

OFFERING MEMORANDUM

1520 5TH AVE

SEATTLE, WA 98101

*A 16-Story,
246-Key Hotel &
49-Unit Residential
Project in the Heart
of Downtown Seattle*

→ [1520-5TH.COM](https://1520-5th.com)

 **Kidder
Mathews**



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Proposed Design Concept by



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EXECUTIVE SUMMARY

A 162,319 SF HOTEL & RESIDENTIAL PROJECT AN ICON IN THE MAKING

Kidder Mathews has been retained by ARZ Global to market for sale their hotel and residential project located in the heart of Seattle's Central Business District, and adjacent to the city's retail core. The project has received a MUP (Master Use Permit) from the City of Seattle. See offering data room.

The proposed development at 1520 5th Avenue will be a central and iconic part of downtown Seattle. The 16 story project contains a mix of uses including a 246 room hotel which rises above a street-level facade containing the project's lobbies and retail spaces. Residential units (apartment or condominium) rise above the hotel component of the project.

The scale of hotel, residential tower and courtyard podium create a harmony in scale with the historic block in which its located, which will conform with the architecture feel of 5th Avenue.

Contact Broker for Pricing Guidance

14,430

TOTAL SITE SF

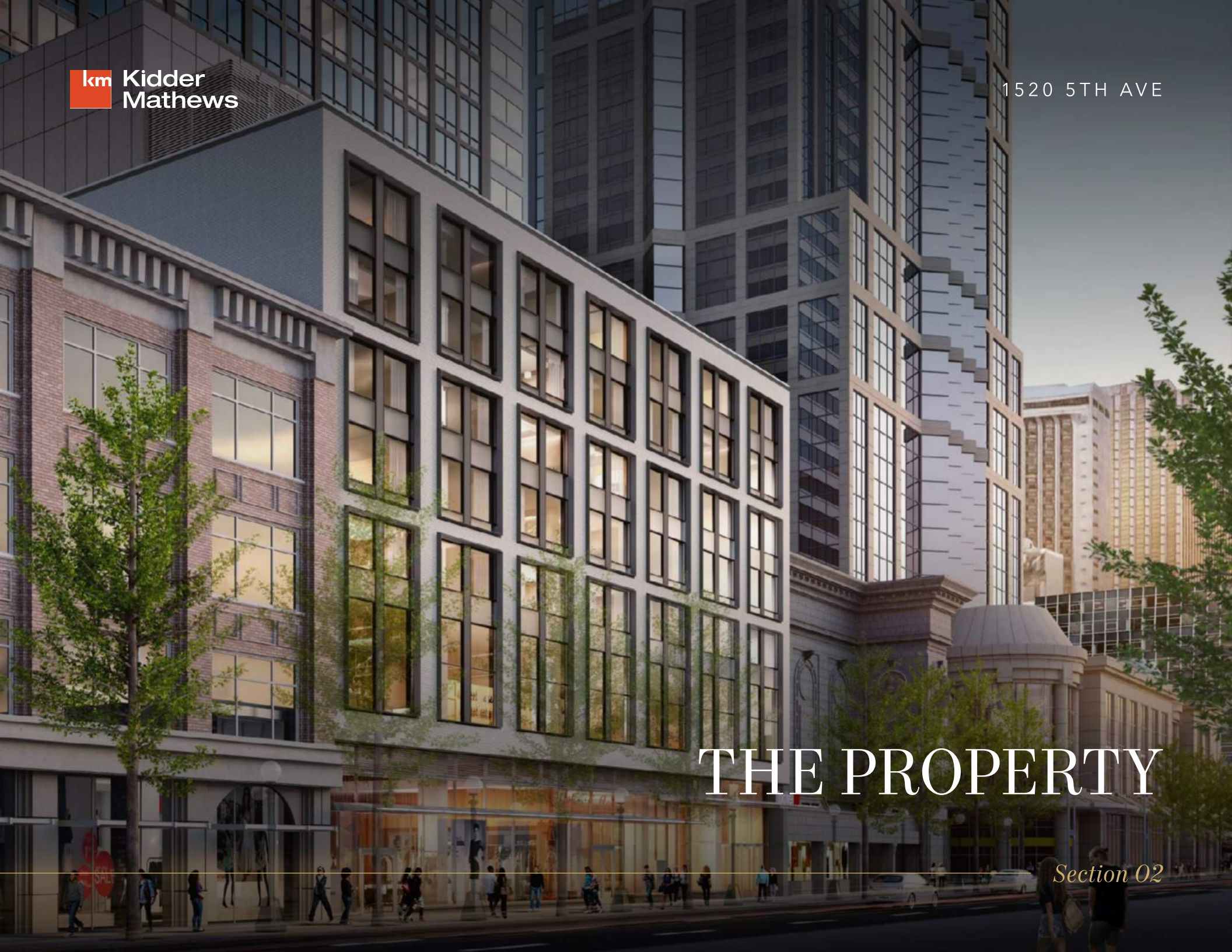
162,319

GROSS BLDG SF



ADDRESS	1520 5th Avenue, Seattle, WA 98101
TAX PARCEL	197570-0135
PROPOSED DEV	16-story, 246-keys hotel with 49 residential units
PERMIT	Master use permit issued
SALES PROCESS	Offers will be considered as received

THE PROPERTY



1520 5TH AVE

The property is located in the heart of Seattle's CBD and retail core. The project is sited on 5th Avenue, one of Seattle's prime urban streets situated between Pike and Pine Streets and is designed to contribute to the diverse and active central city locality by providing retail, restaurant, hotel and residential spaces.

Notable Seattle destinations within walking distance include —

Pike Place Market and Seattle's newly renovated and redeveloped dynamic waterfront

Amazon Seattle campus

Seattle Convention Center which has recently expanded to double its prior size

Seattle's Retail Core including the Nordstrom flagship store and a wide variety of restaurants

