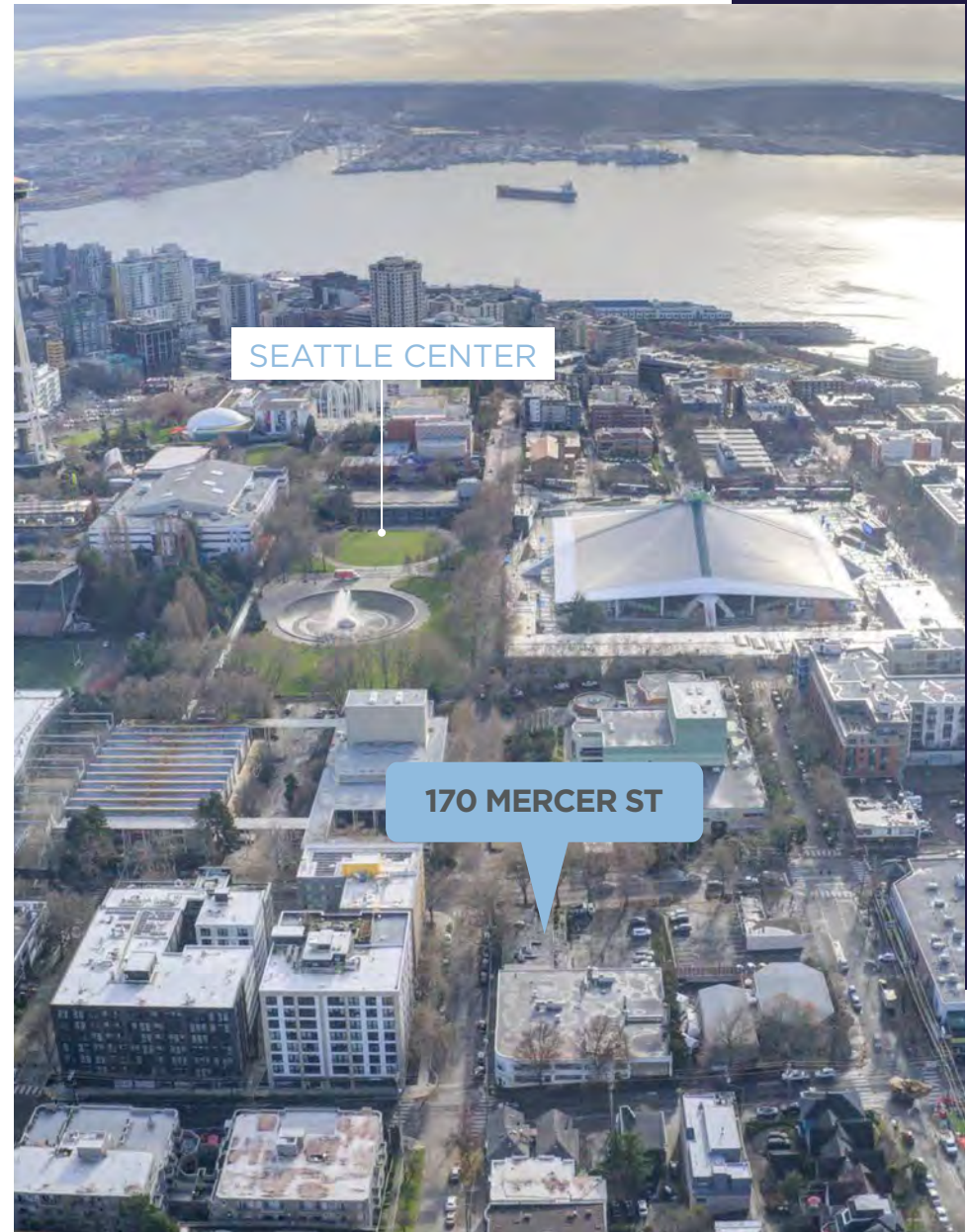
BIKE SCORE

88

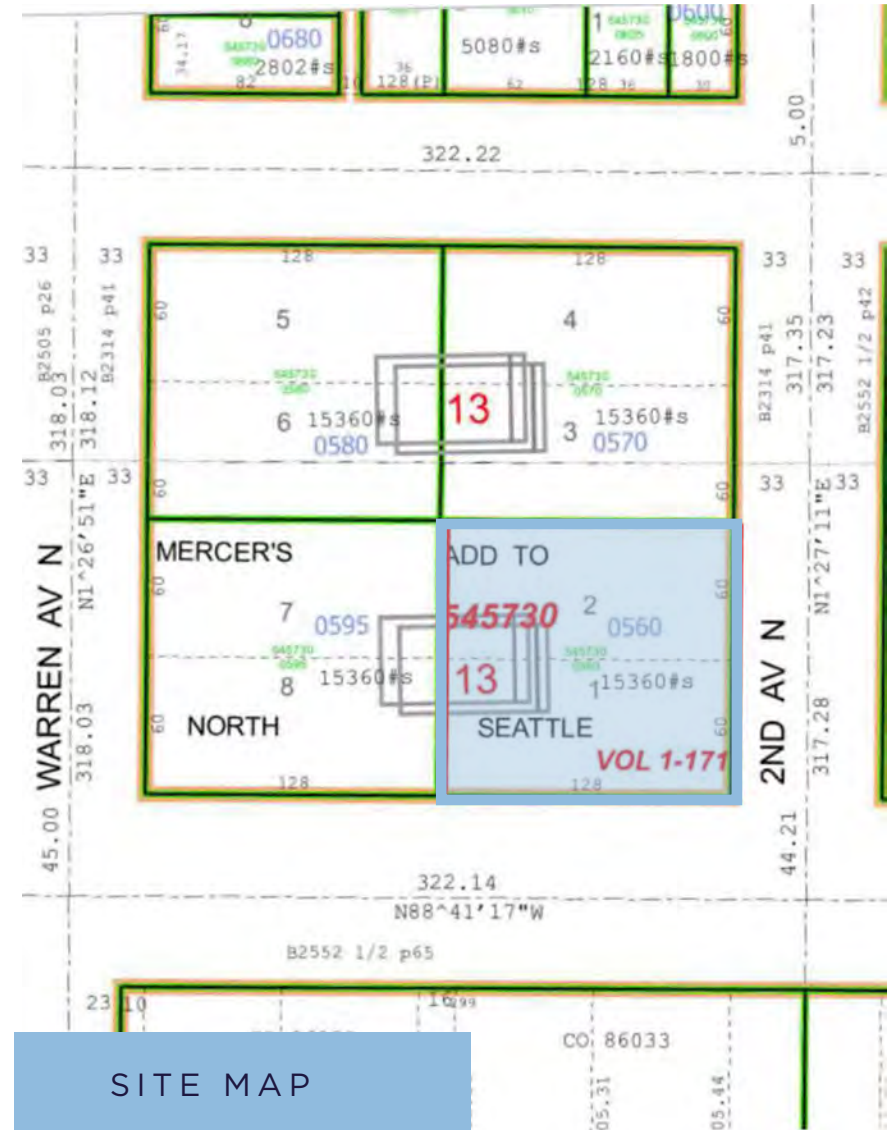
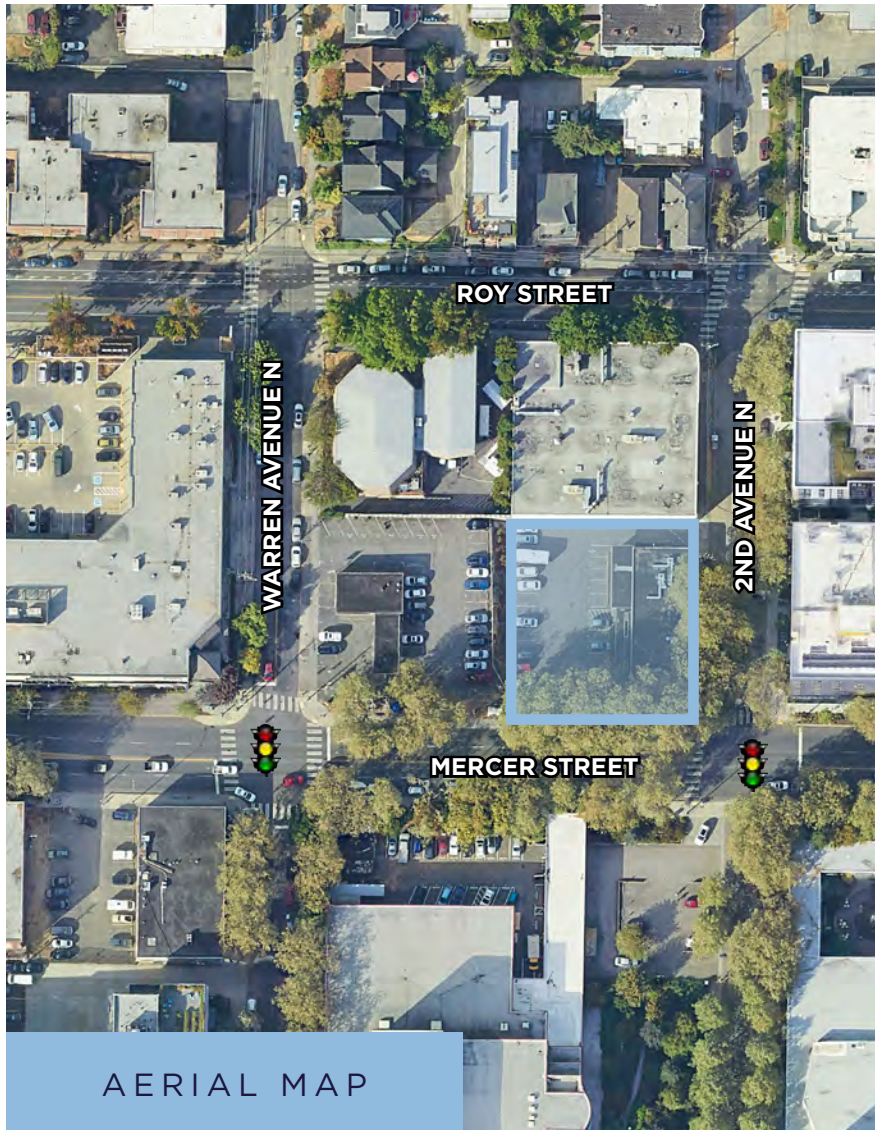


TRANSIT SCORE

77



PROPERTY LOCATION



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The Queen Anne neighborhood is one of the most affluent areas in Seattle and is located Northwest of Downtown. This dynamic neighborhood has easy access to other thriving neighborhoods like Belltown, Pike Place, Pioneer Square. It's centrally located and a short drive south into downtown or north to Fremont and Ballard, but out of the way of most city traffic. Queen Anne is on the west side of Lake Union, south side of the Salmon Bay, and East of the Puget Sound. This area can be easily accessed via Highway 99, which goes north/south on the west side of the neighborhood. Just below Queen Anne is the Space Needle, Pacific Science Center, the Climate Pledge Arena, and the Museum of Pop Culture.





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