

WEST SEATTLE

C O R P O R A T E
C E N T E R

Corporate
HQ Location
Connected to
West Seattle's
Gold Coast

5 STORIES | 116,251 RSF

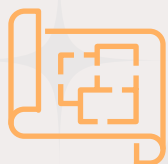
4025 DELRIDGE WAY SW
SEATTLE, WA 98106

Steps from the future Delridge
Light Rail Station, unlocking
exceptional development upside
for a site of this scale.

 **ORION**
COMMERCIAL PARTNERS



Click Play
to Tour Inside



44,629 SF

**AVAILABLE
IMMEDIATELY
FLOORS 2 - 4**



~70,874 SF

**AVAILABLE BY
SEPT 2027 61%
OF BUILDING**



2035

**LIGHT RAIL
ACROSS THE
STREET**

WEST SEATTLE CORPORATE CENTER

Executive Summary

ORION Commercial Partners is pleased to present for sale West Seattle Corporate Center, a five-story, 116,251 rentable square foot (RSF), Class A office building at 4025 Delridge Way SW in Seattle's North Delridge neighborhood. The Property represents a rare convergence of immediate owner/user occupancy opportunity, below-market all-in ownership economics, and direct adjacency to transformative infrastructure investments in West Seattle's history.

The planned Delridge Light Rail Station — targeted to open in 2035 — is sited directly across Delridge Way SW on the FRYE Commerce Center property. West Seattle Corporate Center will be the only Class A office building in immediate adjacency to this station. No other comparable asset exists in this position.

The Property currently has 44,629 SF across floors two, three, and four available immediately with zero tenant displacement. Approximately 70,874 SF (61% of the building) is slated to be available by September 2027. Factoring currently available debt, an owner/user can experience occupancy costs on par with market lease rates for comparable Class A space — with equity accumulation, depreciation benefits, and significant long-term transit oriented development (TOD) optionality included.

Property Summary

PROPERTY	West Seattle Corporate Center (WSCC)
ADDRESS	4025 Delridge Way SW, Seattle, WA 98106
BUILDING CLASS	The only Class A office asset in immediate future station area
FLOORS	Five (5) above grade
BUILDING SIZE	116,251 RSF
TYPICAL FLOOR PLATE	~24,151 RSF
PARKING	~350 stalls (3:1,000 RSF)
BUILT	Year: 1990 Steel frame construction
ZONING	C1-75 (M) — Commercial; broad use allowances
SITE AREA	212,137 SF (approximately 4.87 acres)
PARCEL	7881500200
COUNTY	King County, City of Seattle
AVAILABLE NOW	44,629 SF — Floors 2, 3 & 4 (zero tenant displacement required)
AVAILABLE BY SEPT '27	~70,874 SF (61%) — via natural lease exp.
LIGHT RAIL EXTENSION	Delridge Light Rail Station (2035 target) planned directly across the street on SW Andover & Delridge Way SW
NOTABLE FORMER HEADQUARTERS	Bartell's, Food Services of America, Metropolitan Market & Eagle Insurance

The information contained herein has been obtained from sources deemed reliable but has not been independently verified. All figures are estimates; buyer to verify independently. Light rail information sourced from Sound Transit and City of Seattle public records as of August 2026.

Building Features

LOBBY	Two-story atrium entry with natural light — prominent presence on Delridge Way SW
ELEVATORS	Three (3) passenger elevators
HVAC	Heavy capacity system, cooling tower with VAV boxes
CEILING HEIGHTS	9-foot finished, 12-foot slab-to-slab
POWER	Overpowered building – inquire
GENERATOR	1250 kW, 3 phase, 60 hertz, 480 volts
TELECOM	Fiber connectivity with CenturyLink/ Lumen & Comcast/Xfinity
SECURITY	Card access system; onsite security guard
FITNESS	Building fitness center (1,928 SF) with showers & lockers
CONFERENCE CENTER	5th floor with conference center kitchenette
SIGNAGE	Monument signage & building identity available — prime visibility to future light rail riders
ENERGY EFFICIENCY	Early adopter of WA Clean Buildings compliance.
HB 1491 COMPLIANCE ZONE	Washington 2025 state law mandates density increases within half-mile of light rail — this site is ground zero



