

Portfolio Sale \$3,200,000

OFFICE | SERVICE RETAIL | FLEX

920-942 Elliott Ave W, Seattle, WA 98119

Owner/User

BUILDINGS ALSO AVAILABLE INDIVIDUALLY



SCOTT CLEMENTS
206.793.1074
sclements@orioncp.com

DAVID BUTLER
425.890.7919
dbutler@orioncp.com

1218 Third Ave
Suite 2200
Seattle, WA 98101

www.orioncp.com

| OFFERING MEMORANDUM

Table of Contents |

INVESTMENT SUMMARY 3

PROPERTY OVERVIEW 5

MARKET OVERVIEW 12

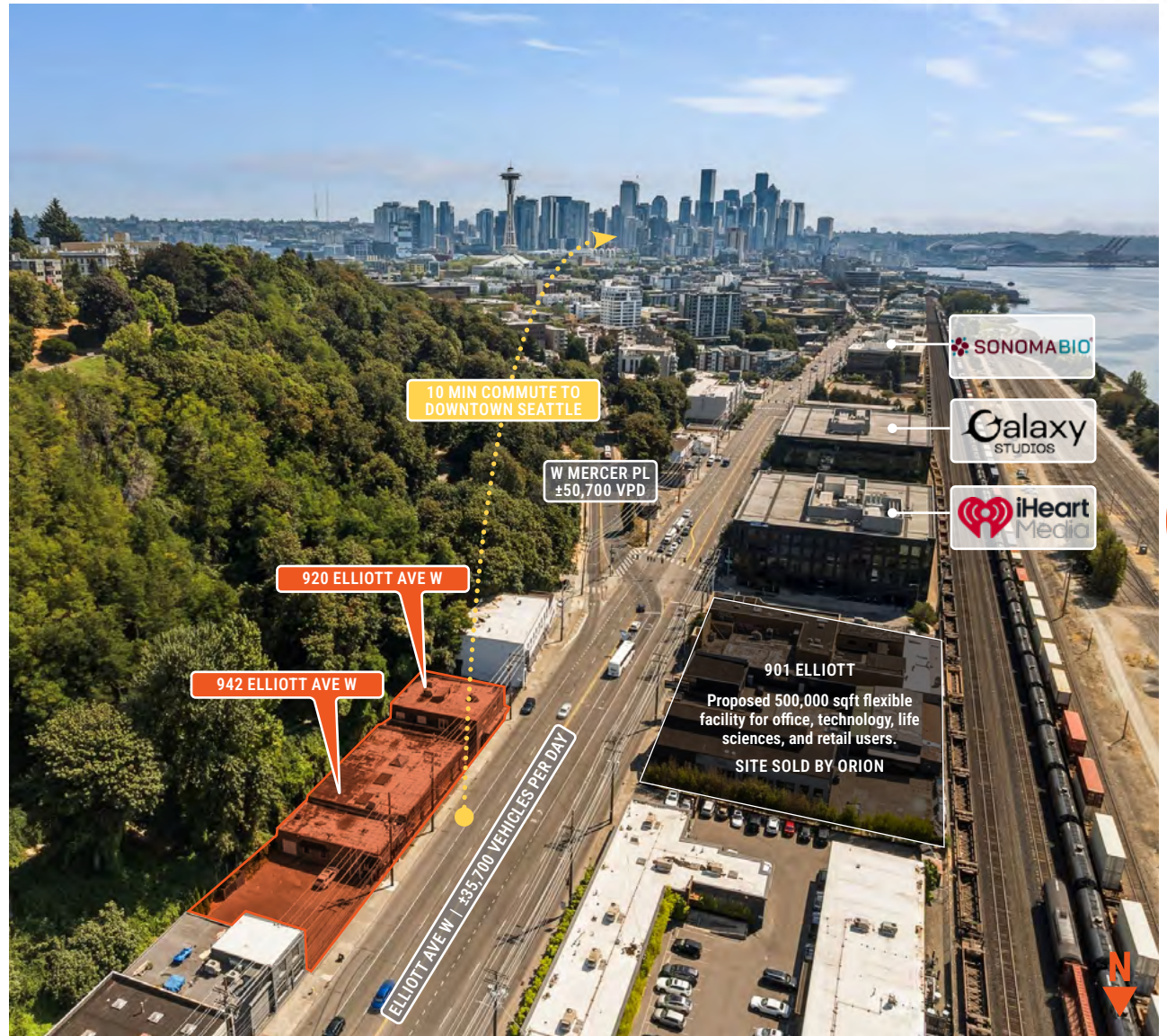
Contacts |

.ORION COMMERCIAL PARTNERS 1218 Third Avenue, Suite 2200
Seattle, WA 98101
www.orioncp.com

SCOTT CLEMENTS
206.793.1074
sclements@orioncp.com

DAVID BUTLER
425.890.7919
dbutler@orioncp.com

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses.



