OFFERING MEMORANDUM

TSCAN BUILDING

NEW PRICE! Rare Owner/User Opportunity In Highly Sought After Magnolia Submarket

2222 W ELMORE ST, SEATTLE, WA 98199

Kidder Mathews

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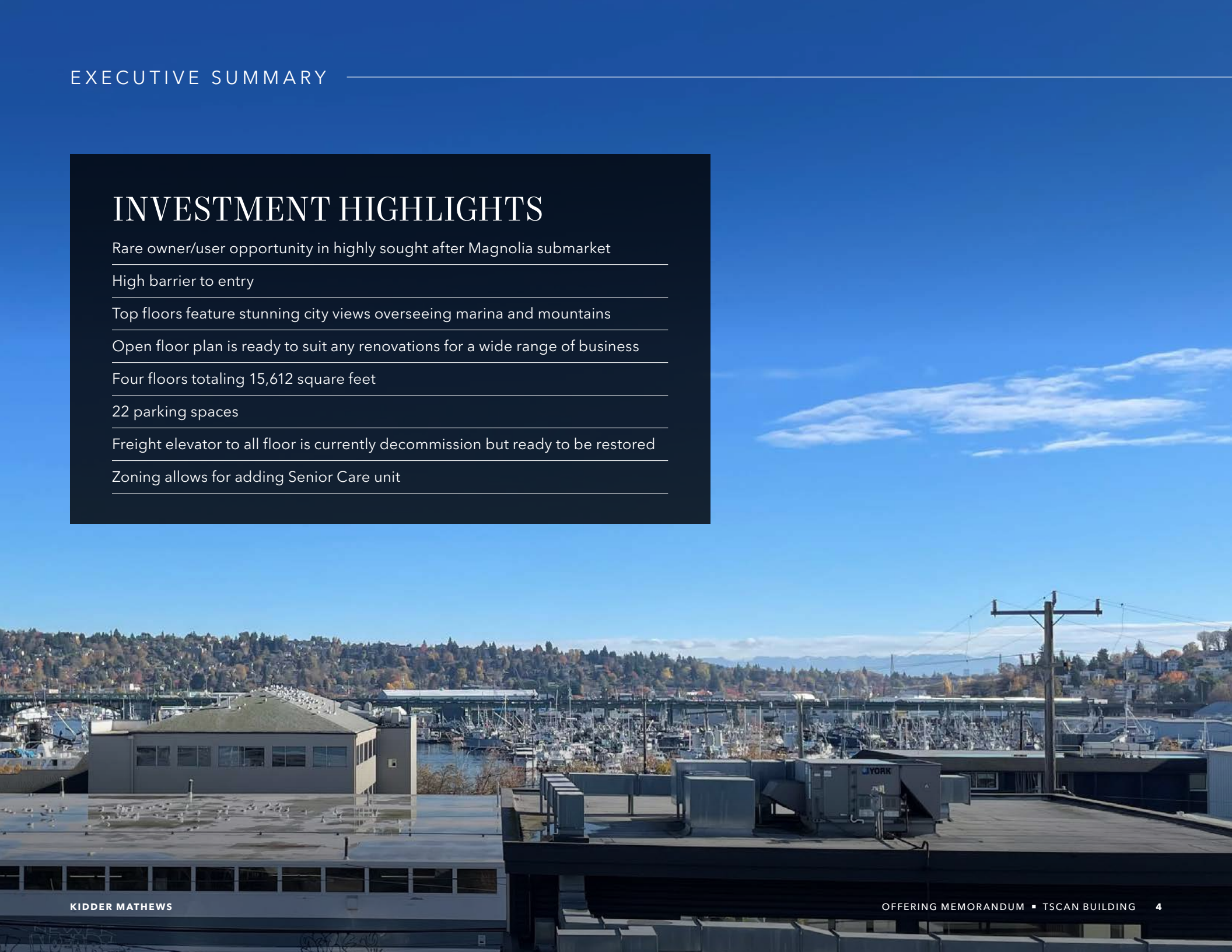
PREMIER OFFERING IN MAGNOLIA NEIGHBORHOOD

