OFFERING MEMORANDUM

2ND AVE BELLTOWN

2412 2ND AVE, SEATTLE

Kidder Mathews

Kidder Mathews

Exclusively listed by

ROD KEEFE
206.819.7556
rod.keefe@kidder.com

JEFF LOFTUS
206.248.7326
jeff.loftus@kidder.com

KIDDER.COM

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

TABLE OF CONTENTS

01 OFFERING SUMMARY

02 PROPERTY OVERVIEW

03 LOCATION OVERVIEW

04 MARKET OVERVIEW

05 PUGET SOUND OVERVIEW

06 RENT ROLL

OFFERING SUMMARY

Section 01

PREMIER OFFERING IN THE HEART OF BELLTOWN

Located in the center of Belltown, the subject property is an office/retail building with frontage along 2nd Avenue, a three lane one way arterial street with two parking lanes and an additional bicycle lane.

OFFER PRICE	$3,200,000
TAX PARCEL	065600-0190
LAND SIZE	6,480 SF
BUILDING SIZE	5,520 SF
PARKING	6 Stalls on site
ZONING	DMR/C 95'/65' – Downtown Mixed Residential/Commercial 95'max office height; 65' max residential height

PROPERTY OVERVIEW

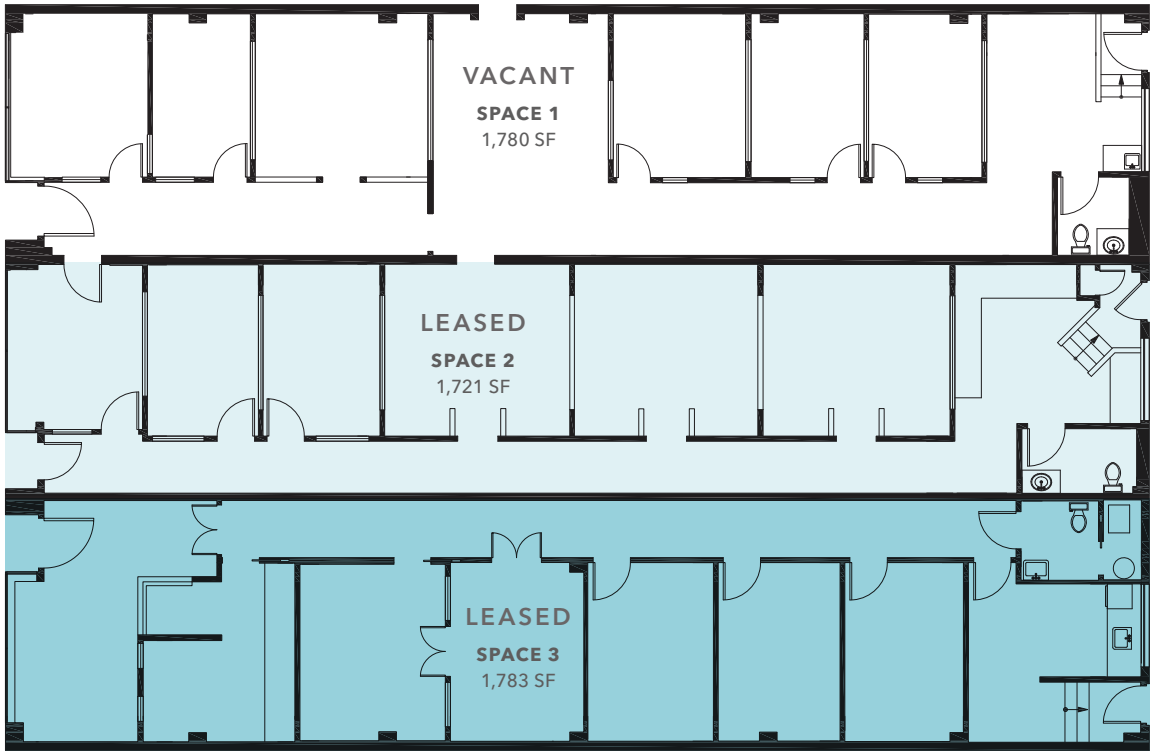
Section 02

2ND AVE
BELLTOWN
2ND AVE

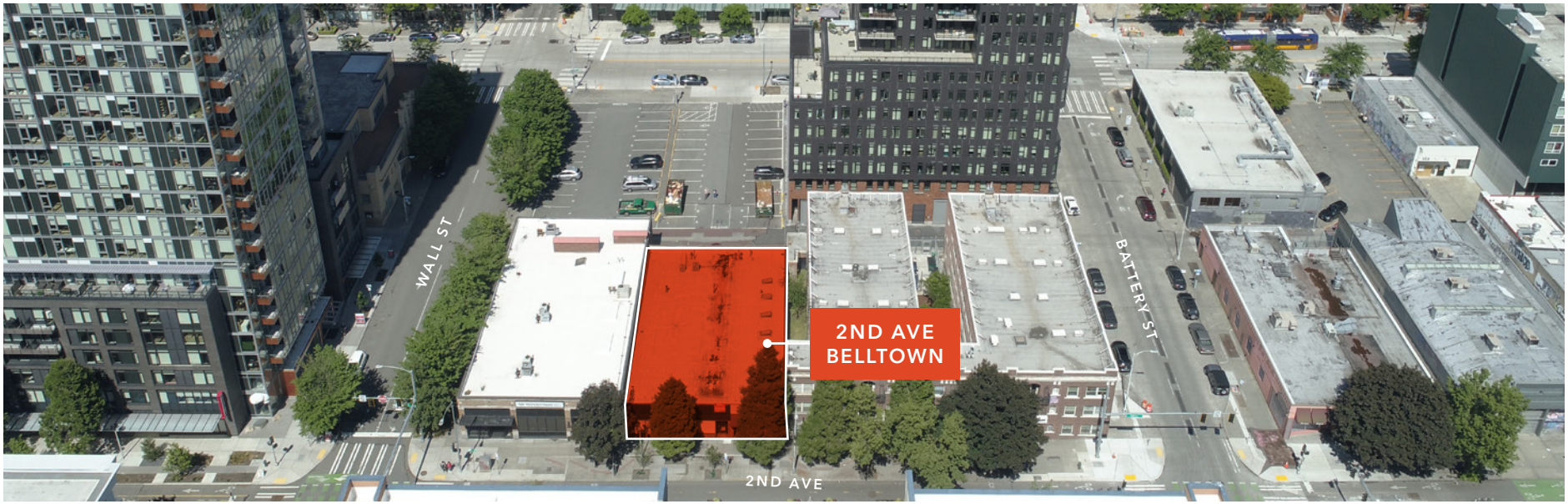
2ND AVE
BELLTOWN
WALL ST
3RD AVE
N

2ND AVE
BELLTOWN
WALL ST
N

FLOOR PLAN


VACANT
SPACE 1
1,780 SF
LEASED
SPACE 2
1,721 SF
LEASED
SPACE 3
1,783 SF

2ND AVE
BELLTOWN
2ND AVE


WALL ST
2ND AVE
BELLTOWN
BATTERY ST
2ND AVE

LOCATION OVERVIEW

Section 03

2412-2416 2nd Avenue is set-in one lot from the corner of 2nd and Wall in Seattle's Belltown Urban Village neighborhood of Seattle's CBD, four blocks to Amazon's principal headquarters campus complex.

SEATTLE DOWNTOWN CORE

The site is walking distance to all of Seattle's major downtown amenities, including Westlake Center and Pacific Place retail complexes, Nordstrom's flagship retail store , Climate Pledge Arena, Pike Place Market, and the Seattle Center, and scores of entertainment options including bars and restaurants, movie theatres and dozens of retail shops and stores.

