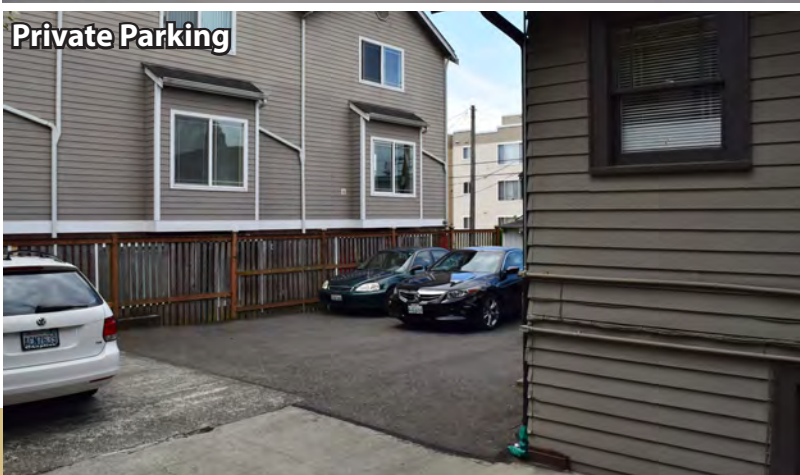


Roosevelt District - Office Building

819 NE 65th Street, Seattle, WA 98119

NEW Price Reduction!



FOR SALE: \$1,600,000

FEATURES:

- Potential Redevelopment Site or Owner/User
- Land: 3,780 SF | Building: 2,386 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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phone: (425) 454-3030 fax: (425) 454-6705 | www.rosenharbottle.com

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.

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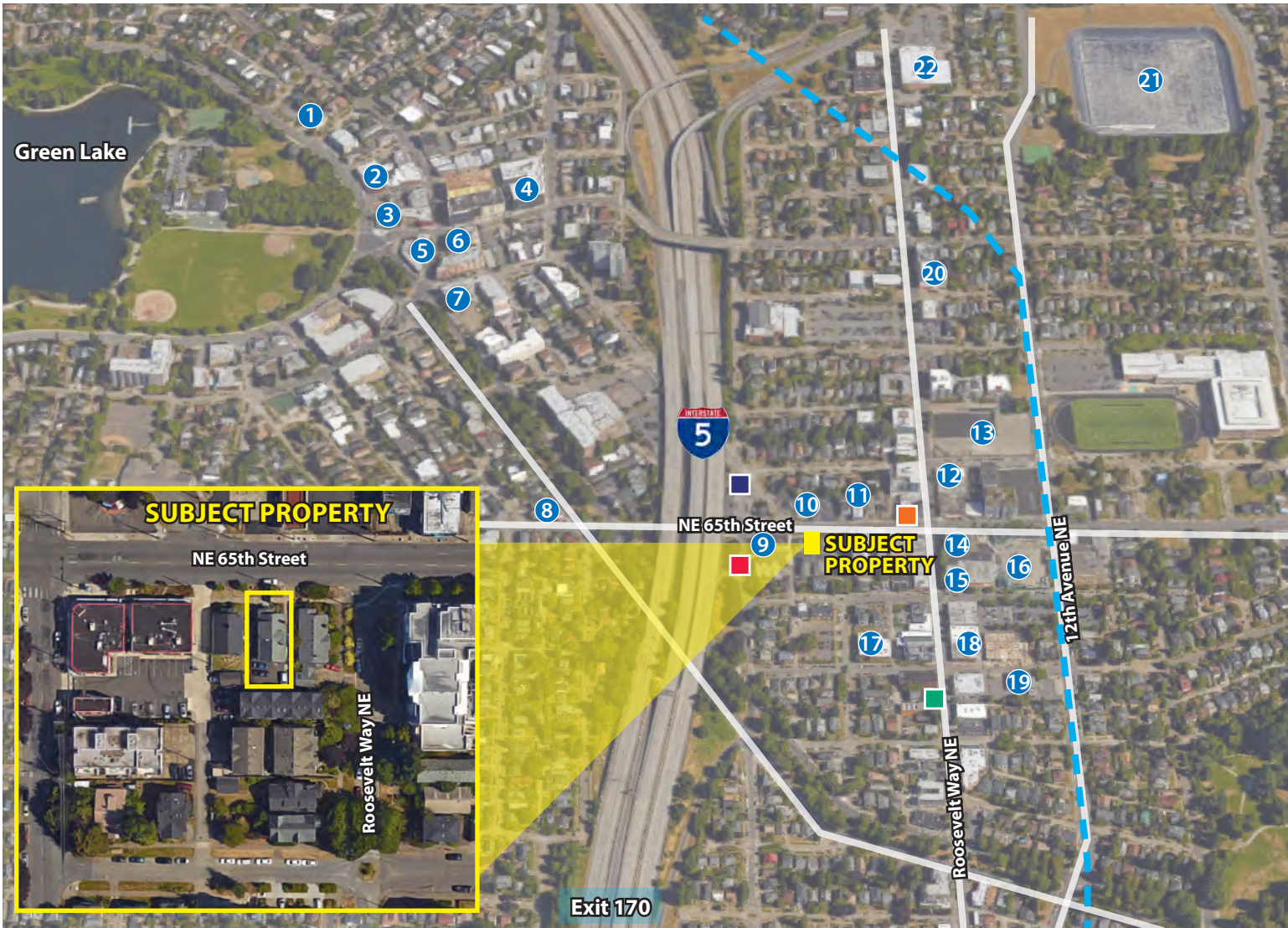
RETAIL TRADE AERIAL

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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