

OFFERING MEMORANDUM

SEATTLE PACIFIC BUSINESS PARK

*Rare Opportunity in the Heart
of Seattle's SODO District*

241 S LANDER ST, SEATTLE, WA

km Kidder
Mathews

LANDER ●
STREET ●
VINTAGE ●
WORK SPACE/STORAGE

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INVESTMENT OVERVIEW

The Seattle Pacific Business Park is located in the heart of Seattle's thriving SODO District. Sitting on a single 2.37 acre parcel, the park is currently fully leased to a variety of Office, Retail and Storage tenants, providing an investor immediate income and displaying the strong demand within the submarket.

Seattle's SoDo district is a prime industrial and commercial hub with strong market value driven by its strategic location. It sits adjacent to the Port of Seattle, providing direct access to maritime shipping, and is just south of Downtown Seattle, making it ideal for businesses requiring proximity to the urban core. The district is bisected by Interstate 5, offering seamless freeway connectivity, and is interlaced with major rail lines, ensuring efficient freight movement. These transportation advantages port, highway, and rail make

SoDo highly desirable for logistics, warehousing, and industrial operations, with property values reflecting its role as a critical gateway for regional and international commerce.

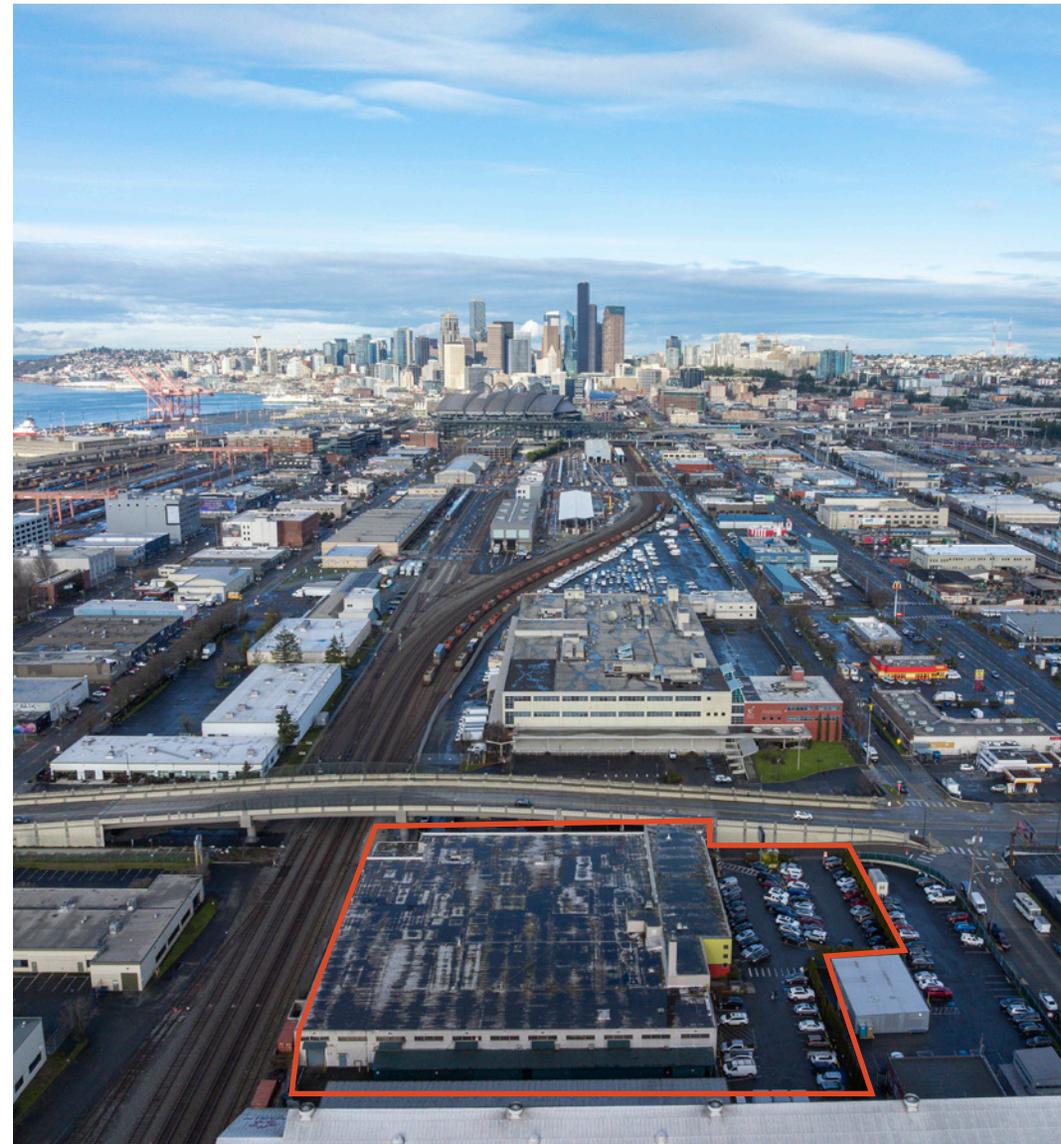
Seattle Pacific Business Park offers a compelling investment opportunity, distinguished by its unique combination of in-place income from short-term leases and a substantial land footprint. This flexibility creates multiple pathways for investors: developers can generate interim cash flow during entitlement and planning phases, value-add investors can enhance returns by improving the property and increasing rents, and Owner/Users have the option to fully occupy the site by Q3 2026. With its strategic location and versatile positioning, this property stands out as a rare chance to capitalize on both immediate income and long-term growth potential.



