



THE HARVARD HEIGHTS BUILDING

1718 E OLIVE WAY

SEATTLE | WA 98102

CBRE

Desirable mixed use gem in the heart of Seattle, with functionality for both users and investors.

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CMPM Harvard Heights Building_1718 E Olive Way_OM_Brunette_v05_BA 10/02/25

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**THE HARVARD
HEIGHTS
BUILDING**
1718 E OLIVE WAY

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EXECUTIVE SUMMARY

THE OFFERING

CBRE is pleased to offer the Harvard Heights Building for sale. A rare mixed use property in Capitol Hill, currently demised with office, retail and housing components. With the majority of the property currently utilized as an office, the offering presents an unique opportunity for a user to occupy 51% of the property, while collecting income from the two remaining suites.

Located in the heart of Seattle's creative scene, Harvard Heights places you steps from bars, restaurants and within a short walk of Seattle's downtown professional core.





University of Washington

THE HARVARD HEIGHTS BUILDING
1718 E OLIVE WAY

KERRY HALL

Providence-Swedish Health Alliance

Virginia Mason Medical Center

Safeco Insurance

REI

Seattle Convention Center

Seattle Convention Center Expansion

Swedish Hospital

Harborview Medical Center

Columbia Center

Fred Hutch

CAPITOL HILL

Hotel Theodore

Apple

F5

INTERNATIONAL DISTRICT/
CHINATOWN

Google

Allen Institute

SOUTH LAKE UNION



amazon
HQ

Oracle

Deloitte

Lumen Field

T-Mobile Park

Meta

UW Medicine

Bill & Melinda Gates Foundation

Meta

Zillow

PIONEER SQUARE

King Street Station

Mayflower Park Hotel

Nordstrom Headquarters

Slalom

Pike Place Market

Qualtrics

Uber

DocuSign

Seattle Ferry Terminal

Climate Pledge Arena

Seattle Center

BELLTOWN

Cruise Terminal

Waterfront Seattle

Seattle Public Library

Expeditors International of Washington Inc.

AMENITY MAP

Harvard Heights Building

- 1718 E Olive Way
Seattle, WA, 98102

Restaurants

- 1 Taco Chukis
219 Broadway E
Seattle, WA, 98102
- 2 Dicks Drive-in
115 Broadway E
Seattle, WA, 98102
- 3 WingStop
1812 Broadway
Seattle, WA, 98122
- 4 Carmelo's Tacos
110 Summit Ave E
Seattle, WA, 98102
- 5 Dino's Pizza Pie
1524 E Olive Way
Seattle, WA, 98122
- 6 La Cocina Oaxaquena
1216 Pine St
Seattle, WA, 98101
- 7 Mamnoon
1508 Melrose Ave
Seattle, WA, 98122
- 8 Pagliacci Pizza
415 E Pike St
Seattle, WA, 98122
- 9 Meet Korean BBQ
500 E Pike St
Seattle, WA, 98122
- 10 FOB Poke Bar
1620 Broadway
Seattle, WA, 98122
- 11 LTD Sushi
1641 Nagle Pl
Seattle, WA, 98122
- 12 Honeyhole Sandwiches

- 703 E Pike St
Seattle, WA, 98122

Public Transportation

- 15 Paradise
314 Broadway E
Seattle, WA, 98102
- 16 Due Cocina
412 Broadway E
Seattle, WA, 98102
- 17 Falafelville
1800 E Olive Way
Seattle, WA, 98102
- 18 Hot Cakes
1650 E Olive Way
Seattle, WA, 98102
- 19 Tj's Street Cafe
129 Belmont Ave E
Seattle, WA, 98102
- Cap Hill Light Rail Station
122 Broadway E
Seattle, WA, 98102
- Cap Hill Streetcar Station
1843 Broadway
Seattle, WA, 98122