PROPERTY DETAILS

ADDRESS	2222 W Elmore St, Seattle, WA 98199
PRICE	$2,300,000
PRICE/SF	$147
BUILDING SIZE	15,612 SF
LOT	6,800 SF
ZONING	IG2-U65
PARKING	22
YEAR BUILT / RENOVATED	1968/1978
TAX PARCEL	277110-0225

INVESTMENT HIGHLIGHTS

- Rare owner/user opportunity in highly sought after Magnolia submarket
- High barrier to entry
- Top floors feature stunning city views overseeing marina and mountains
- Open floor plan is ready to suit any renovations for a wide range of business
- Four floors totaling 15,612 square feet
- 22 parking spaces
- Freight elevator to all floor is currently decommission but ready to be restored
- Zoning allows for adding Senior Care unit



INVESTMENT OVERVIEW

The TScan Building is a rare and exceptional opportunity located in one of Seattle's most coveted and rapidly evolving neighborhoods. Boasting a total of 15,612 square feet of flexible space, this four-story property occupies a prominent corner lot near Fisherman's Terminal in the heart of the Magnolia Submarket. With its strategic location, the TScan Building is poised to benefit from the ongoing growth and development in this desirable area of Seattle.

The property offers unparalleled panoramic views that stretch from the iconic Ballard Bridge to the vibrant Queen Anne neighborhood, with sweeping vistas of the Terminal's Marina and the Cascade Mountain Range. These breathtaking sightlines create a unique and inspiring atmosphere for any business seeking a prime location with a picturesque and professional backdrop.

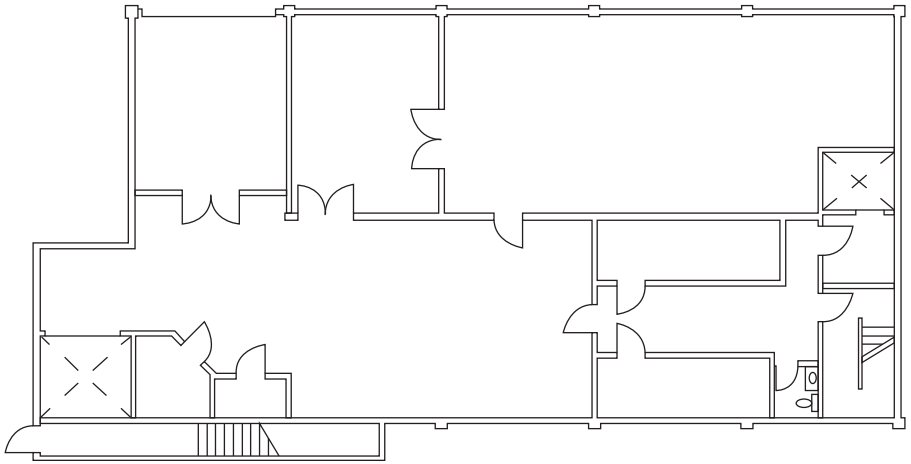
Built to accommodate a range of possibilities, the TScan Building is a blank canvas ready for transformation. The interior provides ample opportunity for renovation, allowing businesses the freedom to customize the space to meet their exact needs and specifications. Whether for a corporate headquarters, creative office space, or a specialized workspace, this building can be adapted to suit a variety of tenants.

Investors will find great value in the TScan Building, which is not only well-situated but also offers long-term potential as the surrounding area continues to thrive. With easy access to major transport routes and a vibrant local community, this property represents an exciting chance to secure a significant asset in a high-demand market.