LOBBY



CONFERENCE CENTER



FITNESS CENTER



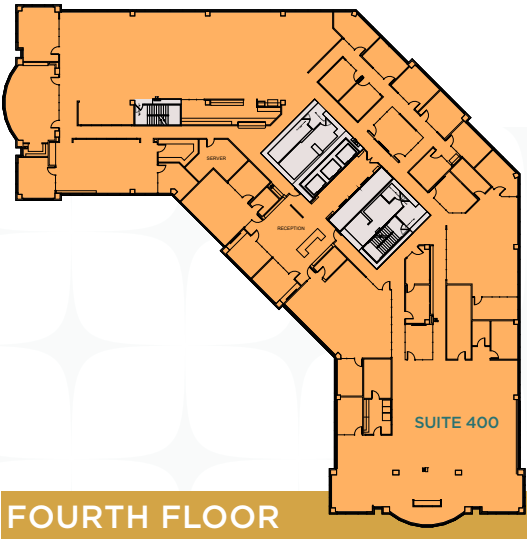
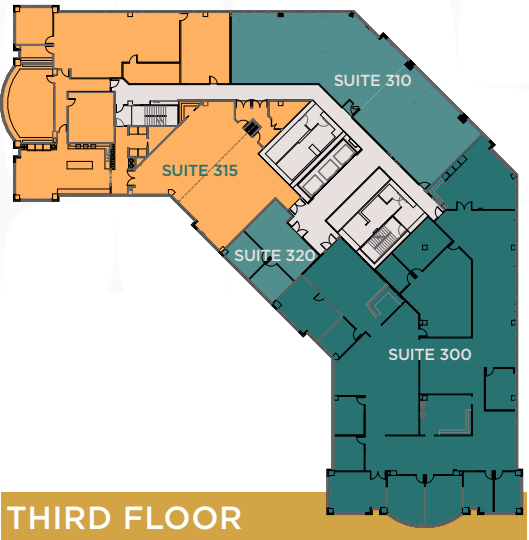
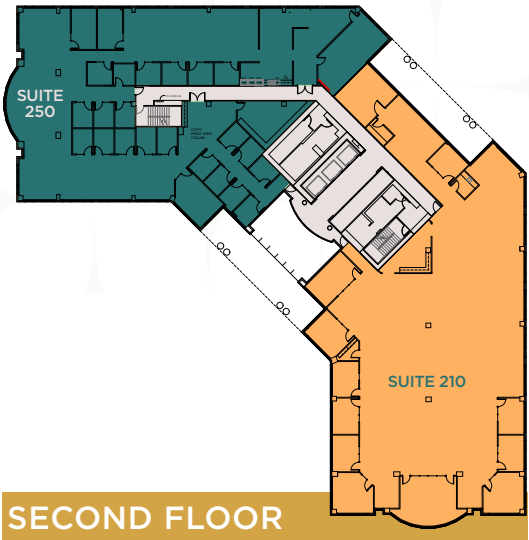
KITCHENETTE

