FOR SALE OR LEASE

BLAKELEY COMMONS EAST

1,021 SF Street-Level Office Condo
For Sale or Lease

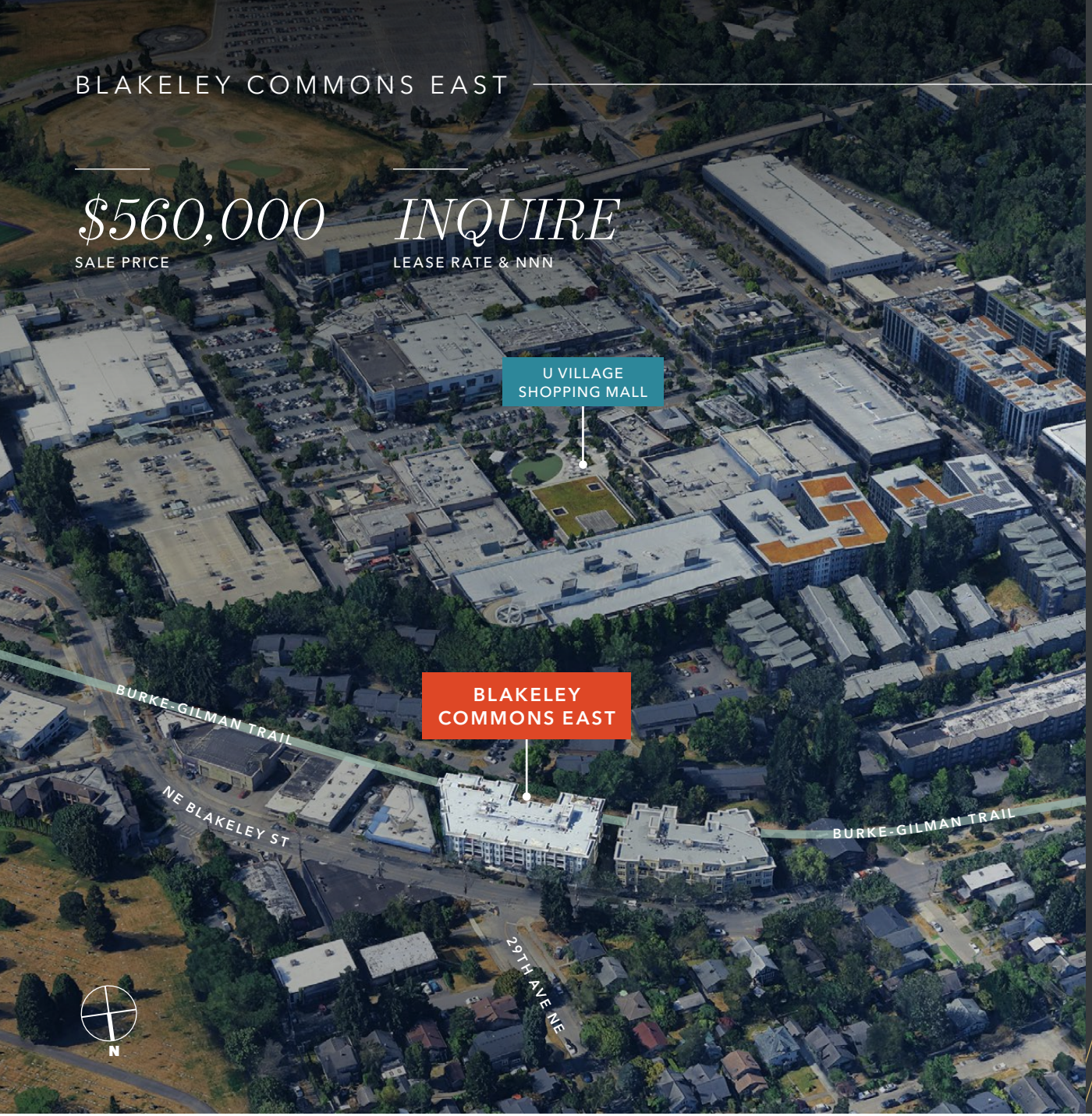
$560,000
SALE PRICE

2901 NE BLAKELEY ST, SUITE 3A, SEATTLE, WA 98105

Kidder Mathews

$560,000
SALE PRICE

INQUIRE
LEASE RATE & NNN

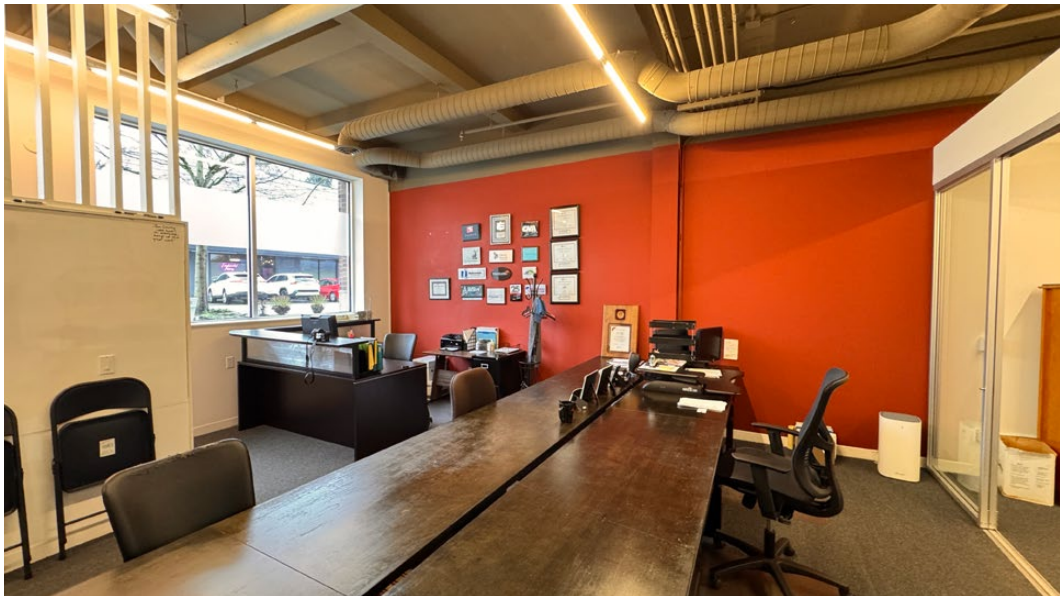


Property Highlights

- 1,021 SF street-level office condo
- High-demand commercial corridor with excellent visibility
- Prime location in Seattle's University District
- Adjacent to the University of Washington campus
- ADA-accessible entry
- Ideal for owner-user or investment
- Condo includes 2 owned parking stalls and 5 shared retail parking stalls