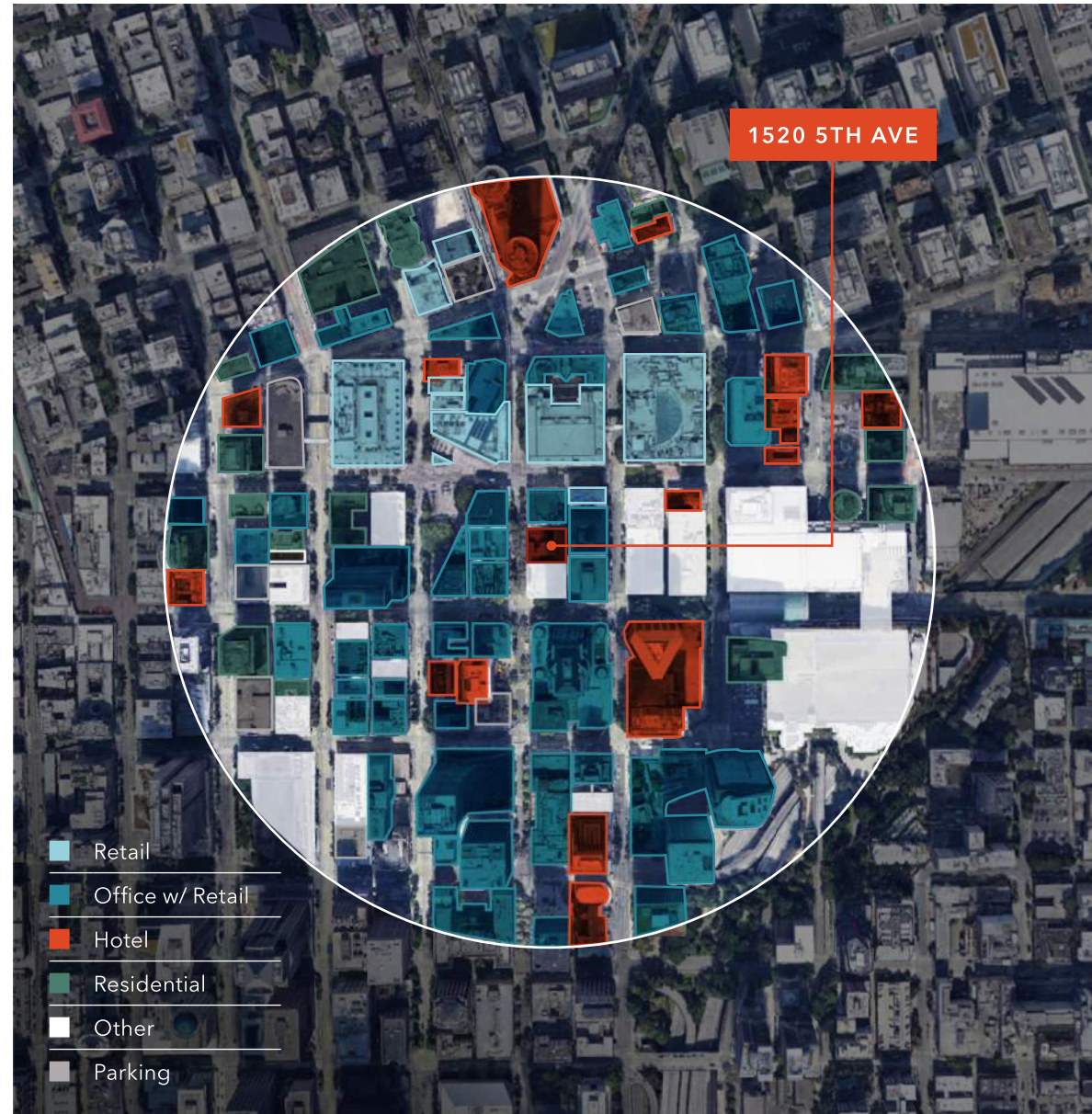
Seattle's Theatre District and multiple performing arts venues

10 MIN

WALK TO PIKE PLACE

10 MIN

WALK TO AMAZON



URBAN DESIGN ANALYSIS

9 BLOCK ANALYSIS - CONTEXT AND PROGRAM

The project site is located within walking distance of many retail and Seattle destinations including