WEST SEATTLE CORPORATE CENTER
Class A Office



SPECTACULAR VIEWS OF ELLIOTT BAY & THE SEATTLE SKYLINE

Floorplans



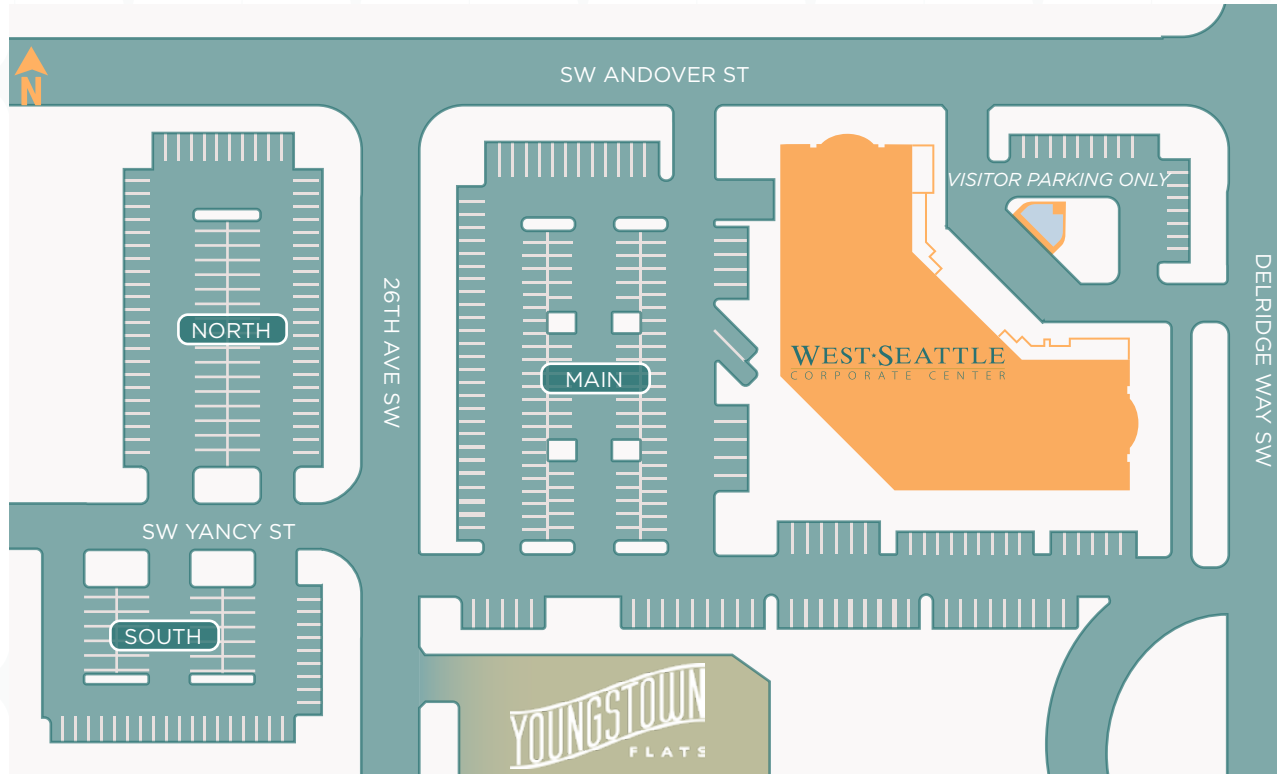
FLOORPLAN KEY

- Available Suites
- Occupied Suite
- Common Area



SIGNIFICANT AMOUNT OF SURFACE PARKING OR ACREAGE FOR FUTURE DEVELOPMENT

Site Plan



Parking

RATIO 3.0 stalls per 1,000 RSF
Exceptional for West Seattle market

TYPE Surface + structured

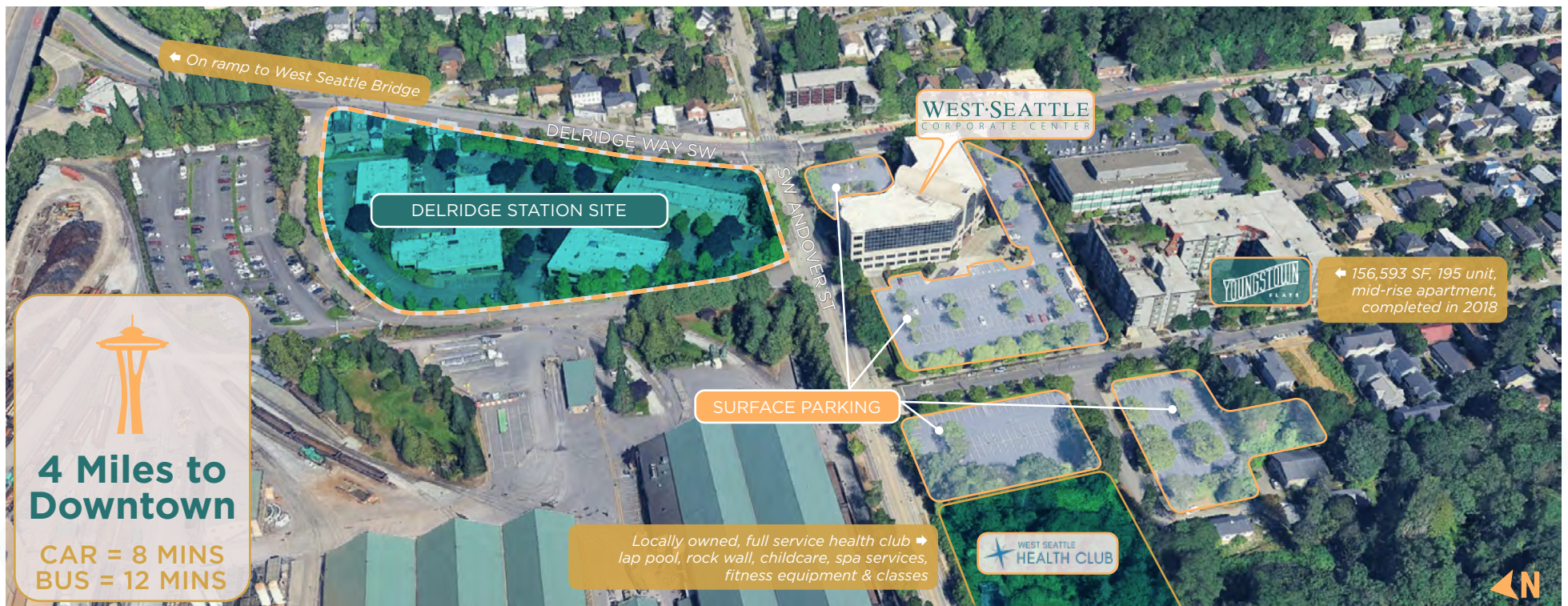
GATED GARAGE 37 stalls + bike parking below 1st floor

TOTAL Approximately 350 stalls

CONTEXT At 2035 station opening, on-site parking becomes a premium amenity vs. transit-accessible alternatives