Grocery

- 1 OFC
417 Broadway E
Seattle, WA, 98102
- 2 Wallgreens
1531 Broadway
Seattle, WA, 98122
- 3 City Market
1722 Bellevue Ave
Seattle, WA, 98122
- 4 Cap Hill Farmers Market
1625 Broadway
Seattle, WA, 98122
- 5 OFC

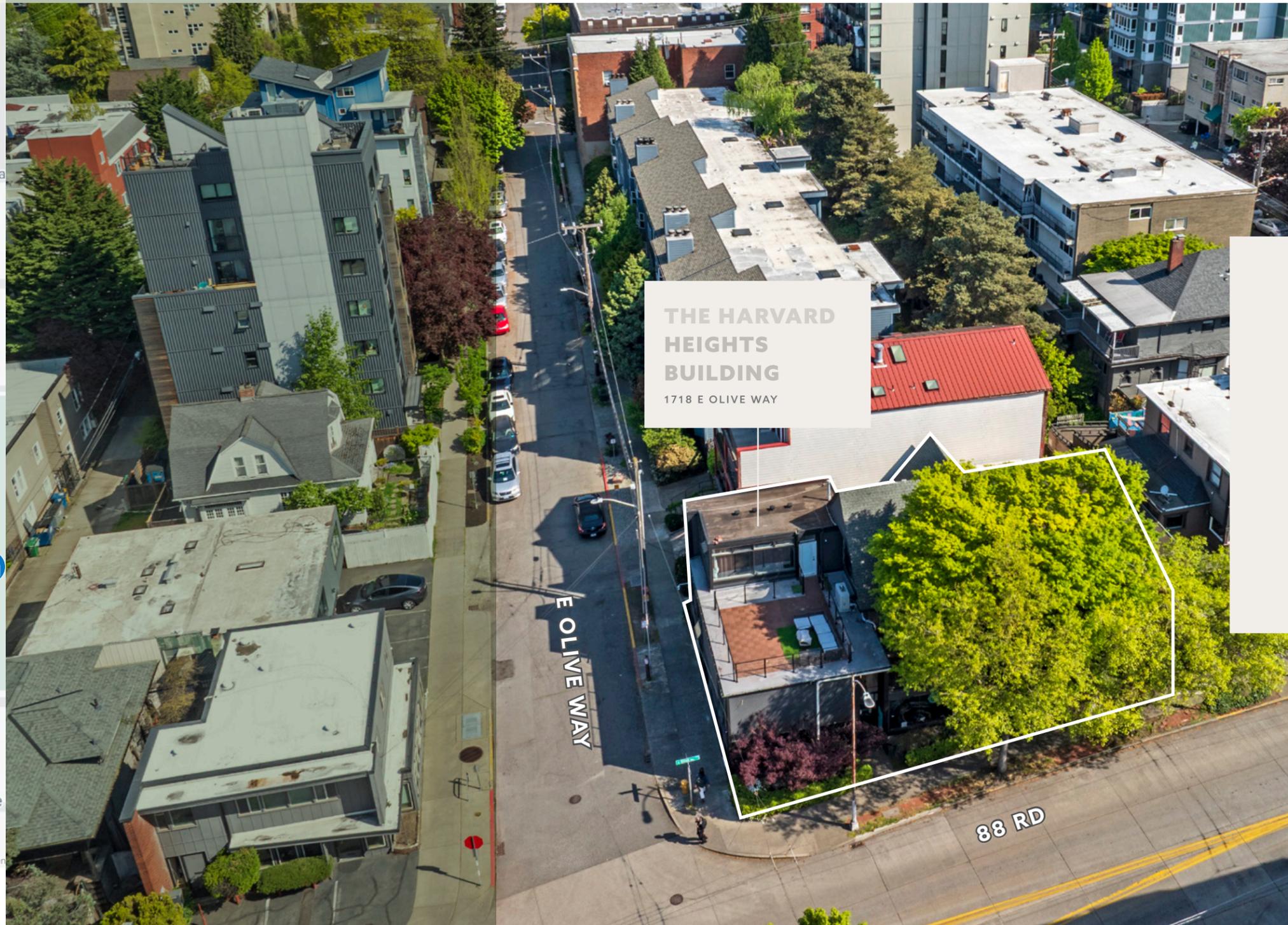
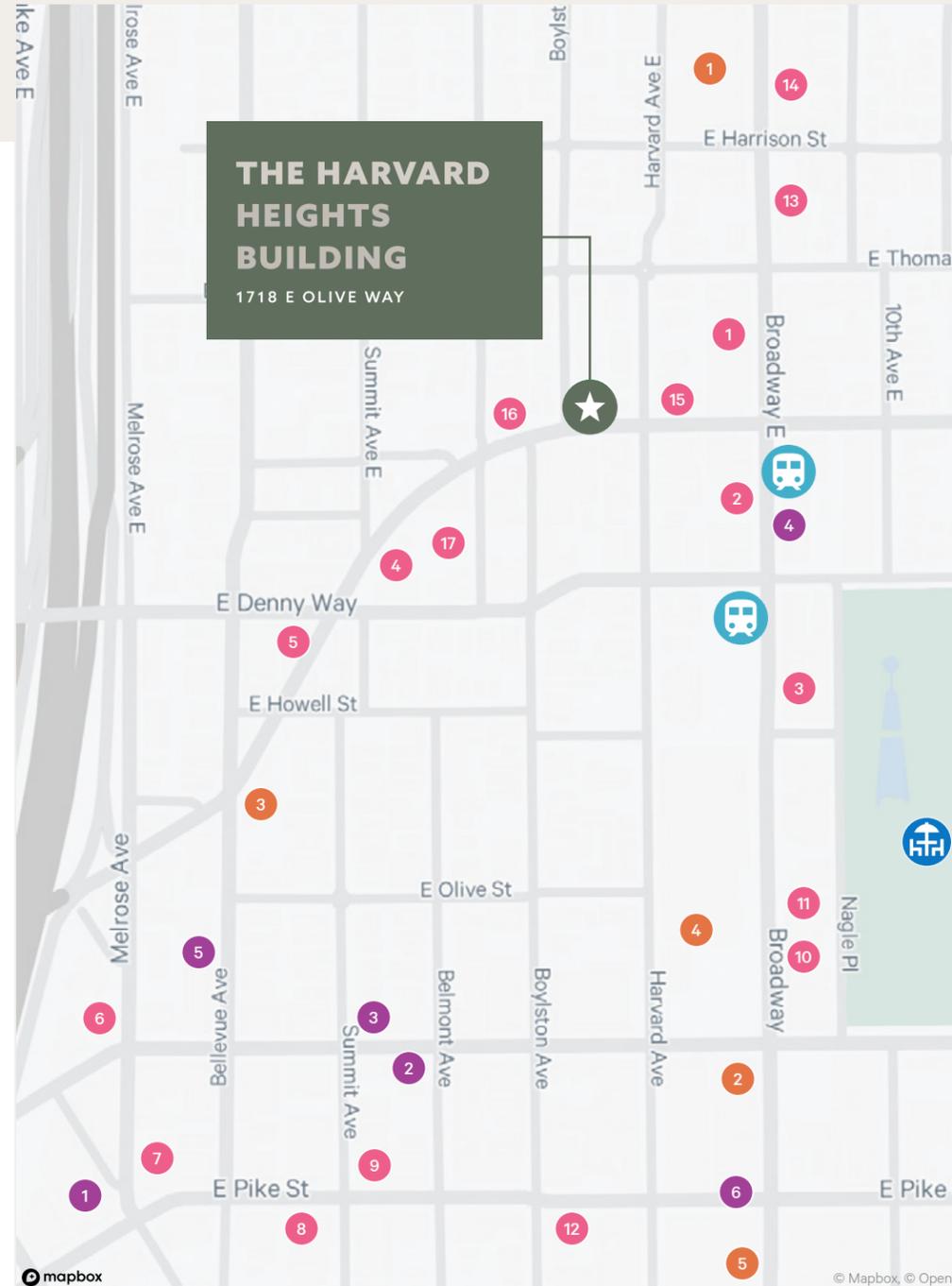
- 1401 Broadway
Seattle, WA, 98122

