

THE WALL STREET BUILDINGS



1316 WALL STREET

AND

3006 RUCKER AVE

EVERETT, WASHINGTON

Newmark
Knight Frank

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1316 Wall Street

1

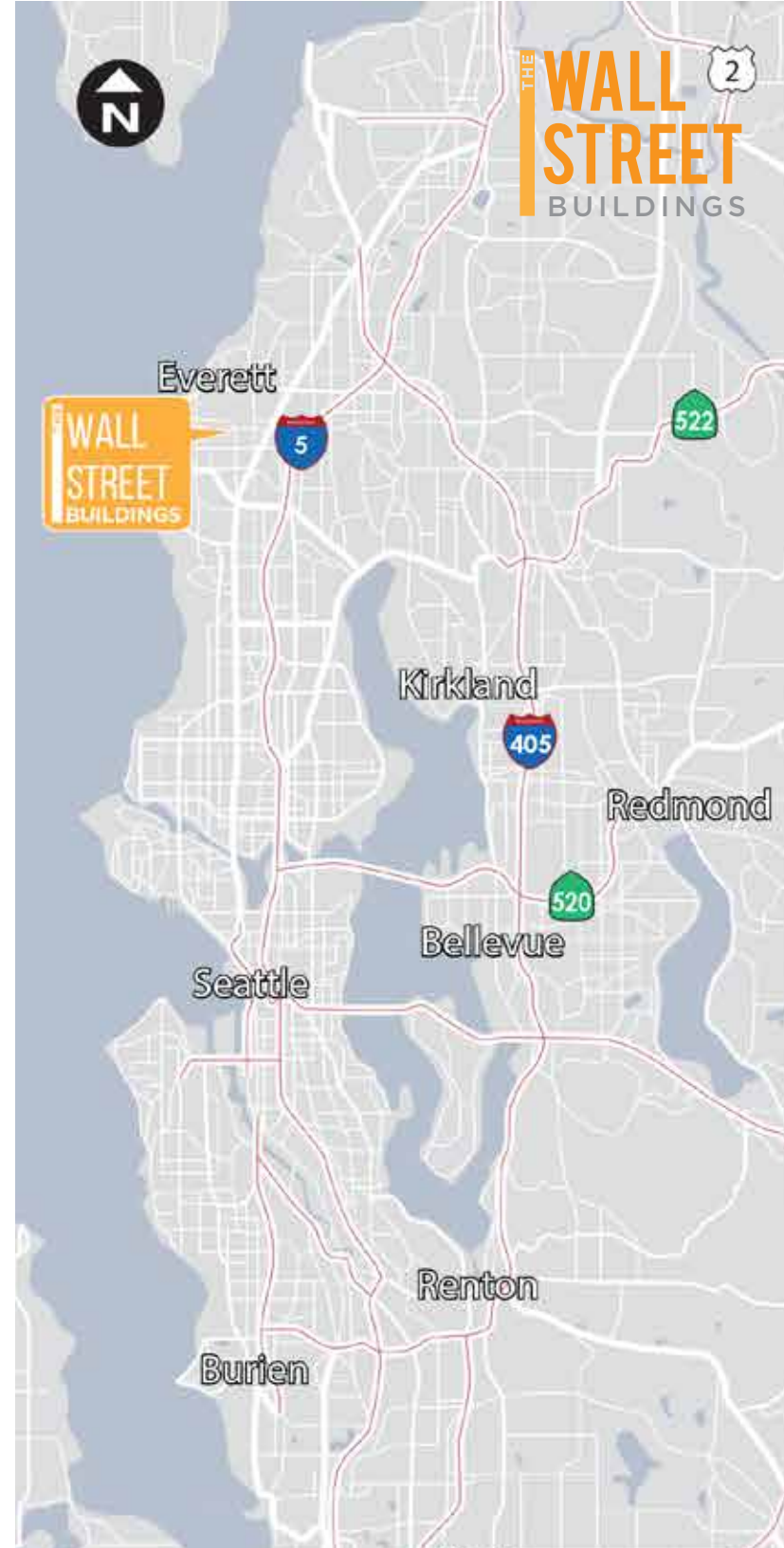
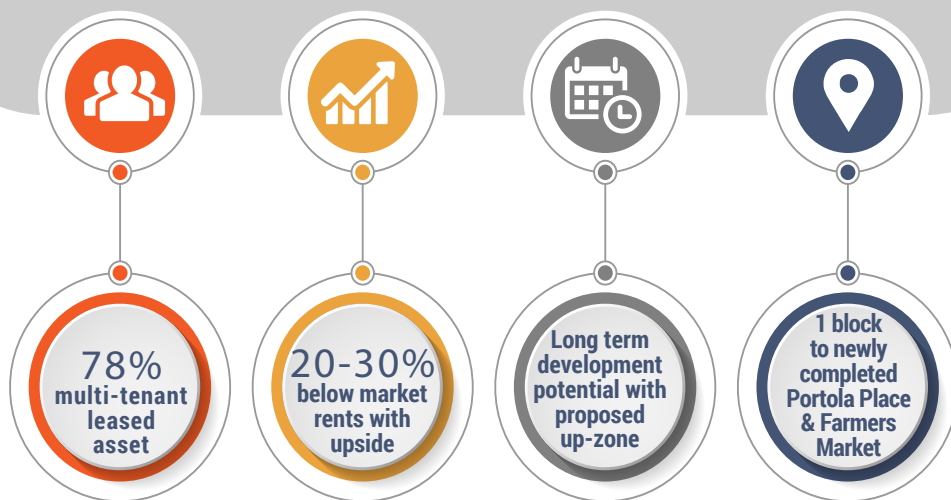
EXECUTIVE SUMMARY