Investment Summary | EXECUTIVE SUMMARY

ORION Commercial Partners is excited to offer for sale the two buildings located at 920 & 942 Elliott Ave West in Seattle, WA. This property is located on the east side of Elliott Avenue West and directly in the path of progress between the Expedia campus and PP&G Properties' large new technology and life sciences building. This opportunity works perfectly for an owner/user as well as a future redevelopment opportunity.

This property is priced at \$3,200,000, which equates to \$166.30 PSF for the buildings and \$200.30 PSF for the combined land. Each of the two buildings has been built out with ample open space suitable for many different uses. This unique "close-in" property also benefited by high exposure along Elliott Ave W with over ±35,700 vehicles per day.

942 Elliott Avenue West is fully vacant and ready for immediate owner/user occupancy. 920 Elliott Avenue West offers a blend of income and flexibility. The main level is leased to Auto Connections Seattle through July 2028, generating \$13.89 PSF NNN on approximately 3,000 SF, providing buyers with stable interim cash flow. The upper level is currently available for a potential owner/user. The building also lends itself well to live/work use.

The properties may be acquired individually or together, offering buyers optionality depending on operational needs or long-term strategy.



Combined Purchase Price	\$3,200,000
Address	920-942 Elliott Ave W, Seattle, WA 98119
Combined Building Size	19,240 SF
Building \$ Per SF	\$166.30
Combined Land Size	15,976 SF
Land \$ Per SF	\$200.30
Zoning	C2-55 (M)
Walk Score® Bike Score®	73% [Very Walkable] & 76% [Very Bikeable]



Investment Summary |

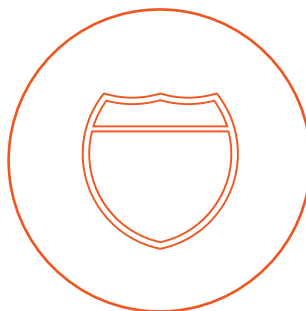
PROPERTY HIGHLIGHTS



**SOUGHT AFTER
LOCATION**



**WALK, BIKE &
TRANSIT FRIENDLY**



**QUICK ACCESS TO
MAJOR ROUTES**



**10 MINUTES
TO DOWNTOWN
SEATTLE**



**EASY ACCESS TO
A NUMBER OF
BUS ROUTES**



**±35,700 VEHICLES
PER DAY ON
ELLIOTT AVE W**

STRATEGIC LOCATION

The property is strategically positioned with immediate access to several of Seattle's most prominent neighborhoods, including Queen Anne, Interbay, Magnolia, Ballard, and Downtown. This central location supports efficient logistics and connectivity for a wide range of commercial users. The site also benefits from strong alternative transportation metrics, with good walk, transit, and bike scores.