Coffee

- 1 Starbucks Reserve Roastery
1124 Pike St
Seattle, WA, 98101
- 2 Neko Cafe
519 E Pine St
Seattle, WA, 98122
- 3 Baiten Bakery
500 E Pine St
Seattle, WA, 98122
- 4 Tour Les Jours
120 Broadway E
Seattle, WA, 98102
- 5 Ghost Note Coffee
1623 Bellevue Ave
Seattle, WA, 98122
- 6 Cinnaholic
816 E Pike St
Seattle, WA, 98122

Group 6

- 1 Cal Anderson
1635 11th Ave
Seattle, WA, 98122



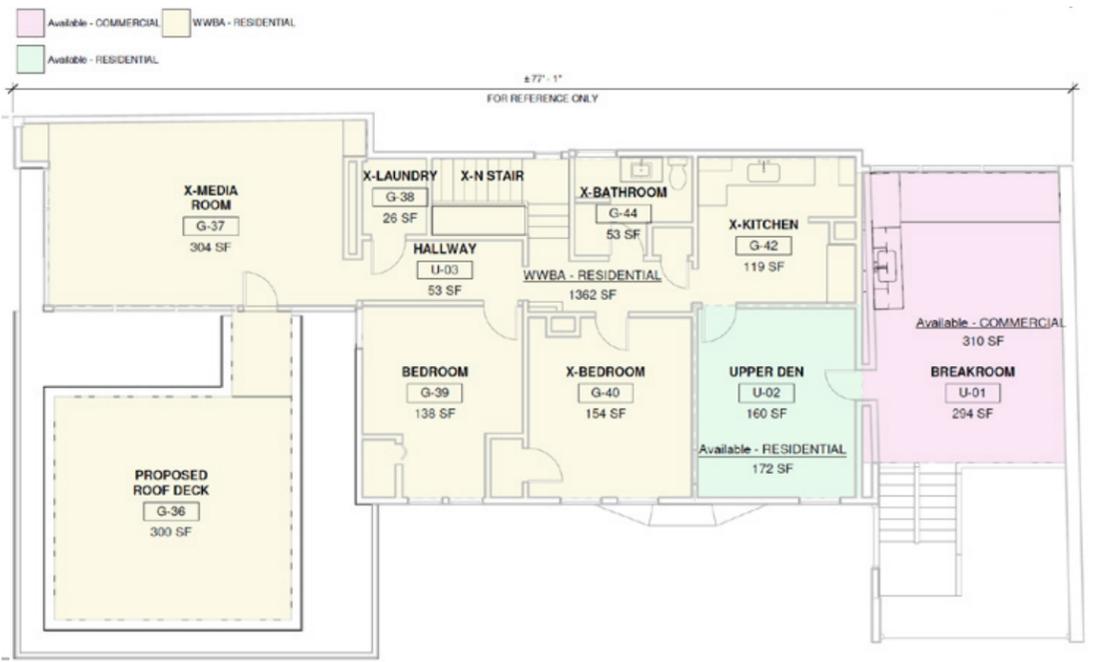
PROPERTY OVERVIEW

	Address	1718 E Olive Way, Seattle, WA 98102
	Parcel#	3148600065
	BLDG Square Footage	4,338 SF (5,862 SF Gross) Office: 2,232 SF Retail/Apartment: 2,106 SF (3,645 SF Gross)
	Lot Size	3,093
	Year Built	1904/2005
	Occupancy	49%*
	Zoning	NC3P-75(M)
	Submarket	Capitol Hill