THE OFFERING

Newmark Knight Frank (NKF) is pleased to present the opportunity to acquire The Wall Street Buildings (The Property), in Downtown Everett, Washington. The property features two office buildings and a surface parking lot, located only blocks from the new Waterfront Place Development, and Port Gardner Marina.

Two buildings and parking lot (5 parcels total)
Offered at \$2,750,000

INVESTMENT HIGHLIGHTS



2

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

The Wall Street Buildings consist of two non- contiguous sites separated by a city -owned alley. Building improvements cover virtually all of the easterly site, and the westerly site is improved with asphalt-surfaced parking and driveway area. There are 42 on-site parking spaces, for a ratio of 1.9 per 1,000 SF of gross floor area. All utilities are available.

Building improvements consist of two adjoining office buildings of masonry construction and flat built-up roofs. The 1316 Wall building is a two-story office structure with a finished basement. The 3006 Rucker Ave. building is a single-story office with an unfinished basement.



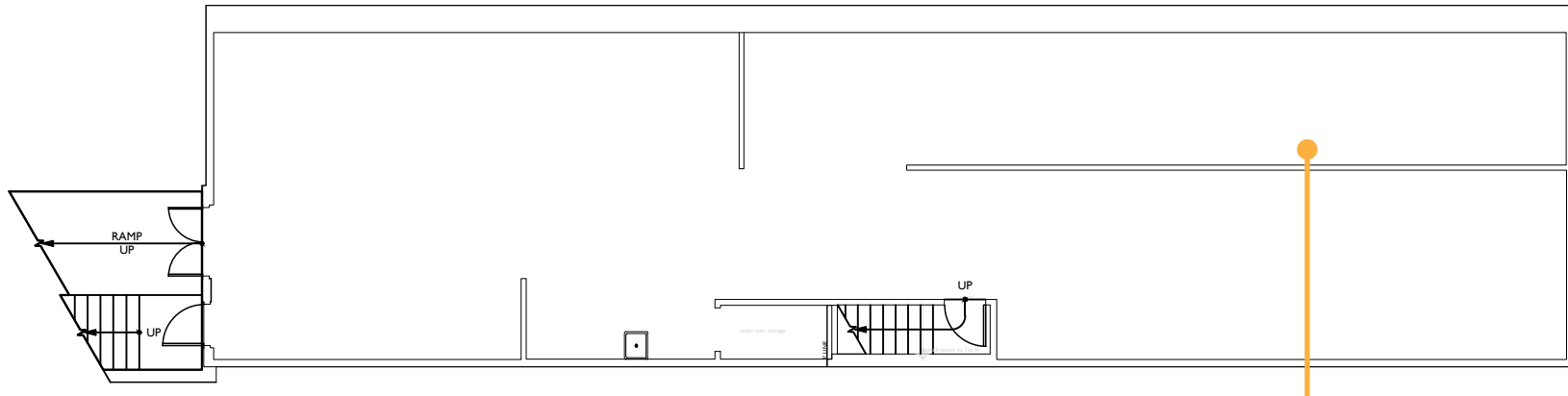
42 ON-SITE PARKING SPACES
1.9 PER 1000 SF RATIO