Tourist destinations like Pike Place Market and the Waterfront

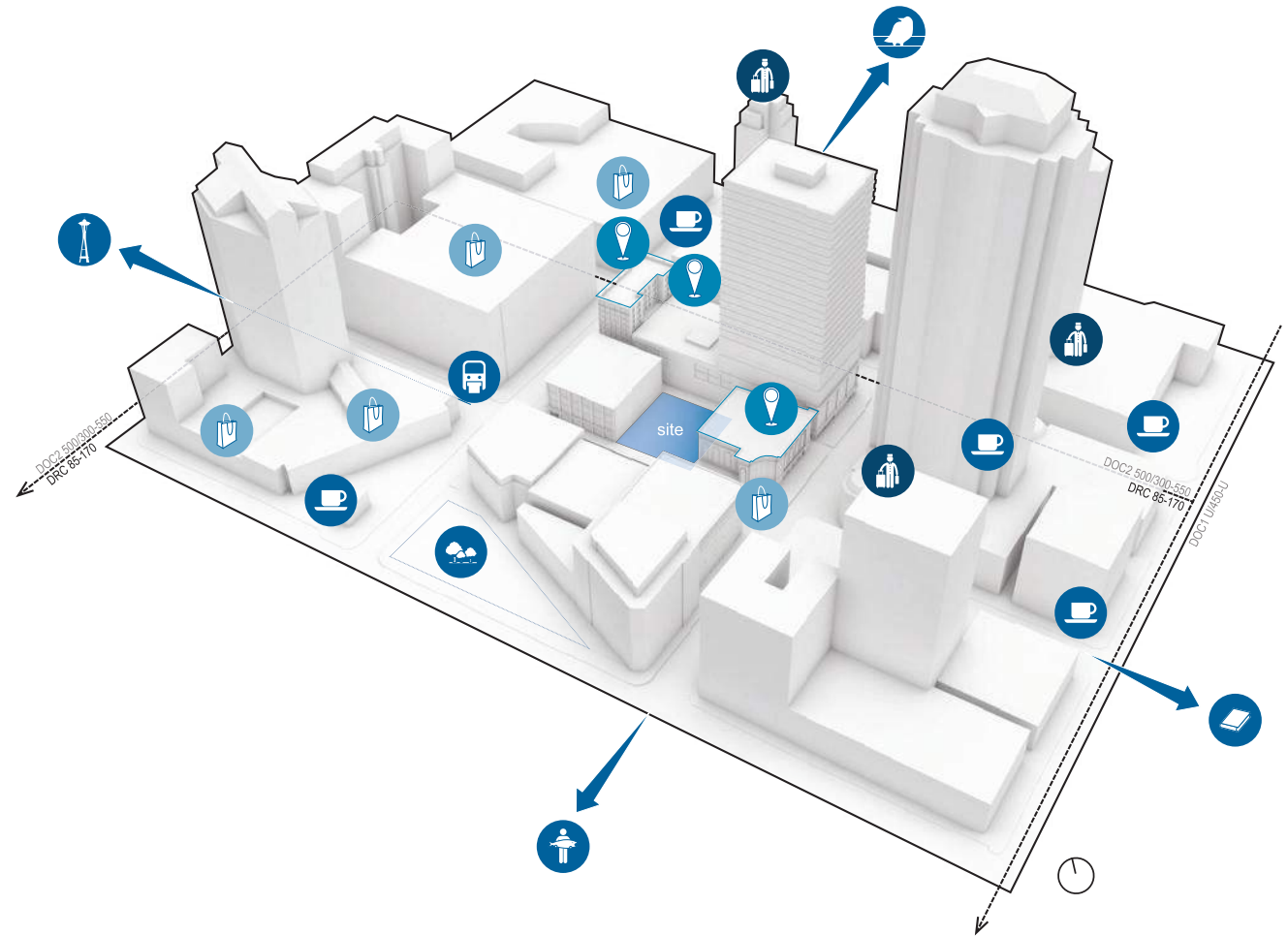
The Amazon campus and landmark Spheres

Convention Center events

Numerous restaurants and bars

The Theatre District and multiple performing arts venues

The vibrant Capitol Hill neighborhood



- | | | | |
|---|---|---|---|
|  Monorail |  Shopping/Retail |  Park |  Library |
|  Landmark Building |  Food & Beverage |  Hotel |  Market |

THE PROPERTY

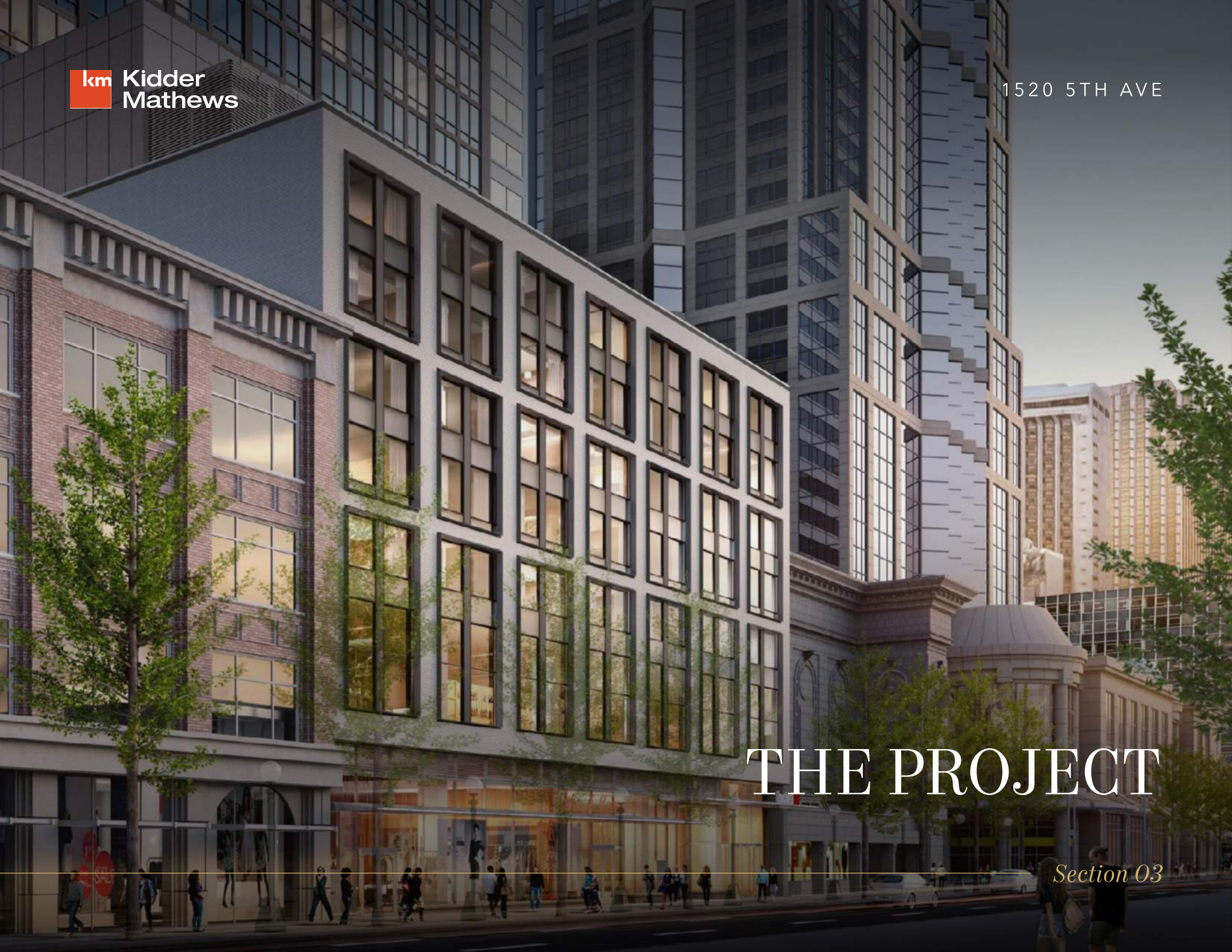


EXISTING SITE CONDITIONS



THE PROJECT

Section 03



THE DESIGN CONCEPT FOR 1520 5TH



The design concept for 1520 5th is to create a hotel podium level with retail and restaurant tenants at street level as the predominant element experienced by pedestrians and vehicle traffic along 5th Avenue. The residential tower is set back from the sidewalk and above the hotel component of the project.

By sitting the residential tower recessed from the 5th Avenue street front, the hotel podium becomes the predominant element of the project as viewed from grade level. The podium element of the project is similar in proportion to the buildings flanking the project site - Coliseum southerly and O'Shea building northerly - of the 1520 5th project site.