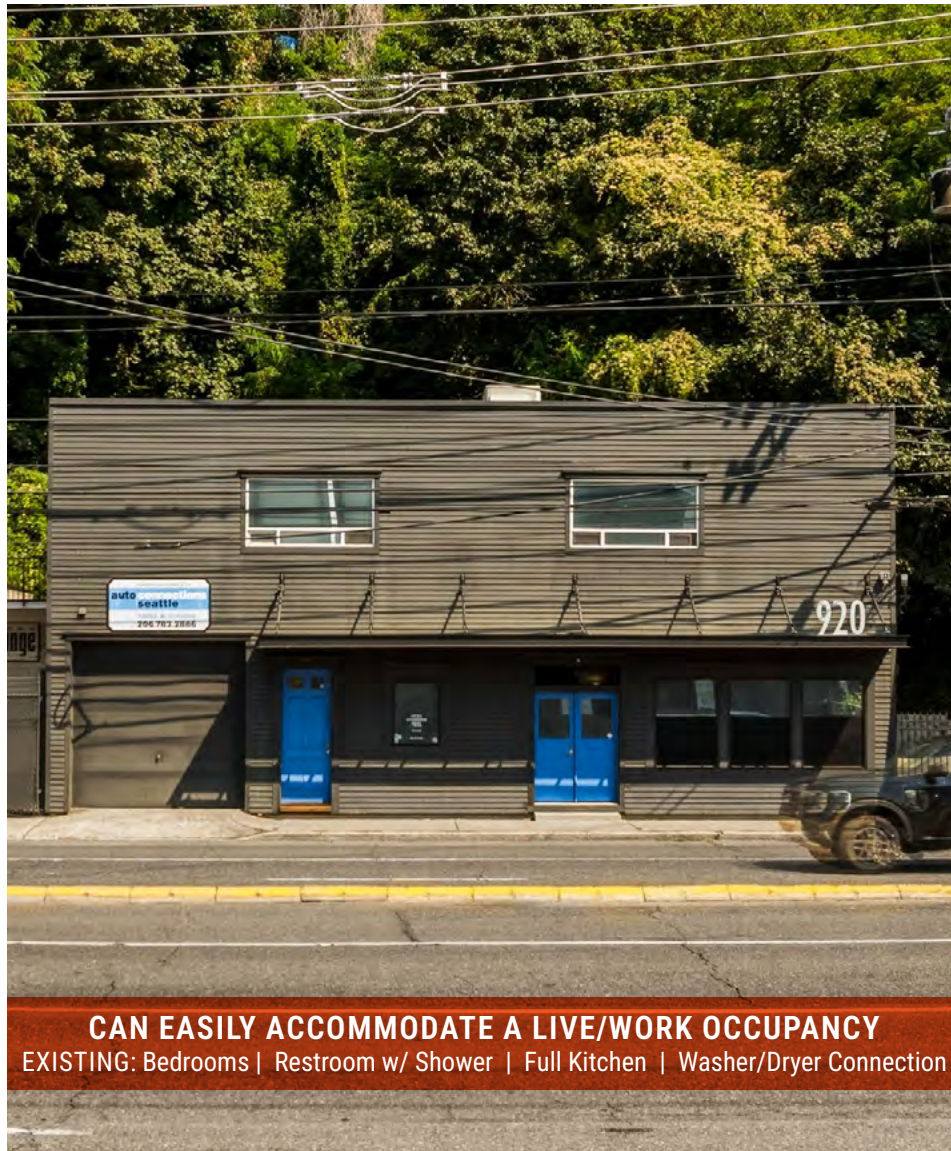
VERSATILE COMMERCIAL ZONING

The C2 zoning designation accommodates a broad spectrum of non-retail commercial uses and is characterized by larger parcel sizes, ample parking, and operational flexibility. Permitted uses include warehouse/distribution, wholesale, research and development, and light manufacturing. While residential uses are generally prohibited, limited exceptions may be considered through the City's conditional use process.

STRONG DEMOGRAPHICS

Located within the Seattle limits with favorable demographics include +250,000 people living within a 3-mile radius of the subject property and over 520,000 people within a 5-mile radius. The average household income, in a 1-mile radius is over \$145,000, and an average household income of over \$150,000 in a 3-mile radius, underscoring the area's strong economic base and workforce depth.

Property Overview | SUMMARY



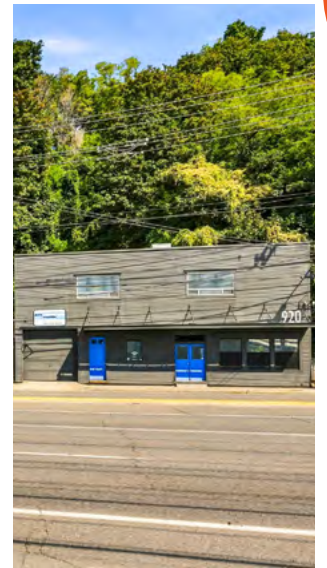
CAN EASILY ACCOMMODATE A LIVE/WORK OCCUPANCY

