OFFERING MEMORANDUM

AUBURN OFFICE HQ BUILDING

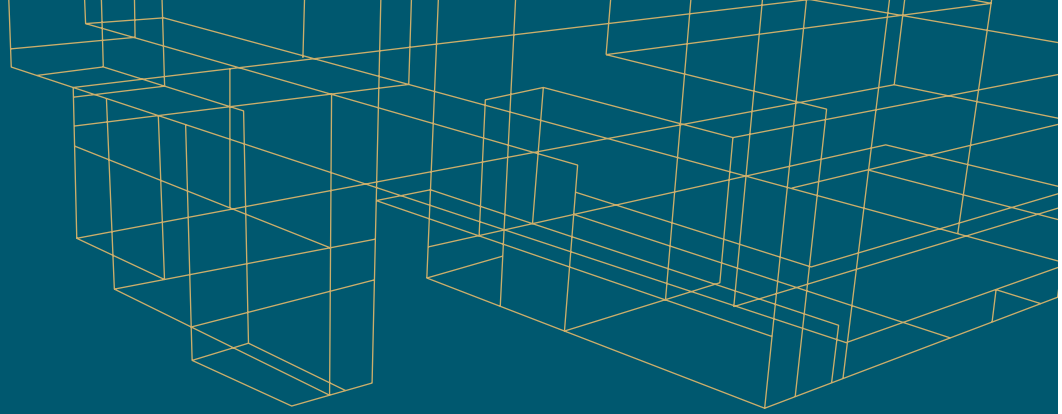
Attractive office owner/user opportunity featuring additional warehouse/garage

25 16TH ST NW, AUBURN, WA



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Kidder Mathews



Exclusively Listed by

RYAN KERSHAW
Senior Associate
206.949.1334
ryan.kershaw@kidder.com

JOEL SHABEL
VP, Shareholder
253.653.3878
joel.shabel@kidder.com

DREW FRAME, SIOR
EVP, Shareholder
253.948.7032
drew.frame@kidder.com

KIDDER.COM

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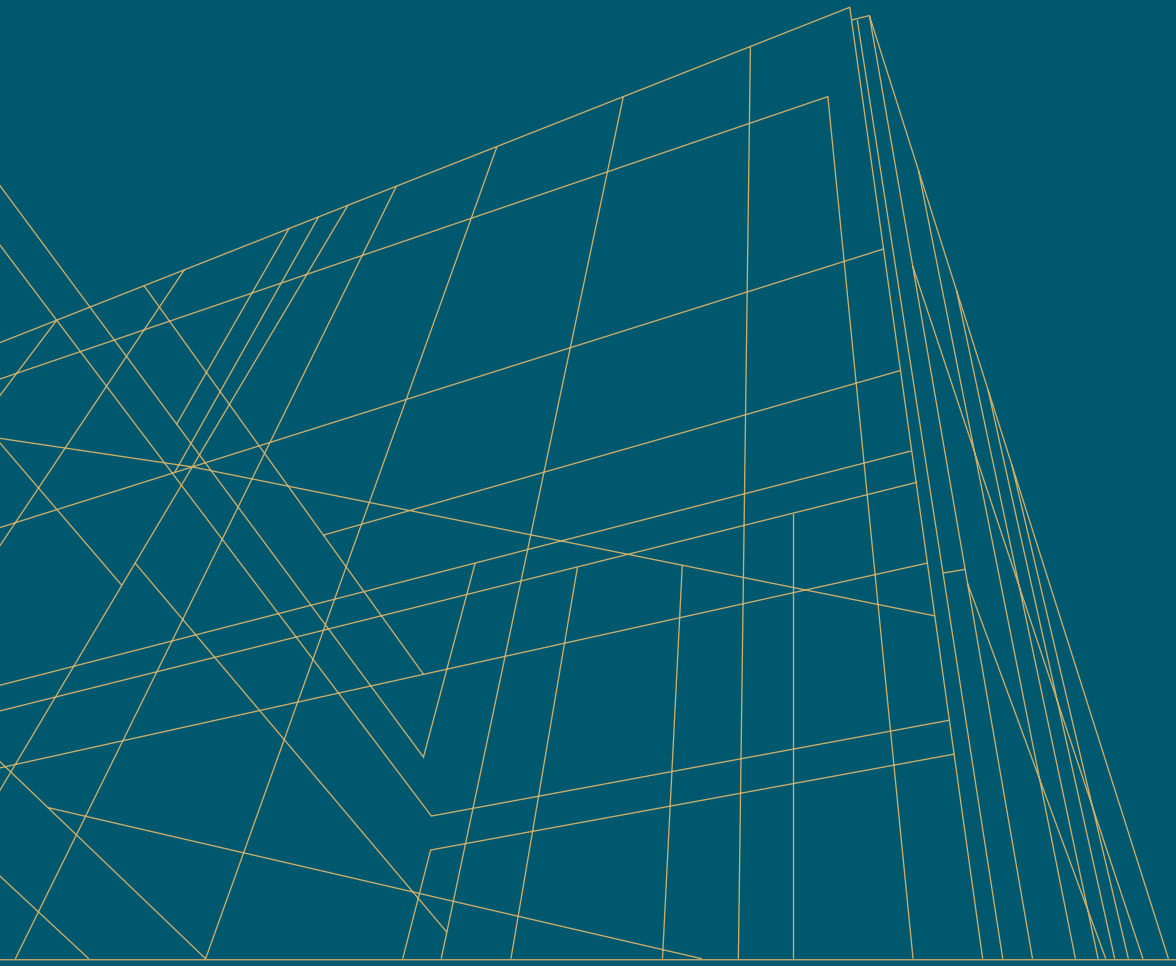
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Kidder Mathews