STACKING PLAN

ROOF

Amenity Area / Roof Deck / Mechanical

LEVEL 11 - 16

Residences / Fitness Center

LEVEL 10

Residences / Fitness Center

LEVEL 09

Hotel Rooms

LEVEL 08

Hotel Rooms / Open Landscaped Area

LEVEL 04 - 07

Hotel Rooms

LEVEL 03

Hotel Rooms / Landscape Area / Skylights

LEVEL 02

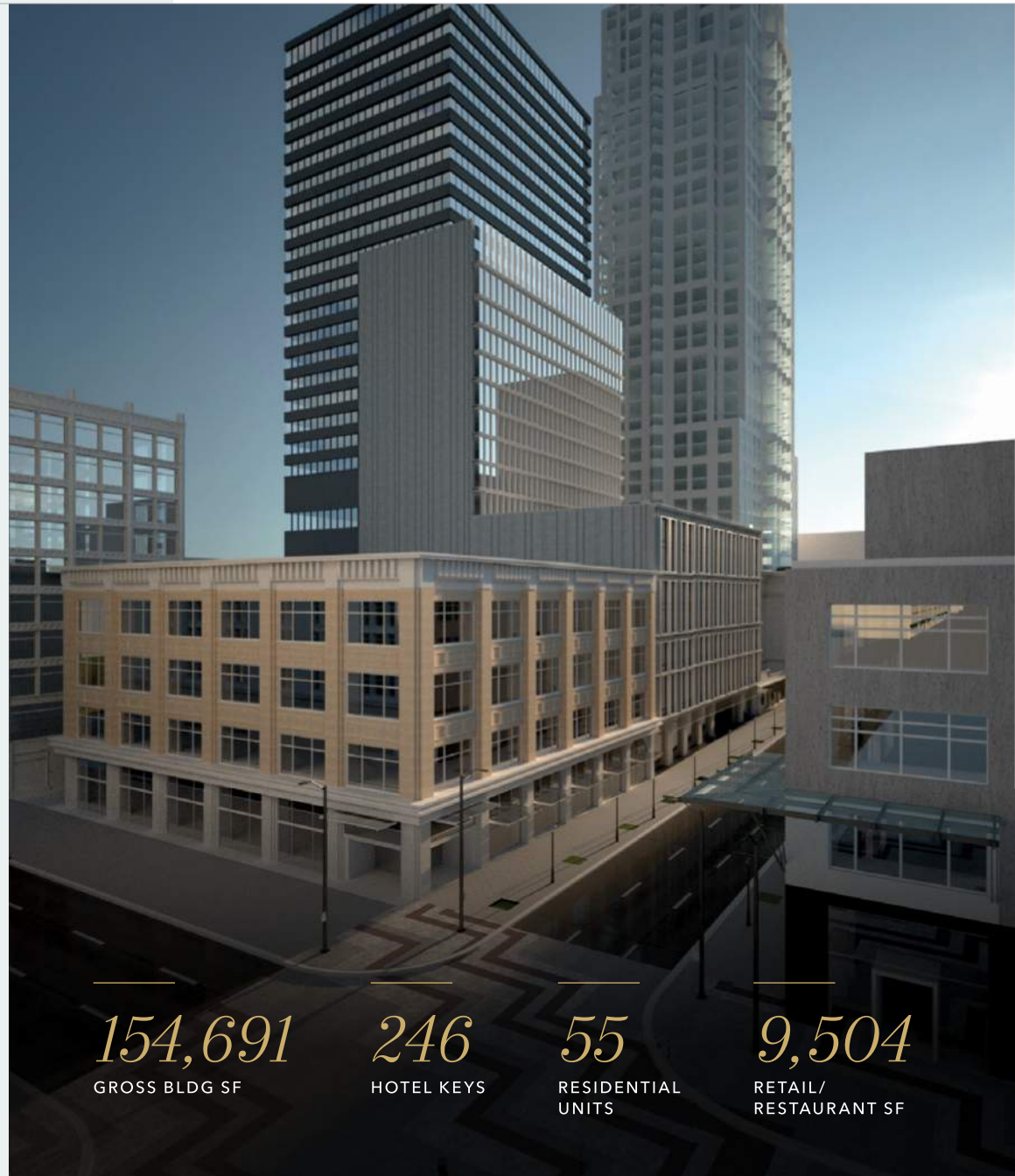
Restaurant / Fitness Center / Elevator Lobby /
Hotel Back-of-House