EXISTING: Bedrooms | Restroom w/ Shower | Full Kitchen | Washer/Dryer Connection

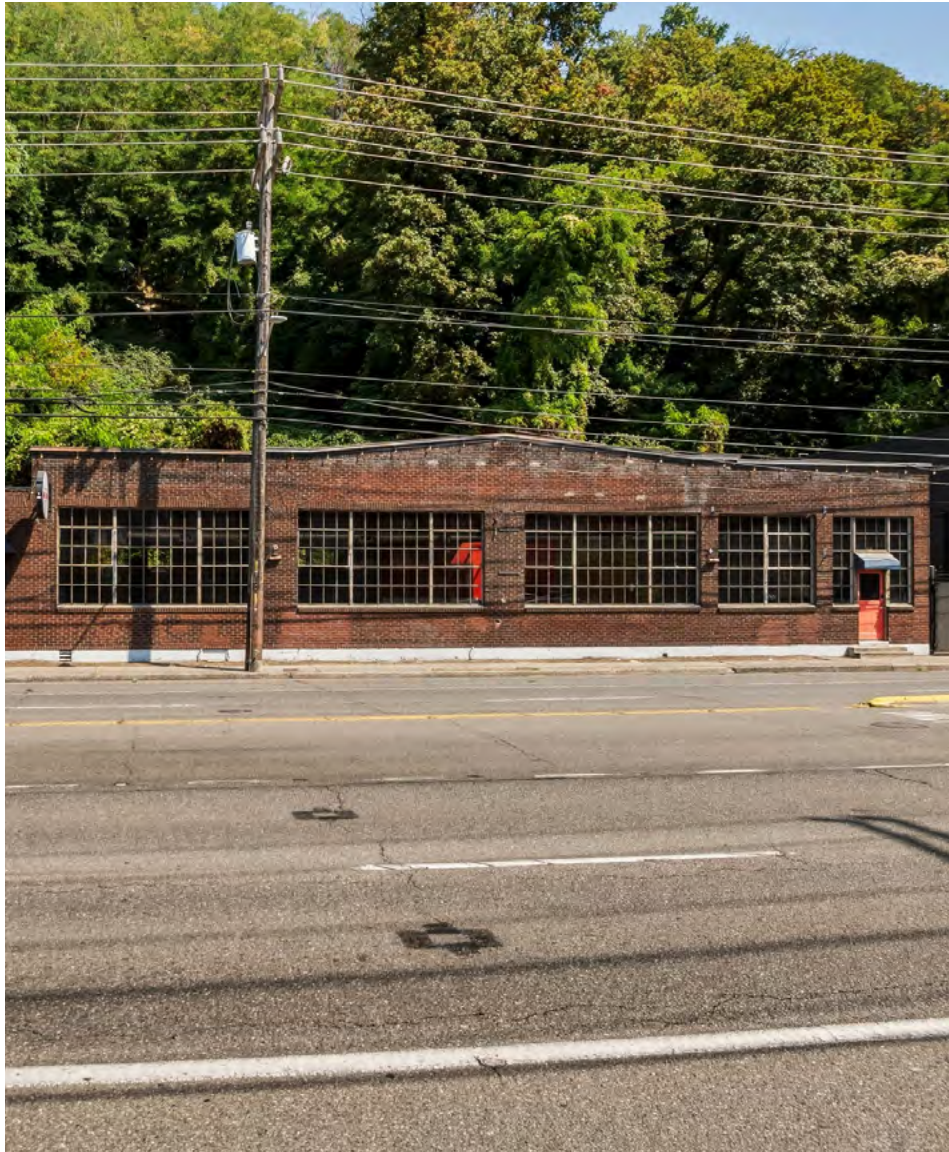
920 ELLIOTT AVE W

INDIVIDUAL PRICE	\$1,195,000
Building Size	6,000 SF
Building \$ Per SF	\$199.15
Two Levels	Main Level 3,000 SF warehouse + office/showroom Upper Level 3,000 SF private office space
Occupancy	50% Vacant (Upper Level Available)
Land Size	3,176 SF
Land \$ Per SF	\$376.25
Year Built	1942 Renovated 1992
Parking	3 Dedicated Stalls
Loading Area	1 insulated grade level roll-up door
Buildout Specs	5 Private Offices 1 Conference Room 4 Restrooms 1 Shower 1 Washer/Dryer Connection Full Kitchen
Building Specs	Ceiling Height: Main Level: 12.75' & Upper Level: 10' Power: 480 3-Phase Stepdown Low Voltage: Cat 5 Wired HVAC: 6 Units (Installed: 2014) Heat Source: Natural Gas
Parcel Number	387990-2030

Property Overview | 920 ELLIOTT AVE W



Property Overview | SUMMARY



942 ELLIOTT AVE W

INDIVIDUAL PRICE **\$2,195,000**

Building Size 13,240 SF

Building \$ Per SF \$165.80

Two Levels Main Level | 7,640 SF office/showroom
Lower Level | 5,600 SF private office space/storage

Occupancy 100% Vacant

Land Size 12,800 SF

Land \$ Per SF \$171.50

Year Built 1929 | Renovated 1987

Parking 11 Dedicated Stalls

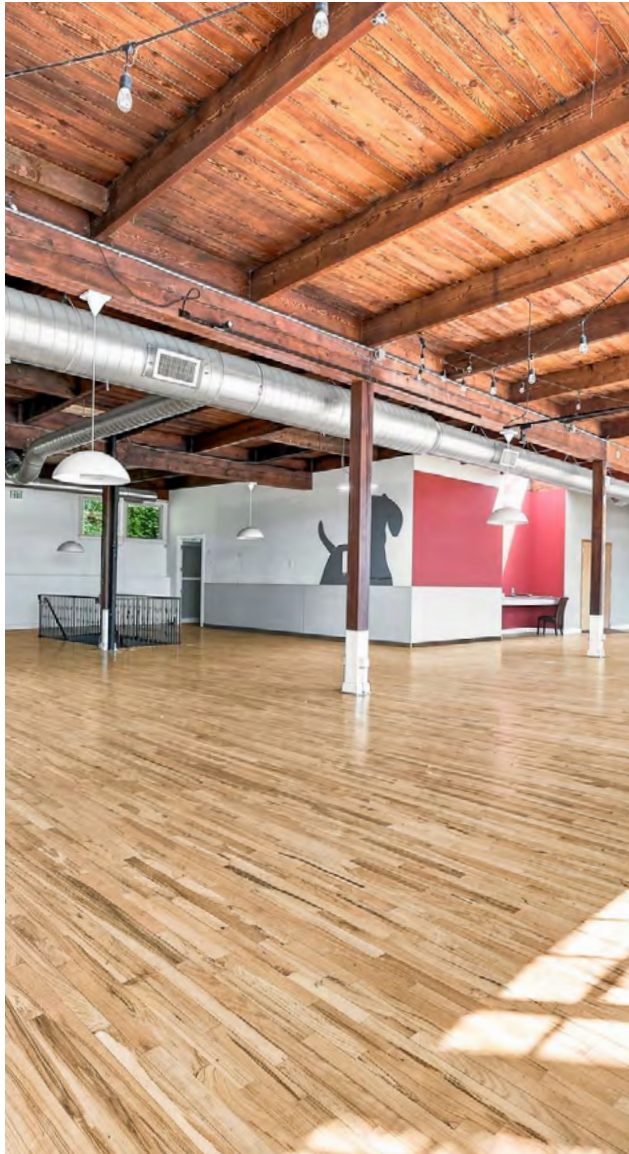
Loading Area 2 grade level roll-up door

Buildout Specs 6 Private Offices | 2 Conference Room
1 Washer/Dryer Connection | 4 Restrooms
Full Kitchen