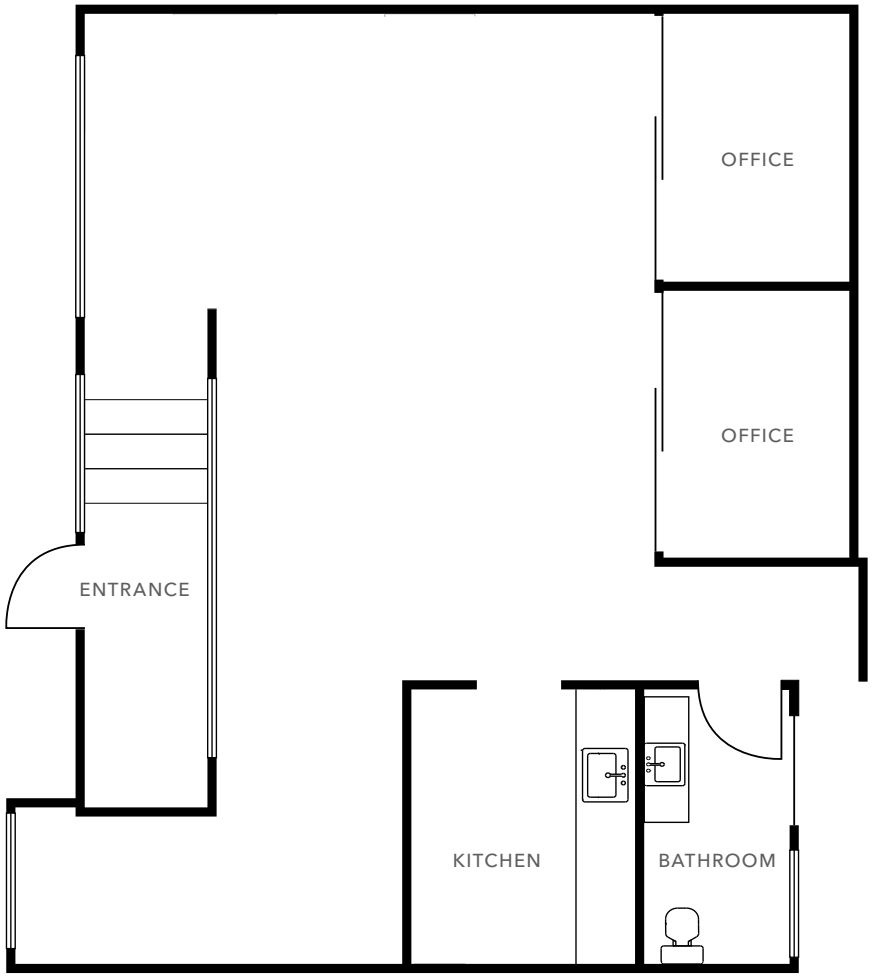
Rogers
Insurance
2901
Suite 3A

2901
Suite 3A
Guiry & Rogers Insurance



PHYSICALLY DISABLED
PERSONS ONLY.
NO FREIGHT

SUITE 3A FLOOR PLAN



1,021 SF
AVAILABLE

JUNE 26
AVAILABLE FOR LEASE

$30.00/SF
PLUS NNN, LEASE RATE

$11.86/SF
EST. NNN*

*2026 Calendar Year, Excluding Electricity and Phone/Data

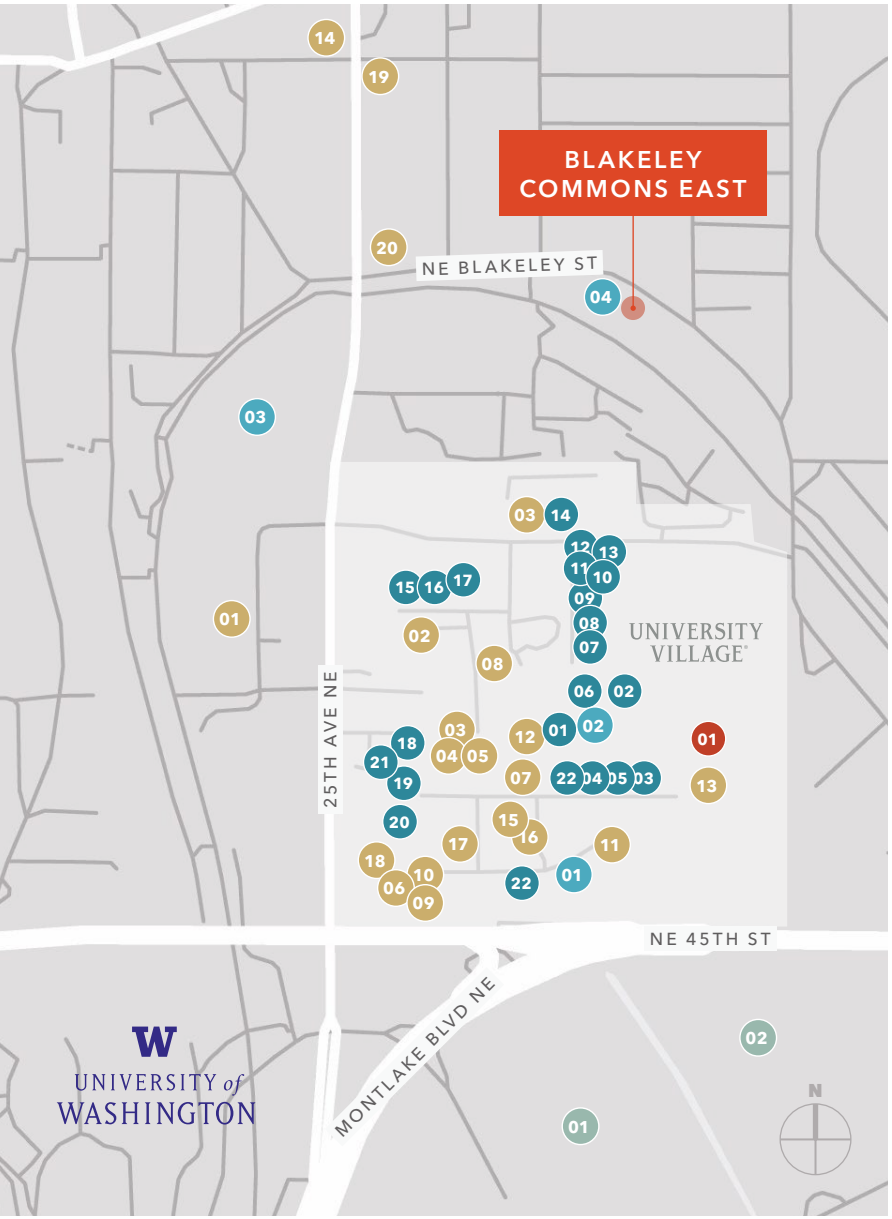
UNIVERSITY VILLAGE AND THE U-DISTRICT

The University District, home to the University of Washington, is a vibrant neighborhood in Seattle, known for its academic excellence, cultural diversity, and lively atmosphere. The district encompasses several distinct neighborhoods, including Greek Row, University Heights, Brooklyn Addition, and University Village (colloquially known as "U-Village"), an open-air lifestyle shopping center located just northeast of the university campus. It offers a unique formula of locally-owned boutiques and signature national retailers. The shopping center is