GARAGE PARKING



LIGHT RAIL EXTENSION

Delridge Station

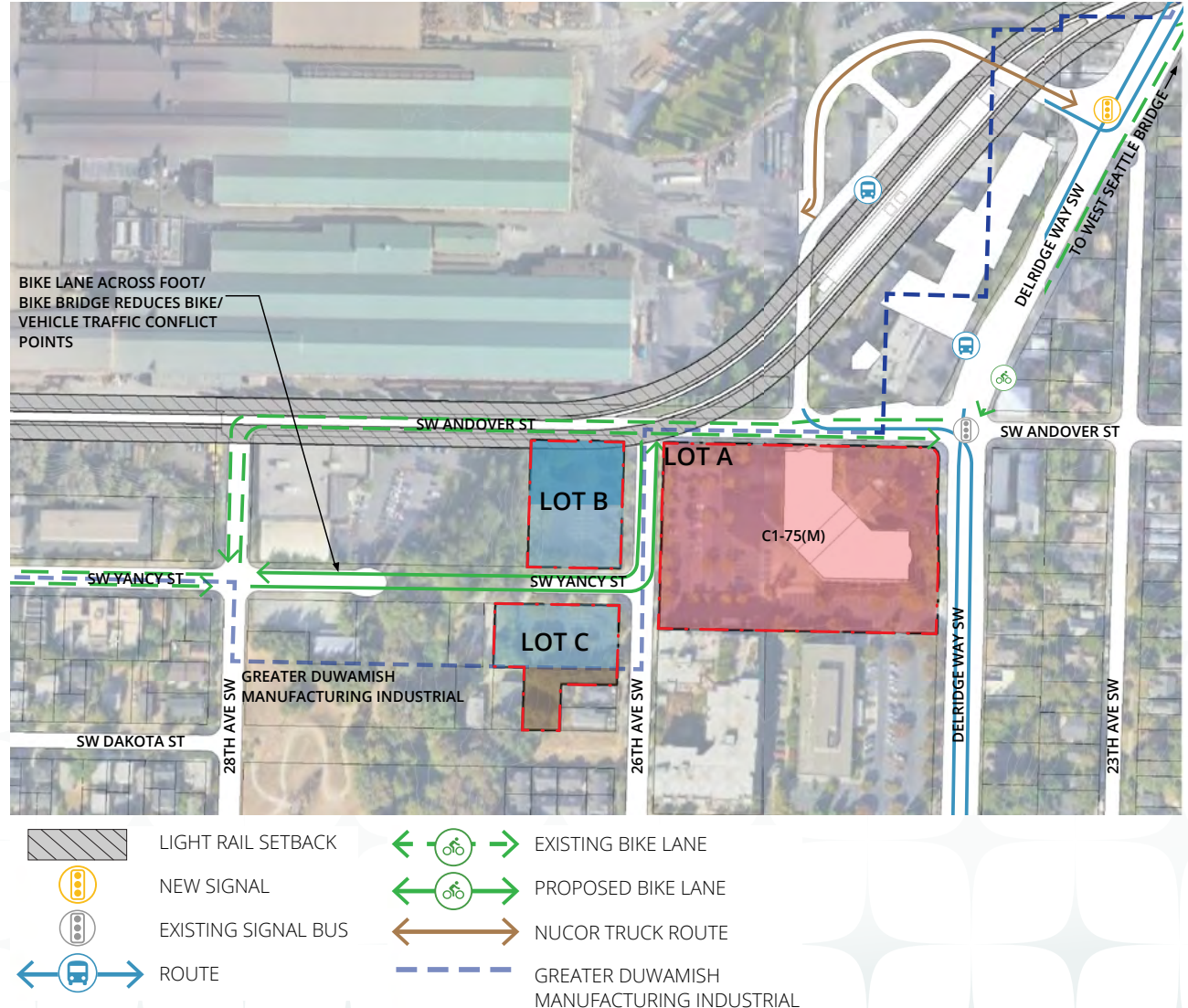
DIRECTLY ACROSS THE STREET

The planned 2035 Delridge Light Rail Station is sited on the FRYE Commerce Center property at 3845 Delridge Way SW / 2414 SW Andover Street — directly across Delridge Way SW from West Seattle Corporate Center at 4025 Delridge Way SW. The station entry plaza is planned at the corner of Delridge Way SW and SW Andover Street. WSCC will be the first building a rider sees when exiting the station.

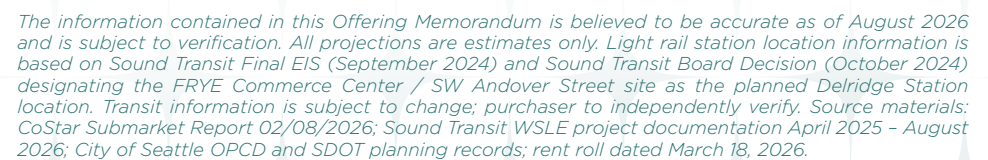
WHY THIS LOCATION IS EXTRAORDINARY

Direct light rail adjacency at this scale — a Class A office building literally across the street from a new transit station — is extraordinarily rare in the Seattle market. The comparable precedent is the relationship between existing office buildings and LINK stations in Capitol Hill, Westlake, or Bellevue — where station-adjacent buildings command premium rents, ownership values, and tenant demand far exceeding the broader market.

In this case, an owner/user acquires that position TODAY, before the station opens, at a price point reflecting current-use office value rather than transit-oriented premiums.