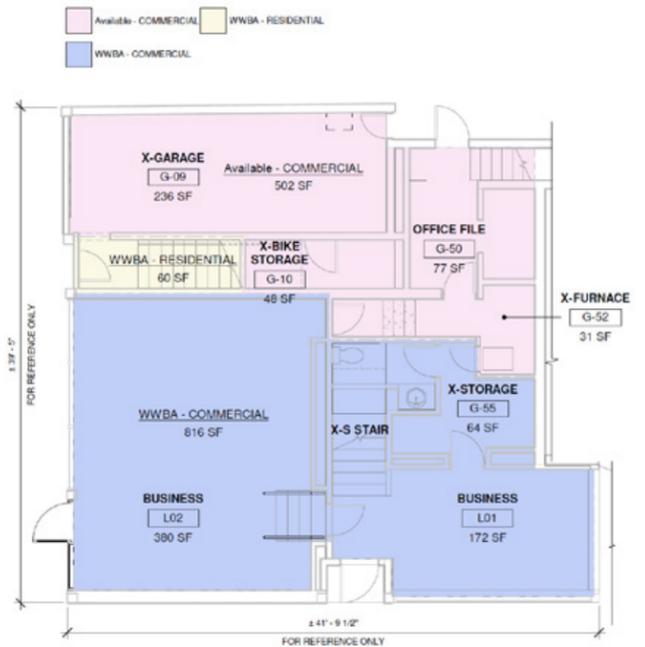
*Building is currently 100% occupied, with office tenant to vacate at sale.