LEVEL 01

Retail / Hotel Lobby / Residential Entry & Lobby / Loading

LEVEL B1

Mechanical Storage / Refuse / Bike Storage / Hotel Back-of-House



154,691
GROSS BLDG SF

246
HOTEL KEYS

55
RESIDENTIAL
UNITS

9,504
RETAIL/
RESTAURANT SF

PROJECT DESIGN

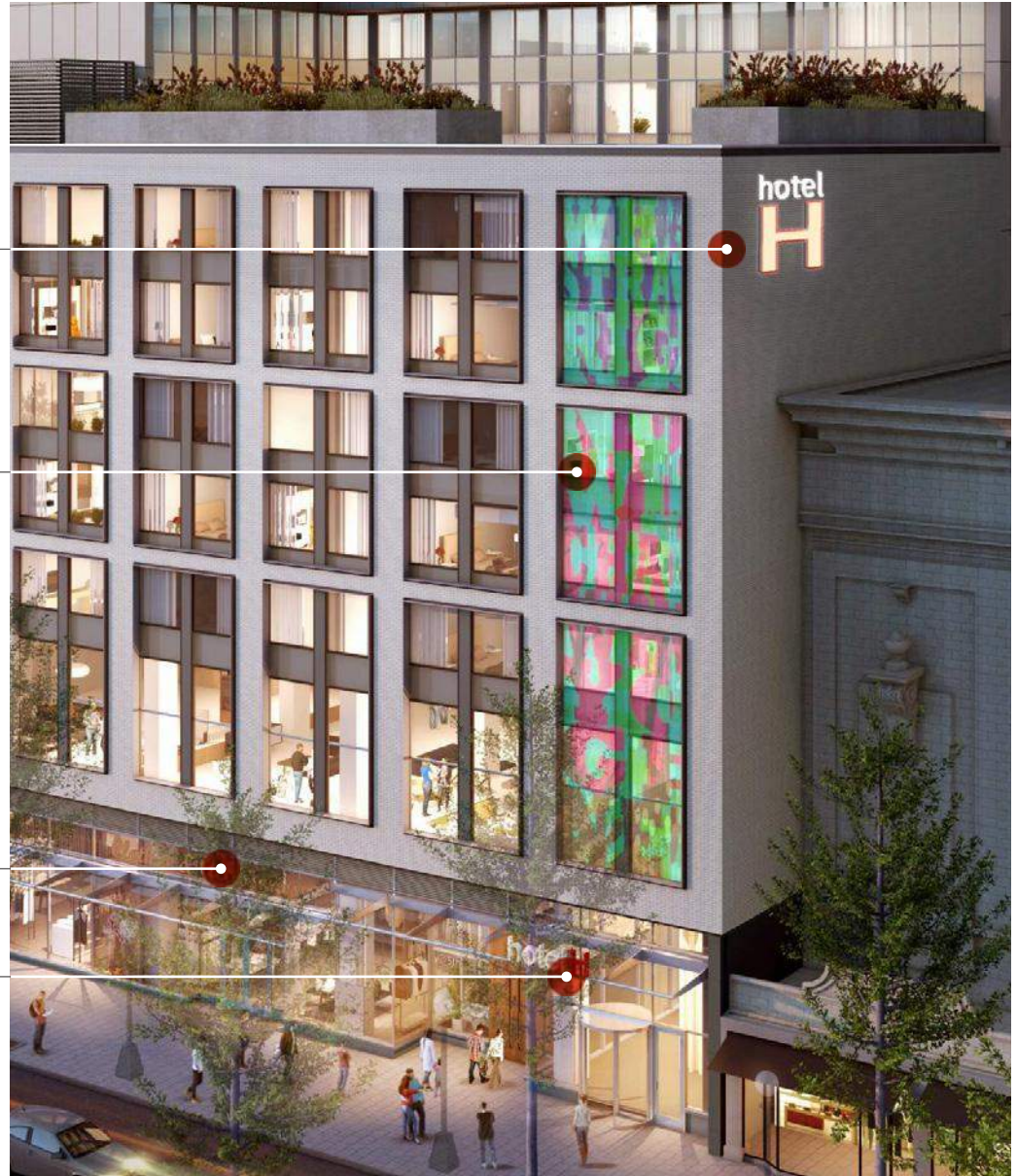
SIGNAGE AND FACADE

BRAND SIGNAGE - FINAL LOCATION TBD

WINDOW FILM FACADE ART

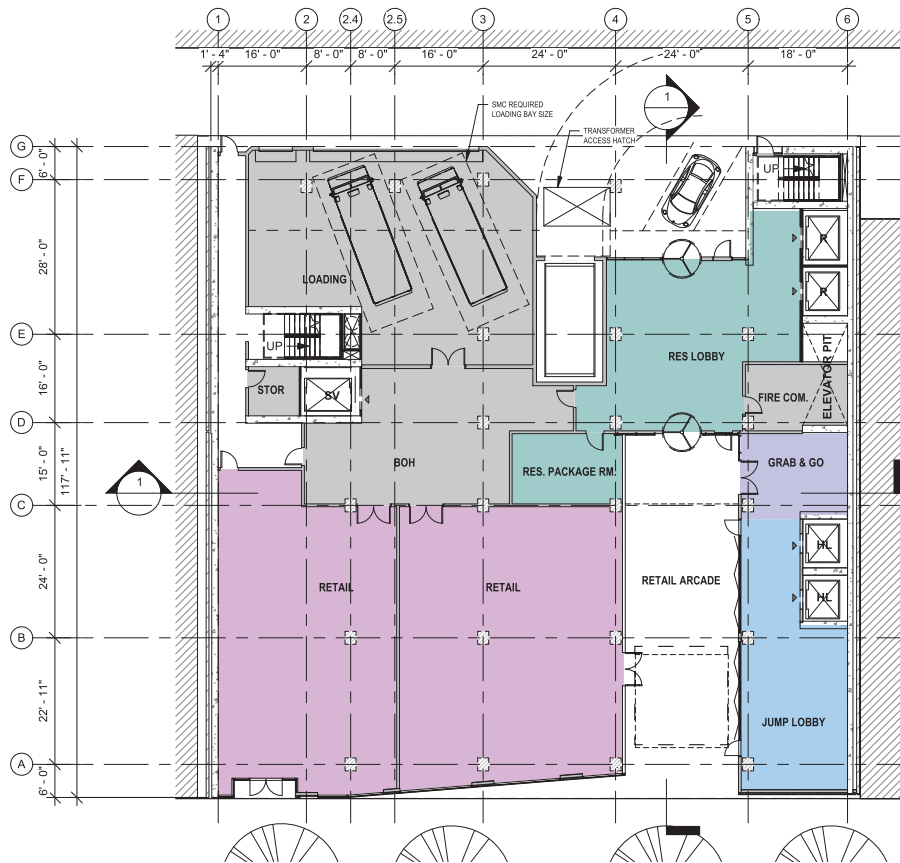
