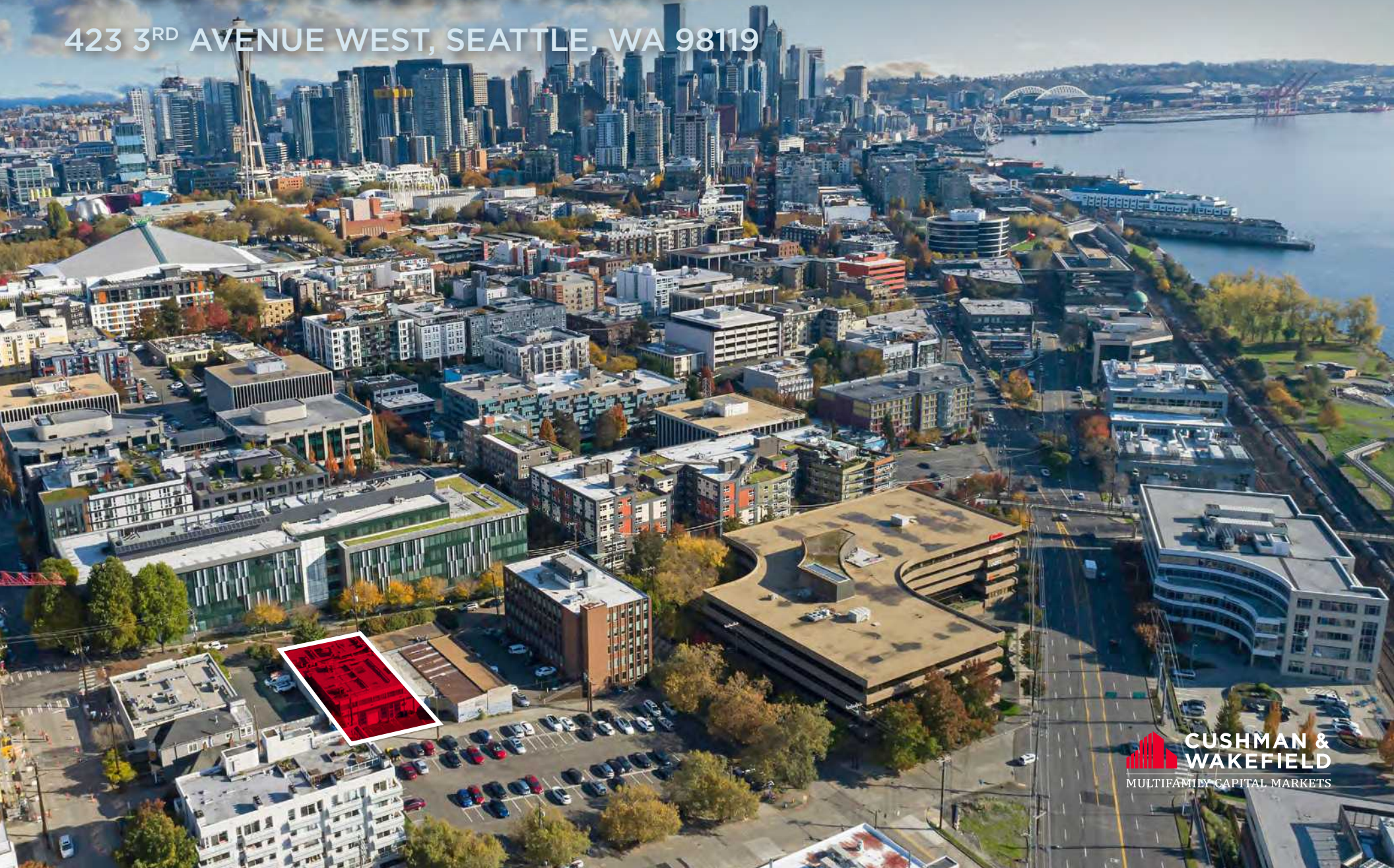


OFFERING BROCHURE

DEVELOPMENT SITE / OWNER-USER INVESTMENT IN LOWER QUEEN ANNE

423 3RD AVENUE WEST, SEATTLE, WA 98119

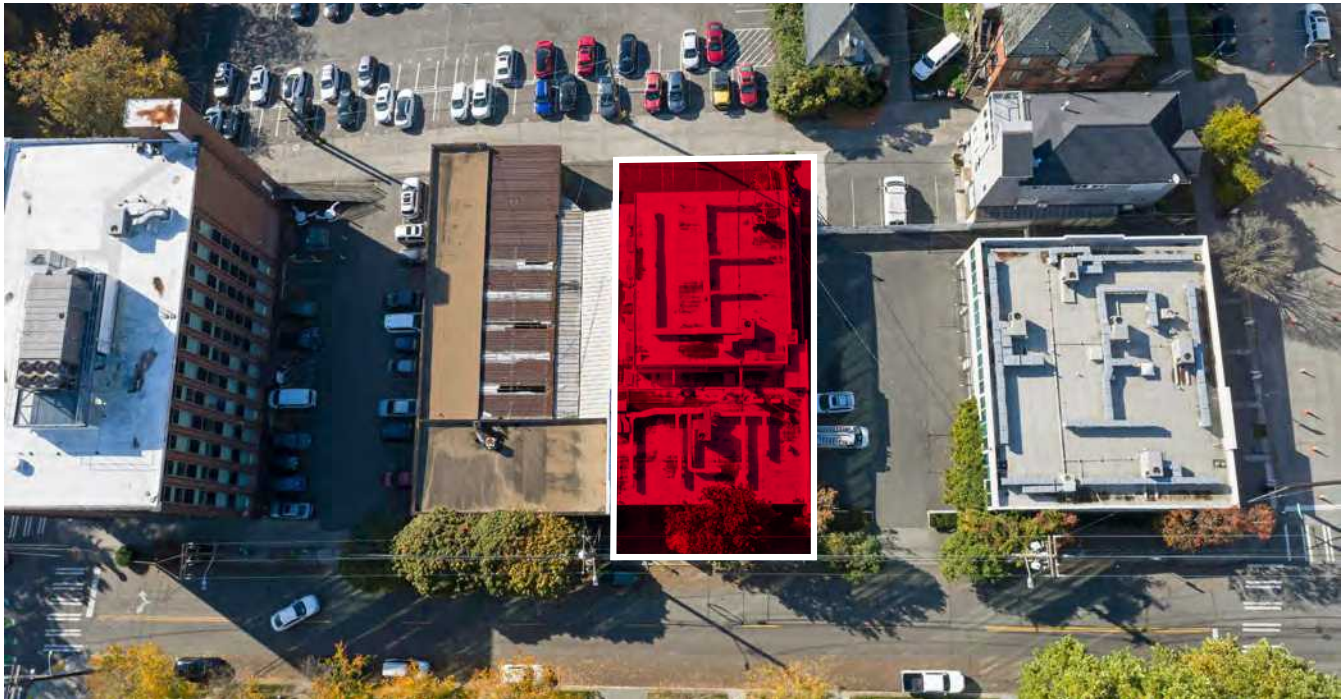


EXECUTIVE SUMMARY

Cushman & Wakefield Multifamily Capital Markets is pleased to present an exclusive opportunity to acquire **423 3rd Avenue West**, a 7,200 square foot development site / owner-user investment in Lower Queen Anne/Uptown. The lot is zoned SM-UP 85 (M) and is an excellent development opportunity, either now or in the future. Currently on the site is a 9,696 square foot, two story office building in excellent condition. The second floor is currently rented to two tenants, while the first floor is currently vacant and perfectly suited for an owner/user.

PROPERTY SUMMARY

Purchase Price	Determined by Market
Property Address	423 3rd Ave W, Seattle, WA 98119
Site Size	7,200 SF (0.17 acres)
Zoning	SM-UP 85 (M)
Parcel	198920-0515



CENTRAL
BUSINESS
DISTRICT

PORT OF
SEATTLE

CLIMATE
PLEDGE
ARENA

WESTERN AVENUE

MYRTLE EDWARDS PARK

PEDESTRIAN BRIDGE

3RD AVE W



ELLIOTT AVENUE

4TH AVE W

LOCATION HIGHLIGHTS

The Lower Queen Anne neighborhood of Seattle is known for its stunning views of the city skyline, Puget Sound, and the Olympic Mountains. This area combines residential charm with a lively commercial district, making it an attractive destination for both locals and visitors.

Myrtle Edwards Park is a brief 5-10 minute walk from 423 3rd Avenue West. The public park is 4.8-acres along the Elliott Bay waterfront north of Belltown. It features a 1.25-mile long bicycle and walking path with stupendous views over the Sound to the Olympic Mountains.

DINING AND CAFÉS - The neighborhood is home to a diverse selection of restaurants, ranging from cozy cafés to upscale dining options. Popular spots include Toulouse Petit for Creole cuisine, How to Cook a Wolf for Italian fare, and numerous coffee shops perfect for a quick caffeine fix.