EXECUTIVE SUMMARY

Section 01



Kidder Mathews is pleased to present the Auburn Office HQ Building, a 12,252 SF two-story office building with warehouse/garage space in the heart of Auburn.

The Auburn Office HQ Building offers a rare opportunity for an owner/user to acquire a professional headquarters with built-in office, warehouse and garage capability on a 1.14-acre site. With C3 Heavy Commercial zoning, 30 surface parking stalls, and quick access to SR-167 and SR-18, the property is well suited for a wide range of businesses that need office, storage, and fleet or service space under one roof.

PROPERTY INFORMATION

ADDRESS	25 16th St NW, Auburn, WA
NET RENTABLE AREA	12,252 SF
GROSS LAND SIZE	49,481 SF (1.14 AC)
YEAR BUILT	1992 / 1999
PARKING	30 surface stalls
PARCEL NO.	000080-0047
ZONING	Heavy Commercial Zone (C3)

$3.1M
LIST PRICE

$253
LISTED PRICE PSF

→ VIEW PROPERTY PHOTOS

OPPORTUNITY HIGHLIGHTS

LOCATION & ACCESS

Located just off Auburn Way N and C St NW near Emerald Downs, the Auburn Office HQ Building provides quick access to SR-167, SR-18, and I-5, and is just minutes from Auburn Municipal Airport. Kent is 8 minutes away, with Sea-Tac Airport, the Port of Tacoma, and Tacoma all within about 22 minutes.

WAREHOUSE/GARAGE COMPONENT

Unlike traditional office buildings, the property includes 2,240 Square Feet of connected garage/storage space with 2 grade level doors connected to fenced/outdoor parking/storage. This is ideal for a businesses that utilize on site storage, equipment, or extra vehicle space.

FLEXIBLE ZONING

The former Columbia Bank headquarters, which was complete with an on-site drive-through, is zoned Heavy Commercial (C3), allowing for a broad range of commercial uses. This gives an owner-user flexibility for both current operations and future plans.

HEADQUARTERS-QUALITY BUILD OUT

The building features high-quality finishes throughout, including a two-story entry lobby, a glass-walled conference room, and well-appointed office space, allowing an owner/user to move in with minimal out-of-pocket costs and downtime.