a regional destination for home furnishings, popular fashions, and unique gift items, all set in a distinct collection of restaurants and eateries.

6 MIN
DRIVE TO I-5

7 MIN
DRIVE TO SR-520

AVAILABLE FOR SALE OR LEASE



NEARBY AMENITIES

RETAIL

01 Aritzia
02 Victoria's Secret & PINK
03 Eddie Bauer
04 Gap
05 The North Face
06 Brandy Melville
07 Free People
08 Sephora
09 Reformation
10 Madewell
11 Apple
12 Lululemon
13 Backcountry
14 Crate & Barrel
15 Anthropologie
16 Levi's
17 Athleta
18 Pottery Barn
19 Williams-Sonoma
20 Banana Republic
21 Mud Bay
22 Marine Layer
23 Buck Mason

RESTAURANTS & BARS

01 Dough Zone Dumplings
02 Shake Shack
03 Starbucks
04 Ma'ono Fried Chicken
05 Rachel's Ginger Beer
06 JOEY U-Village
07 Hokkaido Ramen
08 Elemental Pizza
09 Din Tai fung
10 Molly Moon's Ice cream
11 Ba Bar U-Village
12 Delfino's Pizza
13 Q20 Public House
14 Papa Johns Pizza
15 Evergreens
16 Frankie & Jo's
17 Mochinut
18 DeLille En Ville
19 McDonalds
20 Blazing Bagels