Building Specs Ceiling Height: Main Level: 14' & Upper Level: 8'
Power: 480 3-Phase Stepdown
Low Voltage: Cat 5 Wired
HVAC: 4 Units (Installed: 2014)
Heat Source: Natural Gas

Parcel Number 387990-2050

Property Overview | 942 ELLIOTT AVE W



Property Overview | 942 ELLIOTT AVE W



Property Overview | AERIAL MAP



Property Overview | ZONING

COMMERCIAL 2 (C2) LAND USE

AUTO-ORIENTED COMMERCIAL AREAS THAT PROVIDE A RANGE OF NON-RETAIL BUSINESSES TO THE LARGER COMMUNITY OR REGION. COMPATIBLE USES INCLUDE MANUFACTURING AND WAREHOUSING. CHARACTERIZED BY LARGER PARCELS THAT FAVOR AUTOMOBILE ACCESS OVER PEDESTRIAN AND TRANSIT, WHICH MAY BE ADJACENT TO INDUSTRIAL ZONES.

TYPICAL LAND USES

Warehouses and wholesale, research and development, and manufacturing uses. Residential uses are allowed as an Administrative Conditional Use if specific criteria are met.

BUILDING TYPES

A variety of building types and site layouts, including single-story warehouse or manufacturing structures with surface parking and loading areas, and multi-story buildings containing office or other non-retail uses.

STREET-LEVEL USES

Street-level uses must be non-residential, unless Administrative Conditional Use criteria are met. When a development includes a residential use, it must meet NC1 zone standards.

STREET-LEVEL NON-RESIDENTIAL DESIGN

Transparency is required along 60% of a street-facing facade between 2-8' above the sidewalk. Non-residential uses greater than 600 square feet (sf) at street level must have an average depth of 30' and a minimum depth of 15', and have a minimum height of 13'. When a live-work unit is located on a street-level, street-facing facade, the area where business is conducted must be a minimum area of 300 sf, a minimum depth of 15', and located between the street and residential area. The live-work unit must contain a visually prominent pedestrian entry with direct access to non-residential areas, and an exterior sign with the name of the business.

MAXIMUM SIZE OF COMMERCIAL USE

No size limits for most uses; 35,000 sf or size of lot, whichever is greater, for office uses.

PARKING LOCATION

When a development contains a residential use or is across a street from a residential zone, it must meet NC1* zone standards. Otherwise, no restrictions.

**Parking must be located at the rear or side of a building, within a structure, or off-site within 800'. Parking between a building and a street is not allowed. Parking to the side of a building is limited to 60' of street frontage. Within a structure, street-level parking must be separated from the facade by another permitted use*

PARKING ACCESS

When a development contains a residential use, includes a P designation, or is across a street from a residential zone, it must meet NC1** zone standards.

***Parking access must be from the alley, if feasible. If alley access infeasible, street access with limited curb cuts may be allowed.*

Market Overview | ABOUT SEATTLE



Seattle is a vibrant coastal metropolis nestled in King County, Washington. As the largest city in both the state and the Pacific Northwest, it boasts a stunning location on Puget Sound with breathtaking views of Lake Washington. The city's rapid growth has solidified its position in the top 20 largest metropolitan area in the United States.

Known as a global tech hub, Seattle's economy is diverse and robust. The city serves as a major center for trade, finance, and transportation, with the Port of Seattle operating as a crucial gateway to Asia and Alaska. Beyond technology, Seattle's industries span a wide range, including aerospace, maritime, biotechnology, and renewable energy. The city's rich history as a lumber and fishing town continues to influence its culture and economy.

Seattle's reputation as a thriving tech hub is well-deserved. It boasts a highly educated population, ranking as one of the most educated cities in the United States. This fertile ground has fostered innovation, leading to the establishment of tech giants like Amazon (#1 on the 2026 Fortune 500) and Microsoft (#13). Beyond these industry titans, Seattle nurtures a vibrant ecosystem of startups and tech companies, pushing boundaries across fields.