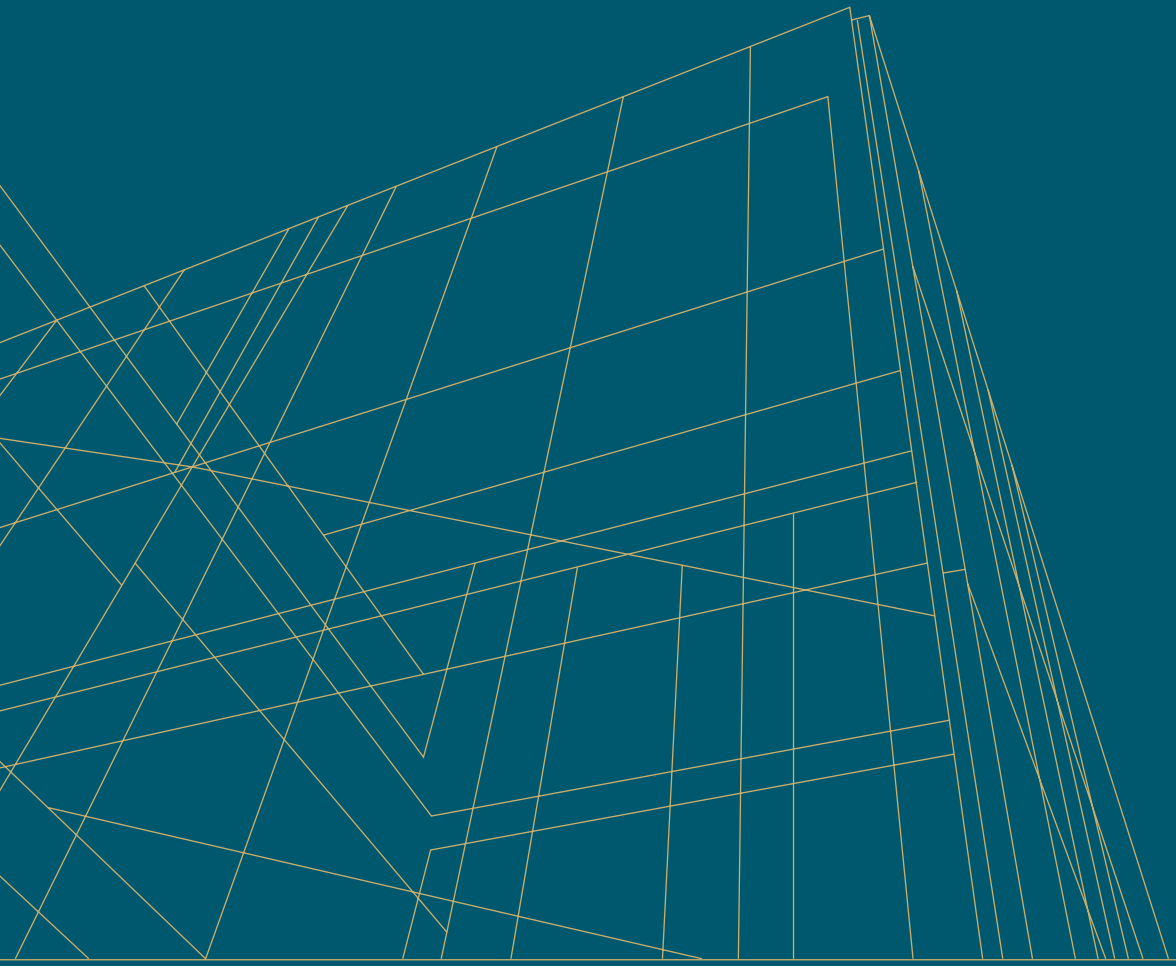
AMPLE PARKING & SITE SIZE

Situated on 49,481 SF (1.14 AC) with 30 surface stalls, the site provides generous parking for employees, clients, and fleet vehicles, a strong advantage for a headquarters user.

ATTRACTIVE PRICE POINT

Offered at $3.1M ($253 PSF), the Auburn Office HQ Building presents an opportunity to own a combined office and warehouse facility in a high-demand South King County submarket at a compelling basis.


KENT VALLEY
INDUSTRIAL COORIDOR
167
AUBURN MUNICIPAL
AIRPORT
EMERALD DOWNS
5
SUBJECT
PROPERTY
AUBURN
MULTICARE AUBURN
MEDICAL CENTER
W MAIN ST
AUBURN SOUNDER
STATION/TRANSIT CENTER
18
18
THE OUTLET
COLLECTION SEATTLE
164
BOEING
N



PROPERTY OVERVIEW

Section 02





PROPERTY INFORMATION

ADDRESS	25 16TH St NW Auburn, WA
LAND AREA	49,481 SF (1.14 AC)
PARCEL	000080-0047
ZONING	C3
COUNTY	King County
FLOORS	Two (2)
PARKING	30 surface stalls