Extension Status	
PROJECT	West Seattle Link Extension (WSLE) — Sound Transit 3
VOTER APPROVAL	November 2016 — Regional ST3 ballot measure
FEDERAL APPROVAL	April 2025 — FTA Record of Decision approved the West Seattle Link Extension
STATIONS	Three new stations: SODO, Delridge, Alaska Junction (Avalon removed May 2026). This final design overcame key budget concerns
TOTAL LENGTH	4.1 miles, SODO to Alaska Junction
CONSTRUCTION	To begin in 2027 — property acquisition underway
SERVICE OPENING	2035 target
PROJECT COST	\$4.9–\$5.3 billion (2025 dollars, after cost-saving refinements)
2035 RIDERSHIP	5,400 daily boardings at opening; 20,000+ daily by 2042
FEDERAL FUNDING	Capital Investment Grant program; FTA lead agency



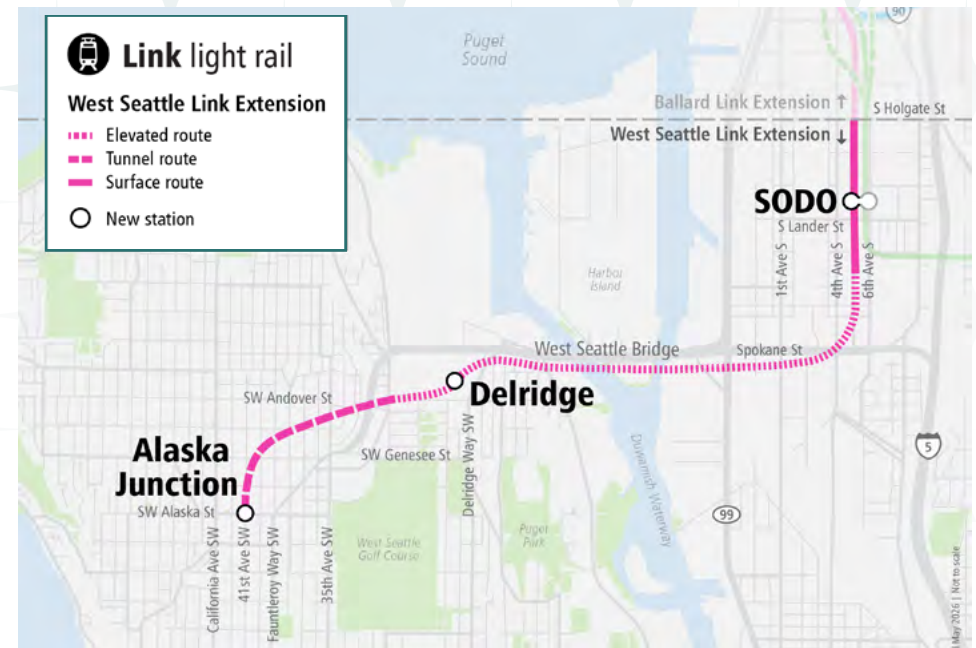
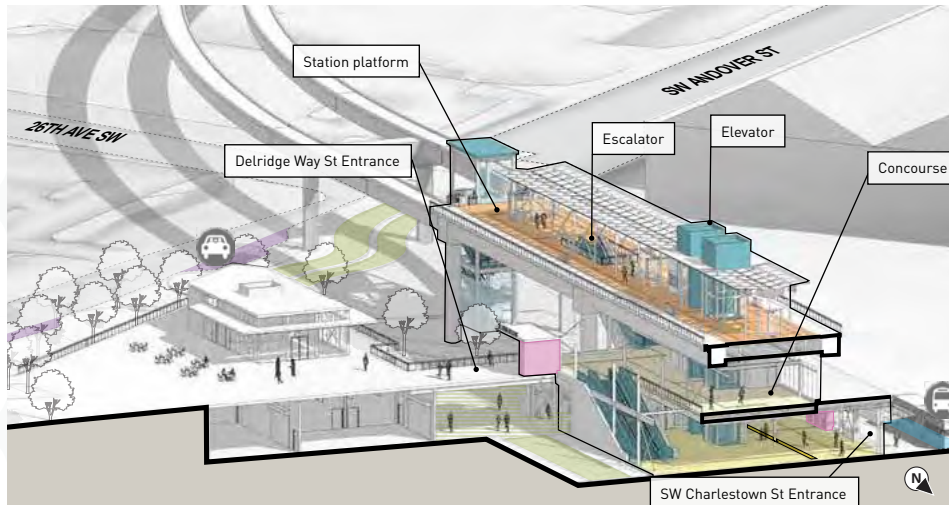
STATION DESIGN & SITE

West Seattle Link Extension

The elevated Delridge Station is planned west of Delridge Way SW and north of SW Andover Street — on the FRYE Commerce Center campus at 2414 SW Andover Street / 3845 Delridge Way SW. This site is directly across Delridge Way SW from West Seattle Corporate Center.