PREMIER OFFERING IN SEATTLE'S SODO DISTRICT

PROPERTY DETAILS

ADDRESS	241 S Lander St, Seattle, WA 98134
PRICE	\$18,500,000
RENTABLE BUILT AREA	83,346 SF
WAREHOUSE	48,620 SF
OFFICE	17,272 SF
STORAGE (INCLUDES OUTDOOR FACILITY)	17,454 SF
PRICE/FT	\$223/ft
CAP RATE	6% (based on 2025 actual financials)
PARKING	77 Stalls
YEAR BUILT	1964
LOT SIZE	2.37 Acres
ZONING	MML U/85
APN	766620-5335





SEATTLE PACIFIC BUSINESS PARK PROPERTY HIGHLIGHTS



83,346 SF Fully Occupied by a variety of Office, Retail and Storage tenants



2.37 acre site ideally located in the heart of Seattle's SODO District



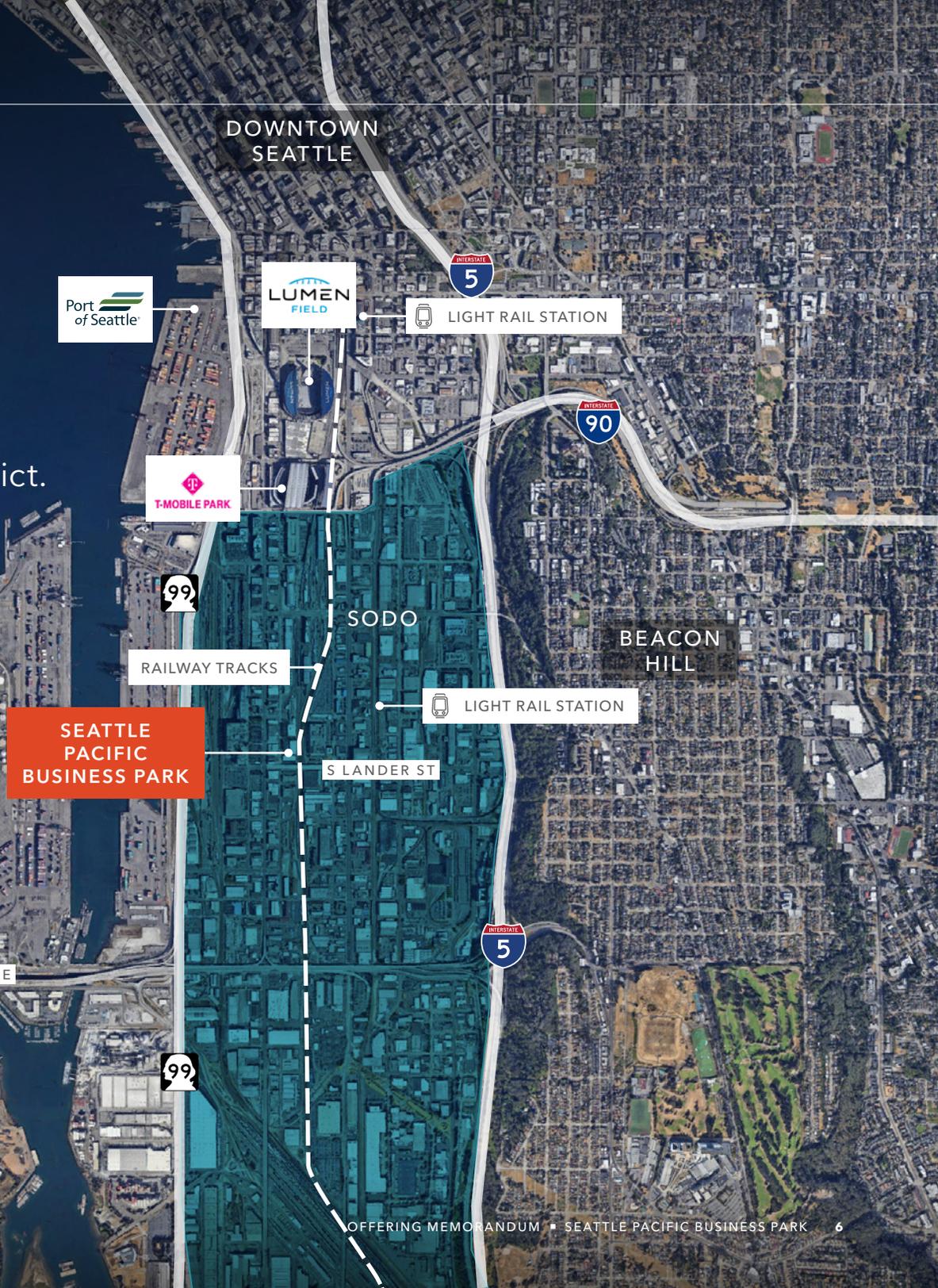
Property offers an ideal combination of location, in-place cash flow, and long-term development upside

