

Investment Sale

2-Building Offering



800-801 S Michigan Street

Seattle, WA 98108

- Two newly remodeled (2010) office buildings with under market lease rates
- 32,588 total square feet
- In the heart of the desirable Georgetown within close proximity to I-5 and Hwy 99
- Great, stable and established tenant mix: 4 tenants total
- Ample parking (approx. 130 stalls)
- NOI: \$444,244 (5% deduction included)
- Sale price: \$5,550,000 (\$170 PSF)
- 8% CAP rate
- Financial information available upon receipt of Confidentiality Agreement

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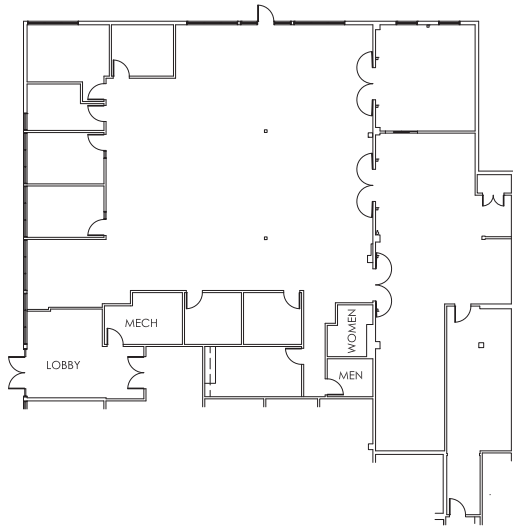
2-Building Portfolio for Sale

800 - 801 S Michigan Street



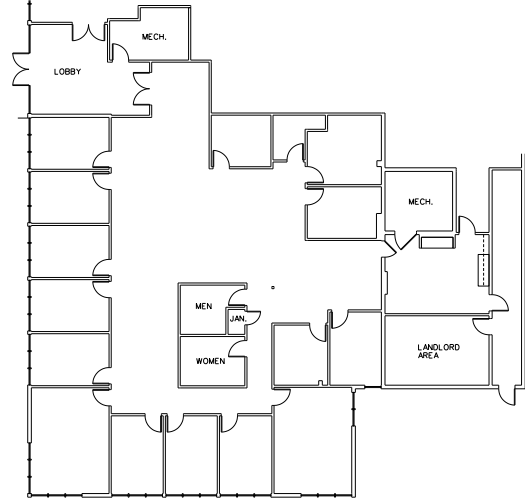
800 S Michigan Street

North Floor



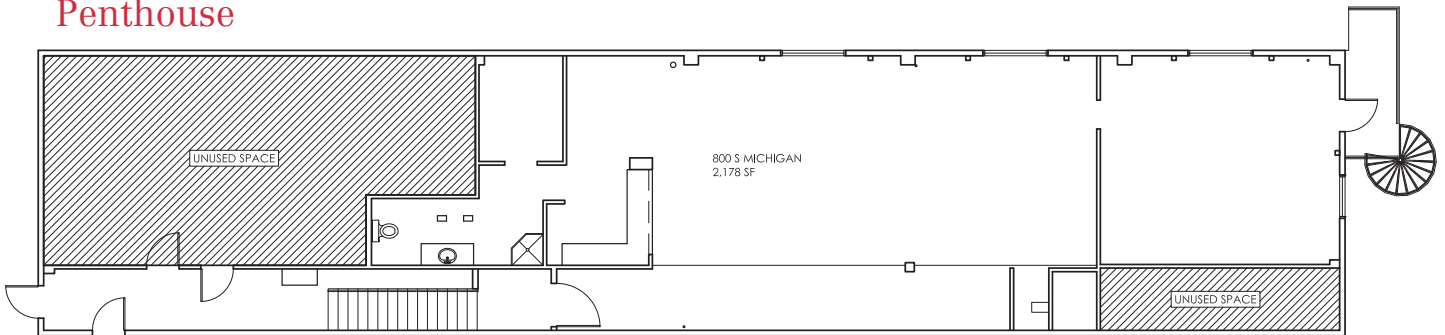
1 NORTH FLOOR PLAN
1/8" = 1'-0" @ 11x17

South Floor



PARTIAL FIRST FLOOR PLAN
1/8" = 1'-0"