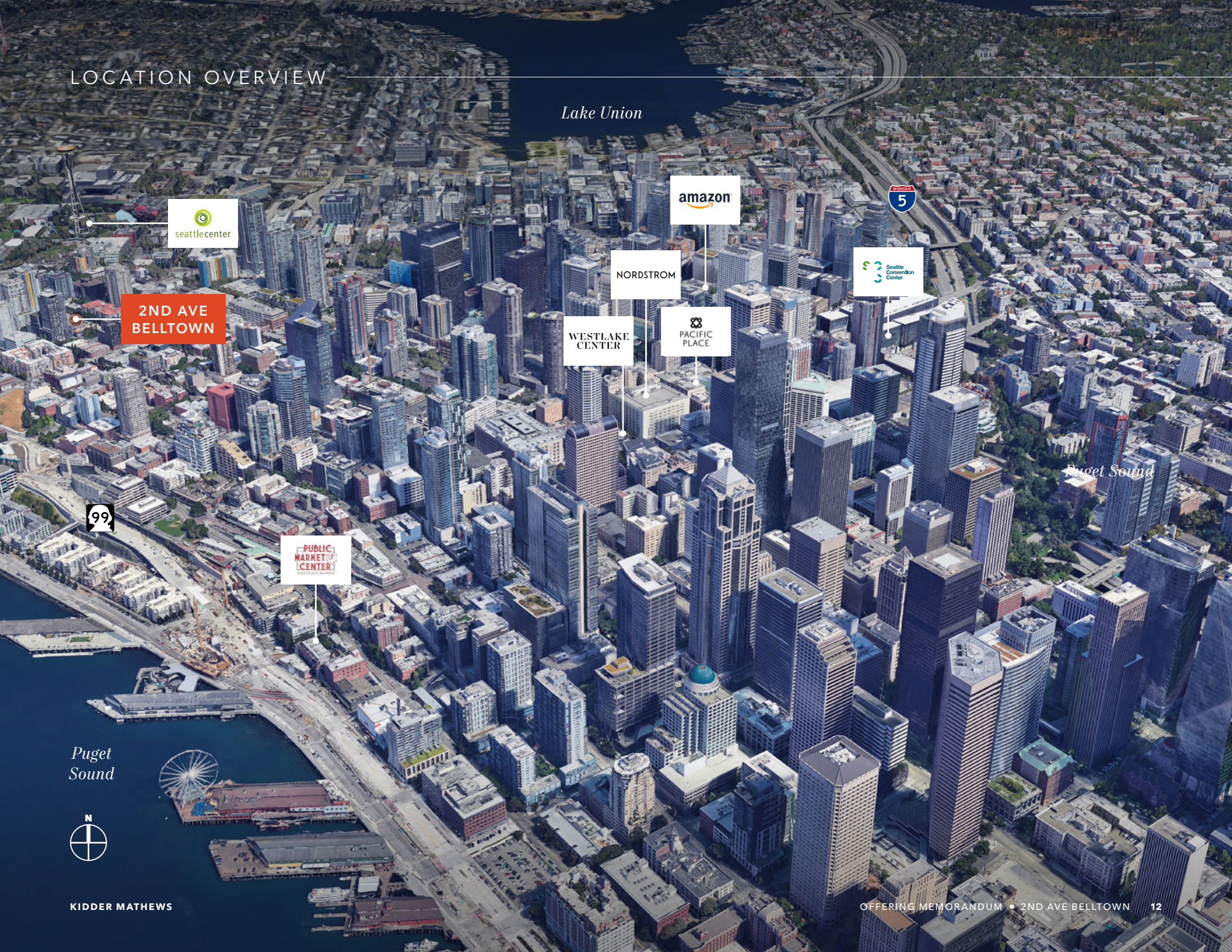
In addition, the site is located four blocks west of Amazon's 5+ million SF expansion campus and in close proximity to the Gates Foundation and new tech campus projects for Facebook, Apple, University of Washington Life Sciences and Google in South Lake Union.

Access from the site to I-5 via several arterials is less than 10 minutes via Olive Way and Howell Street; to SR-99 and the new cross-city vehicle tunnel is approximately 5 minutes; Seattle's waterfront on Elliott Bay is 2 blocks west; several transit options are available on 4th and 5th Avenues; and the Sound Transit Light Rail Station is accessible below the former Macy's Department Store building 4 blocks south.

Belltown and the adjacent South Lake Union districts are home to dozen's of new technology, life science and multifamily projects under construction, or in the final stages of planning, making this area one of the most active development regions in the country.

LOCATION OVERVIEW

LOCATION OVERVIEW



MARKET OVERVIEW

Section 04

SEATTLE RETAIL MARKET OVERVIEW

Vacancy remained low in the first half of the year, posting rates within 60 basis points of all-time lows. Asking rents are up slightly from last year and on the surface, market fundamentals appear to be relatively strong.

However, overall retail demand continues to put a damper on market recovery and downtown Seattle continues to lag the suburbs. A limited pipeline of future deliveries is expected to restrict supply and elite competition for space, a trend expected to continue throughout 2024. Similarly, demand drivers such as population growth and consumer confidence remain positive, suggesting a possible return to rent growth and a stabilization of vacancy rates in the near term.

