

Renewal By Andersen Building

7433 5th Avenue S
Seattle, WA 98108

\$3,725,000



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Executive Summary

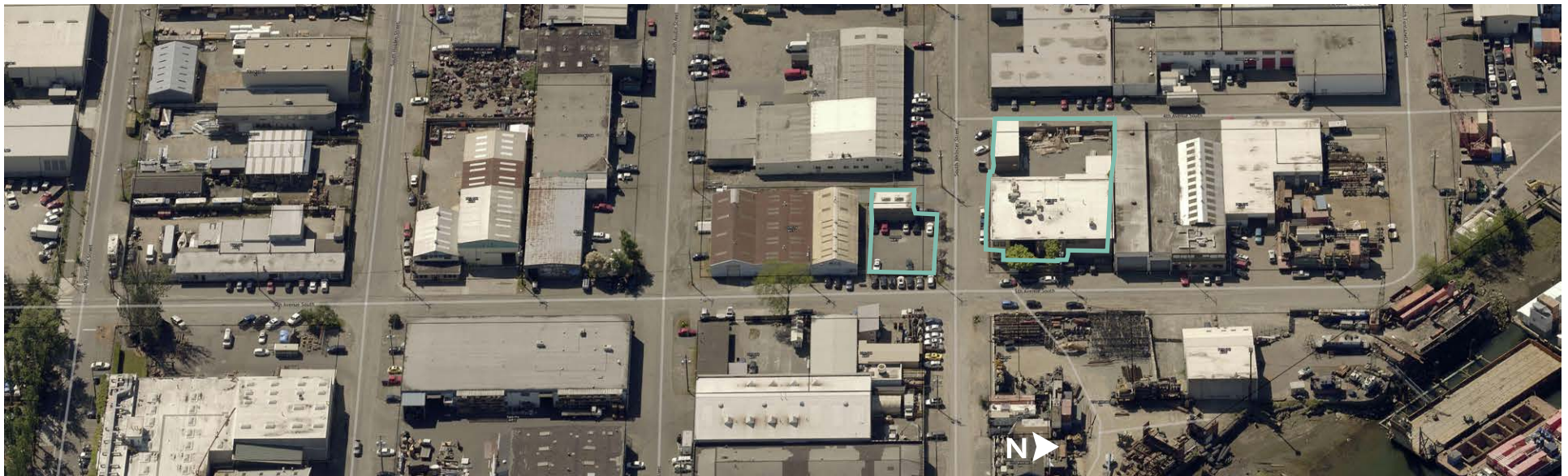
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The Offering

The Renewal by Andersen Building, located at 7433 5th Ave S, is a rare opportunity to purchase a highly functional, well-maintained flex/office building on multiple parcels containing a total of 20,321 SF. Constructed with high-end finishes, the Property sits in the close-in Seattle neighborhood of South Park, with easy access to the Port of Seattle and downtown. The 27,148 SF site (Comprised of 22,148 SF North of S Webster St and 5,000 SF South of S Webster St) is zoned IG1 U/65, allowing for numerous commercial and industrial uses. Consisting of over 20,000 SF in total (over 12,000 SF of office space) the Property provides a functional and appealing venue for a variety of business uses. Additionally, the Property allows for easy access to Highway 509, which directly accesses downtown Seattle to the North and SeaTac Airport to the South.

Property Highlights

- + Well-located office/flex property in the close-in neighborhood of South Park.
- + Easy access to area highways and freeways, close proximity to the Port of Seattle.
- + Appealing asset with office and warehouse space, on-site parking and dock-high access.
- + In place zoning of IGI U/65 provides for a wide-range of industrial and commercial uses.
- + The asset will hold appeal to both users and third-party investors.
- + Well-maintained facilities with high-end office finishes.
- + Private, fenced outdoor area for employees and visitors to enjoy.



