



5,870 SF COMMERCIAL CONDO  
**OFFERING BROCHURE**

**820**  
STEWART STREET





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# INVESTMENT OPPORTUNITY

Lee & Associates and CBRE are proud to present the 820 Stewart Commercial Condo (“the Property”), a **5,870 SF ground-floor corner condo** unit, located in the 818 Stewart Class A office tower in downtown Seattle. The Property offers a unique and rare opportunity for an owner occupant of retail or office, with 4,106 SF available for occupancy, ideal for an owner operator of various professional office or retail uses. The Property’s remaining 1,764 SF is currently leased to Subway through 10/31/2027.

Located at the corner of 8th Avenue and Stewart Street, this downtown Seattle Property anchors the 818 Stewart office tower, with frontage to heavy foot and commuter traffic throughout the day. The tower itself is a modern 14-story office building comprised of 232,127 SF of commercial space with superior quality architecture and steel high rise construction with stone and glass façade.

*Consistent, daily traffic.*

*At the door of Amazon’s offices in South Lake Union.*



## INVESTMENT HIGHLIGHTS

- Owner / User opportunity at the center of Seattle’s most sought-after office and retail neighborhood
- Income-producing tenant in 1,764 SF space
- 4,106 SF is immediately occupiable, or divisible for additional income opportunity

**SALE PRICE: \$3,500,000 / \$596.25 PSF**



# The Property

The property is a commercial condo totaling approximately 5,870 SF. 1,764 SF is leased to Subway through October 2027.

The 4,106 SF available corner space anchors the building at 8th Avenue & Stewart Street and formerly served as a credit union retail branch. The bank / credit union build out remains ready for the next occupier, or can be built out for an array of various uses.