GROCERY

01 QFC

RECREATION & PARKS

01 UW Golf Range
02 IMA Sports Fields

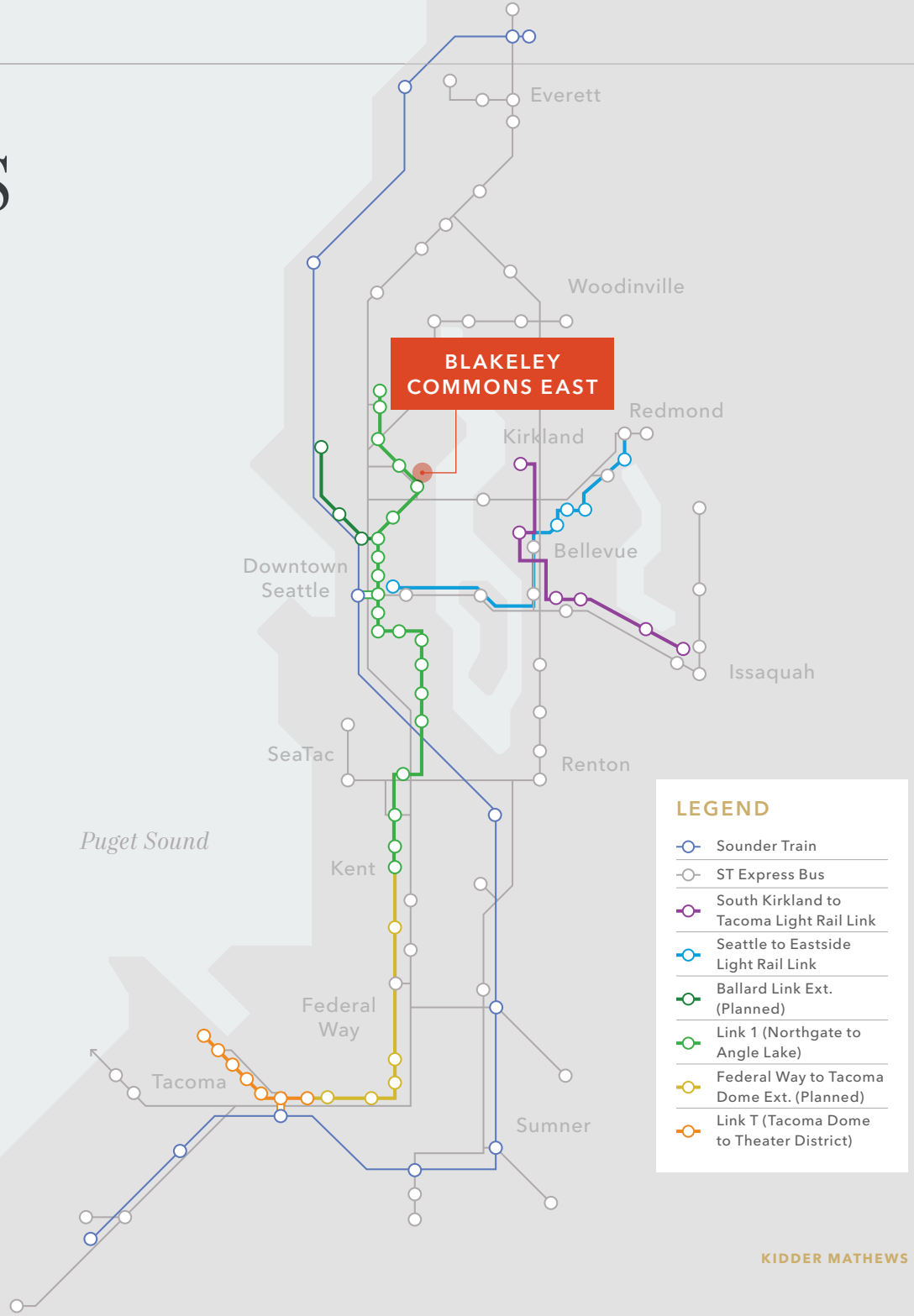
HEALTH

01 Virginia Mason Franciscan Health
02 InSpa
03 UW Medicine Primary Care Ravenna
04 Deep Wellbeing Therapy

EXCELLENT ACCESS TO THE REGION'S TOP JOB CENTERS

ACCESS TO SEATTLE	**15-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	**33-MIN DRIVE**
Current Office Space / Industrial	**16.6M SF**
Industrial Space Under Development	**674 SF**