Property Overview

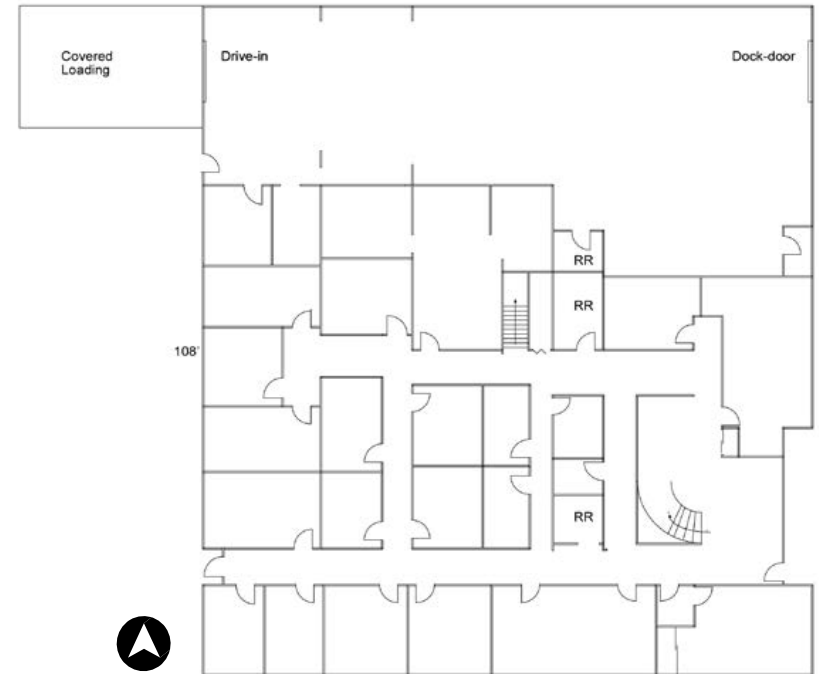
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Property Details

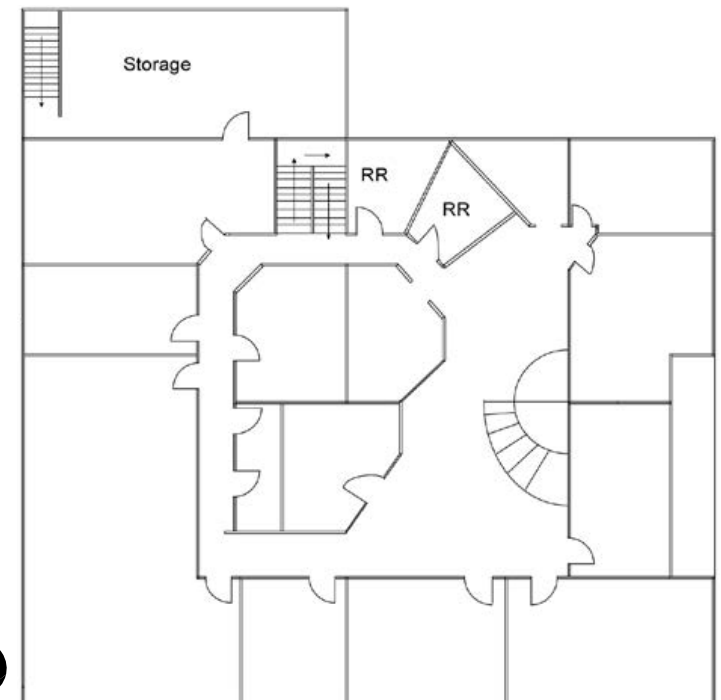
Property Summary

Address	7433 5th Avenue Seattle, WA 98108
Parcel Number	7327906585, 7327905940
Building Size 20,321 SF	Main Building: 1st Floor Office - 7,620 SF 2nd Floor Office - 4,540 SF Warehouse/Storage - 3,930 SF Mezzanine Storage - 1,200 SF Yard: 2-story Shed - 2,145 SF Out Parcel: Storage Building - 886 SF
Land Area 27,148 SF	22,148 SF - KC Parcel No. 7327906585 5,000 SF - KC Parcel No. 7327905940
Zoning	IG1 U/65 (City of Seattle)
Parking	36 stalls plus street
Power	Heavy power with standby generator
Dock Doors	1 dock-high door 1 grade-level door
Occupancy	Available Now
Year Built/Renovated	1965/1984/2015