*Inside the 818 Stewart building,  
a modern Class-A, 14-story office tower.*

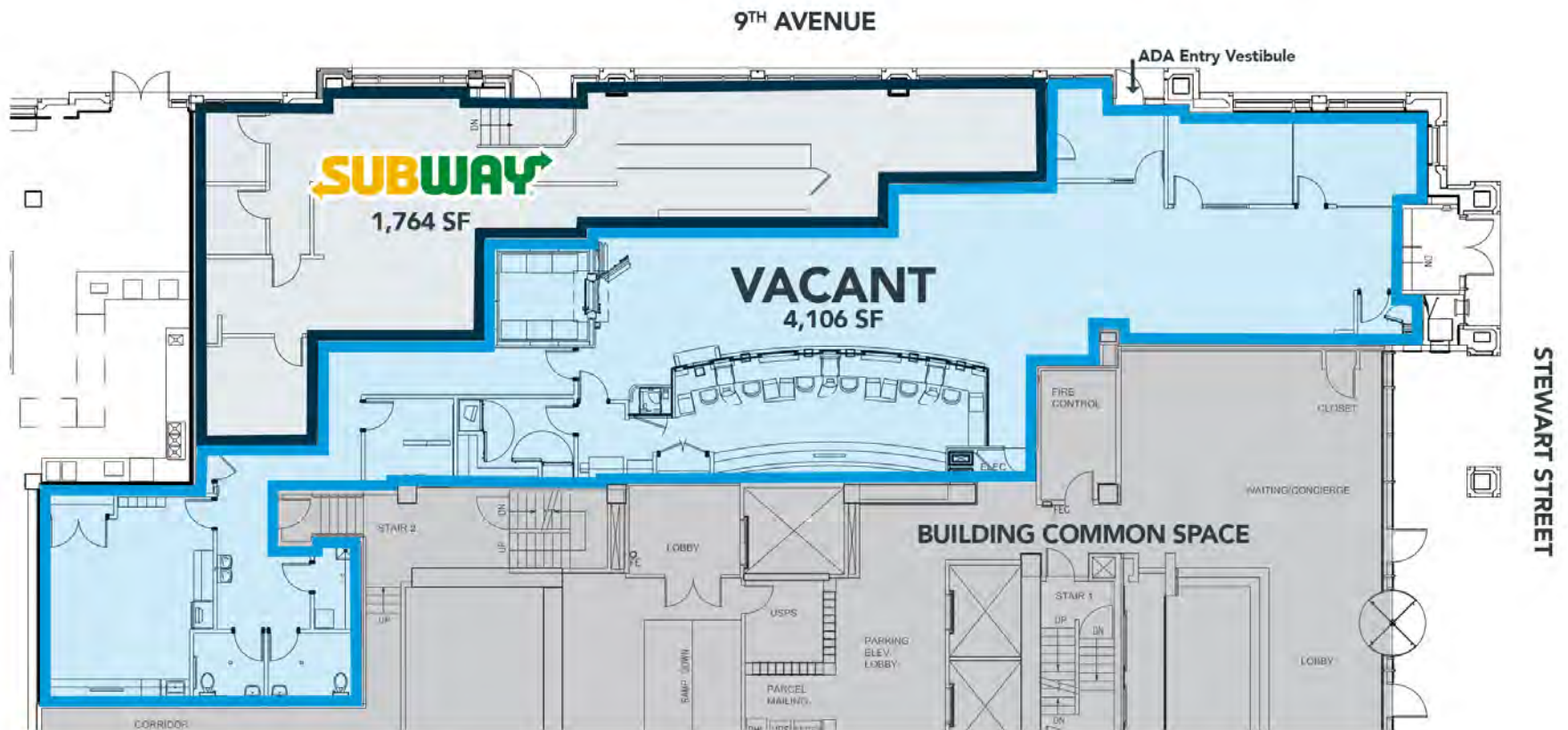


## PROPERTY DETAIL

Net Rentable Area	±5,870 SF
Leased Space	±1,764 SF
Year Built	2008
Building Class	A
Parcel #	228505-0020



*The Property*  
**FLOOR PLAN**



## The Property RENT ROLL

TENANT	PRO RATA %	SIZE (SF)	MONTHLY RENT	ANNUAL RENT	LEASE TYPE	RENT PSF	LEASE START DATE	LEASE EXPIRATION DATE	OPTION RENEWAL
<b>SUBWAY</b> Subway	31%	1,764	\$4,590	\$55,080	Modified Gross*	\$31.22**	11/1/2017	10/31/2027	1 - 5 years

\*Tenant pays its pro-rata share of utilities.

\*\*Starting at year 6 (Nov. 1, 2023), rent increases by 2% annually.