VACANCY

Overall, the retail market in Seattle remained relatively strong with a vacancy rate of 3.2% and an availability rate of 3.2%, both slight increases compared to last quarter. Vacancy has been hovering below 4% since mid-2016. While this was the fourth quarterly increase over the past six quarters, the rate is significantly below the national average and retains one of the lowest vacancy rates on the West Coast. Suburban markets continue to outperform Downtown Seattle, which is expected to persist in the near term.

MARKET TREND

The average asking lease rate decreased -0.4% quarter-over quarter but increased +0.4%, year-over-year, a significant decline compared to recent historical rent growth trends near +5% per year between 2020 and 2022. While recent increases in vacancy may push rents down a little further, positive market fundamentals, continued tightening of supply, and economic recovery will likely prompt growth in future quarters.

DEVELOPMENT ACTIVITY

A handful of small retail projects delivered in 2Q 2024, totaling 18,735 SF, led by Pacific Ave Lacy Center (5,270 SF) in Lacey. Projects under construction remained solid at 522,919 SF, the highest level since early 2022. The largest projects under construction include a 168,500 SF mixed-use development on Village Road in Woodinville and 130,000 SF at the SW corner of Redmond-Woodinville Rd NE & NE 144th Rd in Redmond, both scheduled for delivery in 2025.

MARKET DEMAND/NET ABSORPTION

Market-wide net absorption posted its second quarter of negative activity, ending 2Q 2024 with negative 27,674 SF, bringing the year-to-date total to negative 556,237 SF. While a handful of retailers shuttered in 1Q 2024, the negative activity in 2Q 2024 can be attributed to a slowdown in overall demand as leasing activity was down 37% quarter-over-quarter, and down 70% compared to the recent 5-year quarterly average. Despite these issues, market drivers remain relatively positive, and a gradual recovery is projected over the next 12-18 months.

INVESTMENT ACTIVITY

Investment volume picked up a little bit of momentum, increasing from $188M in 1Q to $371M in 2Q. There were 66 sale transactions during the quarter, mirroring the quarterly average from last year while increasing from 50 transactions last quarter. Elevated interest rates and recessionary indicators will continue to impact leasing and investor demand, making the near-term challenging for commercial real estate.

SEATTLE OFFICE MARKET OVERVIEW

Seattle's office market continues to struggle amid lackluster tenant demand, rising sublease space, and record-high vacancy rates.

Office market dynamics in the Puget Sound region continue to be suppressed as market fundamentals continue to underperform. As a region, the market-wide vacancy rate increased for the tenth consecutive quarter, net absorption totals were negative 1.5 MSF for the first half of the year, and asking lease rates dropped 4% year-over-year. These trends are especially evident in the region's largest market, Seat tle, which is being negatively impacted by workforce trends with elevated levels of remote workers and hybrid employees, depressed volumes of foot traffic (50% lower than pre-COVID) and the lowest levels of occupancy in the region.

While Seattle's regional job market appears to be relatively stable, the overall economy continues to see high inflation and lackluster job growth projections. Per the Puget Sound Economic Forecaster, regional CPI for 2023 was 5.3% with a moderating inflation forecast of 2.4% for 2024 and 2.2% for 2025. According to the U.S. Bureau of Labor Statistics, over the last 12 months, the CPI-U increased 3.8% from June 2023 to June 2024. Tech sector growth has also slowed considerably in recent years, resulting in lower regional office demand. Employment growth ended in 2023 at 1.6% and is projected to be slightly negative in 2024 while increasing to positive 0.7% for 2025.

Similar trends are expected to persist during the back half of 2024 with tepid office demand coupled with historically high vacancy/ availability rates and negative net absorption. Although a full office rebound appears to be in the distant future, it will be worth monitoring a few indicators during the near term including in-office employee policies, levels of sublease space as a percentage of total available space, future space planning models and density levels, leasing and net absorption trends, inflation rates, interest rates, pre-commitment levels for new construction and future lender underwriting policy changes.