ADDRESS	1316 WALL STREET	3006 RUCKER AVENUE	PARKING LOT	TOTAL
Gross Building Area SF	16,491	4,976		22,575
Typical Floor Plate Size	5,853	2,488		
Occupancy	78% Occupied	100% occupied		
Number of Stories	2+ Basement	1+ Basement		
Site Area SF	8,990		13,985	22,975
Year Completed	1927	1915		
Parking	Shared parking at 1.9/1000 SF		42 Surface Stalls	
Zoning	B-3	B-3	B-3	
FAR	Base of 3.0 with a max of 4.0. Maximum building height of 80 ft (8 stories)			



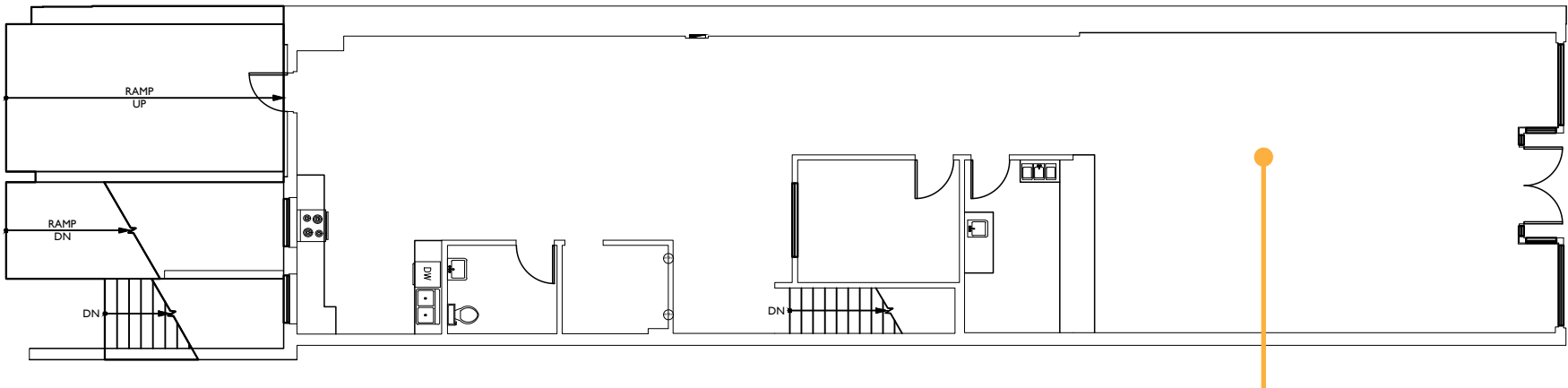
FLOOR PLAN

3006 RUCKER AVENUE BUILDING | BASEMENT - 2,625 SF



Basement
Port Gardner Winery
2,625 RSF

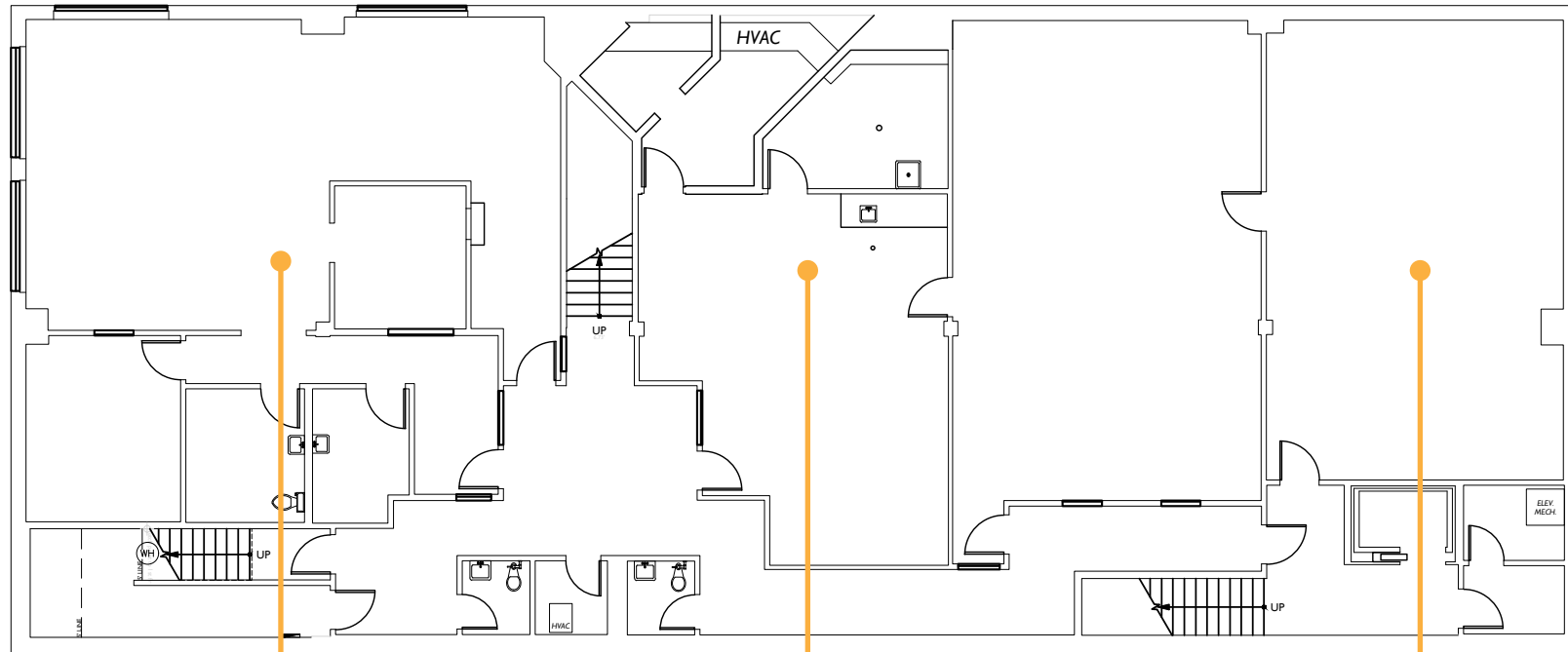
3006 RUCKER AVENUE BUILDING | FLOOR ONE - 2,624 SF



Floor One
Structural Design Associates
2,624 RSF

FLOOR PLAN

1316 WALL STREET BUILDING | BASEMENT - 5,527 SF



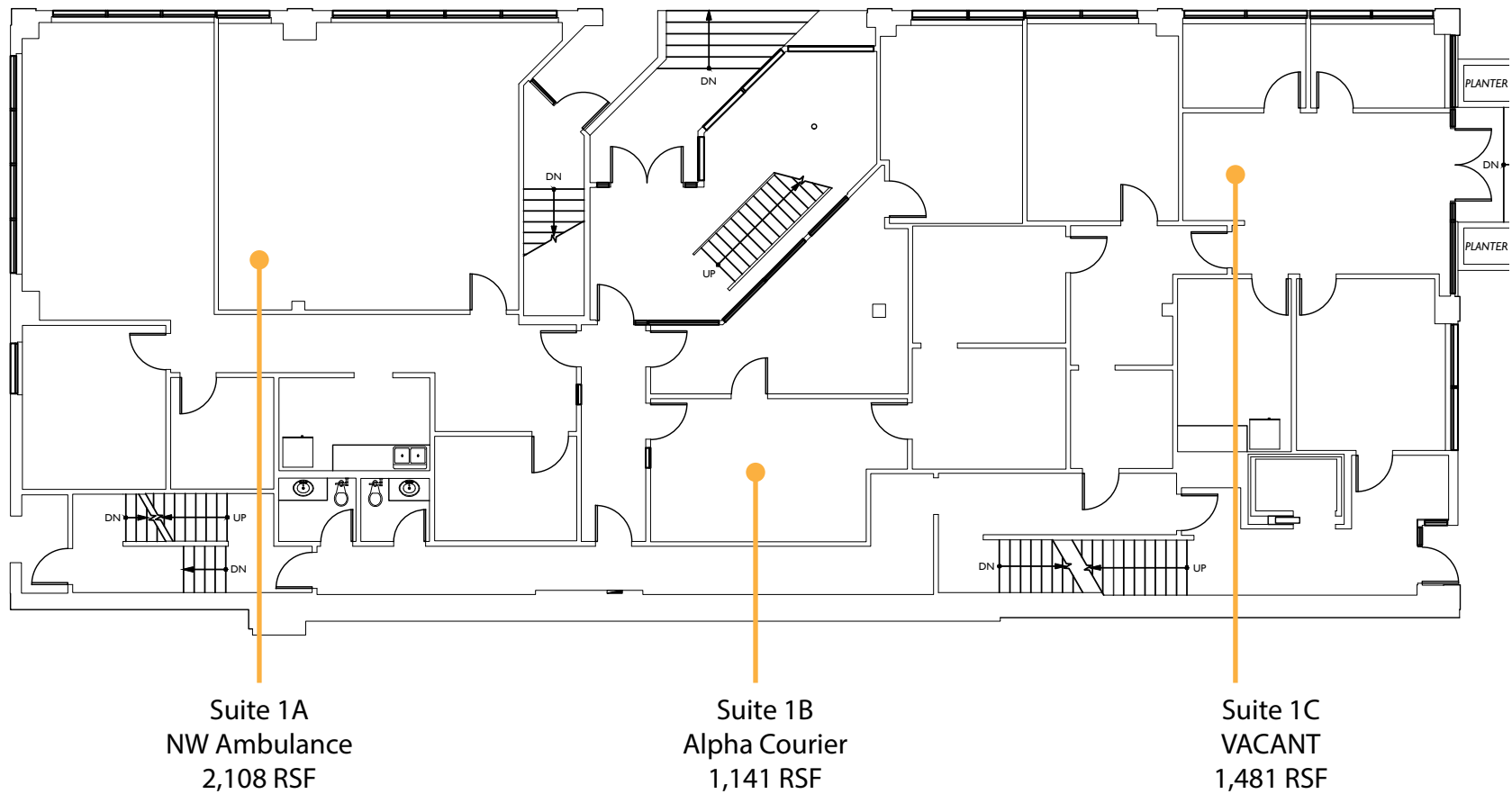
Suite B1
Sterling Reference Laboratories
1,917 RSF

