



SELLER FINANCING - ULTIMATE QUEEN ANNE OWNER-USER OPPORTUNITY

OFFERING MEMORANDUM

PARAGON
REAL ESTATE ADVISORS

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EXECUTIVE SUMMARY

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PROPERTY DETAILS

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FINANCIALS

OFFERING SUMMARY

NAME	Ultimate Queen Anne Owner-User Opportunity
ADDRESS	160 Roy St, Seattle, WA 98109
BUILT	1975/2006
NET RENTABLE SQFT	9,080 Per KC
GROSS SQFT	11,336
PRICE	\$3,750,000
PRICE PER NET RENTABLE FOOT	\$430
PRICE PER GROSS FOOT	\$331
LOT SIZE	4,320
ZONING	SM-UP 65 (M)
Seller Financing Terms - Negotiable	
DOWN PAYMENT	25% of Purchase Price
TERM OF NOTE	5 Years
INTEREST RATE	5.0%
PAYMENT TYPE	Interest Only

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OFFERING

Paragon Real Estate Advisors is pleased to present the Ultimate Queen Anne Owner-User Opportunity, a highly flexible live/work investment opportunity located one block from Seattle Center in the heart of Queen Anne. The four-story property offers multiple revenue and owner-user strategies, including full investment operation, partial or full owner occupancy, and live/work configurations that allow users to capture value otherwise paid to third-party office or residential landlords.

The building underwent significant renovations in 2006, including a seismic retrofit and the addition of the fourth-floor penthouse. Vertical access is provided via elevator service beginning at the secured garage level, enhancing both convenience and long-term functionality.

The first floor consists of approximately 2,234 square feet of income-producing commercial space and is currently leased to DreamClinic through October 2026, providing stable near-term cash flow. The second floor features approximately 700 square feet of recently remodeled residential-style space with a full kitchen and bath. A free-standing wall creates flexibility for either residential or office use. A five to seven car secured garage is also accessed off the second floor.

The third floor offers approximately 3,200 square feet of open, creative space with two bathrooms and a full kitchen, allowing for a wide range of configurations including office, studio, collaborative workspace, living space, game room, the options are endless! Existing free-standing workspaces can remain or be removed depending on the buyer's intended use.

The top floor penthouse, added in 2006, contains approximately 2,400 square feet of high-end residential space featuring three bedrooms, two bathrooms, and a full kitchen. Designed by an architect, the penthouse showcases high ceilings, quality finishes, and expansive natural light. Approximately 1,075 square feet of outdoor deck space creates a private retreat with mature landscaping, hot tub, and direct views of the Space Needle—an offering that rivals luxury condominium product in the submarket.

Situated in a highly walkable location near Seattle Center, Climate Pledge Arena, the waterfront, downtown Seattle, and the monorail with future light rail access nearby, the property offers a rare combination of location, flexibility, and long-term optionality. This pride-of-ownership asset is well-suited for investors, owner-users, or buyers seeking a dynamic “lock-and-leave” home-away-from-home in one of Seattle's most desirable neighborhoods



INVESTMENT HIGHLIGHTS

- Seller financing available - Negotiable terms
- Gorgeous top floor penthouse
- Secured six car garage
- Seismically retrofitted in 2006 with addition of top floor
- New roof in 2022
- Elevator with private access to the penthouse
- **Numerous Investment Strategies:**
 - Owner-Occupy the penthouse
 - Owner-Occupy the office space - 4,056 SqFt available
 - Operate as investment property
 - Home-away-from-home in a central location “lock-and-leave”
 - AirBNB the penthouse
 - Repurpose the office space



LOCATION HIGHLIGHTS

160 Roy St is situated on a 4,320 square foot lot zoned SM-UP 65 (M) with a walk score of 96. The building is in walking distance to Climate Pledge Arena, the Seattle Center with the iconic Space Needle, Bill and Melinda Gates Foundation, the Downtown CBD, Elliott Bay Waterfront and countless restaurants and entertainment venues.

A future light rail station is likely inbound to the area as part of the Ballard Link Extension. As of now, the property is still an easy walk to the Monorail and a short ride to the Westlake Light Rail Station.

This pride of ownership opportunity offers an investor or owner user a high-end investment in one of Seattle's most sought after neighborhoods.