12,252 SF
TOTAL SF

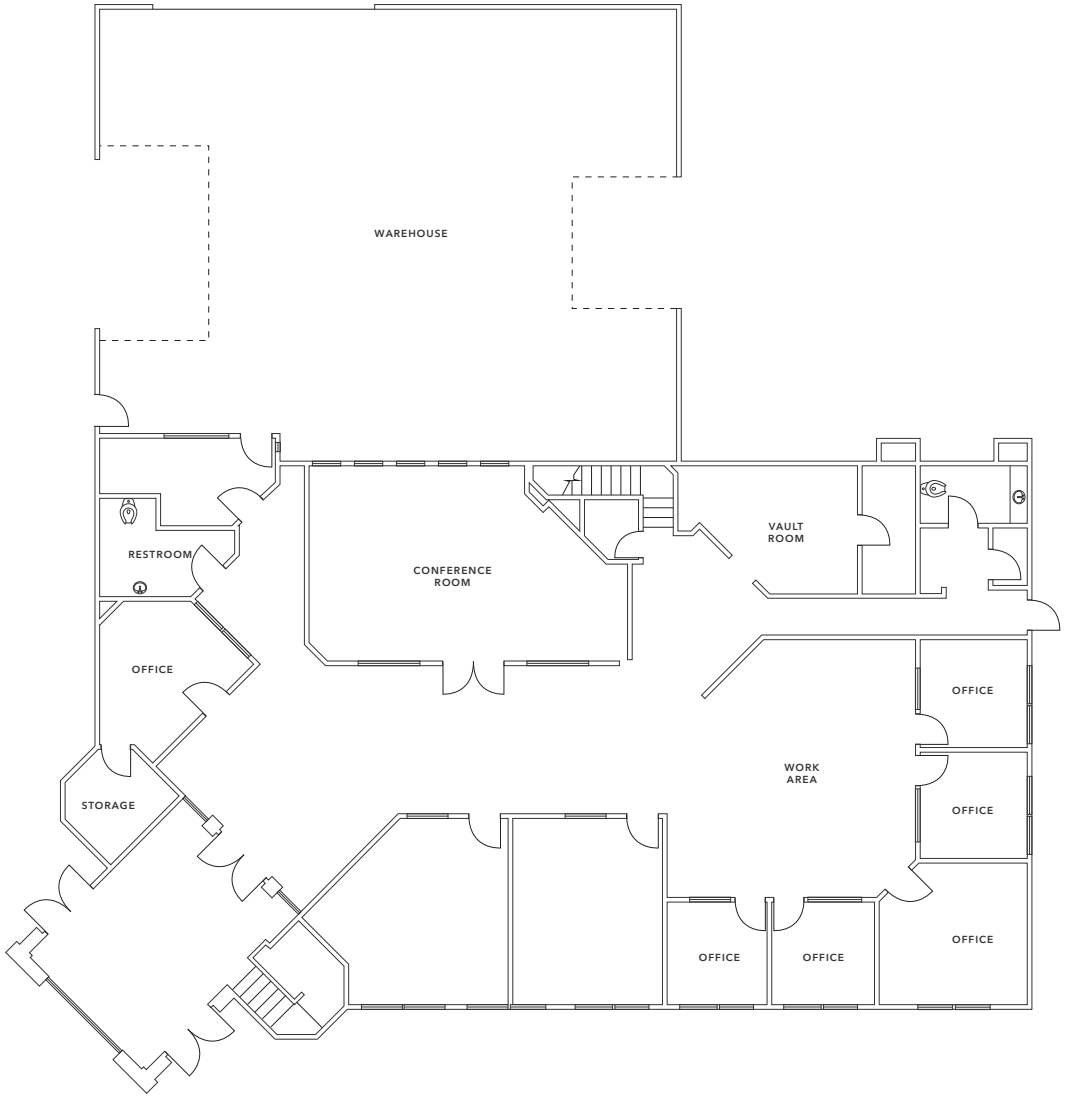
→ VIEW PROPERTY PHOTOS

WAREHOUSE & OUTDOOR STORAGE/FENCED YARD

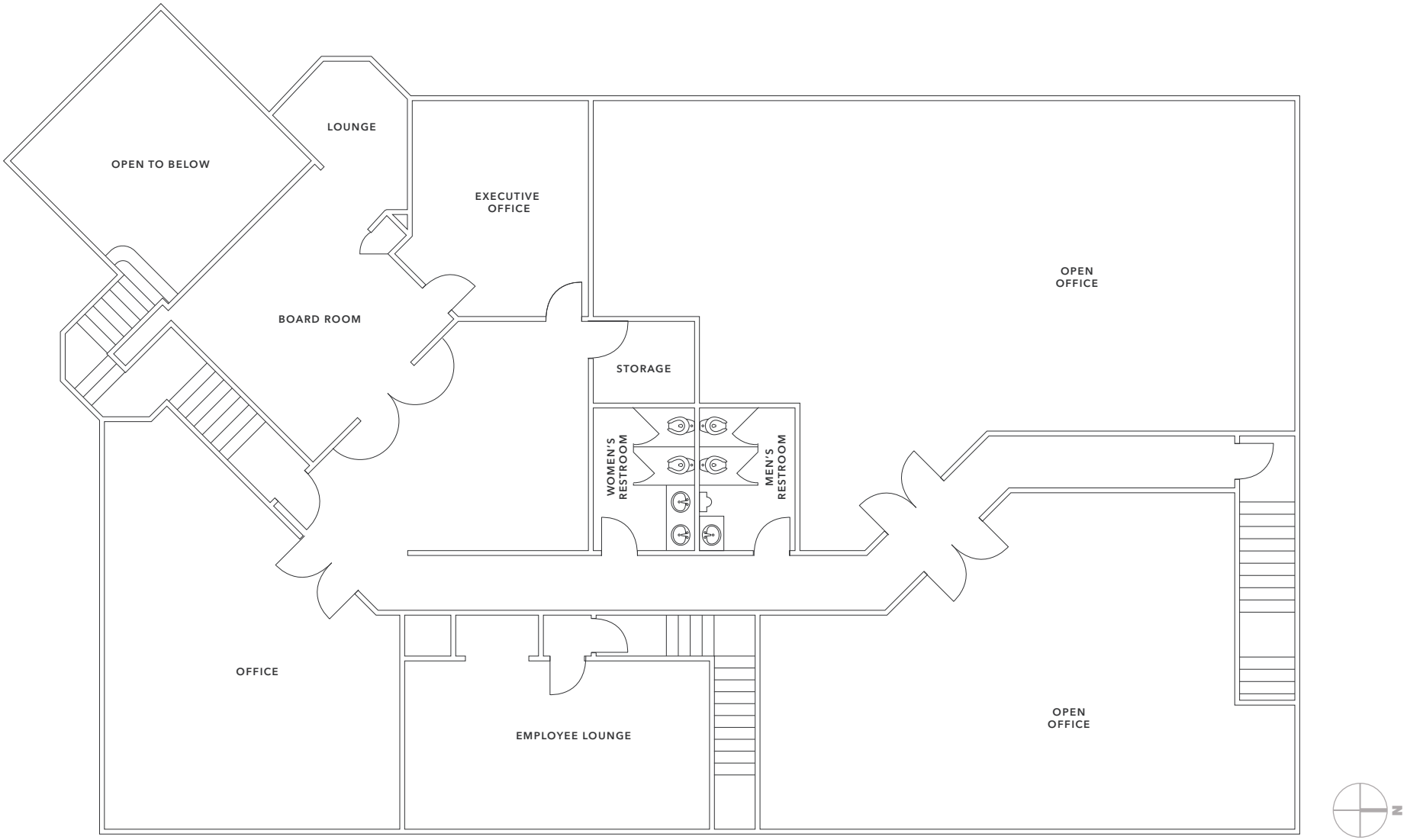




FIRST FLOOR


WAREHOUSE
RESTROOM
CONFERENCE ROOM
VAULT ROOM
OFFICE
OFFICE
WORK AREA
OFFICE
STORAGE
OFFICE
OFFICE
OFFICE
N

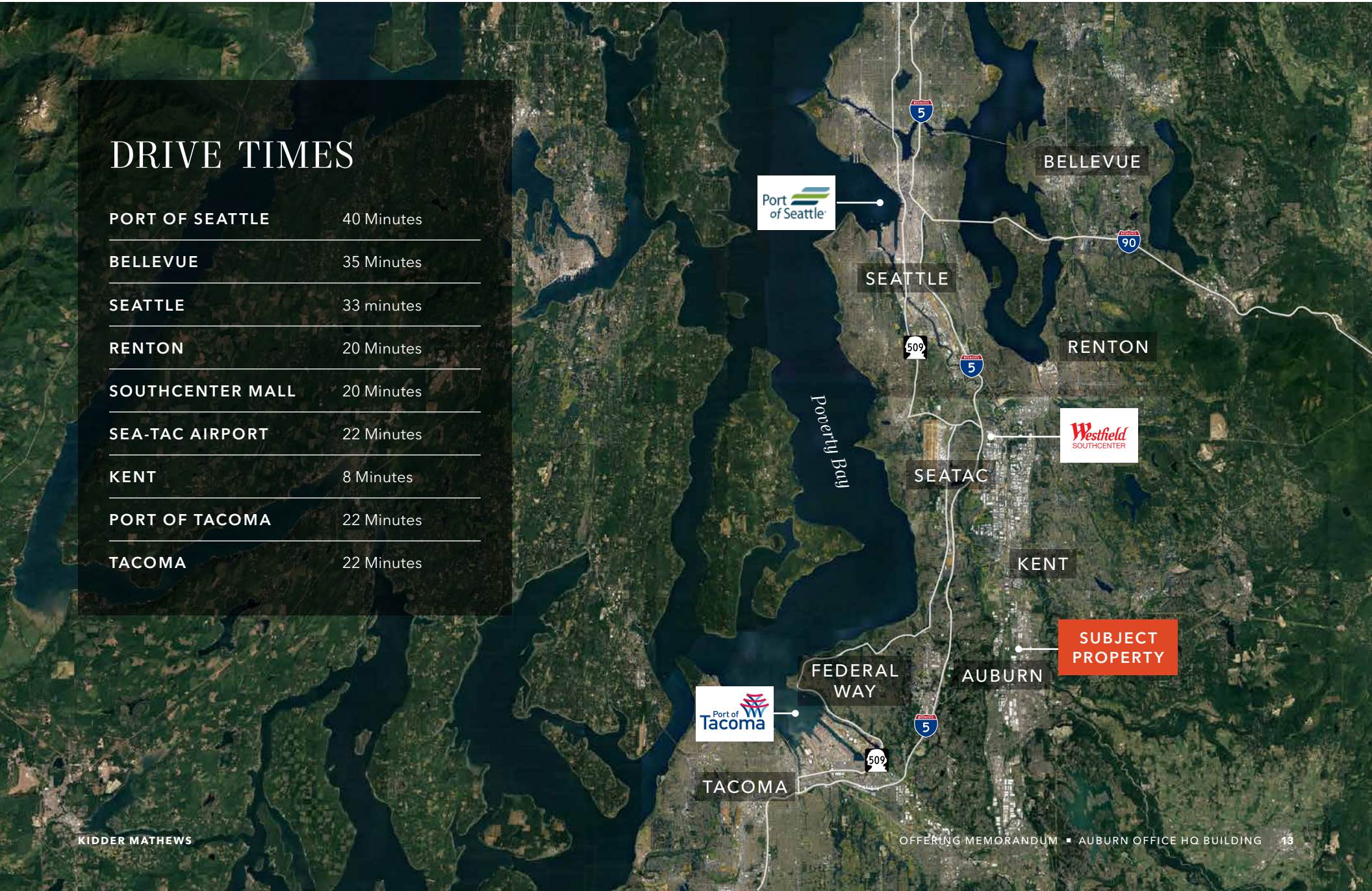
SECOND FLOOR

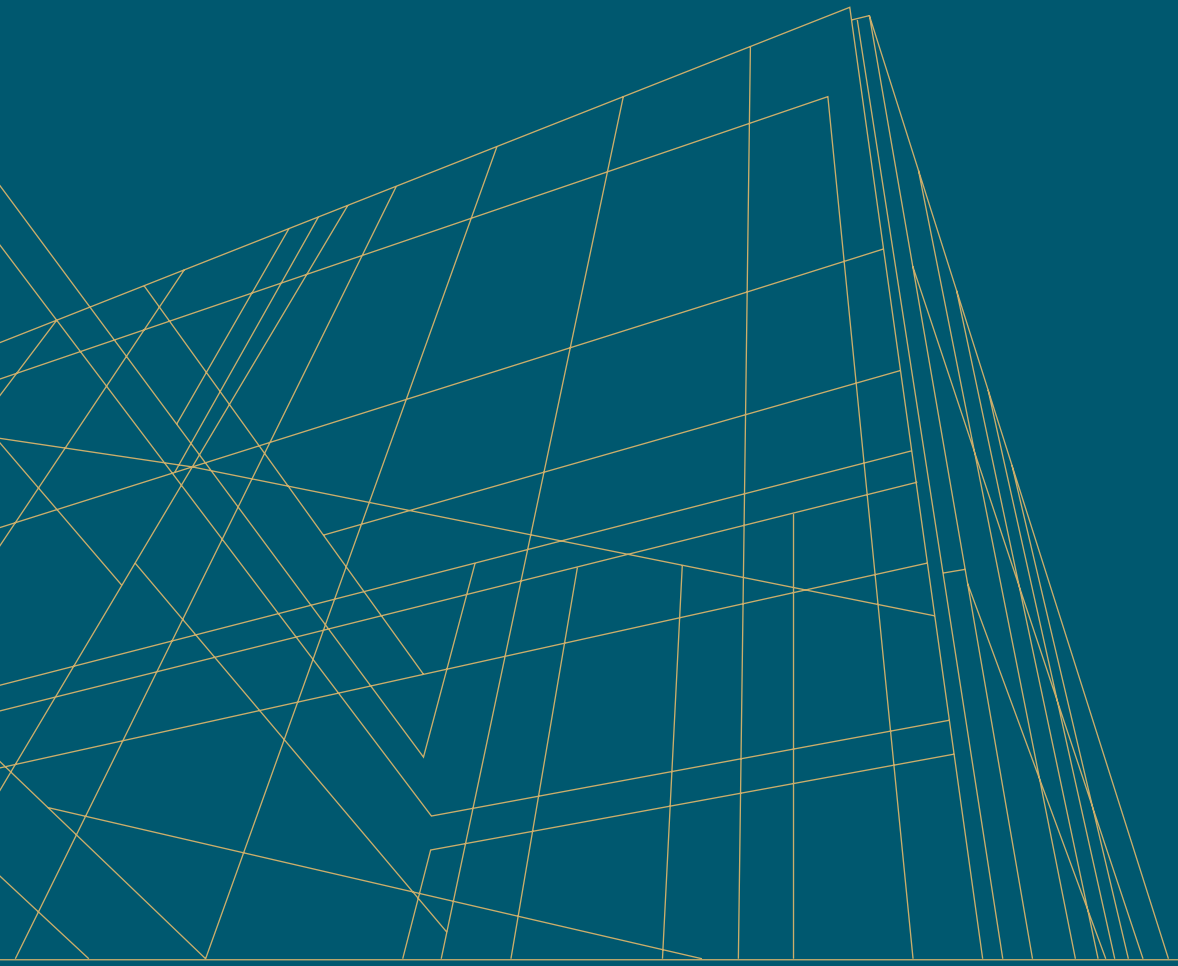



SUBJECT
PROPERTY
16TH ST NE

DRIVE TIMES

PORT OF SEATTLE	40 Minutes
BELLEVUE	35 Minutes
SEATTLE	33 minutes
RENTON	20 Minutes
SOUTHCENTER MALL	20 Minutes
SEA-TAC AIRPORT	22 Minutes
KENT	8 Minutes
PORT OF TACOMA	22 Minutes
TACOMA	22 Minutes





MARKET OVERVIEW

Section 03



The Seattle MSA enjoys one of the most innovative and diverse economies in the country.

Driven by a mix of well-established industrial and manufacturing companies like Boeing and Weyerhaeuser and new economy high-tech companies like Microsoft and Amazon, Seattle has become a magnet for the country's most talented and skilled workforce with expertise in aerospace, software engineering, life sciences, and healthcare, cleantech, and information and communication technologies (ICT).

Seattle's Boeing Commercial Airplanes account for over 42% of all commercial aircraft currently flying across the globe. More than 90% of Boeing jets are built in Greater Seattle and there are more than 800 aerospace companies in the region. Together these aerospace companies employ 17% of all aerospace workers in the U.S.

Companies like Microsoft, Amazon, and Tableau have made the Seattle metro area a world leader in cloud computing and data visualization. With more than 3,000 high-tech and ICT companies in the metro area, Seattle is a leading center for information and communications technology, clean technology, and software development.

The Puget Sound region has long been a center for the life sciences and healthcare industries. Scientists from the Fred Hutchinson Cancer Research Center developed bone marrow transplantation. A collaboration of local talent from healthcare and aerospace created software solutions to create astronaut life support systems. As the life sciences industry is now moving to incorporate more software and IT processes in the R&D and supply chain processes, the depth of tech talent and expertise in Seattle is a huge bonus that has been attracting life sciences companies to the region.

