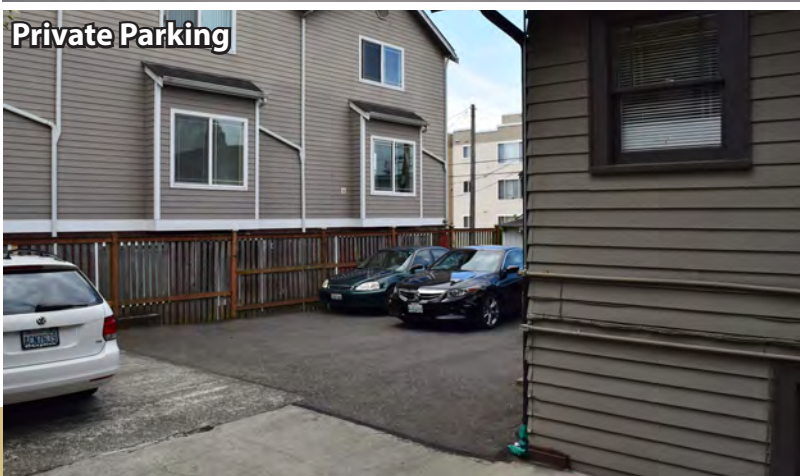


Roosevelt District - Office Building

819 NE 65th Street, Seattle, WA 98119



FOR SALE: \$1,800,000

FEATURES:

- Potential Redevelopment Site or Owner/User
- Land: 3,780 SF | Building: 2,306 SF
- Zoning: NC3-65
- 12 - 18 Month Leaseback Available
- Walking Distance to Proposed Light Rail Transit Station
- Office Building with 8 POs, 3 RRs (1 with Shower), Waiting Area, Lounge, Kitchen & Hardwood Floors
- Private Parking Behind Building
- New Roof & HVAC in 2015
- Quick Access to/from I-5

For more information, contact:

ROSEN~HARBOTTLE COMMERCIAL REAL ESTATE

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Rosen~Harbottle Commercial Real Estate | P.O. Box 5003 Bellevue, WA 98009-5003
phone: (425) 454-3030 fax: (425) 454-6705 | www.rosenharbottle.com

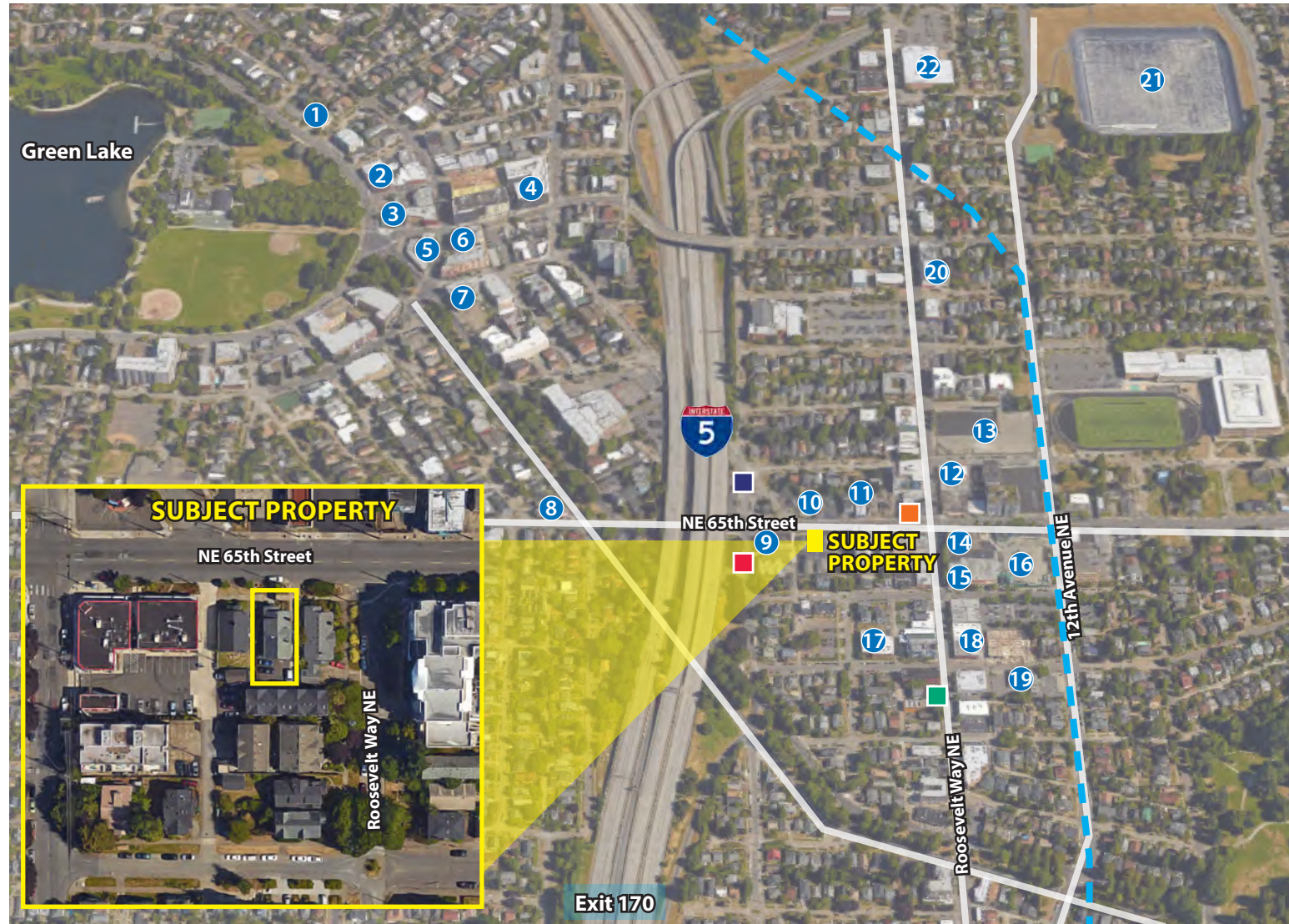
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RETAIL TRADE AERIAL



Proposed Northgate Link Extension ———

Bus Stop Locations & Routes

■ 63 ■ 45 | 62 | 67 | 76 | 984
■ 63 | 64 | 76 ■ 45 | 67

- 1 Green Lake Public Library
- 2 Super Jock 'n Jill
- 3 Greenlake Bar & Grill
- 4 PCC
- 5 Gregg's Cycle
- 6 Road Runner
- 7 Key Bank
- 8 Sugar Sugar
- 9 Wayward Vegan Cafe
- 10 Shell
- 11 Portage Bay Cafe on 65th
- 12 UFC Gym
The Atlantic Crossing
- 13 Roosevelt Link Station
- 14 Dania
- 15 barre3
East West Bank
- 16 Whole Foods
Bartell's
- 17 LabCorp
- 18 Zenith Supplies
- 19 US Bank
- 20 Roosevelt Storage
- 21 Roosevelt Reservoir
- 22 Safeway

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population			
2020 Projection	39,427	256,232	534,033
2015 Estimate	36,606	237,712	462,679
Growth Since 2010	8.11%	9.27%	12.70%
Households			
2020 Projection	17,128	112,711	257,054
2015 Estimate	15,914	104,661	237,173
Growth Since 2010	7.01%	7.43%	11.72%
2015 Average HH Income	\$101,126	\$104,863	\$103,049



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