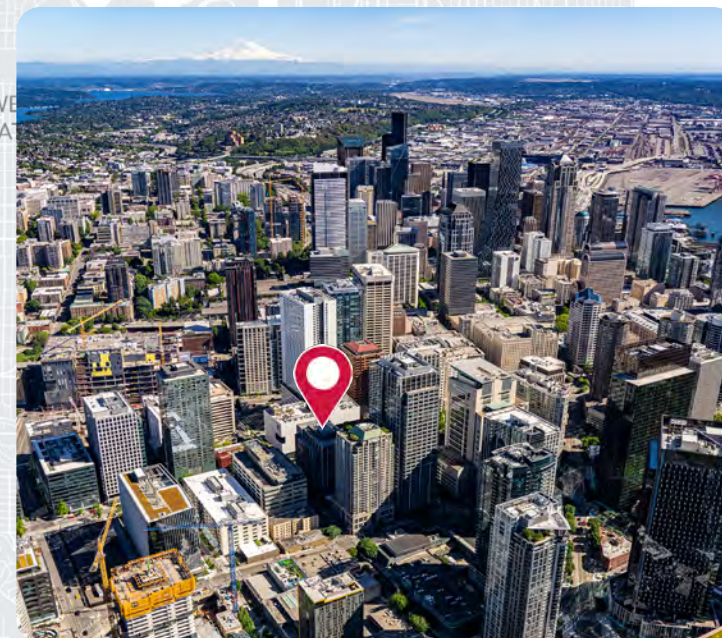
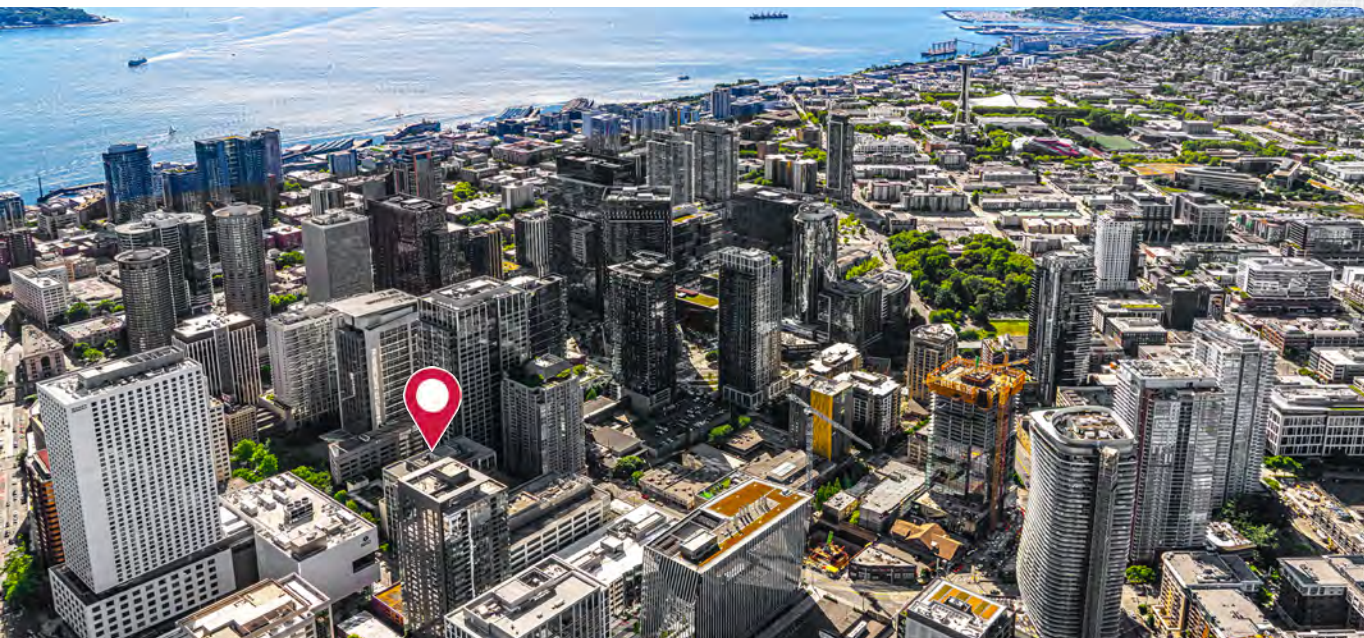




# *The Location*

Ideally situated where the the Denny Triangle abuts the downtown commercial core, the Property is at the borders of South Lake Union, Downtown and Belltown. Among these most active office submarkets in the City, this location combines the trendy hotels, award-winning restaurants and dynamic multifamily projects of South Lake Union and Belltown with the best of downtown Seattle, including superior mass transit alternatives, freeway access, proximity to the Convention Center, shopping and amenities.