Station entrances are planned at two levels: an upper level entrance with direct access to Delridge Way SW and a lower level entrance at Charlestown Street. A large station entry plaza is planned at the corner of Delridge Way SW and SW Andover Street — the precise intersection fronting the west side of the subject property. Bus stops will be adjacent to the station on Charlestown Street (northbound) and Delridge Way SW (southbound), with pickup and drop-off on SW Andover Street.

Long-term bike storage is planned at the lower level adjacent to the Southwest Charlestown Street entrance. Transit-oriented development opportunities are identified on Sound Transit-acquired land near the station — with **WSCC positioned as the most prominent existing commercial building in the immediate station area which contains 4.87 acres of valuable site area.**



Key Milestones

NOVEMBER 2016	ST3 approved by regional voters — WSLE funding authorized
SEPTEMBER 2024	Final Environmental Impact Statement published
OCTOBER 2024	Sound Transit Board selects project — Delridge Station site confirmed
APRIL 2025	FTA Record of Decision issued — design phase officially begins
MAY 2026	Board votes to remove Avalon Station; Delridge Station shifted slightly north;
IN 2027	Construction begins; Sound Transit property acquisition underway on adjacent parcels
2035	Target service opening — Delridge Station directly across WSCC

TRANSIT-ORIENTED DEVELOPMENT

Upzone Potential

Washington's 2025 House Bill 1491 is the most consequential zoning legislation affecting this property's long-term value. The law requires Seattle to allow significantly increased residential density and building heights within a half-mile of all light rail stations — with Seattle compliance required by December 31, 2029. WSCC is not within the half-mile station area — it IS the station area. The building sits directly at the station threshold.

The City of Seattle's Office of Planning and Community Development (OPCD) launched a formal Delridge Station Area Planning initiative in early 2026, with Phase 2 strategy development underway in Summer/Fall 2026 and plan finalization in Winter 2026-2027. OPCD's own mapping identifies the Delridge corridor as one of the most significant non-compliant areas in the city for TOD density requirements.

HB 1491 also provides a 20-year property tax exemption for buildings subject to affordability requirements in station areas, and eliminates off-street parking minimums for new development within station areas. For an owner of WSCC, this creates direct financial benefits for future redevelopment or vertical expansion under anticipated upzoned entitlements.