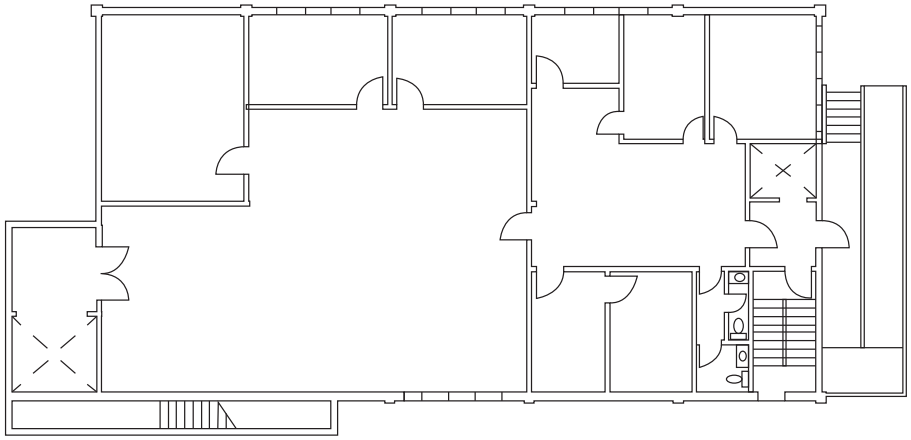
Whether you're looking to capitalize on the building's inherent value through renovation and leasing, or seeking a future-focused property with strong growth potential, the TScan Building offers endless possibilities. Don't miss out on the chance to be part of the transformation of this prime Seattle location

SALMON BAY
MARINE CENTER
BALLARD
Salmon Bay
W COMMODORE WAY
TSCAN
BUILDING
15TH AVE W
GILMAN AVE W
FISHERMAN'S
TERMINAL
MAGNOLIA

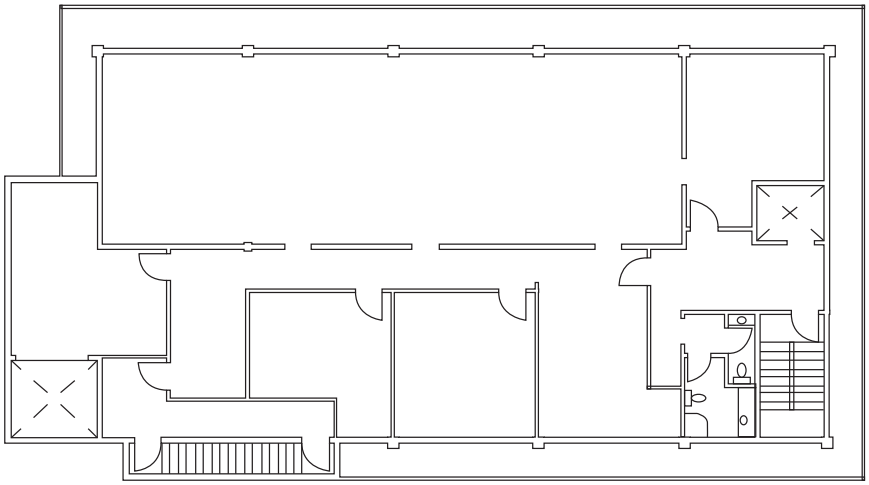
FLOOR ONE



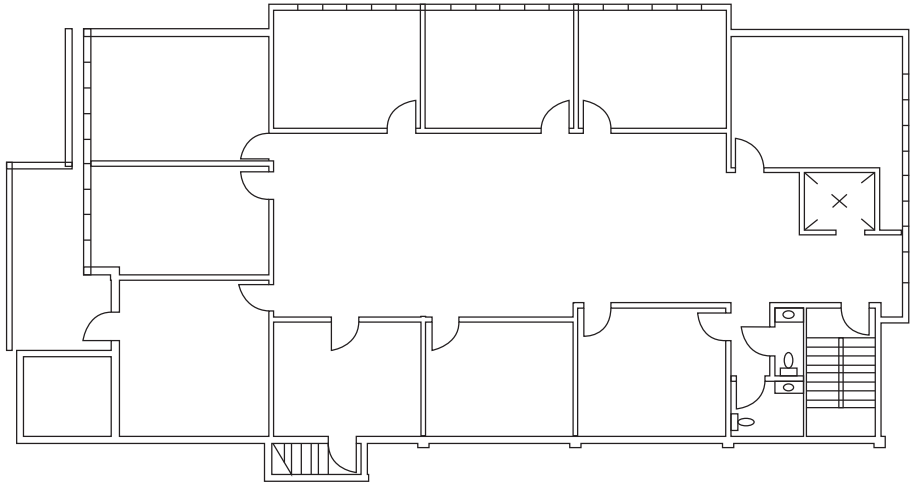
FLOOR TWO



FLOOR THREE



FLOOR FOUR



Exclusively listed by

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