## *South Lake Union + Belltown + Downtown*



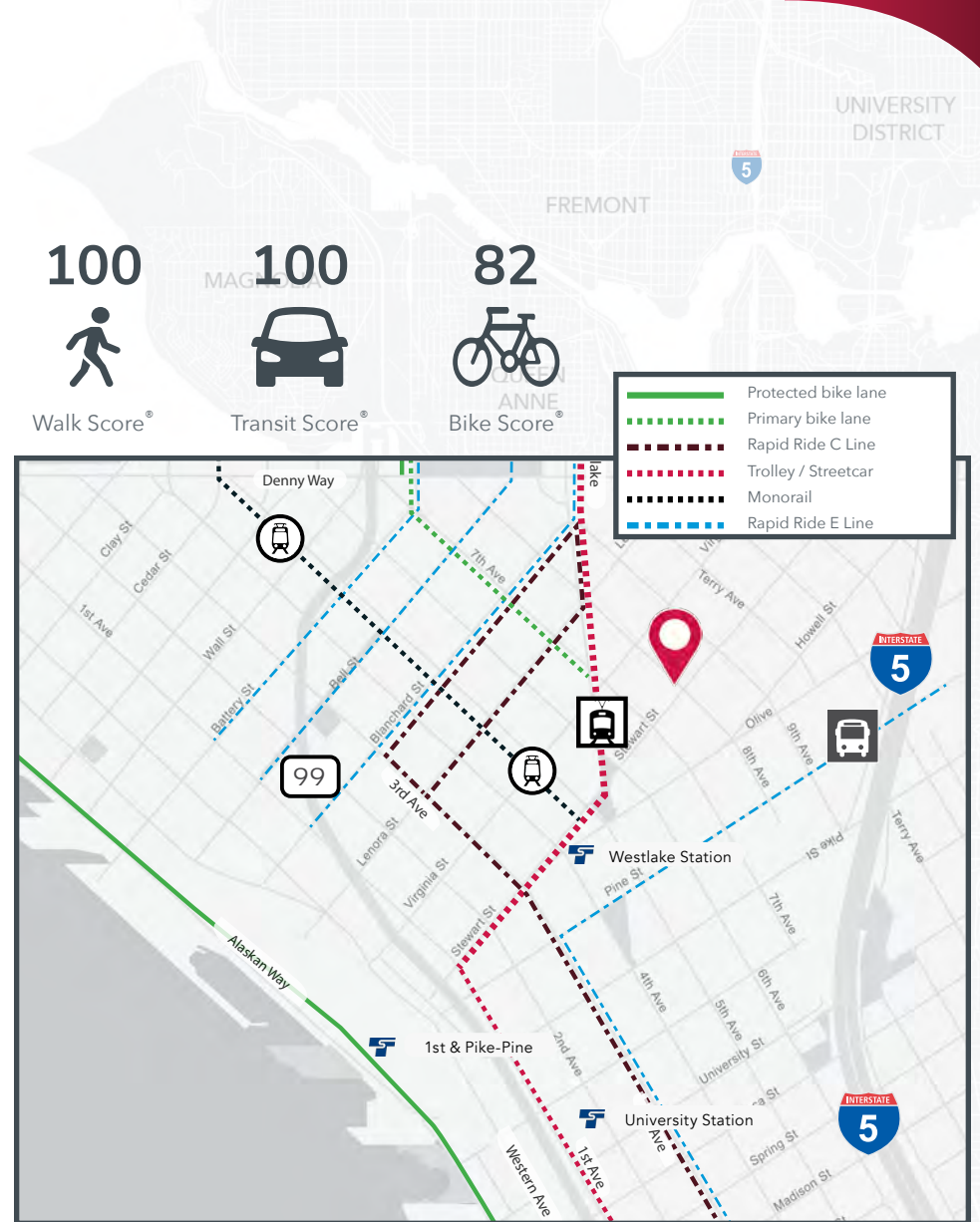


## The Location TRAFFIC & TRANSIT

The 820 Stewart Condo has high visibility frontage along 8th Avenue and Stewart Street. These commuter routes capture heavy pedestrian traffic to and from Pike Place Market, including tourists venturing in on foot to explore Seattle's retail and restaurants.

Pedestrians and commuters alike move daily across this vibrant urban corner as they access the abundant neighborhood amenities including dining, shopping, entertainment, outdoor recreation and Seattle's waterfront parks.

This location offers convenient access to superior transportation options with bus routes, public rail, Rapid Ride express as well as to major thoroughfares, I-5 and SR-99 and top Walk Score® rankings.

