



# FOR SALE

2006 2ND AVE  
SEATTLE, WA 98121

6,480 SF Lot | 12,960 SF Building on 2 Levels | Zoning: DMC 240/290-440

A unique historic building, in a vibrant neighborhood within one of the top cities in the US, in an economically stable downtown enclave that is poised for explosive growth.

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# 2006 2ND AVE - SEATTLE, WA 98121

Unique opportunity for an owner-user or developer to join this fast-growing stable, heavily residential district in a pocket of downtown Seattle with some of the more sought-after luxury condominiums and apartments, including Escala, Cristalla, One Pacific Tower, Continental Place and Tower 12. All within walking distance to growing employment hubs such as South Lake Union and the CBD. This historic, renovated building is a six-minute walk to Pike Place Market, across the street from the iconic Moore Theatre, and is two blocks in all directions from stable and beloved retail and restaurants such as Tom Douglas' Serious Pie and Lola, Le Pichet, Shaker & Spear, Assaggio, Orvis, Design Within Reach, Patagonia and Tuft & Needle. Current building owner and use is the United States-based studio for famed Italian glass artist Lino Tagliapietra.



Tiffini Connell

(206) 283-5212  
www.wccommercialrealty.com

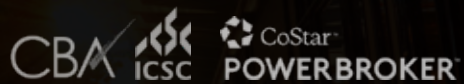
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# THE OPPORTUNITY

Nestled in among new and well-established retail, restaurants, entertainment, office buildings, hotels and residential towers, the building seemingly has endless opportunities. Owner-user, long-term hold and investment, or development under the City's DMC zoning. A recent renovation in 2017 has created artistically significant interior spaces, which some videos of the building's gallery can be seen at <https://linotagliapietra.com/seattle-studio/>



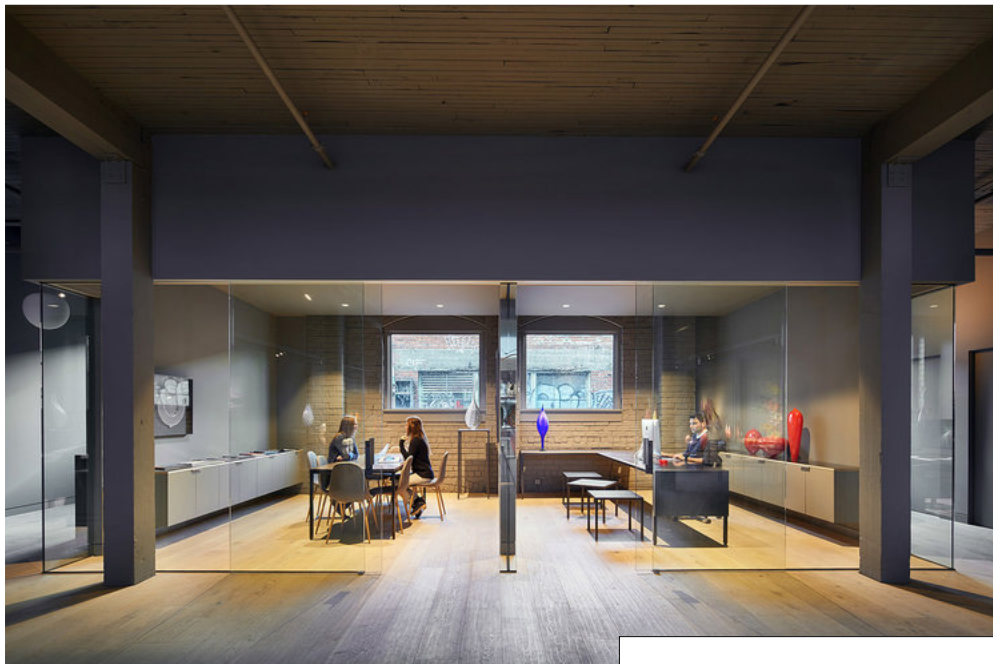
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# PROGRESS AND HIGH GROWTH

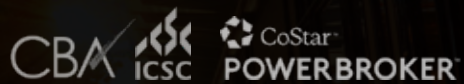
Urban enclaves around Seattle, like this district between Pike Place Market, Belltown and South Lake Union, have largely maintained their property values and development schedules:

- First Light Seattle, an ultra-luxury 48 story condominium building is under construction one block away, scheduled for completion in 2023.
- Escala, two blocks away, sold 18 units in the last 6 months of 2020 at an average price of \$1.25M
- Cristalla (263 unit building in the same block) sold 13 units in the same time frame; Continental Place (128 units) sold 6.
- One Pacific Tower, one block away, currently has units for sale between \$1.25M — \$1.775M.
- Tower 12, directly across the street, is an 183-unit luxury apartment building with rents ranging from \$1,696/mo for a studio to a 2-bedroom unit on the 32nd floor for \$8,800/mo.



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# PERFECTLY SITUATED DOWNTOWN SEATTLE LOCATION



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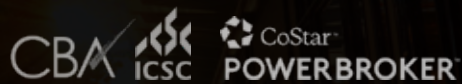
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# STRONG DEMOGRAPHICS

TOTAL POPULATION	AVERAGE HOUSEHOLD INCOME	TOTAL DAYTIME EMPLOYEES	POPULATION DENSITY
1-Mile: 58,471	1-Mile: \$120,923	1-Mile: 193,769	1-Mile: 18,551.12 / sq. mile
3-Mile: 223,481	3-Mile: \$131,641	3-Mile: 328,997	3-Mile: 7,878.25 / sq. mile
5-Mile: 454,606	5-Mile: \$132,980	5-Mile: 468,158	5-Mile: 5,769.36 / sq. mile



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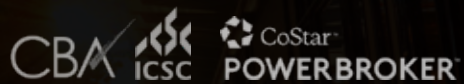
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## BUILDING DETAILS

**Site Size:** 6,480 SF Lot  
**Building Size:** 12,960 SF Building on 2 Levels  
**Zoning:** DMC 240/290-440  
Property will be unencumbered upon closing.  
Existing tenant/building owner, Lino Taglieri Gallery, will move to a new location.



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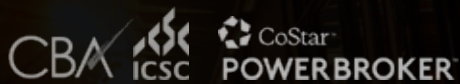
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## REVIEW OF OFFERS

Due to the highly confidential nature of the existing operating business, all tours must be scheduled through the brokerage and upon signing of an NDA. Thank you for not disturbing the existing occupant and employees. There will be no call for offers. The family will review offers as they come in and review the terms and conditions of each.



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