VACANT SPACE/RATE

The regional vacancy rate increased for the 10th straight quarter, ending 2Q 2024 at 15.0%. This was a nominal increase of 4 basis points compared to last quarter, but a 280-basis point jump since last year and a 900-basis point climb since the onset of the pandemic in 2020. This is the highest level of vacancy since 13.4% in 2010, the region's previous peak before the current upward cycle. Seattle ended the quarter with the highest vacancy rate at 18.7% (up from 18.4% last quarter) followed by South King County at 16.8% (up from 16.4% last quarter) and Pierce County at 10.9% (up from 10.8% last quarter). While three submarkets experienced a rise in vacancy, the remaining two submarkets posted slight declines quarter-over-quarter with Eastside at 12.6% (down from 12.8% last quarter) and Snohomish County at 9.4% (down from 10% last quarter). Contributing to the overall rise in vacancy has been the continued increase in sublease space, totaling 5.4 MSF of vacancy, up 300% compared to pre-COVID and representing 15% of the total vacant space for lease in the region. The availability rate also increased during the quarter to 17.2%, also at a historically high level. The rate is expected to remain elevated in the near term until the market experiences higher levels of sustained leasing activity and multiple quarters of back-to-back positive net absorption.

NEW CONSTRUCTION

With a handful of deliveries over the past year, the development pipeline across the region fell by 35% compared to early 2023. At the end of 2Q 2024, there were 13 projects under construction totaling 4.6 MSF, approximately 40% of which has been preleased. The bulk of the developments are in Seattle (2.5 MSF and 54% of the total) and Eastside (2.0 MSF and 44% of the total) with one property falling outside of those submarkets.

The largest project under construction is the Amazon Bellevue 600 Tower in Bellevue (999K+ SF). Construction figures exclude Microsoft's nearly complete 3.0 MSF campus expansion and several life science projects in Seattle. During the quarter, there were two regional office completions. On the Eastside, The Artise (605K+ SF) was delivered 100% preleased to Amazon, while the Kirkland Ascent project (56K+ SF) completed at 45% preleased. There were no notable new office construction starts during the quarter and while there remains a decent number of proposed projects in the pipeline, developers are delaying new construction starts until the market and economy see a sustained recovery pattern.

RENT TRENDS

Overall, the region experienced another quarterly decline in asking rents, dropping by 0.7% compared to last quarter and falling 4.1% compared to the same time last year. This was the fourth straight quarterly decline, which is to be expected with the continued rise in vacancy and subdued levels of demand. On the bright side, three of the five major markets experienced a rent increase quarter-over-quarter including Snohomish County (+1.3%), South King County (+0.4%), and Pierce County (+0.1%). Meanwhile, the two largest markets in the region experienced asking rent declines, Seattle (-1.4%) and Eastside (-1.1%). These trends also hold true when looking at year-over-year rent growth with the same three markets experiencing nominal rent growth compared to 2Q 2023. The highest rent can be found on the Eastside with $39.68/SF/YR asking rates, driven by Bellevue CBD at $49.14/SF/YR compared to $$49.57/SF/YR last quarter. The asking rate for Seattle's CBD dropped from $43.24/SF/YR last quarter to $41.80/SF/YR, while Tacoma CBD ended 2Q 2024 at $28.46/SF/YR.

INVESTMENT MARKET

The office investment market continues to experience various headwinds and challenges. High interest rates, changing economic indices and lingering effects of the 2020 REET increase all continue to take their toll. There also continues to be a notable disconnect in expectations between buyers and sellers. Some assets have been placed on the market in recent quarters with pricing expectations that weren't realized, so they either didn't sell or were traded well below expectations. As a result, investors are searching for bargain basement pricing and sellers are reluctant to sell under current conditions and pricing metrics. The region completed 69 sale transactions during the quarter totaling more than $215 million in sales volume. However, many of the properties sold in 2Q 2024 were smaller in size (average of 30K SF) and sold for lower $/SF averages than previous quarters ($260/SF for properties over 10K SF). Two sales exceeded $10 million with Alaska Airlines purchasing Boeing Longacres Park (bldgs. 25-01) in Renton/Tukwila from Unico Properties for $85,750,000 ($238/SF). The next largest sale was the Dexter Horton Building located at 710 2nd Ave in Seattle was purchased by King County for $36.6M ($110/SF). Cap rates have pushed upward as a result of high interest rates and market uncertainty, but they are difficult to quantify as there is little to no sample size of sales to extract rates.