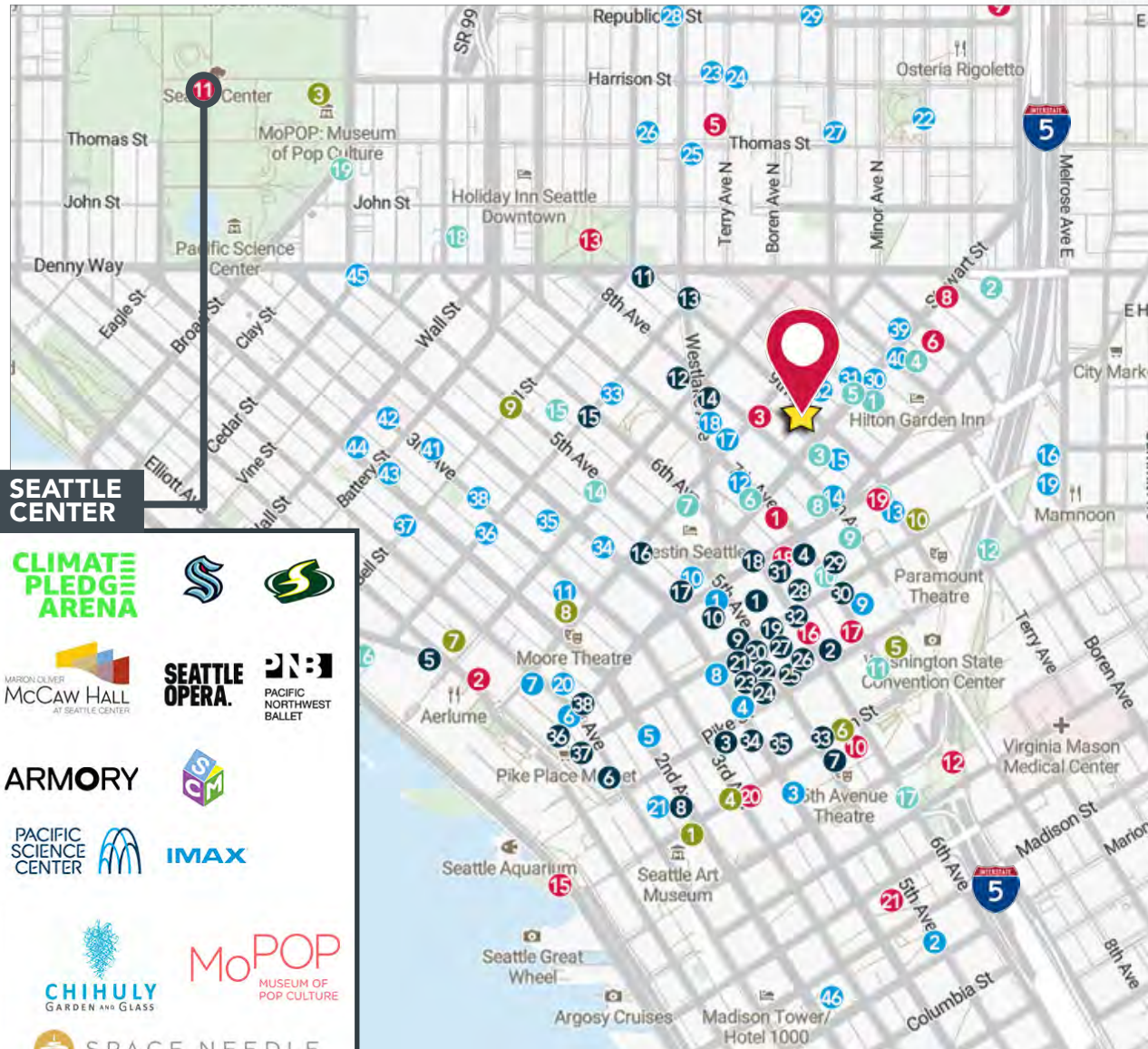




# The Location

## NEARBY AMENITIES

● Restaurants ● Hotels ● Lifestyle ● Art ● Shopping



SEATTLE CENTER

CLIMATE PLEDGE ARENA



MARION OLIVER MCCAW HALL AT SEATTLE CENTER

SEATTLE OPERA

PACIFIC NORTHWEST BALLET

ARMORY



PACIFIC SCIENCE CENTER

IMAX

CHIHULY GARDEN AND GLASS

MoPOP MUSEUM OF POP CULTURE

SPACE NEEDLE





## The Location NEARBY EMPLOYERS

Encircled by the trio of Amazon's Doppler, Blackfoot and Alexandria office buildings, the Property neighbors and serves many other of Seattle's Fortune 500 business and small, local businesses alike. As part of the Denny Triangle, the Property is enroute for thousands of daily residents, commuters and tourists in South Lake Union, Belltown and downtown, three of top work-live-play hubs in the Puget Sound region.

These submarkets are in high demand from major tech and life sciences companies, and now serve as home to companies such as Google, Amazon, F5, Apple, Nordstrom, Twitter, Facebook, University of Washington Medical School, Fred Hutchinson Cancer Research Institute, Oracle, HBO, Qualtrics, Zulily, Bristol Myers Squibb and the Allen Institute for Brain Science.