- **Distance to:**

- Downtown Seattle - 2.0 Miles
- Google - 0.9 Miles
- Amazon - 1 Mile
- Bill & Melinda Gates Foundation - 0.4 Miles
- Climate Pledge Arena - 0.3 Miles



QUEEN ANNE

NEIGHBORHOOD ANALYSIS - SEATTLE, WA

Located minutes from the western shore of Lake Union in the highly desirable and dynamic Queen Anne neighborhood, the property is located at the epicenter of Seattle's food, culture, and urban recreation scene. Queen Anne is known for its many trendy restaurants, bars, neighborhood parks, and nearby marinas. As the South Lake Union area continues to rapidly grow, the demand for Queen Anne property has drastically increased over the past few years. Companies such as Amazon, Facebook, Google, Expedia, Microsoft and Zulily continue to expand and hire more employees to the Seattle area, making Queen Anne a top location for investors.

This neighborhood is featuring world renowned attractions such as the Space Needle, Paul Allen's Museum of Pop Culture, Chihuly Garden and Glass, Climate Pledge Arena, Opera House & Pacific Northwest Ballet, and the Pacific Science Center.

\$2,188

Average Rent as of
2025

\$118,636

Median Household
Income*

70%

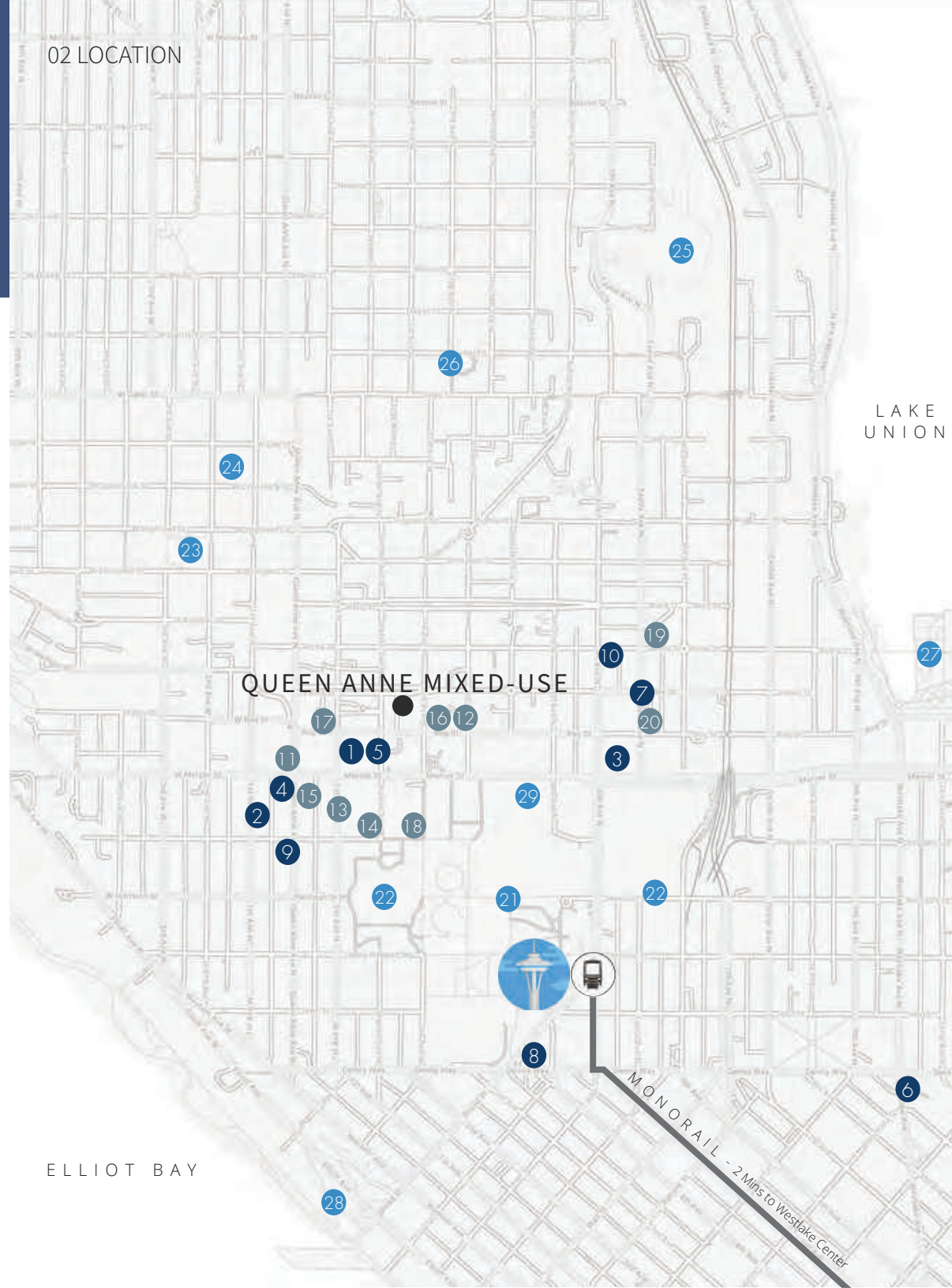
Renter Occupied
Housing*

* based on 2022 Census data

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02 LOCATION