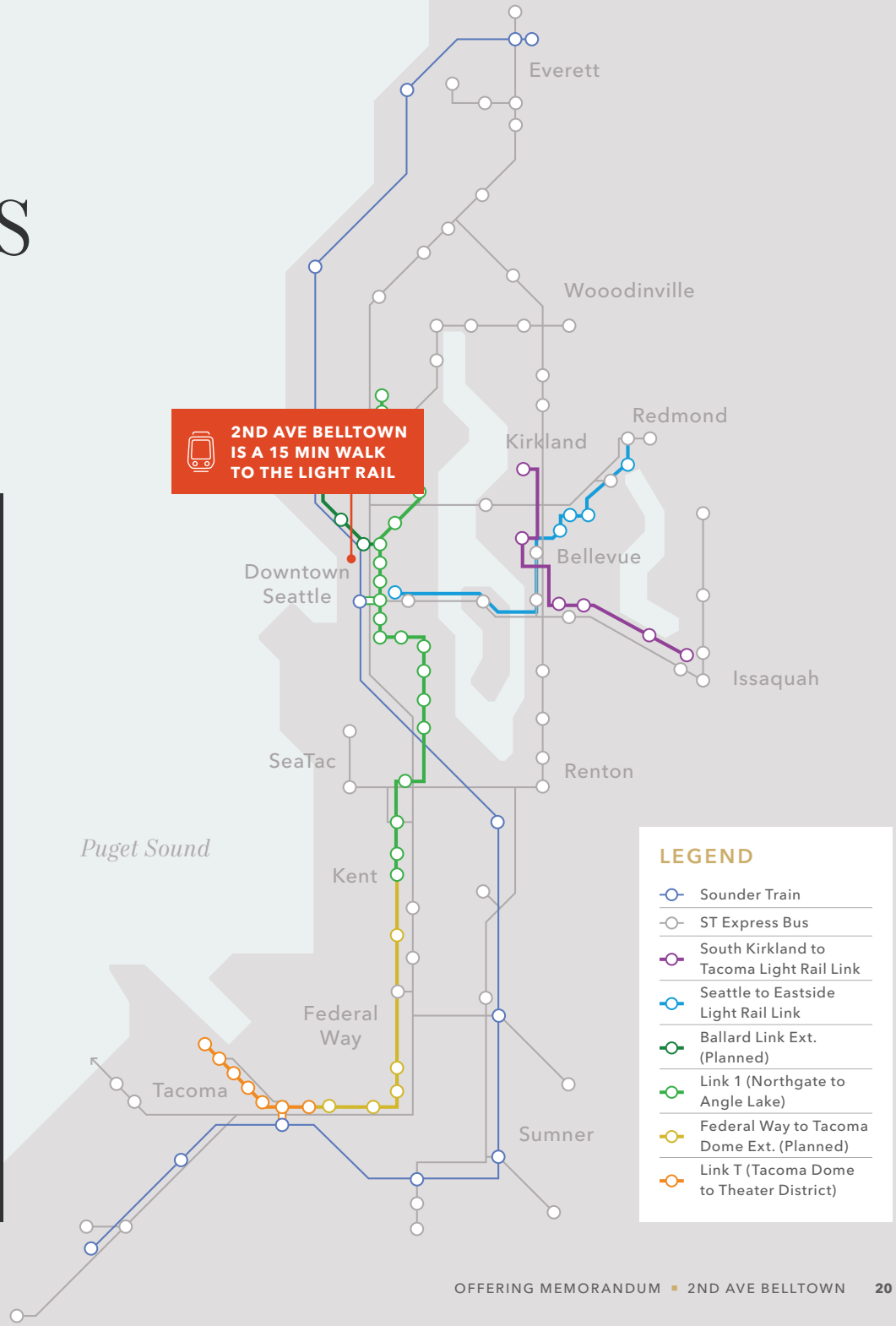
PUGET SOUND OVERVIEW

Section 05

EXCELLENT ACCESS TO THE REGION'S TOP JOB CENTERS

ACCESS TO SEATTLE	**0-MIN DRIVE**
Current Office Space	**108.1M SF**
Office Space Under Development	**3.0M SF**
ACCESS TO BELLEVUE	**15-MIN DRIVE**
Current Office Space	**30.9M SF**
Office Space Under Development	**2.8M SF**
ACCESS TO REDMOND	**20-MIN DRIVE**
Current Office Space	**17.1M SF**
Office Space Under Development	**3.0M SF**
ACCESS TO SOUTH END	**25-MIN DRIVE**
Current Office Space / Industrial	**16.6M SF**
Industrial Space Under Development	**0 SF**