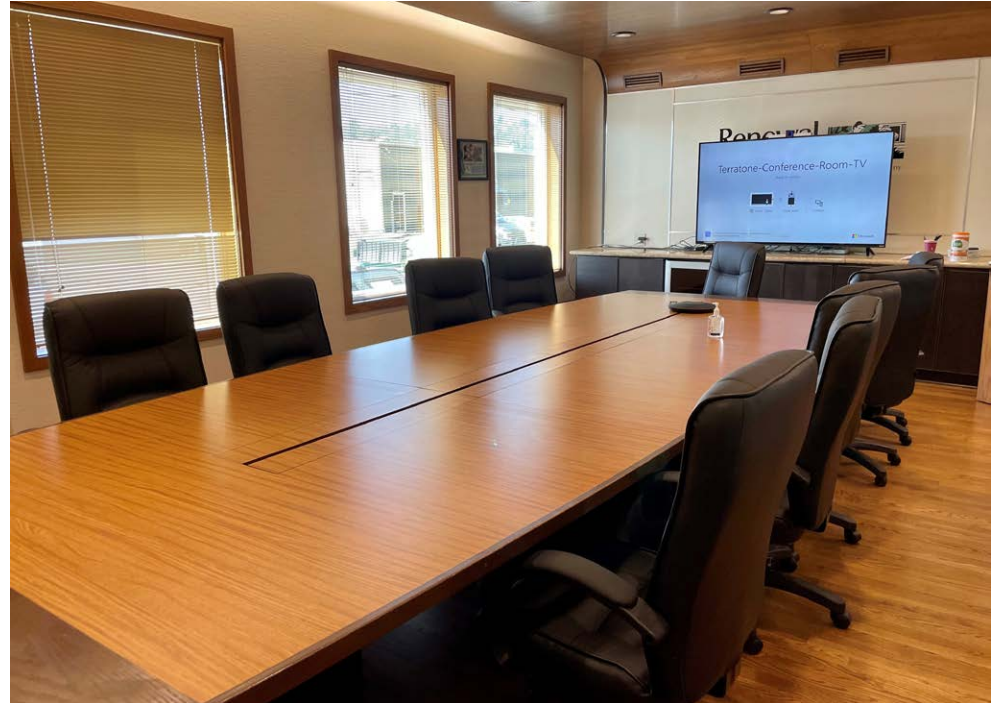
First Floor
(Approximate)



Second Floor
(Approximate)