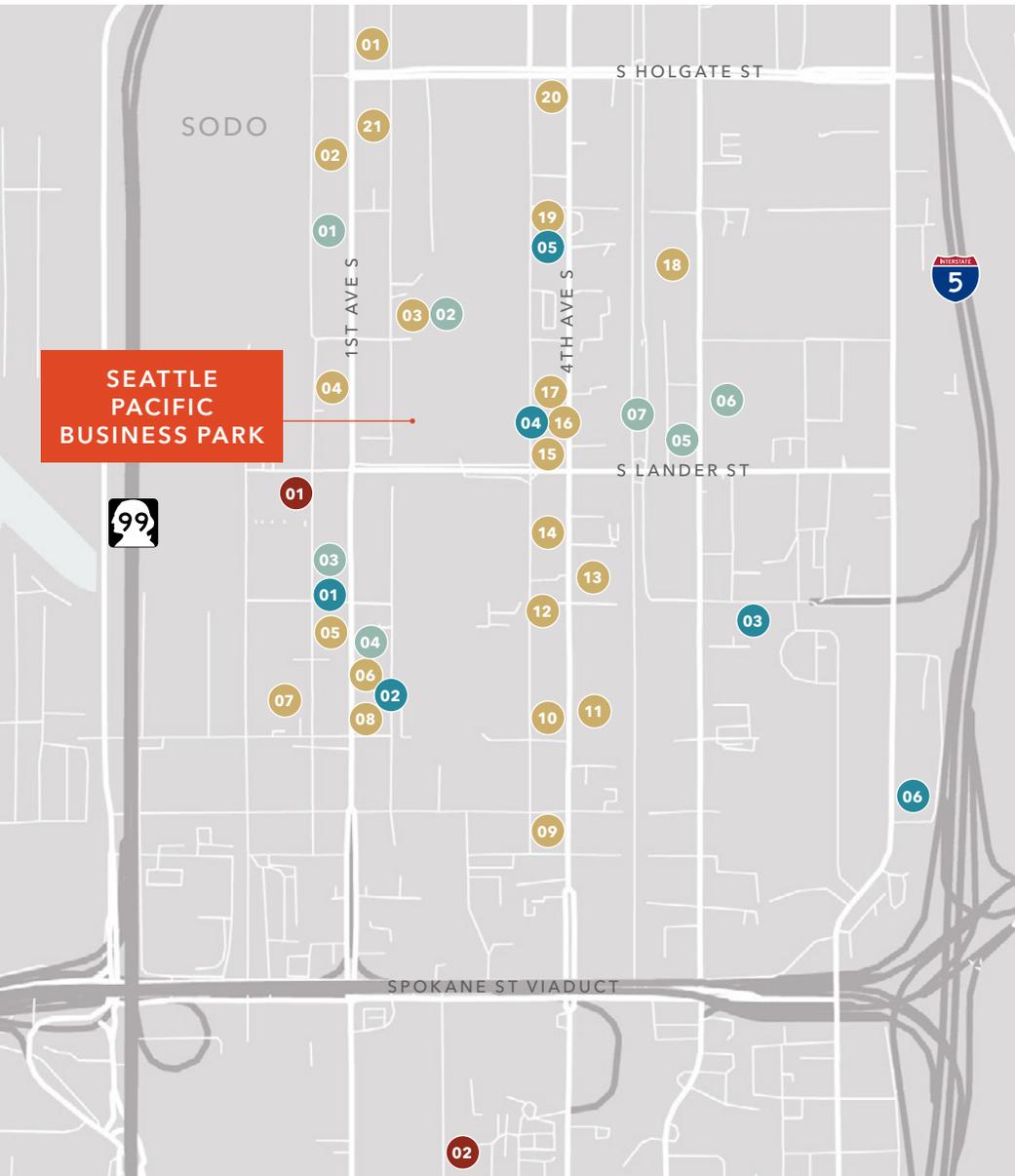


While fully occupied, short-term leases would allow an Owner-User to occupy the entire building within the first year

EXECUTIVE SUMMARY

SODO is a vibrant and diverse business district with a strong industrial presence intermixed with retail, office and service businesses. SODO is also home to a burgeoning entertainment and nightlife scene, with bars, restaurants, clubs and event spaces opening up across the district.





NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Paseo SoDo
- 02 Macrina Bakery & Cafe
- 03 Peco's Pit Bar-B-Que
- 04 Hangry Joe's Hot Chicken
- 05 Monkey Loft
- 06 Ghostfish Brewing Company
- 07 Seapine Brewing Company
- 08 Blue Water Taco Grill
- 09 Yak's Teriyaki
- 10 Orient Express
- 11 Pick-Quick Drive In
- 12 By's Fish and Chips
- 13 Denny's
- 14 Subway
- 15 Bro's Teriyaki #2
- 16 Pho City
- 17 Aliberto's Jr
- 18 Derby
- 19 KFC
- 20 Jack in the Box
- 21 Jimmy John's

PARKING & TRANSIT

- 01 Living Computer Lot
- 02 2250 Occidental Ave S Parking
- 03 2764 1st Ave S Parking
- 04 Diamond Parking Services
- 05 Lander at 6th Parking Lot
- 06 Tough Parking
- 07 SoDo Station

LIFESTYLE & FITNESS

- 01 Momentum Indoor Climbing
- 02 Athletic Form
- 03 SoDo Fitness Mechanics
- 04 YogaRama Kundalini Yoga Studio
- 05 RCF Barbell Sodo
- 06 Midori Pilates and Bodywork

BOX RETAIL

- 01 Home Depot
- 02 Costco



Exclusively listed by

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