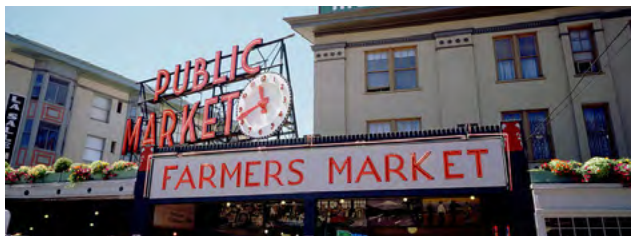
While tech giants may dominate headlines, Seattle's business landscape is remarkably diverse. The city is a major center for trade and finance, with the Port of Seattle facilitating crucial trade routes with Asia and serving as a launchpad for Alaskan cruises. Looking beyond tech companies, established players like

department store giant Nordstrom (#296) and freight forwarder Expeditors International of Washington (#426) contribute significantly to the city's economic strength. Seattle's historical roots in lumber (Weyerhaeuser, #370) are still evident, with a healthy mix of traditional industries and cutting-edge tech companies fueling the city's continued growth.

Beyond these heavyweights, the Seattle area boasts a vibrant tech scene with companies like Nintendo of America in Redmond and T-Mobile US in Bellevue. For healthcare, Swedish Health Services, the largest healthcare system in Seattle itself, provides essential services to the city's residents. However, the state's largest healthcare system, Providence Health & Services, with its fifth-largest employer ranking, is located in nearby Renton.

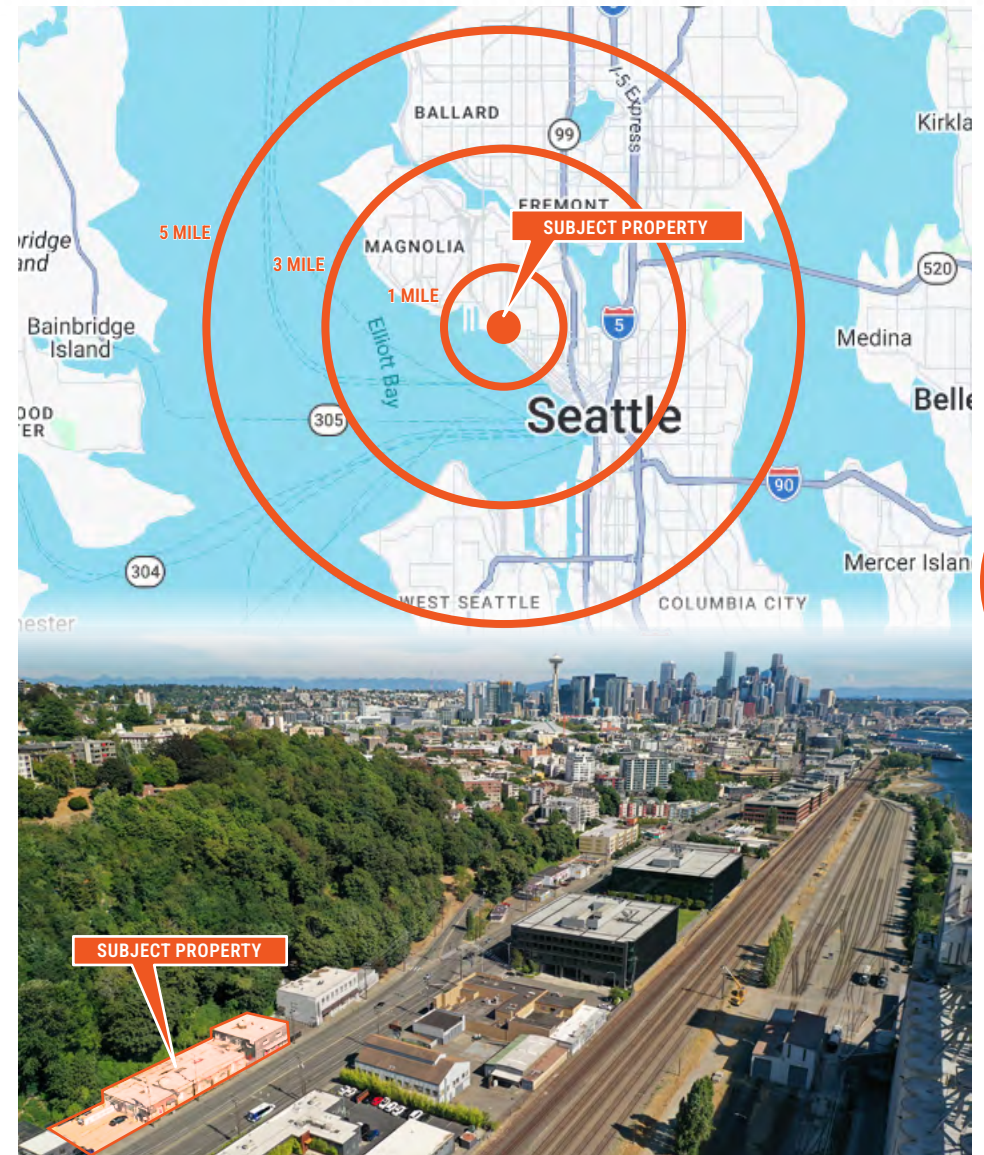
Seattle's reputation for heavy coffee consumption remains strong. Starbucks (#122) is a global powerhouse founded in Seattle, alongside other local favorites like Seattle's Best Coffee and Tully's. Independent coffee shops and artisanal espresso roasters also thrive throughout the city, adding to its unique coffee culture.