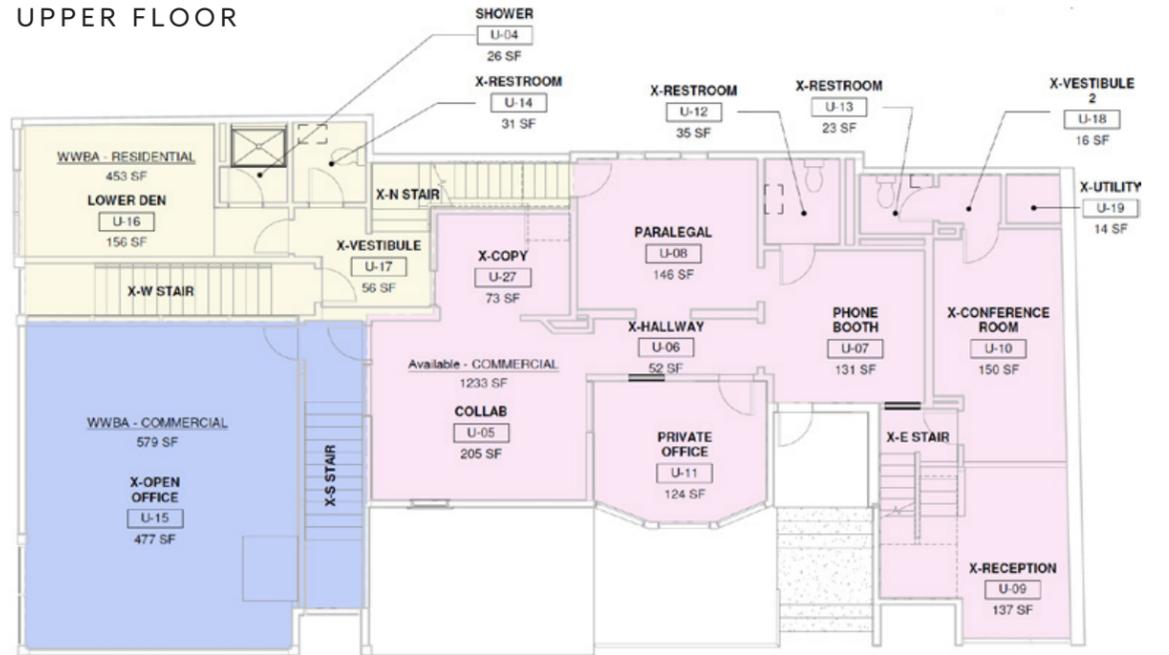
FLOOR PLANS



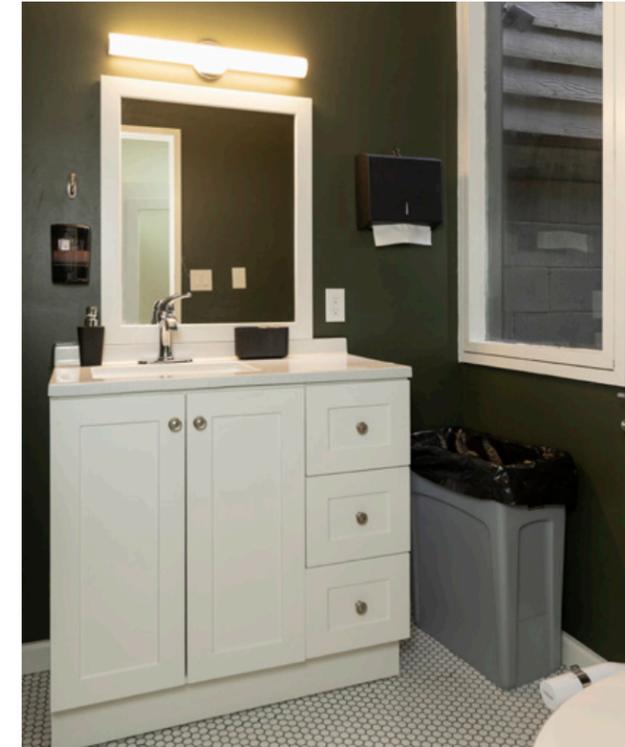
UPPER FLOOR