SHOPS & SERVICES ●

- | | |
|------------------------|-----------------------|
| 1. Metropolitan Market | 6. Whole Foods Market |
| 2. Safeway | 7. Shell |
| 3. QFC | 8. 76 |
| 4. CVS | 9. Starbucks |
| 5. Bartell Drugs | 10. Cafe Vita |

RESTAURANTS & BARS ●

- | | |
|----------------------------|-------------------------|
| 11. Toulouse Petit | 16. Solo Bar and Eatery |
| 12. McMenamins | 17. The Masonry |
| 13. Ozzie's | 18. Agave Cocina |
| 14. Taylor Shellfish Farms | 19. Laredo's Grill |
| 15. Mecca Cafe | 20. Citizen Cafe |

PARKS & SCHOOLS ●

- | | |
|-----------------------------|----------------------------|
| 21. Seattle Center | 26. John Hay Elementary |
| 22. Climate Pledge Arena | 27. Lake Union Park |
| 23. Kerry Park | 28. Olympic Sculpture Park |
| 24. St. Anne School | 29. McCaw Hall |
| 25. NE Queen Anne Greenbelt | |



UPTOWN NEIGHBORHOOD - SEATTLE

ELLIOT BAY

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EXTERIORS



BUILDING



SECOND FLOOR OFFICE SPACE

- CURRENTLY USED AS AN APARTMENT
FOR OWNERS FAMILY



THIRD FLOOR OFFICE SPACE



PENTHOUSE



PENTHOUSE



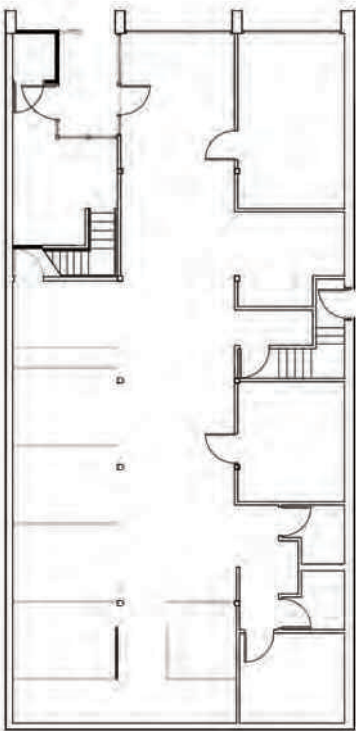
DECK - PENTHOUSE



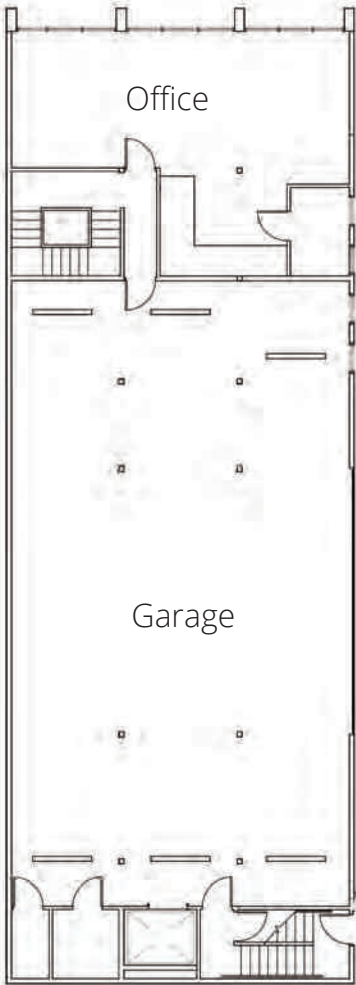
FLOOR PLANS

R o y S t .

FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



PENTHOUSE



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