SHOPPING - Queen Anne Ave N features boutique shops, local artisan stores, and specialty grocery markets. Nearby, you'll find larger retail options, including Whole Foods, Metropolitan Market, and local farmers' markets.

RECREATION - The area offers numerous parks and green spaces, including the expansive Kerry Park, which provides panoramic views of downtown Seattle. Other parks like Queen Anne Playground and the Seattle Center are great for outdoor activities.

CULTURAL ATTRACTIONS - The Seattle Center, home to attractions like the Space Needle, Chihuly Garden and Glass, and the Museum of Pop Culture, is just a short walk away. This cultural hub frequently hosts events and festivals throughout the year.





CLIMATE PLEDGE ARENA

Located just a short distance from 423 3rd Avenue West, Climate Pledge Arena is a key cultural and entertainment venue in Seattle. Originally built as the Seattle Center Coliseum, the arena was renovated and reopened in 2021, becoming the first net-zero carbon certified arena in the world.

EVENTS AND ACTIVITIES

Climate Pledge Arena hosts a wide range of events throughout the year, including:

- **SPORTS** - Home to the NHL's Seattle Kraken and the WNBA's Seattle Storm, the arena sees numerous hockey and basketball games during their respective seasons.
- **CONCERTS** - The arena regularly features major concerts and performances from internationally renowned artists, making it a central hub for live music in Seattle.
- **SPECIAL EVENTS** - In addition to sports and concerts, Climate Pledge Arena hosts various special events, including conventions, family shows, and other entertainment options.

On average, the arena hosts approximately 200 events each year, attracting thousands of visitors and contributing significantly to the local economy and community vibrancy. Its close proximity to 423 3rd Avenue West enhances the appeal of the area, offering residents and visitors easy access to world-class entertainment.



POTENTIAL VIEWS





FOR SALE

DEVELOPMENT SITE / OWNER-USER INVESTMENT IN LOWER QUEEN ANNE

423 3RD AVENUE WEST, SEATTLE, WA 98119

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