RETAIL TENANT CANOPY SIGNAGE

HOTEL BRAND CANOPY SIGNAGE



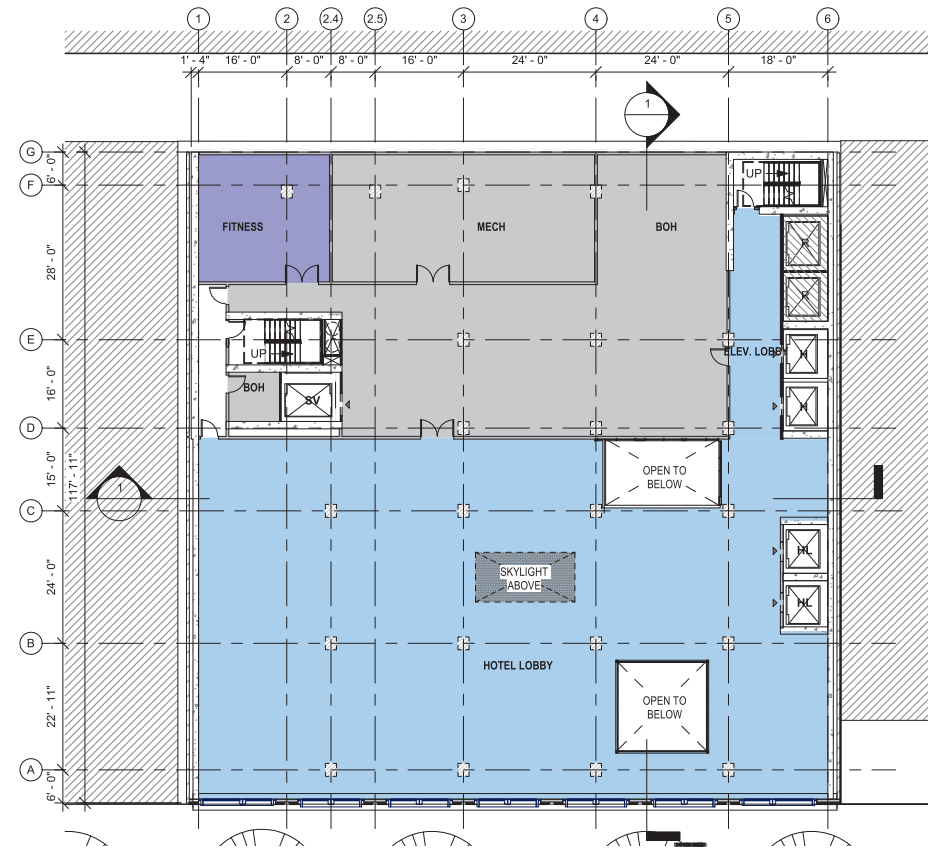
LEVEL B1

Uses include lower retail, mechanical, storage



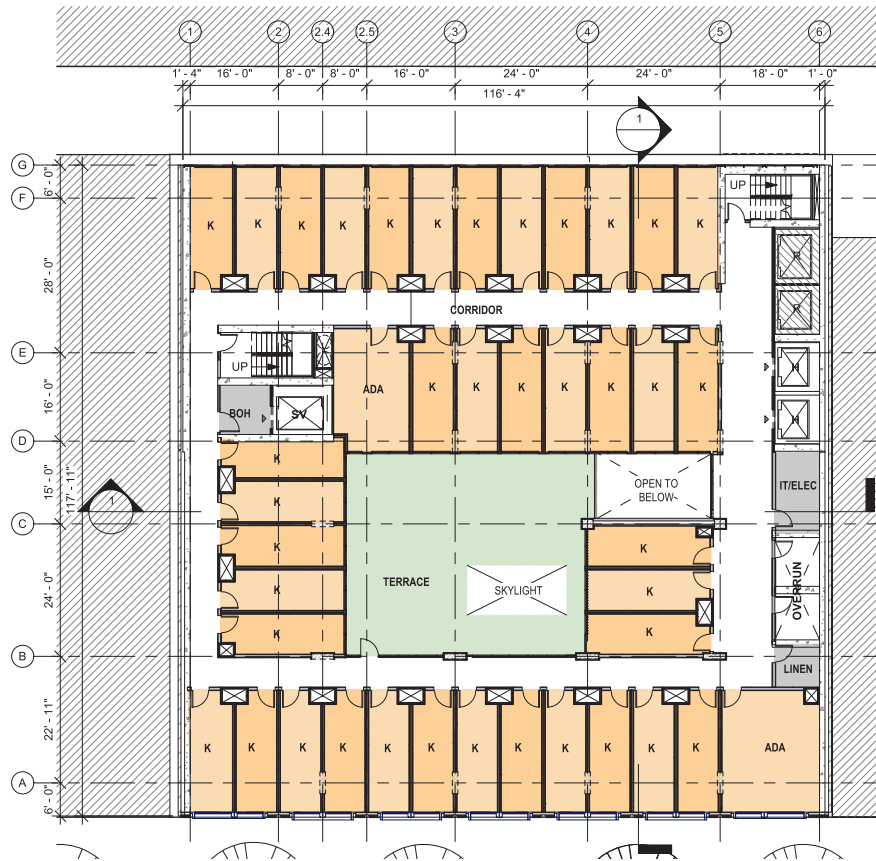
LEVEL 01

Uses include street level retail, loading, lobbies



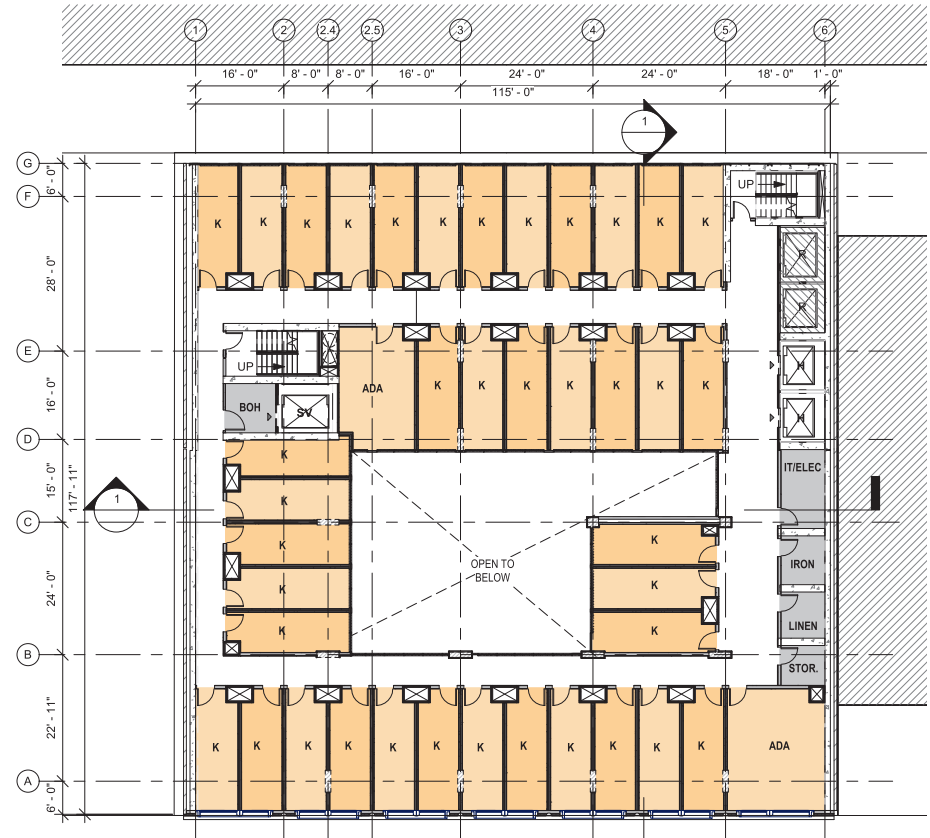
LEVEL 02

Uses include residential and hotel amenity space, hotel back-of-house, fitness center, and mechanical