Source: CoStar, US Census Bureau



THE PUGET SOUND IS THE LARGEST METRO AREA IN THE STATE WITH *20.75% POPULATION GROWTH* SINCE 2010

2.18M	404K+	315K+	172K+	374.3K	6.4%
TOTAL NUMBER OF JOBS	JOBS IN BUSINESS & SERVICES	JOBS IN EDU & HEALTHCARE	JOBS IN MANUFACTURING	JOBS IN TRADE, TRANSPORT & UTILITIES	BUSINESS GROWTH SINCE FEB 2019

NOTABLE LOCATION & EMPLOYMENT STATISTICS

- 4,153,700 population
- Largest metro area in the state
- 5th largest metro in the West
- 15th largest metro in the U.S.
- $151,084 average household income for 2023

Sources: WA Dept of Finance, US Census Data, Bureau of Labor Statistics, ESRI, PSBJ

amazon	Microsoft	BOEING	JOINT BASE LEWIS-MCCHORD
90,000 EMPLOYEES	58,400 EMPLOYEES	60,244 EMPLOYEES	55,000 EMPLOYEES
UNIVERSITY of WASHINGTON	Albertsons	Walmart Save money. Live better.	Providence
51,849 EMPLOYEES	24,500 EMPLOYEES	22,103 EMPLOYEES	22,771 EMPLOYEES

COMPANIES HEADQUARTERED IN SEATTLE

Technology

Microsoft, T-Mobile, Expedia, tableau, REDFIN, amazon, PitchBook, f5, SAP Concur, Zillow

Life Science

FRED HUTCH, juno therapeutics, Seagen, Seattle Cancer Care Alliance

Retail

NORDSTROM, COSTCO WHOLESALE, Eddie Bauer, zulily

Logistics

Alaska Airlines, Expeditors, BOEING, PACCAR

Financial Services

Avalara, PEMCO Insurance

Other

University of Washington, Bill & Melinda Gates foundation, Weyerhaeuser, BLUE ORIGIN

PUGET SOUND OVERVIEW

Seattle

22K
MF UNITS IN SEATTLE CBD

2.4M
OFFICE SF IN SEATTLE CBD

12.5K
PROPOSED MF UNITS IN SEATTLE CBD

1.71M
PROPOSED OFFICE SF IN SEATTLE CBD

Eastside

8.4K
MF UNITS PROPOSED IN BELLEVUE CBD

11.26K
OFFICE SF PROPOSED IN BELLEVUE CBD

Issaquah

29K
LOCAL JOBS

Kent Valley Industrial

12K
EMPLOYERS

Amazon employs 75K+ people in the Puget Sound, with 20M SF leased, planned, and under construction throughout the region.

SEATTLE WORLD HEADQUARTERS

55,000 employees

13M SF of office space leased, planned, and under construction

BELLEVUE

12,000 employees

6M SF of office space leased, planned, and under construction

REDMOND

400+ employees

300K SF of office space leased, planned, and under construction

Microsoft, headquartered in Redmond for the last 33 years, continues to invest in the Puget Sound as they build for the future.

REDMOND WORLD HEADQUARTERS

50,000 employees

12M SF of office/lab space

502 acres of land for campus

REDMOND CAMPUS MODERNIZATION PROJECT

3M+ SF of new office space for 47,000+ employees

Replacing 12 older office buildings with 17 new buildings

Public amenities include retail shops, restaurants, walking trails, sports facilities and green spaces

Mid-2025 completion (in-line with Light Rail delivery)

FACEBOOK CAMPUS

BOEING EVERETT FACTORY

EXPEDIA SEATTLE CAMPUS HQ (SOURCE: ZGF)

META / OCULUS

- 2.26M+ SF office footprint in the Puget Sound
- 60,000+ employees company wide
- Nearly 8,000 employees in the Puget Sound
- Announced in 2024 that Artificial Intelligence will be their biggest investment area.

BOEING

- Has been an economic driver in the Puget Sound region since its founding in 1916
- Reported $77.79B in annual revenue in 2023
- 60K+ employees in Washington and 150K+ employees company wide as of mid-2023
- Boeing occupies 1.79M SF of office space and 20.31 M SF of industrial space in the region

EXPEDIA

- 4,830 employees in Washington and 16,970 employees company wide
- Occupies 1.38M SF of office space within the Puget Sound region
- $900 million main campus spans over 40 acres
- Expedia partners with 20+ globally relevant brands and has 200+ travel sites