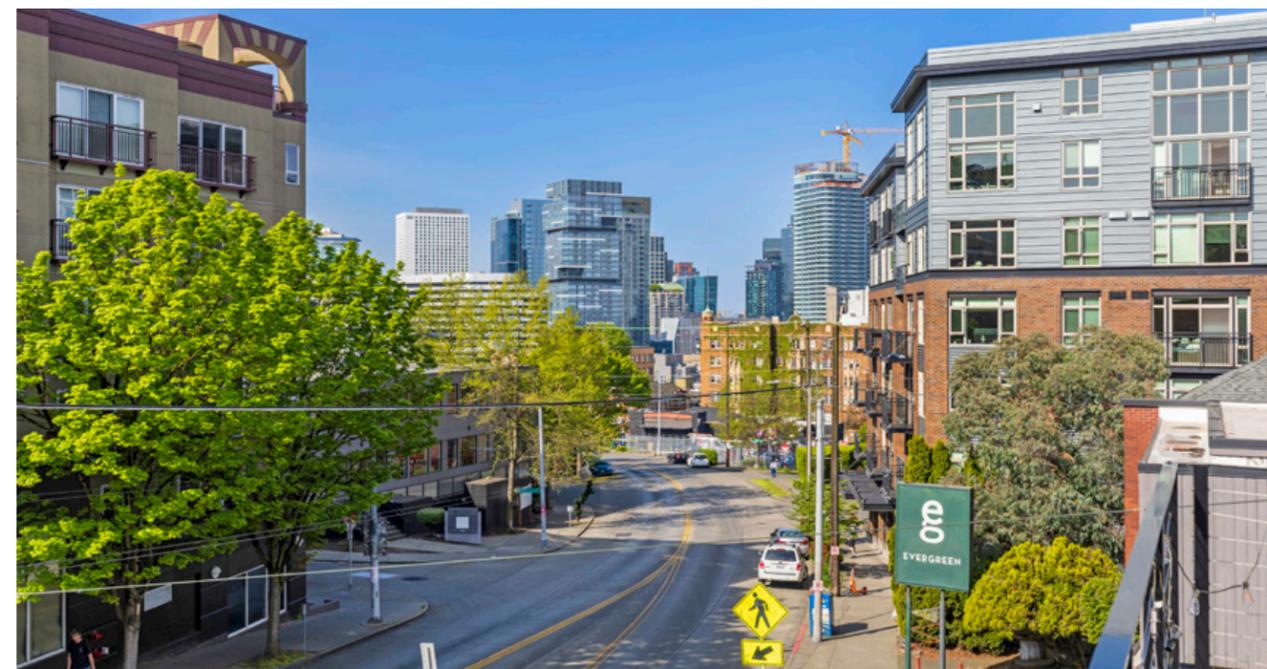
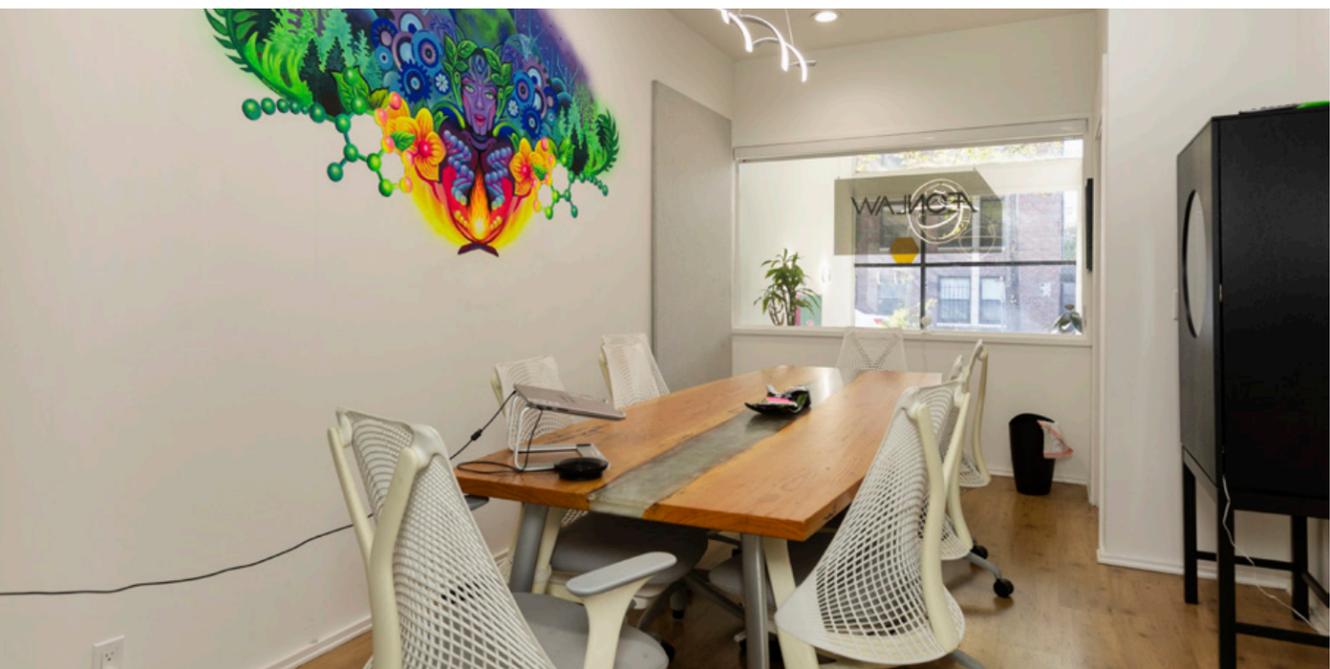
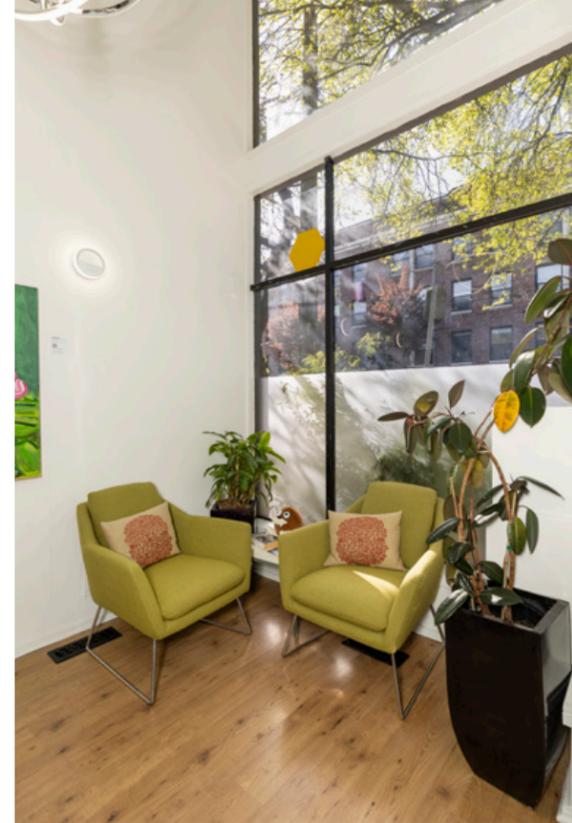