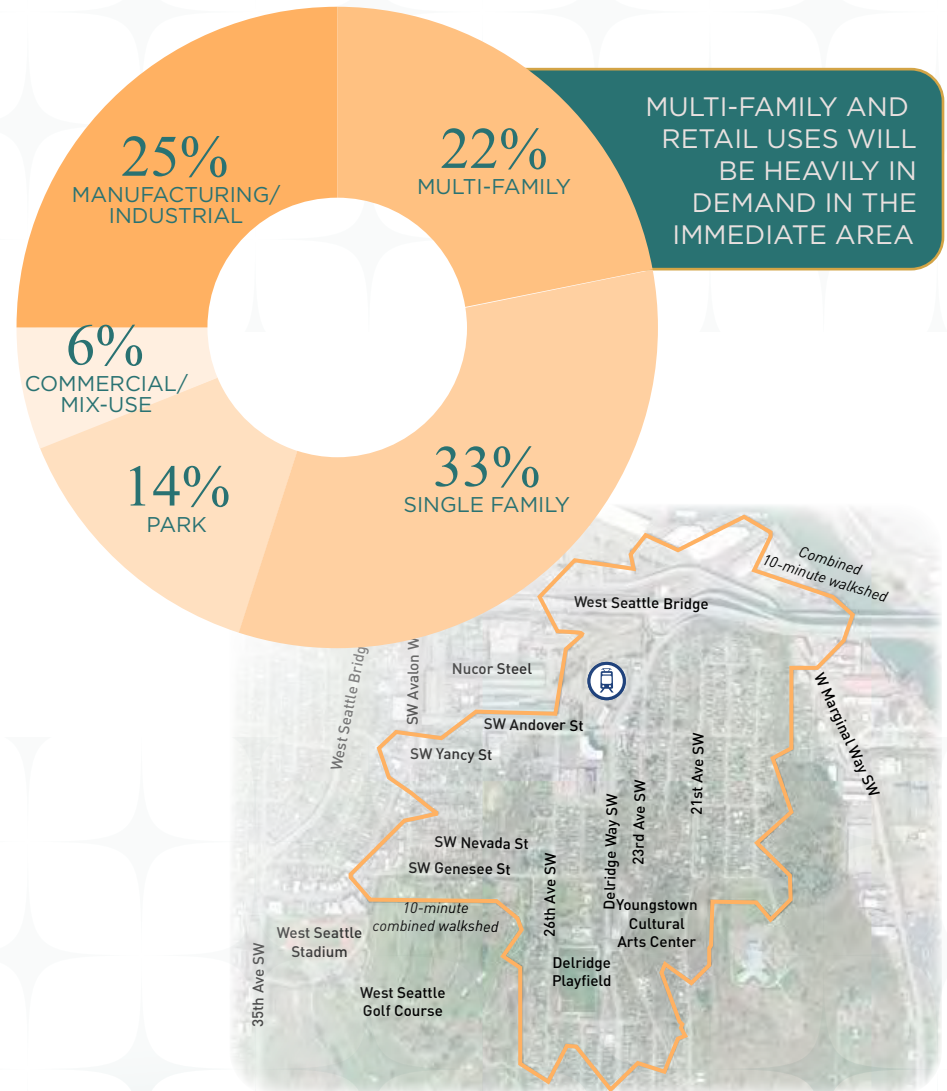


Owner/User

An owner/user who acquires WSCC in 2026 locks in the land basis directly across the street from an approved light rail station — before the 2029 TOD upzone mandate takes effect, before construction begins, and before the market reprices the property on a station-adjacent basis.

EXISTING LAND

Use in the Area

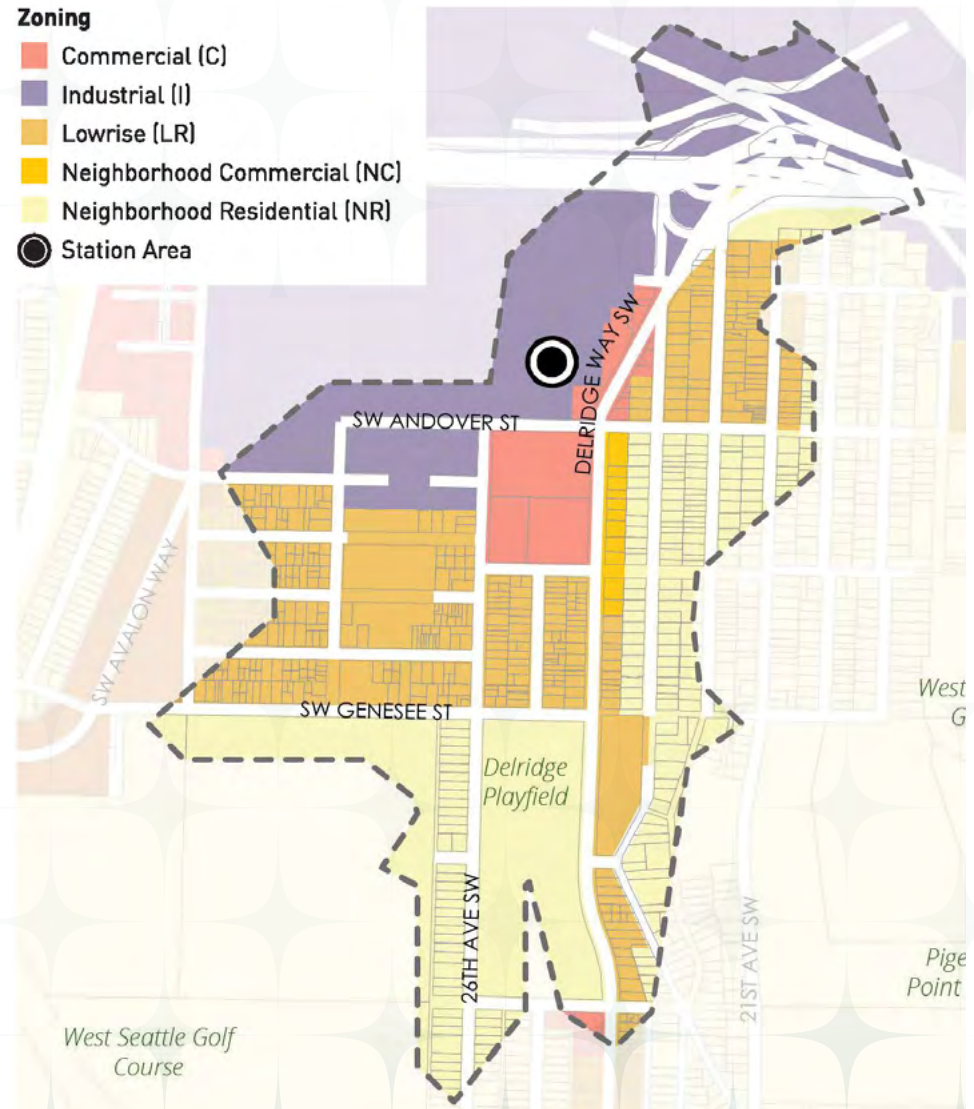


CURRENT ZONING C1-75 (M)

West Seattle Corporate Center is zoned C1-75 (M) under the Seattle Municipal Code — a Commercial zone permitting a maximum building height of 75 feet with C1-85 bonus with anticipated Delridge Neighborhood Center rezone. The C1 zone is among Seattle’s most flexible commercial designations, with no FAR maximum (per SMC 23.47A) and no lot coverage maximum. Permitted uses include general office, medical office, retail, restaurants, multifamily residential above ground floor, institutional, nonprofit, fitness, childcare, and a broad range of business support services.