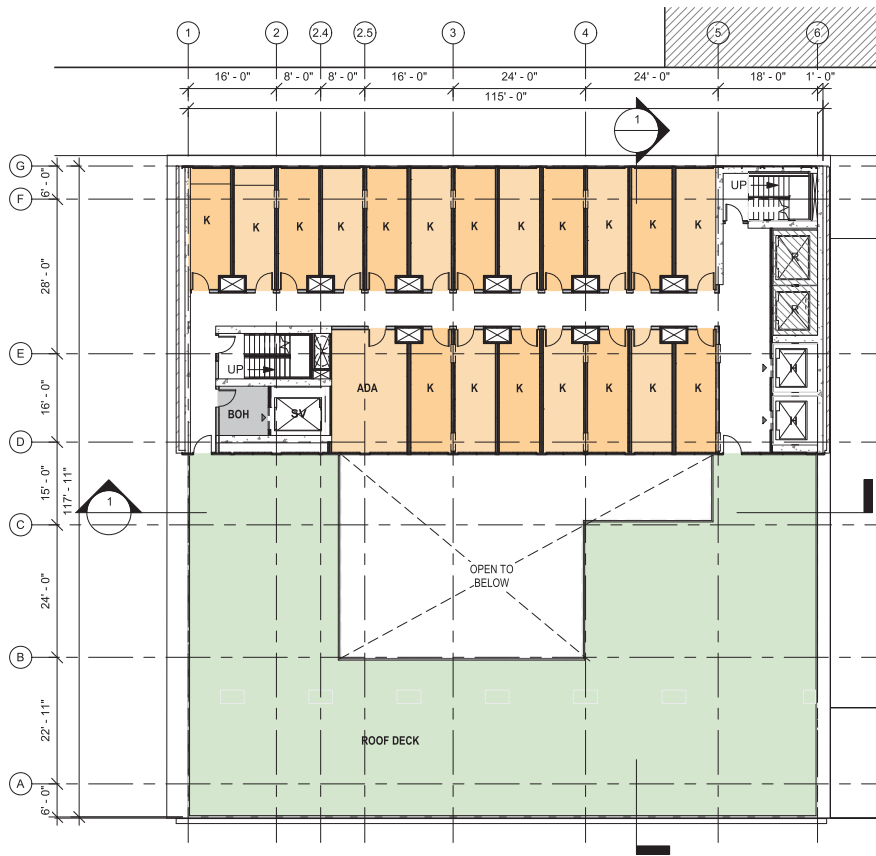
LEVEL 03

Uses include hotel rooms, light well



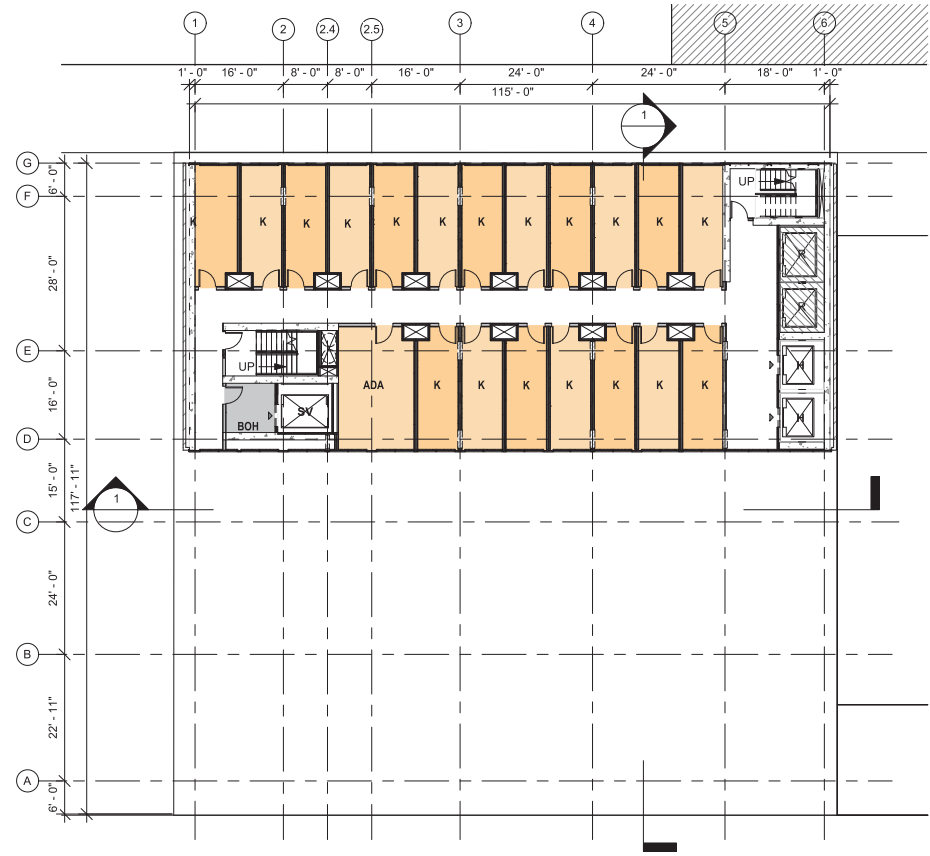
LEVEL 04

Uses include hotel rooms, light well



LEVEL 08

Uses include hotel rooms, open roof area and mechanical



LEVEL 09

Uses include hotel rooms



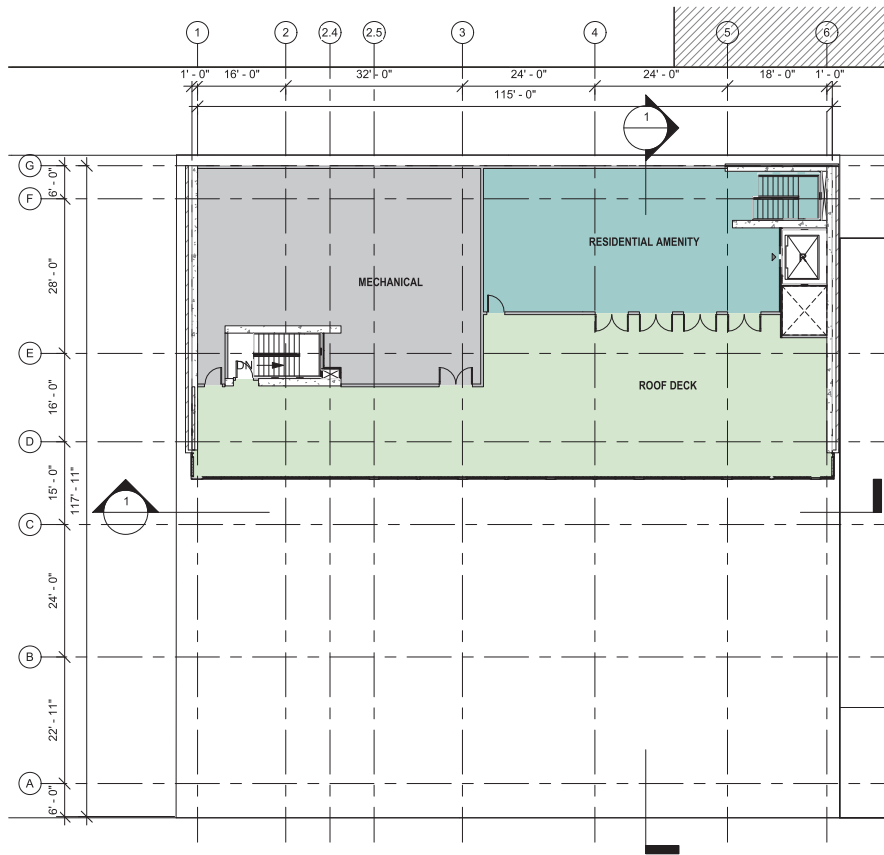
LEVEL 10