Suite B2
AE Plans
1,179 RSF

Suite 1G
VACANT
2,144 RSF

FLOOR PLAN

1316 WALL STREET BUILDING | FLOOR ONE - 5,402 SF

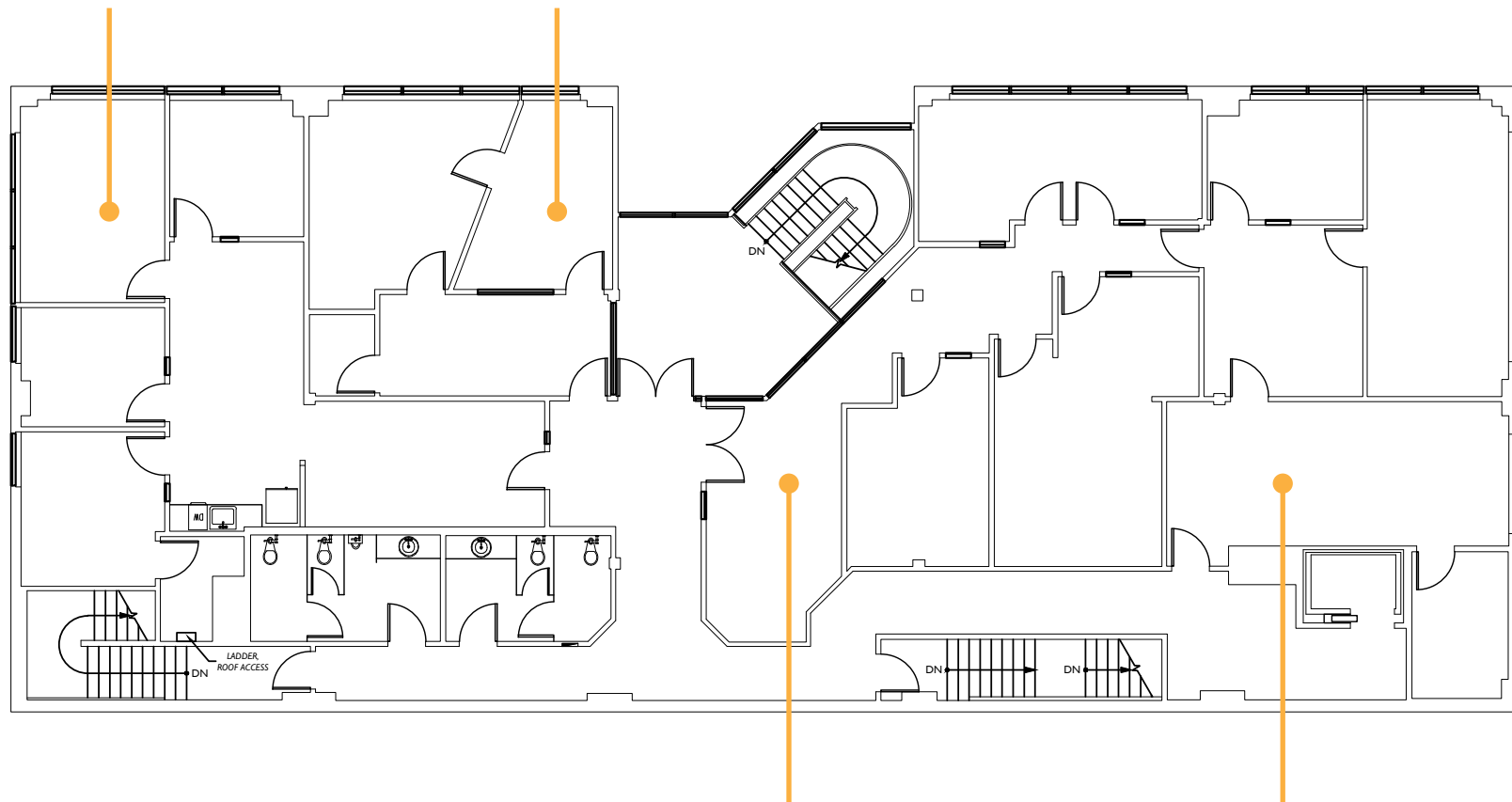


FLOOR PLAN

1316 WALL STREET BUILDING | FLOOR TWO - 5,562 SF

Suite 2D
Viridian Investment Management
1,482 RSF

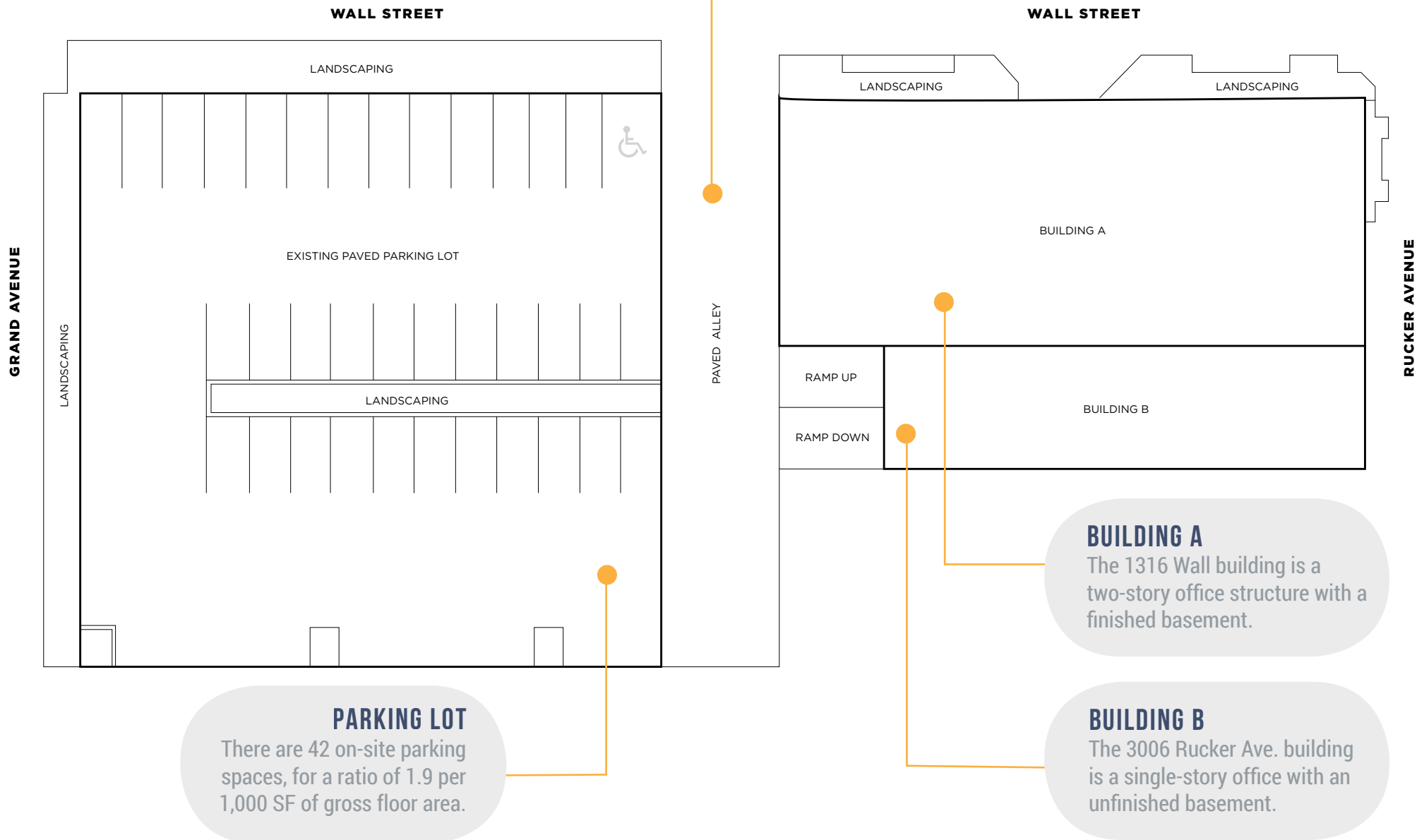
Suite 2A
Telexy Health Care
799 RSF



Suite 2B
NW Ambulance
1,573 RSF

Suite 2C
Affordable Substance Health
1,399 RSF

SITE PLAN



STACKING PLANS

1316 Wall Street Building

2nd	Viridian Investment Management 2D 1,482 rsf	Telexy Health Care 2A - 799 rsf	NW Ambulance 2B -1,573 rsf	Affordable Substance Health Service 2C - 1,399 rsf	5,241 SF
1st	NW Ambulance 1A - 2,108 rsf	Alpha Courier 1C 1,141 rsf		1,481 rsf Vacant	4,731 SF
BSMT	Sterling Reference Laboratories B1 - 1918 rsf	AE Plans 1G 1,179 rsf		2,144 rsf vacant	5,253 SF

3006 Rucker Building

1st	Structural Design Associates 2,624 SF
BSMT	Port Gardner Bay Winery 2,625 SF



THE OPPORTUNITY

THE WALL STREET BUILDINGS OFFER DUAL OPPORTUNITIES:

VALUE ADD OPPORTUNITY

For investors seeking to make capital improvements and capture rent upside.