Source: CoStar, US Census Bureau



SEATTLE IS A NATIONAL LEADER IN AI INNOVATION

With an ever-increasing demand for talent, Seattle's AI economy is a structural tailwind for long-term multifamily value.

A TOP-TIER AI METRO

Seattle-Tacoma-Bellevue is 1 of 28 "Star Hubs" according to the Brookings Institution, excelling in talent, innovation, and adoption.

TOP RESEARCH & TALENT

Amazon, Microsoft, UW, and Ai2 are leaders in AI research and employment.

VENTURE-FUNDED MOMENTUM

Within the Seattle metro, AI startups are growing rapidly across enterprise sectors.

Why Seattle's AI Ecosystem Matters for Multifamily Investors

TOP 5 U.S. METRO FOR AI READINESS

Seattle ranks in the top tier nationally for AI research and industry activity (Brookings, 2024).

HOME TO AI POWERHOUSES

Amazon, Microsoft, and the Allen Institute for AI anchor the region's AI economy.

UNMATCHED TALENT PIPELINE

The University of Washington and global recruiting funnel top-tier engineers into the local market.

VENTURE CAPITAL MAGNET

Billions in AI VC funding drive job creation, new startups, and long-term population growth.

STABILITY IN A SHIFTING MARKET

As AI transforms industries, Seattle's diversified tech base offers resilient demand for housing.

SEATTLE ENTERPRISE AI MARKET

amazon | Microsoft | Ai2 | OCTO | GitHub

UNIVERSITY of WASHINGTON | NVIDIA | Overland AI | WellSaid | Roboto

EDGE DELTA | Clarify | PICTORY | stealthwriter | tableau from Salesforce

muir ai | Outreach | Cimba.ai | gradial | CopyCat

yoodli | symbl.ai | CarbonAI | EDERA | OLERIA

PROTECT AI | Hyphen | ClearlyAI | dexcare | Outbound AI

lexion | ozette | TalusBio | Groundlight | envive

Casium | Outpace | AIGEN | NoxuData | Augmodo

THE PUGET SOUND IS THE LARGEST METRO AREA IN THE STATE WITH *22.3% POPULATION GROWTH* SINCE 2010

2.37M	389K+	316K+	163K+	354K
TOTAL NUMBER OF JOBS	JOBS IN BUSINESS & SERVICES	JOBS IN EDU & HEALTHCARE	JOBS IN MANUFACTURING	JOBS IN TRADE, TRANSPORT & UTILITIES

NOTABLE LOCATION & EMPLOYMENT STATISTICS

- 4,770,000 population
- Largest metro area in the state
- 5th largest metro in the West
- 17th largest metro in the U.S.
- $155,821 average household income for 2024

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

amazon	Microsoft	BOEING	JOINT BASE LEWIS-McCHORD
87,000 EMPLOYEES	55,119 EMPLOYEES	66,797 EMPLOYEES	54,025 EMPLOYEES
UNIVERSITY of WASHINGTON	Providence	Walmart	COSTCO WHOLESALE
53,305 EMPLOYEES	46,000 EMPLOYEES	22,655 EMPLOYEES	21,500 EMPLOYEES

LOCATION 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

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

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

- 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

Exclusively listed by

SUN W. CHOY
Vice President
425.450.1128
sun.choy@kidder.com

TIM CHIN
Vice President
425.450.1119
tim.chin@kidder.com

KIDDER.COM

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