

SODO DEVELOPMENT SITE

FOR SALE

26,640 SF Land
27,690 SF Building



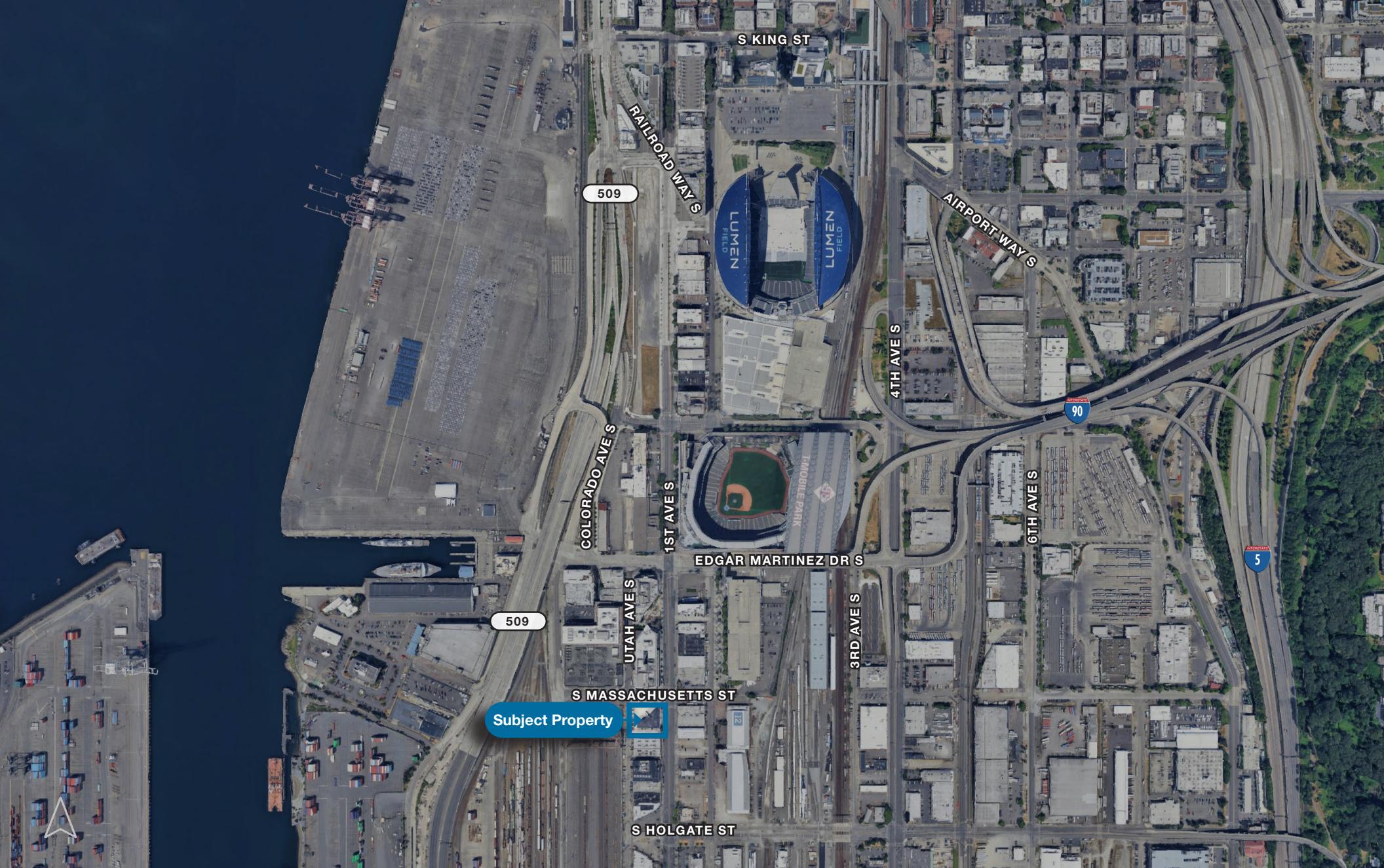
1701 1st Ave S | Seattle, WA 98134

BOB SWAIN, CCIM

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NAI Puget Sound
Properties
www.nai-psp.com