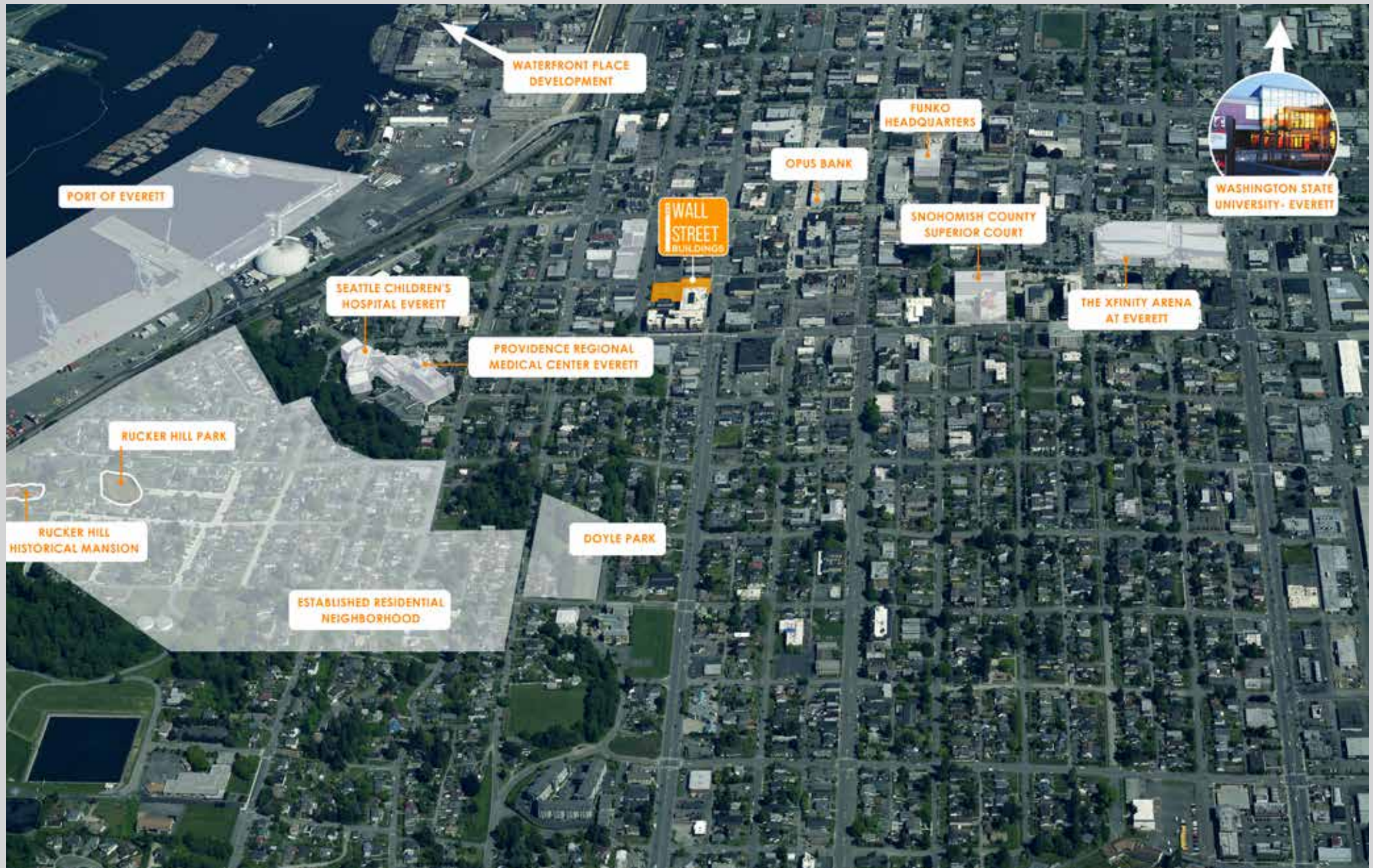
DEVELOPMENT OPPORTUNITY

With B-3 zoning*, allowing for office, retail, multi-family and mixed use, plus potential for increased height zoning**

***B-3 Zoning – Central Business District, City of Everett.** This zoning provides for a wide variety of commercial uses including retail, office, restaurants, hotels, and multi-family.

**** The City of Everett has proposed the Metro Everett Plan that will allow for zoning height for the CBD Urban Core.** The Wall Street Buildings falls within the boundaries of the up-zone proposal.







A THRIVING ECONOMY DRIVEN BY TECHNOLOGY, AEROSPACE AND SERVICE-BASED INDUSTRIES.

The City of Everett has a current population of over 109,000 with 66% of the population in the labor force. Everett's thriving economy is driven predominately by technology, aerospace and service-based industries. The City's surge in jobs, increased quality of life, and considerably more affordable housing earned it the rank of #1 City in Snohomish County for population growth in 2016, and was listed as a Top 10 City for fastest growth in Washington State. Downtown Everett recently became the Headquarters for the booming pop-culture toymaker Funko and home to WSU Everett.



WATERFRONT PLACE DEVELOPMENT



The Port of Everett's Waterfront Place Central development project is a 65 acre planned development that will consist of 5 districts and intends to unify the marina by providing access to the waterfront from the CBD. The project will consist of approximately 450,000 square feet of commercial office space, 85,000 square feet of retail space, 7 restaurants, 2 recreational parks and up to 660 residential homes.

The first construction phase broke ground in 2016 with Fisherman's Harbor, and full completion of the development project slated for between 2020 and 2024. When fully completed, the Waterfront Place Development is expected to support 2,075 family-wage jobs.





THE WALL STREET BUILDINGS FALL
WITHIN THE METRO EVERETT PLAN

METRO EVERETT PLAN

The City of Everett has started the planning process on Metro Everett; a one square mile section of the downtown core that intends to prepare the area for future public and private development and growth. Everett's population is expected to grow at an unprecedented rate in the next twenty years based on existing city limits, with the majority of the growth projected to occur in the Downtown Metro core. This plan will address population, housing and employment targets, policies and potential land-use regulations for the area, including increase building height limits.



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**THE WALL
STREET
BUILDINGS**

For more information, including financials and due diligence material, please call or email us.

**Newmark
Knight Frank**

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