Zoning Analysis

HEIGHT LIMIT	75 feet maximum under current C1-75 (M) designation with bonus of C1-85 available
FAR	No maximum floor area ratio in C1 zone (SMC 23.47A) — development intensity constrained by height only
PERMITTED USES	Office, retail, restaurant, medical, multifamily (above grade), institutional, nonprofit, fitness, childcare, light service
C1 ZONE SETBACKS	Generally no required setbacks from street
PARKING	Minimum parking requirements being eliminated in TOD station areas under HB 1491
LOT COVERAGE	No maximum lot coverage — full lot development possible
MHA	Mandatory Housing Affordability program applies to new development in C1 zones
TOD UPZONE	State-mandated upzone within station half-mile required by Dec 31, 2029 under HB 1491
TAX EXEMPTION	20-year property tax exemption available for TOD - compliant development (HB 1491, 2025)



WEST SEATTLE The Gold Coast



DELTRIDGE DELI & SUBWAY - ACROSS THE STREET



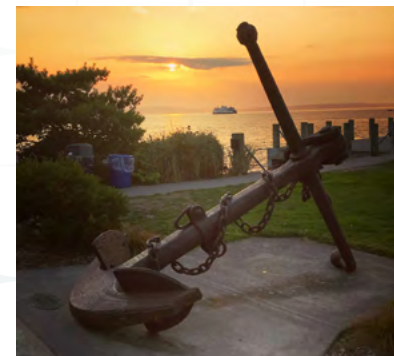
VIEW OF ALKI BEACH FROM LOTUS ON THE BEACH - 1.5 MILES AWAY



THE JUNCTION - 1 MILE AWAY



ADJACENT WEST SEATTLE HEALTH CLUB



AT THE GATEWAY TO WEST SEATTLE'S LIFESTYLE

Comfort, Craft & Coastline



ALKI

- Alki Kayak Tours
- A Alki Point Lighthouse
- Alki Spud Fish & Chips
- Ampersand Cafe
- Blue Moon Burgers
- B Cactus Restaurant
- Christo's
- Driftwood
- El Chupacabra
- Harry's Beach House
- iL Nido
- La Rustica
- Lotus on the Beach
- Marination Ma Kai
- Pepperdock Restaurant
- Salty's on Alki
- Seacrest Ferry Dock
- Seaside Grill
- Sunfish
- Wheel Fun Rentals

ADMIRAL DISTRICT

- C Admiral Theater
- Arthur's
- Admiral Pub
- Camp West
- Circa Restaurant
- Jack in the Box
- McDonald's
- Metropolitan Market
- Mioposto Pizzeria
- Mission Cantina
- Mudbay
- Olympia Coffee Roasting
- Prost!
- Safeway/Gas
- Taste of Mumbai

THE JUNCTION

- Azuma Sushi
- D Bakery Nouveau
- The Beer Junction
- Chipotle
- Easy Street Records
- Elliott Bay Brewery
- Husky's Ice Cream
- Itto's Tapas
- Lady Jaye
- Ma'ono
- Mashiko Sushi Bar
- The Matador Restaurant & Bar
- Pagliacci Pizza
- QFC
- Safeway
- Shadowland Eatery
- E Starbucks
- Talarico's Pizzeria & Lounge
- F Trader Joe's
- West Seattle Family YMCA

DELDRIDGE

- 9th & Hennepin
- G Chelan Cafe
- ChicChic Thai
- Delridge Community Center
- Delridge Deli Mart
- Home Depot
- Ka Pow Thai On Wheel
- Loxsmith Bagels
- Luna Park Cafe
- Ounces Taproom
- Pizza Ritual
- Skylark Cafe & Club
- H Subway
- The Westy
- I West Seattle Health Club
- Westwood Village
- J Youngstown Flats

WEST SEATTLE

CORPORATE CENTER

Investment Team:

Pricing to be discussed with the ORION listing team. Property tours are by appointment after CA execution.

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Confidentiality Agreement & Disclaimer

This Offering Memorandum has been prepared by ORION Commercial Partners exclusively for the confidential use of prospective purchasers of West Seattle Corporate Center (the "Property"). The information contained herein has been obtained from sources deemed reliable, but has not been independently verified and no representation or warranty, express or implied, is made as to its accuracy or completeness. Prospective purchasers are encouraged to conduct their own independent investigation of the Property.

This Memorandum does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. All projections have been developed by Broker and are based upon assumptions relating to the general economy, competition, and other factors, and are therefore subject to material variation. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property.

Light rail schedule, station location, and zoning information is based on publicly available Sound Transit and City of Seattle records current as of August 2026. Transit timelines and station site configurations are subject to change. All references to the Delridge Station location relative to the Property are based on Sound Transit Final EIS documentation (September 2024), the Sound Transit Board decision of October 2024, and market knowledge of adjacent property positions as of March & June 2026. Purchaser is encouraged to conduct independent verification of all transit and zoning information.