The Seattle metro area is also a national leader in the global economy. Located midway between Asia and Europe by air and next door to Canada, Greater Seattle's location couldn't be more ideal. Linked by road, rail, ship, and air to global distribution networks, the city has grown to take on international economic importance. The region excels as a global logistics & trading hub, boasting the third-largest container shipping center in North America with the Northwest Seaport Alliance. The region is also home to four foreign trade zones and the Seattle-Tacoma International Airport (SEATAC), a major international airport. With over 40% of jobs in the region tied to international trade and business, Greater Seattle is one of the most internationally connected regions in the United States.

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

AUBURN MARKET OVERVIEW

Located less than 30 miles South from downtown Seattle, Auburn offers a neighborhood feel with big city connectivity and opportunities.

The city has over 87K residents and is a part of King County, the 13th largest county in the US. City leadership works to promote the local economy, help businesses grow, and create a vibrant community for its citizens.

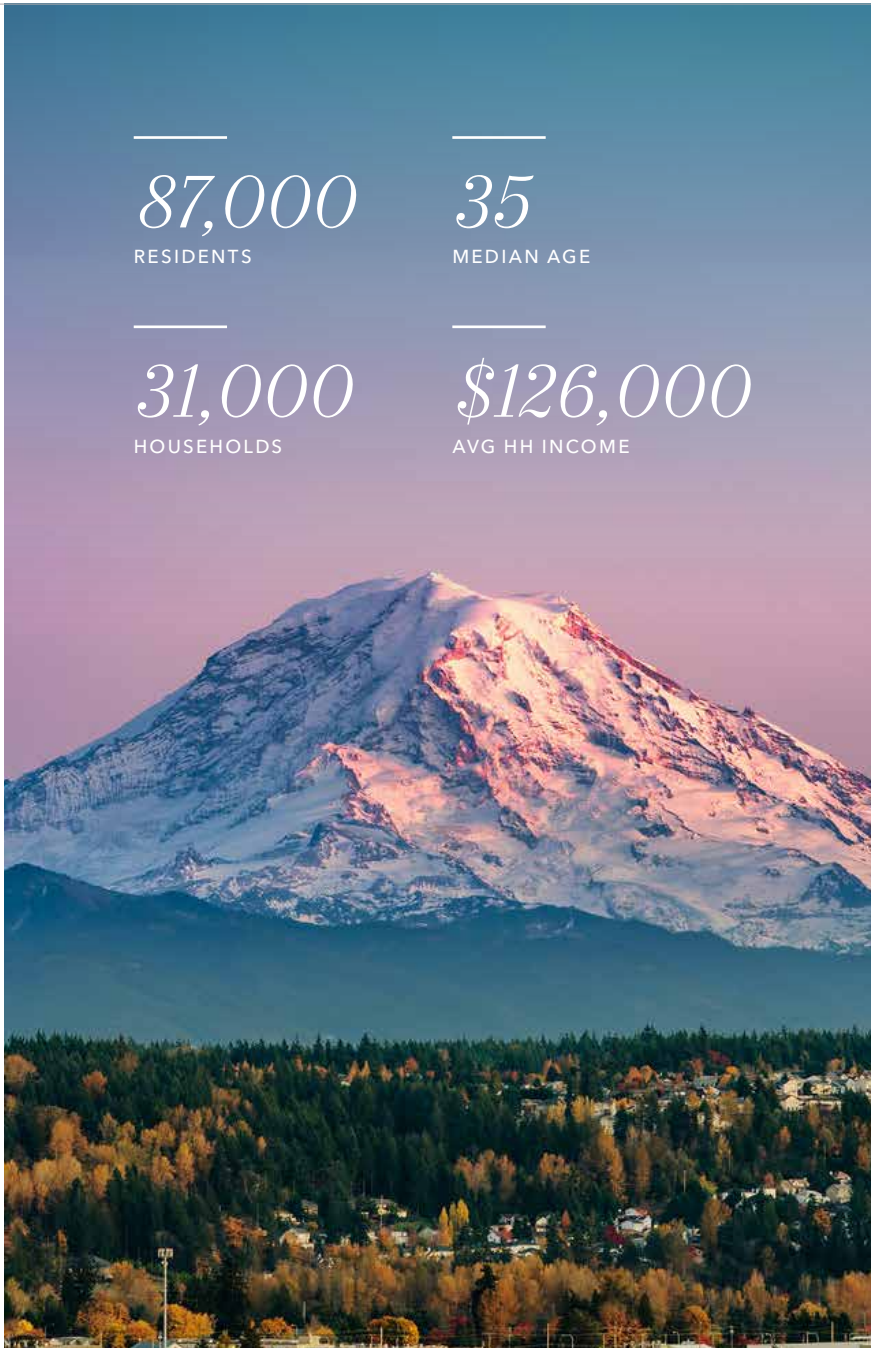
Auburn offers great connectivity for businesses and residents alike. Whether it be by road, sea, rail, or air, thousands of goods and people travel through the area every day. Sitting at the bisection of two regional highways (Hwy 167 & 18), Auburn has easy accessibility to major Interstates 5 & 90, as well as Interstate 405.

