



SEATTLE 5TH AVE ENTITLED HOTEL & RESIDENTIAL SITE

2115 & 2121 5TH AVE | SEATTLE, WA

PROPERTY INFORMATION

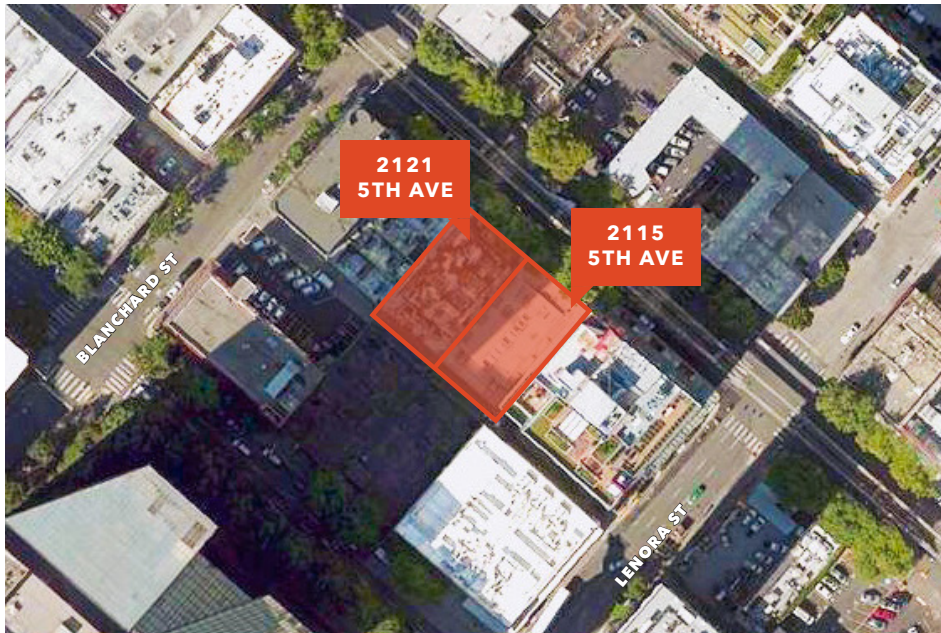
The Property is located mid-block on Fifth Avenue, between Blanchard Street and Lenora Street, centrally located in the heart of Belltown, Seattle, Washington.

12,972 SF

SITE AREA

\$9,750,000

LIST PRICE



THE OFFERING

Address	2115 & 2121 5th Ave, Seattle, WA
DPD Master Use Permit Number	3022614
Tax Parcel Numbers	696000045 & 696000050
Max FAR Residential / Commercial	Unlimited / 7
Site Area	12,972 SF
Zoning	DMC 240'/290-440'
Zoning Overlays	Urban Village/Belltown Urban Central Village/Frequent Transit
Parking	None Required
Tenants	Month to Month
Existing Building	2 story 11,360 SF Masonry building built in 1926 and a 2 story 8,640 SF Masonry building built in 1929
Sale Process	Ownership will set a deadline for a definitive bid date, this does not preclude them from accepting an offer at anytime
List Price	\$9,750,000
MASTER USE PERMIT	
Master Use Permit Units	207 Hotel Keys & 119 Residential Units with 121 parking stalls on 5 levels of below grade parking
Master Use Permit Gross SF Commercial / Residential	126,255 & 91,758
Master Use Permit Building Height	170'; Applicant had Tower Spacing requirements with the Arrive Tower across the alley
Building Use	A Minor MUP revision would allow an All Residential Scheme. Interior changes can be revised per the desired specs

DEVELOPMENT OPTIONS



170 Entitled Project



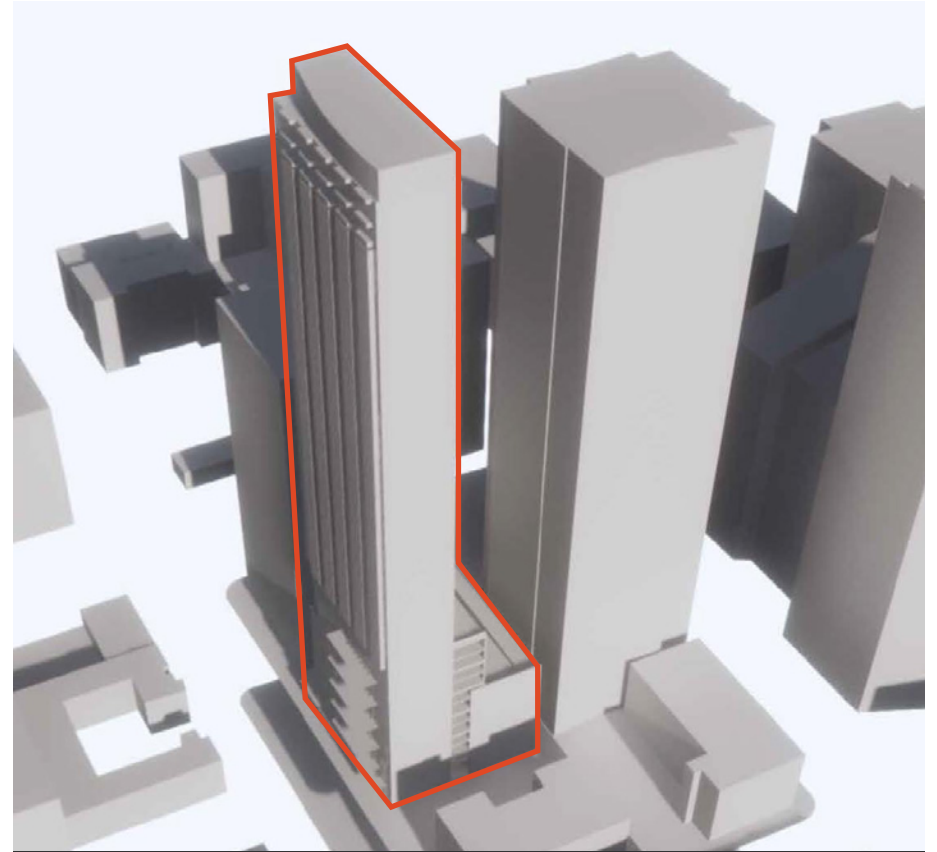
207
HOTEL KEYS



119 TOTAL
RESIDENTIAL UNITS

27,247

SF - GROSS
FLOOR AREA



Un-Entitled 400' Project



43
STORIES



320.4K SF
ABOVE GROUND

248,678

NET SF



SOUTH LAKE UNION

UW Medicine	Meta	PATH
amazon	IMPINJ	Google
REI	ALLEN INSTITUTE	FRED HUTCH CURES START HERE

CAPITOL HILL

SEATTLE CBD

NORDSTROM	DocuSign	Microsoft
Dropbox	Uber	Zillow
Apple	SKY VIEW OBSERVATORY	Deloitte

WESTLAKE CENTER

BEICU	GAMEWORKS	macy's
HH HELLY HANSEN	NORDSTROM	WESTLAKE CENTER
TRIO DELICATESSEN	Starbucks	PACIFIC PLACE

SUBJECT PROPERTY

BELLTOWN

amazon	CISCO	zulily
Snap Inc.	COMTECH	MOORE
El Gaucho	CINERAMA	patagonia

BATTERY STREET PARK

PIKE PLACE MARKET

FUTURE SEATTLE WATERFRONT TRANSFORMATION

COLEMAN FERRY DOCK

For more information contact

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