The "Emerald City" is extremely multicultural and is influenced by the Pacific Rim in art and architecture. The area is popular amongst outdoor enthusiasts and boasts fantastic hiking, kayaking, cycling, and rock climbing. The city offers a dynamic, urban city surrounded by unmatched natural beauty, just waiting to be explored.

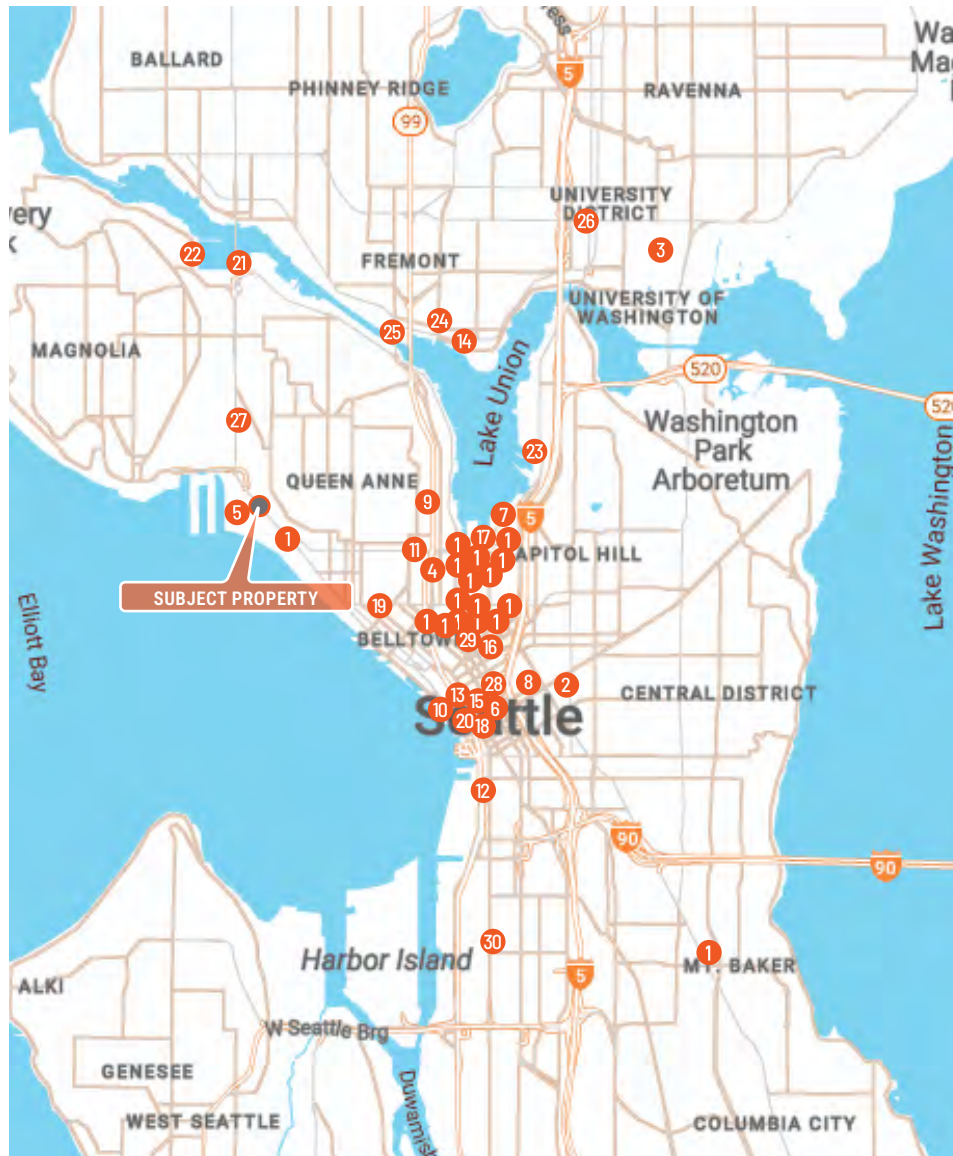


Market Overview | DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION:			
2025 Population	27,359	259,962	523,496
2030 Population Projection	28,854	274,687	550,750
Annual Growth 2020-2025	2.0%	2.2%	1.8%
Annual Growth 2025-2030	1.1%	1.1%	1.0%
Median Age	37.9	36.7	36.7
2025 HOUSEHOLDS			
2030 Household Projection	16,579	155,857	277,457
Annual Growth 2020-2025	2.7%	2.8%	2.5%
Annual Growth 2025-2030	1.1%	1.2%	1.1%
Owner Occupied Households	4,766	39,555	95,770
Renter Occupied Households	11,814	116,302	181,687
Total Specified Consumer Spending	\$526.2M	\$5B	\$9.3B
Total Daytime Employees	25,442	287,013	416,887
HOUSEHOLD INCOMES			
AVG HOUSEHOLD INCOME	\$149,050	\$153,579	\$156,003
MEDIAN HOUSEHOLD INCOME	\$115,825	\$123,163	\$124,640
\$25,000 - 50,000	1,609	14,489	26,065
\$50,000 - 75,000	2,079	15,550	27,931
\$75,000 - 100,000	1,621	13,478	23,337