Uses include residential rooms and open roof area



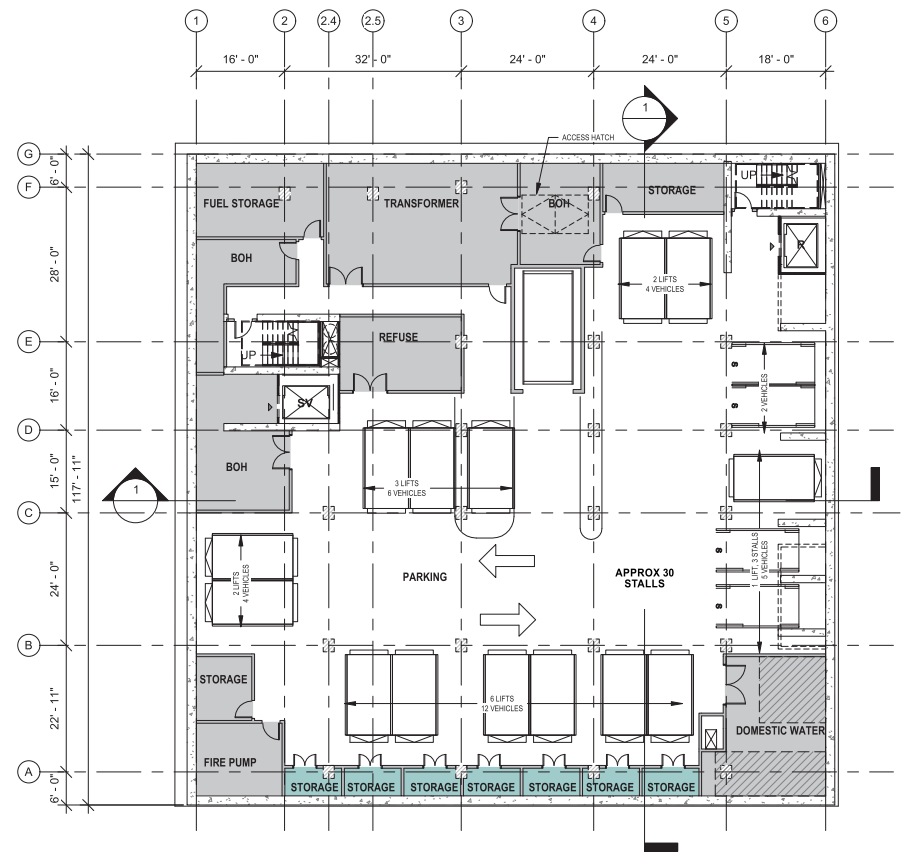
LEVEL 11-15

Uses include residential rooms



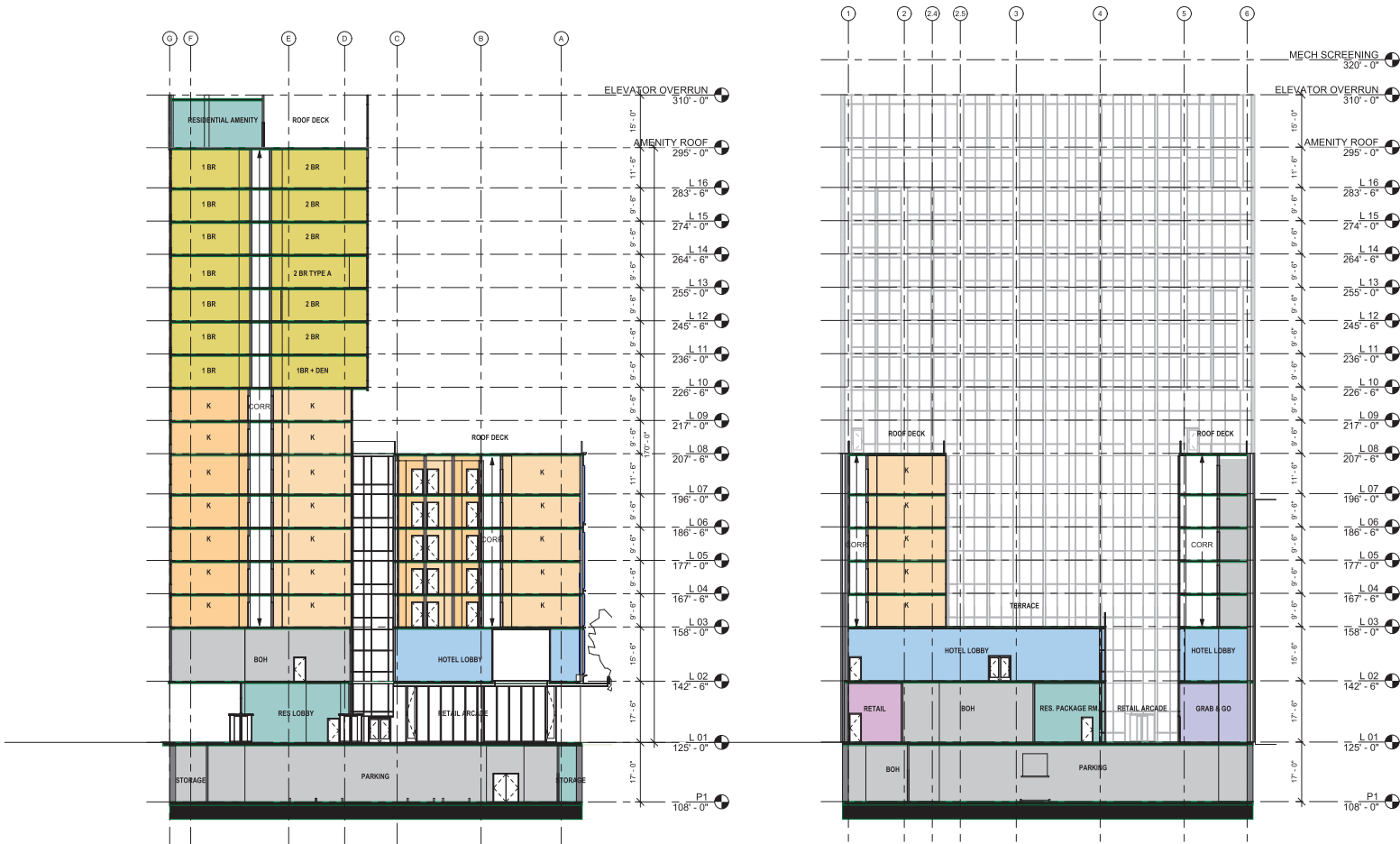
LEVEL 16

Uses include residential amenity area and mechanical



ARCHITECTURAL MASSING CONCEPTS

BUILDING SECTIONS



MARKET AREA

Section 05



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