Photos





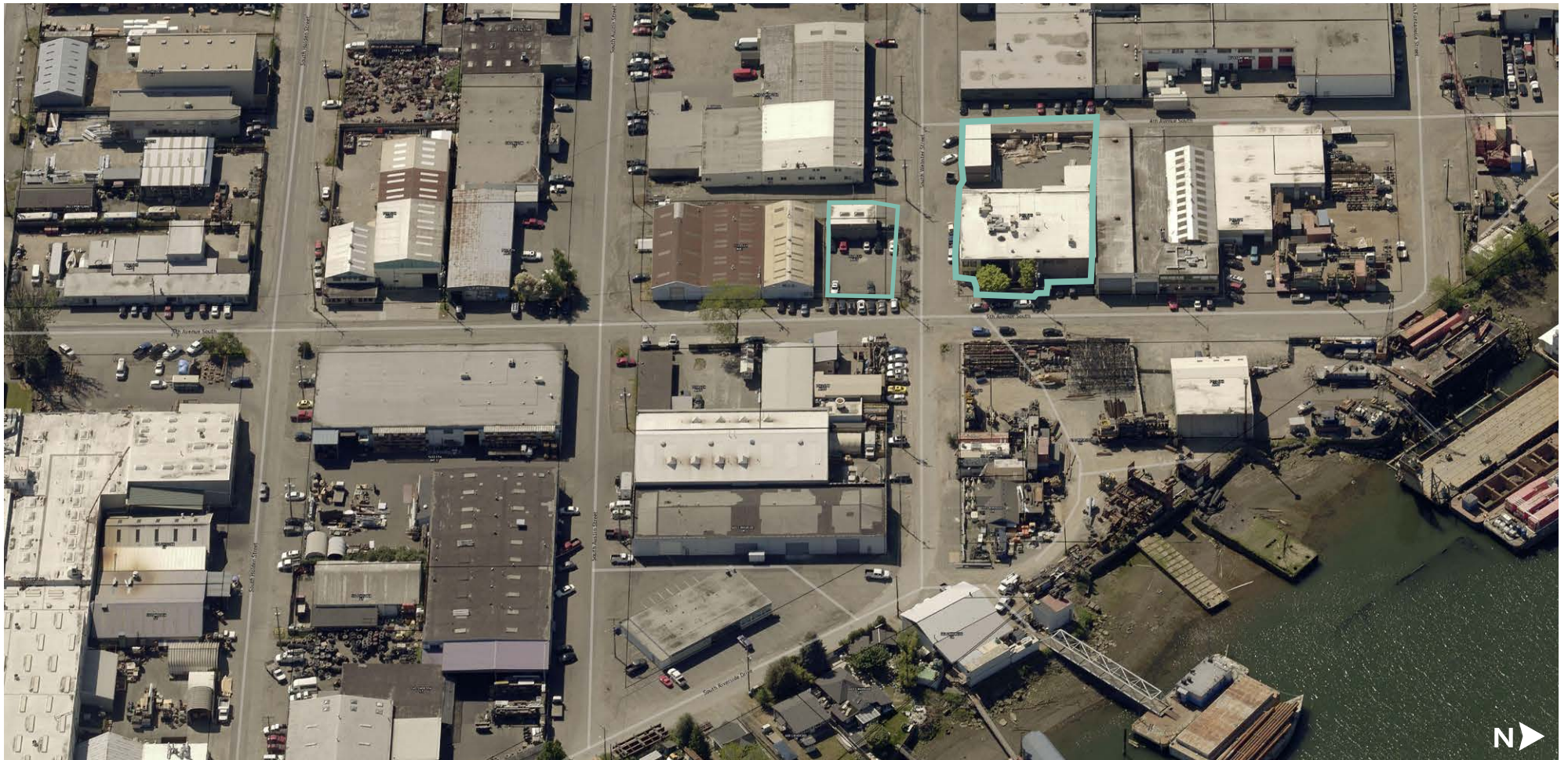
Market Overview

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South Park Submarket

Renewal by Anderson Building

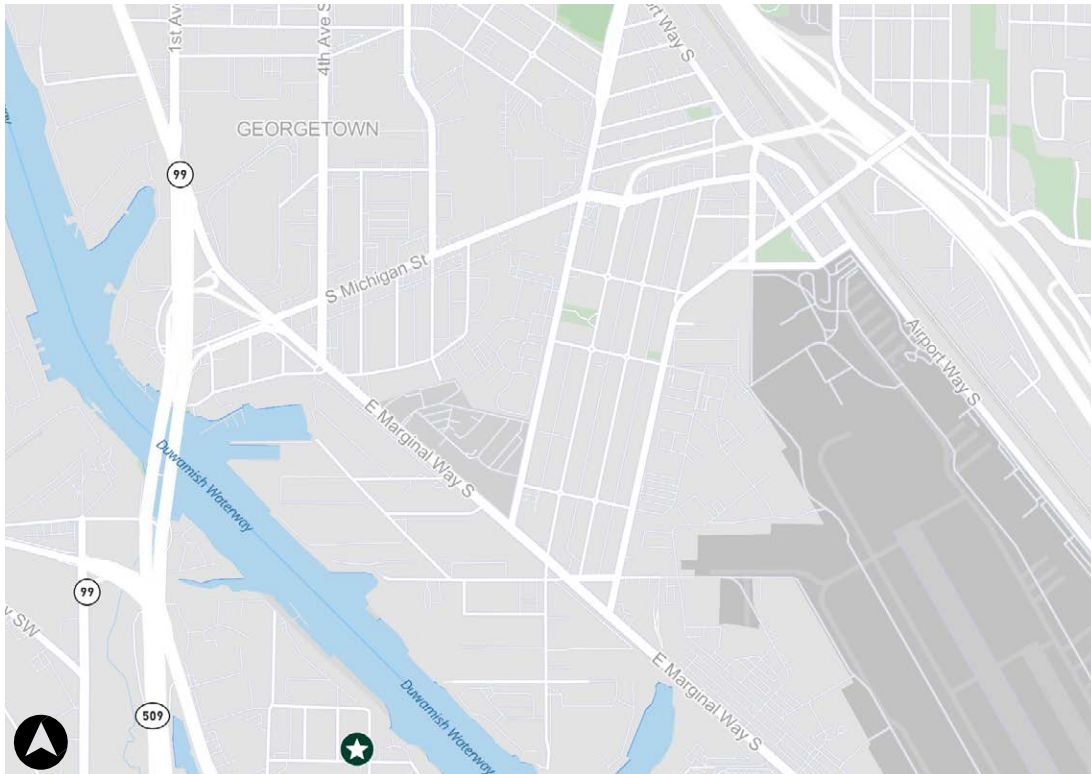
South Park, a close-in neighborhood of Seattle, is located just South of Georgetown across the Duwamish River, and just North of the City of Tukwila. Deemed the city's most diverse neighborhood, this working- and middle-class area offers a mash-up of industrial business, retail business and residences. The neighborhood allows easy access to Highway 509, which directly accesses Downtown Seattle to the North and SeaTac Airport to the South.



Area 2022 Demographics

Demographics	.5 Miles	1 Mile	2 Miles
Businesses	214	703	2,250
Employees	3,640	12,699	36,758
Population - Current Year Estimate	573	6,516	50,475
Households - Current Year Estimate	191	2,640	18,648
Average Household Income	\$97,403	\$104,024	\$120,817
Daytime Population	5,056	16,615	65,662

Source: ESRI 2022





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