LOWER FLOOR



MAIN FLOOR





TENANT OVERVIEW

Lease Breakdown	
Start Date	July 1st, 2023
End Date	July 31st, 2026
Extension Options	Two, with annual 3% escalations
Rate	\$44 PSF NNN
Monthly Rent	\$7,725
Annual Rent: \$92,700	92,700

WWBA – Tattoo Shop and Tattoo Artist Collaborative World Class Tattoos by Dario Rodriguez and Caleb Metcalf: Award winning artists

Owner Occupant Scenerio (Partial Occupancy/ Retain Existing Tenants)

Purchase Price	Down Payment	Loan Amount	Term (years)	Interest Rate	Monthly payment
\$2,825,000	\$282,500	\$2,542,500	25	6.50%	\$17,167
Monthly Mortgage Payment	\$17,167.00				
Exisiting Income from WWBA	\$7,956.75				
Total Monthly Liability	\$9,210.25				

Investor Scenerio

Purchase Price	Down Payment	Loan Amount	Term (years)	Interest Rate	Montly payment
\$2,825,000	\$1,412,500	\$1,475,000	30	7.00%	\$9,397

Pro Forma NOI of \$15,400/ mo. with lease up
All cash yield: 6.26%

FLEXIBLE PURCHASE

As alluded to earlier and illustrated above, the Harvard Heights building is a rarity in that it holds strong appeal to either users (+/- 2,300 SF) or Investors. As the tables above indicate, users benefit from the control of the asset with a relatively nominal payment percentage, while investors may anticipate yields exceeding 6%.

LOCATION OVERVIEW

CAPITOL HILL OVERVIEW

Capitol Hill in Seattle is a dynamic and diverse neighborhood known for its vibrant atmosphere and eclectic culture. Situated just east of downtown, Capitol Hill is characterized by its historic homes, tree-lined streets and stunning views of the city skyline and Puget Sound. This vibrant community is home to a thriving arts scene, with numerous theaters, galleries and music venues showcasing local talent. The neighborhood also boasts an array if trendy boutiques, hip cafés and innovative restaurants, making it a popular destination for foodies and fashion enthusiasts alike.

With its bustling nightlife, lush parks, and proximity to major Seattle attractions, Capitol Hill offers the next owner an exciting blend of urban energy and laid-back charm, making it one of Seattle’s most desired neighborhoods.



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S E A T T L E | W A 9 8 1 0 2

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