Penthouse



1 EXISTING FLOOR PLAN
1/8" = 1'-0" @ 11x17

NAI Puget Sound
Properties

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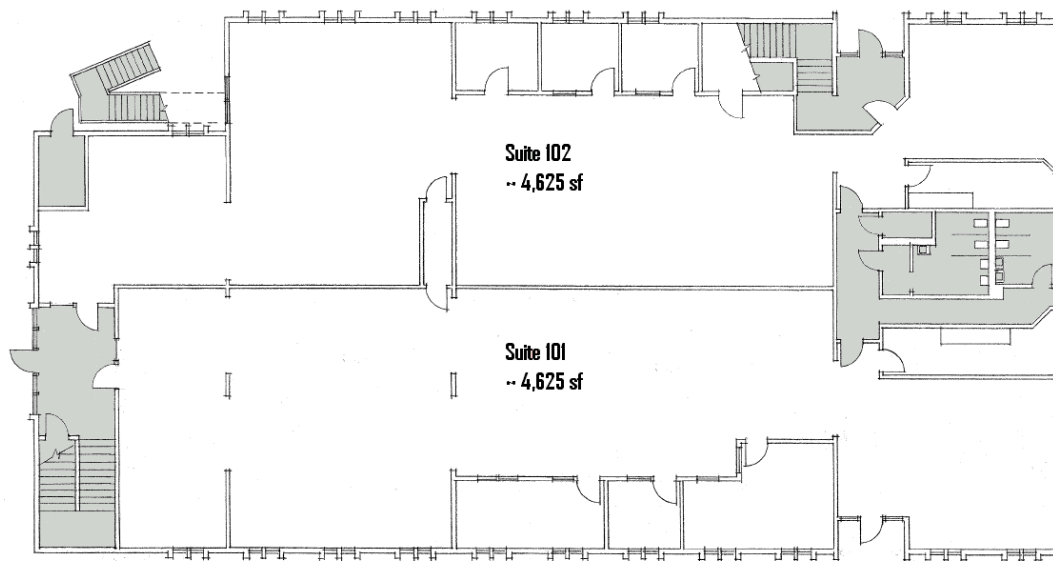
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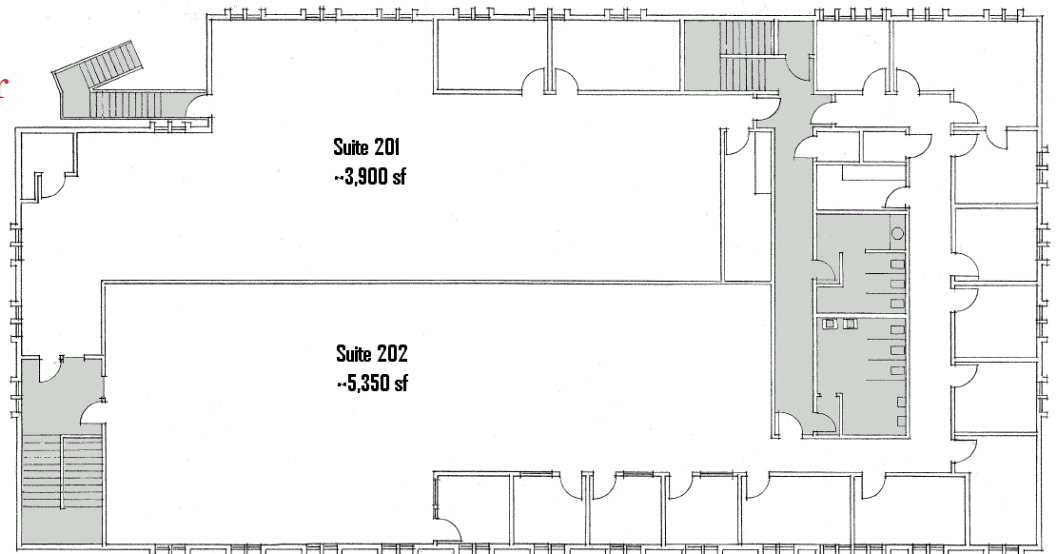
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2nd Floor



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CONFIDENTIALITY AGREEMENT

PROSPECTIVE PURCHASER: _____

DATE: _____

RE: 800-801 S Michigan Street
Seattle, WA

Dear _____:

It is requested that this registration letter be signed and acknowledged by the prospective Purchaser as a prerequisite to receiving income and expense information on the above-mentioned property. In acknowledging the letter, the undersigned agrees as follows:

All evaluation material furnished to prospective Purchaser and/or his advisor will not be used or duplicated by prospective Purchaser or advisor in any way. The information will be used for the sole purpose of evaluating the financial feasibility of the property and to determine the interest in proceeding with the purchase of the property. Therefore, Purchaser and/or his advisor agree to keep all evaluation material strictly confidential, provided however, that evaluation material may be disclosed to those individuals, which in prospective Purchaser's judgment, need to know such information for the purpose of evaluating a possible purchase of the property on behalf of the prospective Purchaser. These related parties shall be informed by the prospective Purchaser of the confidential nature of such information and not to reproduce said information.

Although the evaluation material provided to prospective Purchaser is believed by NAI Puget Sound Properties and Seller to be accurate and relevant for the purpose of investigation (of the property) by the prospective Purchaser, prospective Purchasers acknowledge that NAI Puget Sound Properties, does not make any representations or warranties as to the accuracy or completeness of the evaluation material. The financial information and projections contained in the evaluation material represent estimates based upon assumptions considered reasonable under the circumstances, although they have not been independently verified.

NAI Puget Sound Properties and Seller make no representations or warranties, expressed or implied, that the actual results of operations will conform to such projections. Seller and agent disclaim any and all liability for representations or warranties, expressed or implied, contained in the evaluation material or omissions from the evaluation material or other written or oral communications transmitted or made available to Purchaser, and Seller accepts only those particular representations and warranties which would be made by Seller to Purchaser in an executed Purchase and Sale Agreement.

Purchaser: _____

Broker: _____

Signature: _____

Agent Name: _____

Its: _____

Address: _____

Address: _____

Phone: () _____

Phone: () _____