KIRKLAND URBAN CAMPUS EXPANSION

T-MOBILE HQ RENOVATION

COSTCO HQ ISSAQUAH CAMPUS EXPANSION

GOOGLE

7,200+ Puget Sound employees

Over 4,000,000 SF of office space in the Puget Sound

4th largest corporate office space occupier in the region

T-MOBILE

A $160M renovation of its Bellevue headquarters was completed in February 2022

Long-term occupancy of approximately 1.1M SF

4,900 employees at Bellevue office

COSTCO

Headquartered in Issaquah with over 7,000 local employees

625K SF campus expansion was delivered in March 2023

Over 21,000 employees in the state

SPORTS & ENTERTAINMENT

CLIMATE PLEDGE ARENA & SEATTLE CENTER

Home to the Kraken Professional Hockey

A 800k SF multi-purpose indoor arena that underwent a $1.15B redevelopment in 2021

Serves more than 12M visitors a year

Seating capacity designed to hold up to 18,100

LUMEN FIELD & WAMU THEATER

Home to Seattle Seahawks

Upwards of 300 event days a year

2.4 million annual attendees

HUSKY STADIUM

Home to University of Washingon Husky Football

Highest average attendance in PAC-12 at 68,814 people in 2023

Seating capacity of up to 70,138

T-MOBILE PARK

Home to Seattle Mariners

Seating capacity of up to 47,929

2.69M Mariner's fan attendance in 2023 (10th in the MLB)

Average attendance of 33,215 fans for home games

EDUCATION

UNIVERSITY OF WASHINGTON

- No. 3 among U.S. public universities (Academic Ranking of World Universities, 2023)
- No. 18 in the world (Academic Ranking of World Universities, 2023)
- 121,406 student body over three campuses & all degree levels
- $4.7B endowment fund

SEATTLE UNIVERSITY

- Ranked top 16% in the nation (WSJ)
- Ranked #23 in the west region (WSJ)
- 7,172 student body for all degree levels
- 11:1 student to faculty ratio
- Annual economic impact of $579,934,304
- $231.23M total revenue

SEATTLE PACIFIC

- One of "America's Top Colleges" (Forbes, 2022)
- A national college of distinction (Colleges of Distinction, 2022)
- Best undergraduate engineering school (US News and World Report, 2022)
- 2,662 student body
- $99.9M total revenue

UNIVERSITIES & COLLEGES WITHIN THE PUGET SOUND

BELLEVUE COLLEGE | UNIVERSITY of PUGET SOUND | TACOMA COMMUNITY COLLEGE | evergreen | SOUTH SEATTLE COLLEGE | ANTIOCH UNIVERSITY SEATTLE

WORLD-CLASS HEALTHCARE FACILITIES

PUGET SOUND OVERVIEW

151K+	$3.6B+	50.8M
JOBS GENERATED	DIRECT EARNINGS	PASSENGERS IN 2023

$12.4B+	58.4K	$4B+
IN BUSINESS OUTPUT	JOBS GENERATED	IN LABOUR INCOME

SeaTac Airport has a 4-star skytrax airport rating and designation as the best airport in North America, connecting directly to Seattle via Light Rail in 35 minutes.

- 35 total airlines connecting to 93 non-stop domestic and 30 international destinations
- More than 87,300 direct jobs
- $3.6B+ direct earnings
- $442M+ state/local taxes
- 50.8 MM passengers in 2023, 10% up from 2022
- 2024 cargo on track for four-year high (up 6.5% YTD)

The Northwest Seaport Alliance is a marine cargo operating partnership of the Ports of Seattle and Tacoma in the Puget Sound. It is the third largest cargo port in the United States.

- 20,100 of direct jobs
- Over $70 BB of waterborne trade
- $4B+ labor income
- $136M+ state and local taxes
- 180 global trading partners (2022)
- 1.9x job multiplier
- Full international exports up 4.9% for 2023

RENT ROLL

Section 06

RENT ROLL

		LEASE TERM				
Tenant	NRSF	Lease Start	Lease End	Start Rate	Increase	Recovery Type
Beyond Vape	1,780 SF	10/1/2022	12/31/2025	$2,966.67	CPI	NNN
Sean & Dani Havock	1,721 SF	4/01/2024	3/31/2027	$3,000.00	CPI	NNN
Vacant	1,780 SF	TBD	TBD	TBD	TBD	TBD

Exclusively listed by

ROD KEEFE
206.819.7556
rod.keefe@kidder.com

JEFF LOFTUS
206.248.7326
jeff.loftus@kidder.com

KIDDER.COM

Kidder Mathews