



OFFERING MEMORANDUM

**807 Aurora Avenue N**  
**Seattle, WA 98109**

**COMPASS**



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Exclusively listed by:

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# Property Overview

807 Aurora Avenue N, Seattle WA 98109

A remarkable development opportunity for high demand housing and commerce in a thriving tech economy in one of the worlds most robust job markets. This 9,300 SqFt building sits on an 18,700 SqFt lot. It is zoned as mixed use thereby providing ample opportunities for development.

The building is conveniently located within walking distance to employment giants like Amazon, Google, Facebook, Nordstrom and more. Lake Union water activities, parks, doggy daycare, the Space Needle and greater Seattle Center, pubs, coffee shops, grocery, ballet, museums & endless options for dining & cuisine from around the world are also accessible by foot. Notably, the Starbucks HQ, Seattle waterfront, ferry terminals & Pike Place Market are a short distance away. Access to the 99 freeway, light rail & bus routes for further commutes to Alaska Airlines, Boeing, Microsoft & more are exceptionally close and uncomplicated.

## HIGHLIGHTS

- List Price: \$6,250,000
- Parcel Number: 2249000395
- Property Taxes (2020): \$71,953
- Assessed Value: \$7,948,500
- Height Limit: 85 Ft



**YEAR BUILT**  
1977

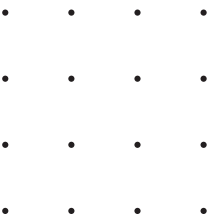


**AVAILABLES**  
9,293



**ZONING**  
Smup 85 (M)

# Investment Highlights



1

High demand housing  
development opportunity

2

Future  
redevelopment  
opportunity

3

Access to Interstate 5  
Freeway & Highway 99

4

66,854 Average weekday  
traffic on Aurora Avenue

5

Easy access to Bellevue  
and Redmond

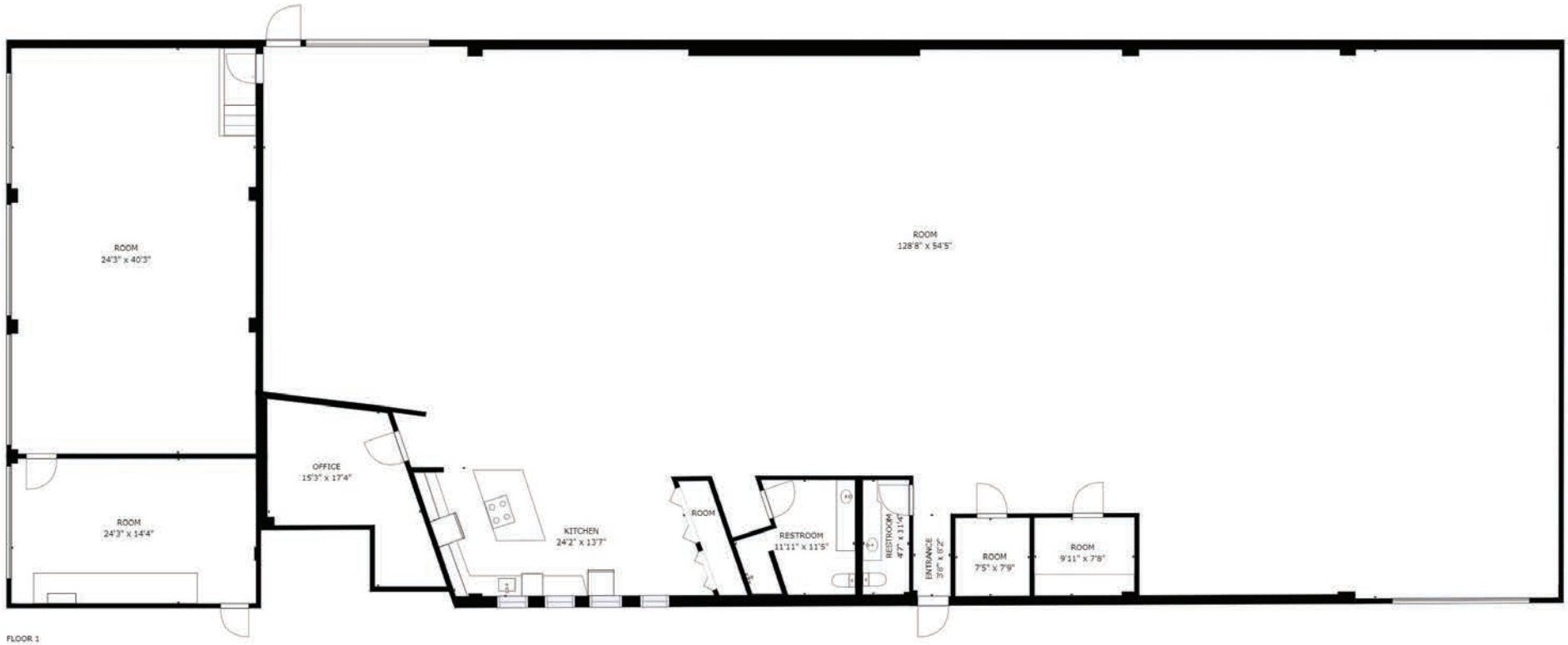
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Walking distance to bus  
and light rail stations

7

Walking distance to dining  
and entertainment

# Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 8269 SQFT  
TOTAL: 8269 SQFT

Sizes and dimensions are approximate, actual may vary.





# Lot Aerials





# Location Aerials







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Please contact for showings  
and interior tour