### SOUTH LAKE UNION

amazon

CenturyLink

ALLEN INSTITUTE for  
BRAIN SCIENCE

SPACEFLIGHT

facebook.

nanoString

FRED HUTCH  
CURES START HERE

IMPINJ

Adaptive  
biotechnologies

+tableau

UW Medicine

juno  
THERAPEUTICS

### DOWNTOWN

amazon

Morgan Stanley

wework

Panopto  
video platform

NORDSTROM

qualtrics

DocuSign

MOSSADAMS

FOSTER PEPPER

[HomeStreet]Bank

Micron

Davis Wright  
Tremaine LLP  
DEFINING SUCCESS TOGETHER

Bank of America

Safeco Insurance

KeyBank

UBER

CoStar Group

NUANCE

pwc

Russell  
Investments

Zillow

Deloitte

ORACLE

KPMG

slalom

ExtraHop

jet

CenturyLink

Regus

Rover

Avvo

Dataminr





# The Market

Seattle's Belltown, South Lake Union and Downtown neighborhoods not only draws and retains some of the largest companies in the world, they also include a vibrant mix of attractions - from public art to cutting edge culinary delights - and all the hotspots of the Generation Y lifestyle. Belltown provides a crucial link between each of the key neighborhoods of Downtown Seattle. With a Walk Score of 100, everything needed to complete the urban lifestyle is merely a hop, skip and jump away.

DEMOGRAPHICS		2-MILE	5-MILE	10-MILE
2020	Population	165,323	497,624	1,131,299
2025	Population Projection	182,755	539,268	1,217,195
2020	Households	95,071	237,932	496,168
2020	Average HH Income	\$120,630	\$127,722	\$128,967
2020	Median Age	36.9	36.5	38.2

Source: 2020 U.S. Census Bureau

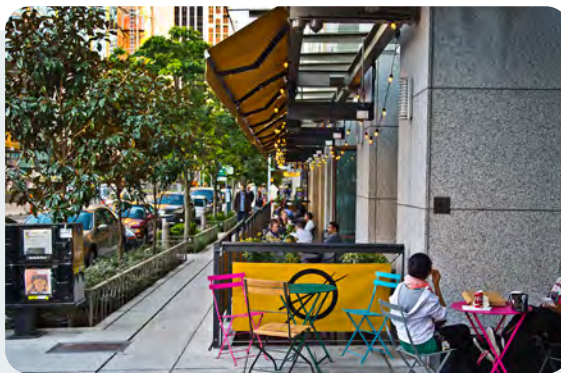
<b>\$120.6K</b>  <b>Avg. Household Income</b>	<b>2.1%</b>  <b>Annual Population Growth (2020-2025)</b>	<b>267K</b>  <b>Total Employees</b>
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\* Based on a 2 -Mile Radius

COST OF LIVING	SEATTLE	WA	USA
Overall	172.3	118.7	100
Grocery	108.7	101.1	100
Health	85.2	83.8	100
Housing	309	164.9	100
Median Home Cost	\$714,400	\$381,300	\$231,200
Utilities	68.8	74	100
Transportation	137.5	113.6	100

Source: BestPlaces.Net

Cost of living indices are based on a US average of 100. An amount below 100 means less expensive than the US average. A cost of living index above 100 means more expensive.



**Strong  
Investment  
Property  
Potential**

Most of the office leasing done in the surrounding submarket in the last decade has been for spaces less than 5,000 SF.