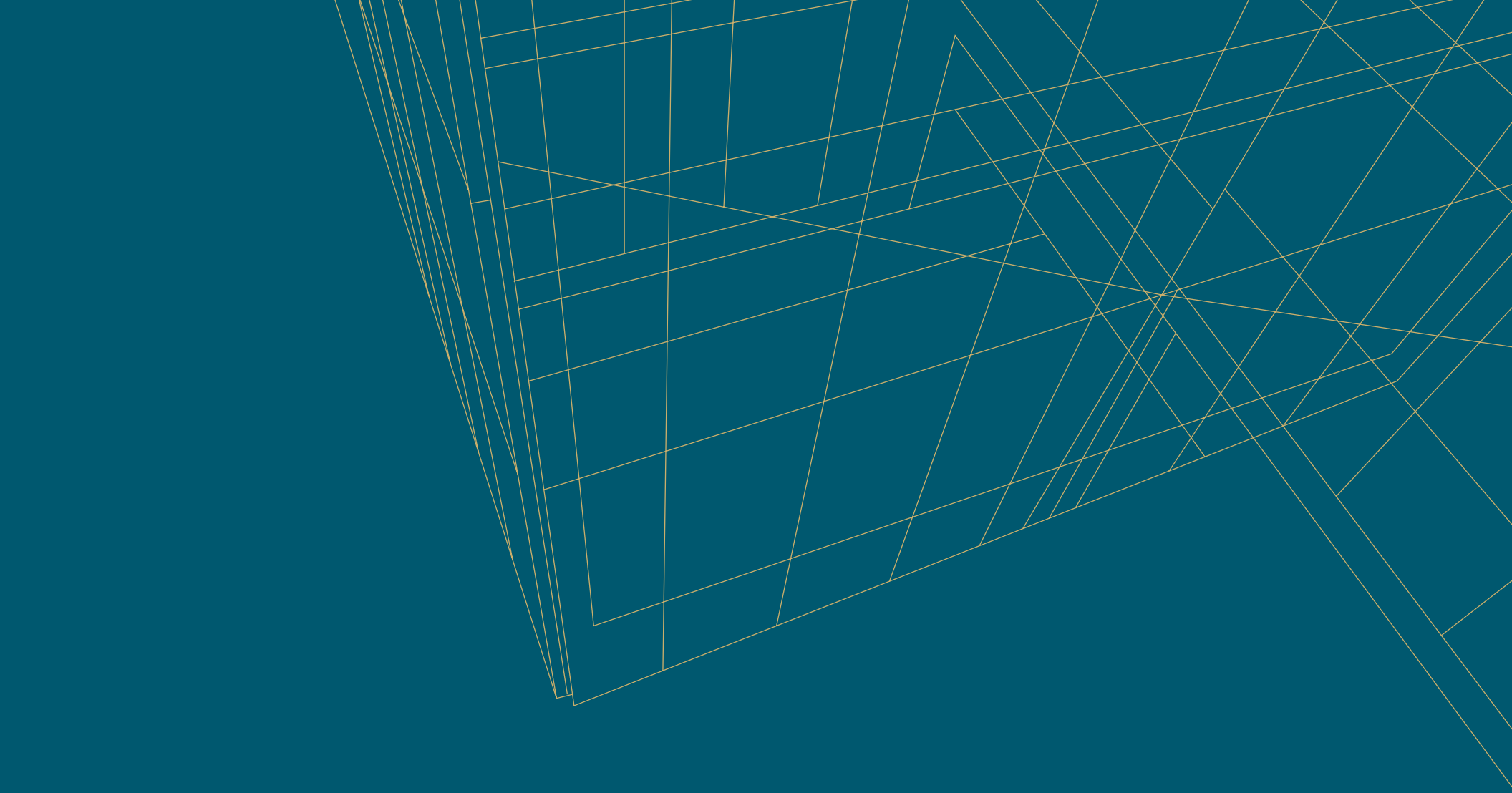
One of Auburn's most competitive advantages is its proximity to the Port of Tacoma (15 miles) & Port of Seattle (20 miles). Combined, these two ports make up the Northwest Seaport Alliance and have merged all marine cargo operations. The NWSA is the fifth busiest container port in the US and supports over 48K jobs and $4.3B in revenue.

In conjunction with the ports, the city of Auburn is served by two major rail services, BNSF and Union Pacific, which connect the Pacific Northwest to key distribution points across the US.

Auburn also sits less than 20 miles from Seattle-Tacoma International Airport which is the 11th busiest US airport based on passengers. In 2022 it saw over 45.9M passengers with routes to over 120 domestic and international destinations.

Auburn is known as the gateway to Mt. Rainier and offers everything for the outdoor enthusiast including bike trails, golf courses, fishing areas, and an extensive parks and trails system. Local attractions such as Emerald Downs, White River Amphitheater and the Muckleshoot Casino draw a massive amount of local visitors to the area every year.





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RYAN KERSHAW
Senior Associate
206.949.1334
ryan.kershaw@kidder.com

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