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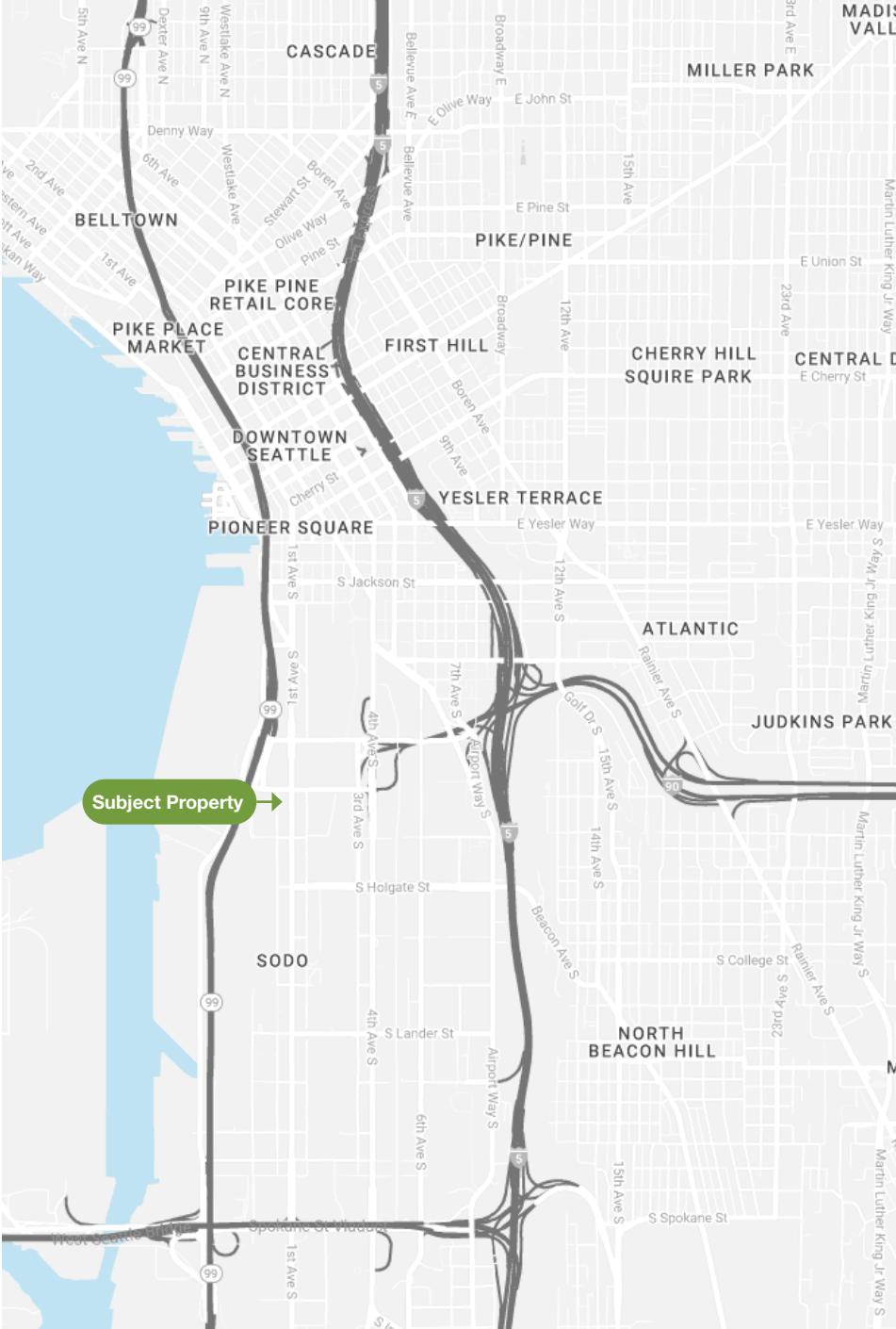
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PROPERTY DETAILS

ADDRESS	1701 1st Avenue S, Seattle, WA 98134
BUILDING SIZE	27,690 (3 floors), 0.611 acres
LOT SIZE	26,640 SF
ZONING	Urban Industrial (UI U/85); Stadium Overlay
LOCATION	One block south of T-Mobile Field. Immediate access to downtown Seattle, I-90, SR-99, & I-5.
INCOME	<p>The property owner contracts out parking services to Republic Parking NW and splits the parking revenues 50/50 with them. The average annual total parking revenues equal \$156,000.</p> <p>Currently one tenant leases the entire building at a monthly rent \$14,768/mo, NNN, with a lease expiration of 09/30/25.</p>
PROPERTY TAX (2025)	\$54,773.58
CURRENT PARKING	90 Stalls



For more information:
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ZONING

ZONING UI U/85

- Urban Industrial (UI U/85)
- 85' height limit
- FAR = 4.5
- In the Stadium Transition Area Overlay District

[Link to New Zoning Ordinance](#)

[Link to Stadium Overlay Area Ordinance](#)

ALLOWABLE USES

- Lodging
- Office, Flex, Lab/R&D
- Medical
- Industrial
- Restaurants
- Retail
- Self-Storage
- Manufacturing
- Other