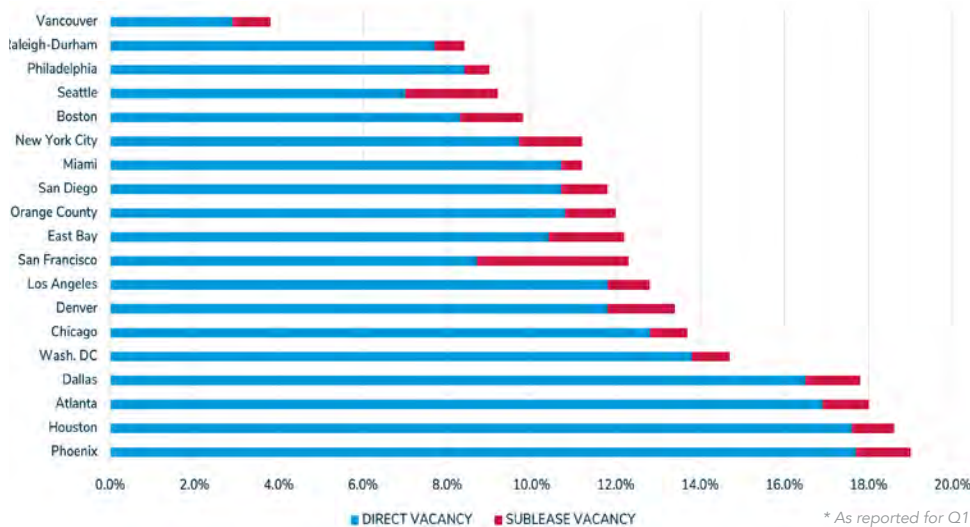


# THE RETURN TO THE OFFICE

## SEATTLE IS PRIMED TO BOUNCE BACK ...

- For the first time since 2013, Seattle led the nation in large tech office leases, with 14 transactions accounting for 3.4 million square feet of leasing volume in 2020
- With the fastest growing economy in the nation, Washington was recently ranked the #1 state by US News & World Report for a second consecutive year


*Despite a national rush to sublease amid a global pandemic, Seattle's vacancies remain at the lowest among its peer markets.*





# The Market

## COMPARABLE SALES

Photo	Property	Sale Date	Total SF Year Built / Renovated	Sale Price \$/SF	Cap Rate	Buyer / Seller	Comments
	<b>Royal Crest Condominiums</b> 2100-2104 3rd Ave	Jan-2020	1,910 1973	\$950,000 \$497	3.52%	Filiberto H Moran-Dzul / Tiffany Lundgren	<ul style="list-style-type: none"> <li>Owner-user sale; buyer to occupy 2nd floor office space</li> <li>Marketed for \$1.04M</li> </ul>
	<b>The Cosmopolitan</b> 819 Virginia St	Feb-2019	2,301 2007	\$2,530,000 \$1,100	3.67%	Priscilla Stoyanof / Prosperity Real Estate Partners	<ul style="list-style-type: none"> <li>1031 Exchange / 100% occupied by 7-Eleven (lease exp. June 30, 2022 with four 5-Year options)</li> <li>Acquired for \$1.655M in 10/2018</li> </ul>
	<b>Brix Condominiums</b> 530 Broadway Ave E	Oct-2018	2,899 2008	\$1,480,000 \$511	6.00%	Yan Hua Zhao / Dilettante Mocha Café	<ul style="list-style-type: none"> <li>The space is occupied by Anejo Restaurant and Tequila Bar. New 5-year lease (with 5-year option) commenced November 2017</li> </ul>
	<b>The Cosmopolitan</b> 819 Virginia St	Oct-2018	2,301 2007	\$1,655,000 \$719	4.45%	Prosperity Real Estate Partners / Farhad Ghassemi	<ul style="list-style-type: none"> <li>1031 Exchange</li> <li>100% occupied by 7-Eleven (lease expiration June 30, 2022 with four 5-Year options)</li> </ul>
	<b>Coterie Room and Office</b> 2131-2137 2nd Ave	Oct-2018	5,760 1927 / 2000	\$3,250,000 \$564	N/A	SEP Properties / Belltown Real Properties LLC	<ul style="list-style-type: none"> <li>50% leased at time of sale</li> <li>Owner-user sale; buyer to occupy 2nd floor office space</li> <li>Marketed for \$4.0M /</li> <li>Acquired for \$1.15M in 12/2009</li> </ul>
	<b>1721 8th Ave North</b> 1721 8th Ave North	Jan-2021	8,888 1977 / 2000	\$6,300,000 \$708	N/A	Rushing Company / Washington Technology Industry Association	<ul style="list-style-type: none"> <li>Owner / User Sale; buyer to occupy full building</li> <li>Acquired for \$5,474,213 in 07/2018 and for \$4,475,000 in 04/2018</li> </ul>



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