\$100,000 - 125,000	1,725	13,718	23,081
\$125,000 - 150,000	1,215	11,276	19,428
\$150,000 - 200,000	1,699	17,784	29,874
\$200,000+	4,299	43,502	81,841



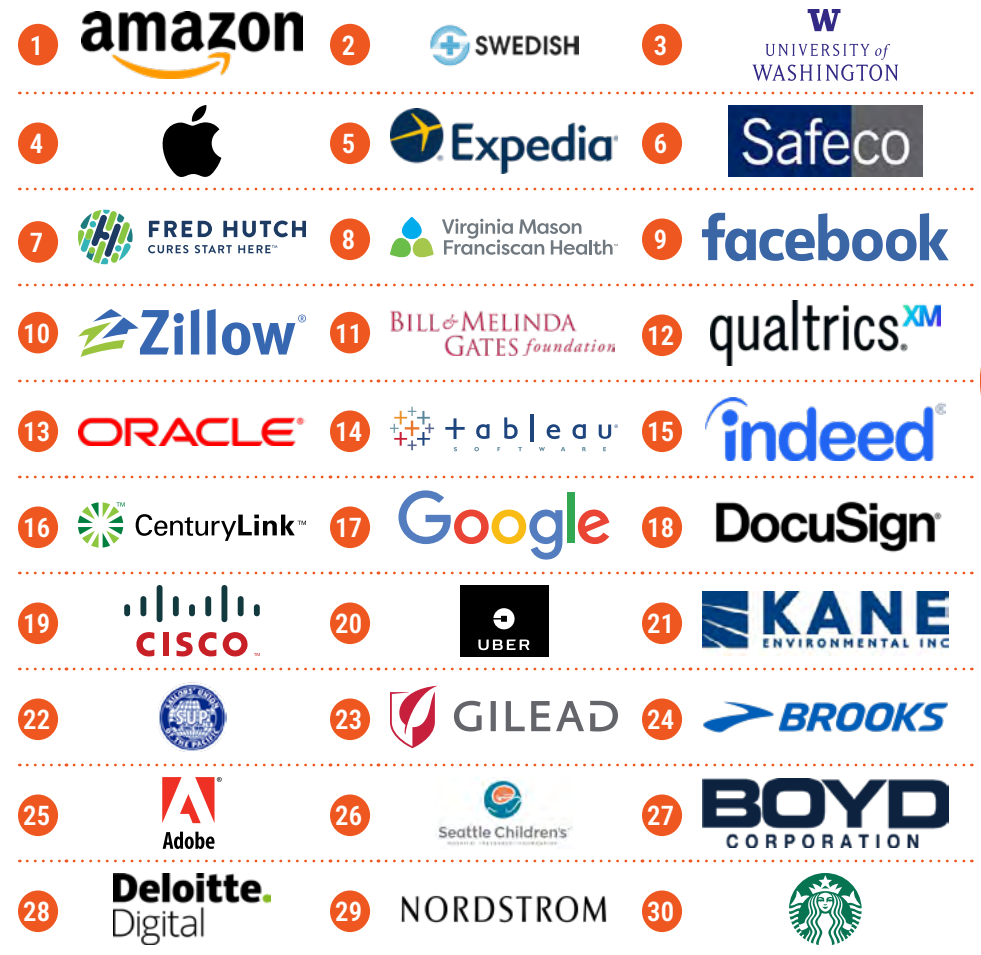
Market Overview | LOCAL LARGE CORPORATE EMPLOYERS



THE PUGET SOUND REGION

IS HOME TO SOME OF THE WORLD'S MOST SUCCESSFUL BUSINESSES

KEY SECTORS: Aerospace | Agriculture/Food Manufacturing | Clean Technology
| Military Services | Information & Communication Technology | Forest Products
| Life Science/Global Health



Contacts

SCOTT CLEMENTS
206.793.1074
sclements@orioncp.com

DAVID BUTLER
425.890.7919
dbutler@orioncp.com

1218 Third Ave
Suite 2200
Seattle, WA 98101

www.orioncp.com

ORION Commercial Partners maximizes real estate value through comprehensive project acquisition/disposition, property/asset management, and leasing services. We are a progressive real estate services and investment firm constantly seeking a perfect alignment of interests between us as the service provider and our clients. ORION delivers a

UNIFIED TEAM APPROACH

to fulfill our client's objectives. Creativity, accountability and focused attention are the hallmarks of our business.

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses.