

# HOTEL SEATTLE

*Iconic Downtown Seattle  
78-Room Hotel  
4 Blocks From Waterfront  
Prepped For Revitalization*

315 SENECA ST | [BUYHOTELSEATTLE.COM](http://BUYHOTELSEATTLE.COM)



*Exclusively Listed by*

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## EXECUTIVE SUMMARY

# HOTEL SEATTLE

### OFFERING SUMMARY

PRICE	Market
OFFERS DATE	To be Announced

### PROPERTY SUMMARY

ADDRESS	315 Seneca St
NEIGHBORHOOD	Downtown
TOTAL ROOMS	78
GROSS SF	36,240 SF
STORIES	11
YEAR BUILT	1926
CONSTRUCTION TYPE	Reinforced Concrete
ZONING	DOC1 U/450/U

### EXTENSIVE WORK COMPLETED

New Roof
Complete Elevator Modernization
Siding Work & Prepped for Paint
Extensive Demo and Renovation Prep
Plumbing Repairs
Approved Construction Plans
Construction Permit in Hand

## HOTEL SEATTLE



# EXECUTIVE SUMMARY

## SEATTLE CBD

amazon

STARBUCKS

Bristol Myers Squibb

AMGEN



Redfin

Gates Foundation

Fred Hutch  
Cancer Center



Zillow

NORDSTROM



docusign

Seattle Cancer Care Alliance

PATH  
10:00 AM - 12:00

Google

SUBJECT PROPERTY

\$800M WATERFRONT REVITALIZATION

Waterfront

HOTEL SEATTLE

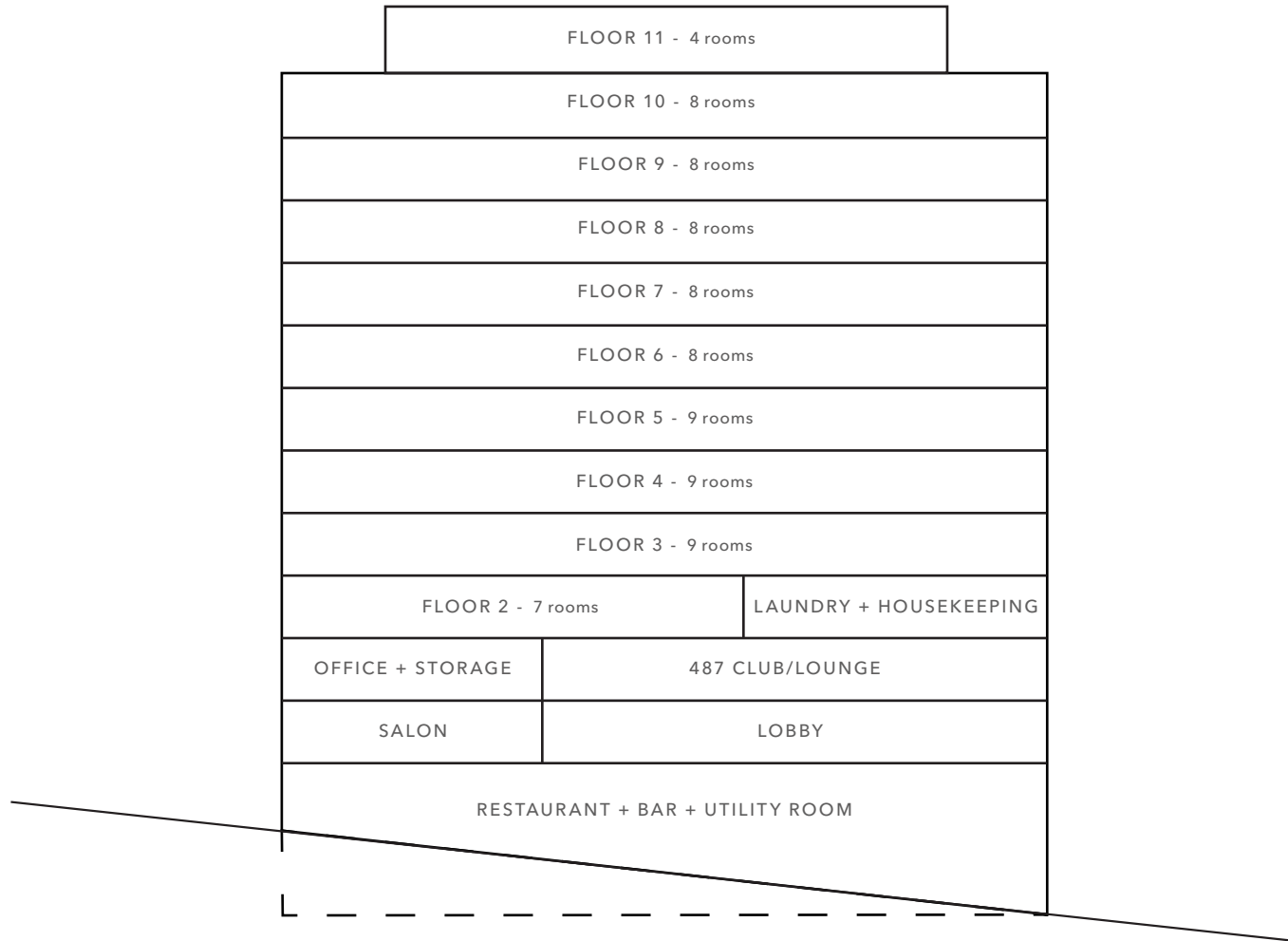
# *EXTENSIVE WORK COMPLETED* AND READY FOR REVITALIZATION

- New Roof with 20-Year Warranty
- Complete Elevator Modernization
- Siding Work to Remove 1960's Concrete/Marble-Crete, and Prepped for Painting
- Extensive Demo to Basement, Common Areas, and Hotel Rooms
- Plumbing Repairs to Undersized Waste Lines, Drum Trap Removal, and fixture cross replacement in hotel rooms
- Preliminary Massing for Apartment Conversion
- Construction Plans Complete for Hotel Revitalization
- Construction Permit In Hand (expires June 2027)

HOTEL SEATTLE



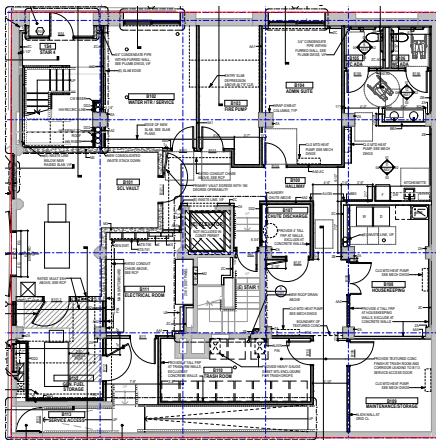
# BUILDING LAYOUT



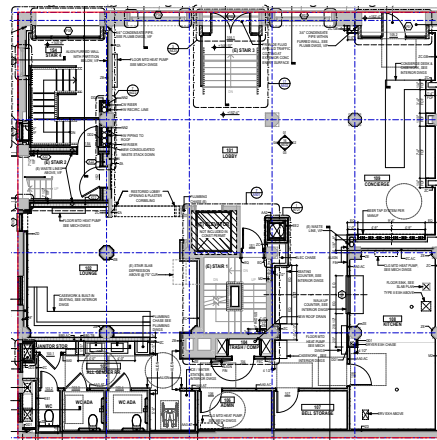
EXTERIOR PHOTOS



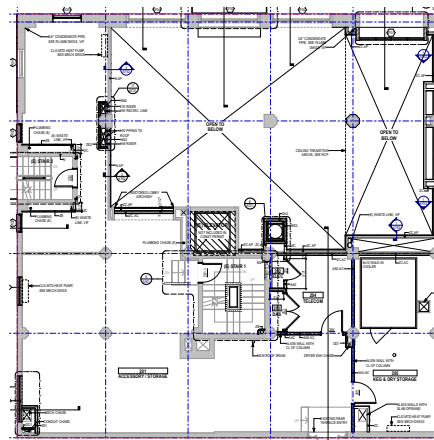
# FLOOR PLAN (HOTEL)



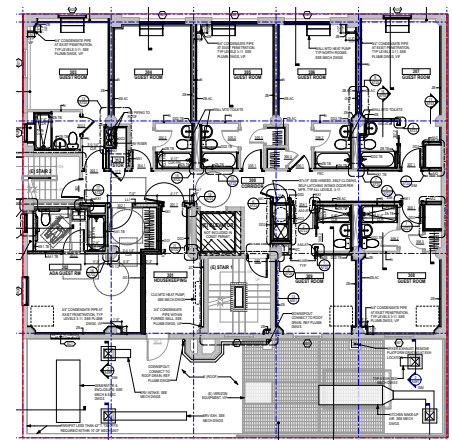
**BASEMENT**



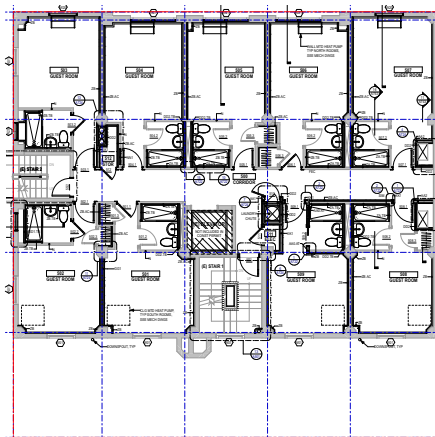
**LOBBY**



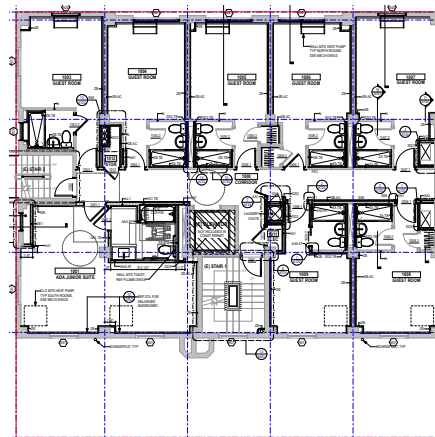
**MEZZANINE**



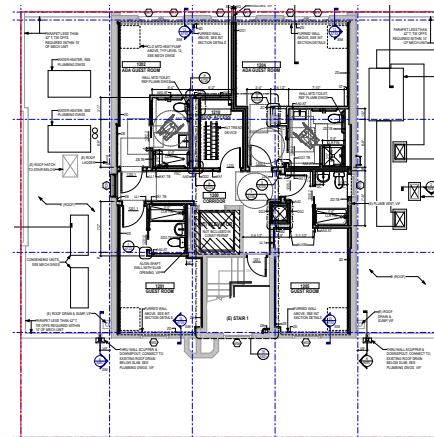
**LEVEL 3**



**LEVELS 4-9**



**LEVELS 10-11**



**LEVEL 12**

→ SEE DOCUMENT LIBRARY FOR FULL PLAN SET

# APARTMENT CONVERSION FLOOR PLANS (FEASIBILITY STUDY)



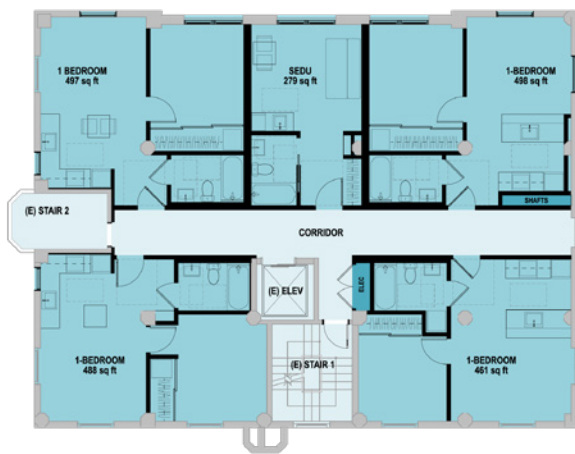
BASEMENT



LEVEL 1



LEVEL 2

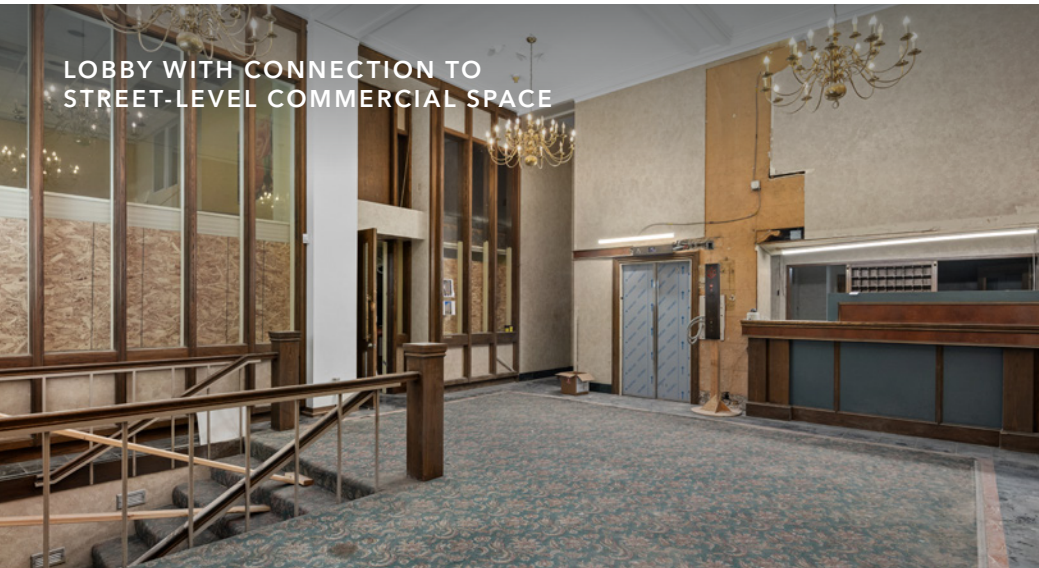


LEVELS 3-11



LEVEL 12

# INTERIOR PHOTOS



LOBBY WITH CONNECTION TO STREET-LEVEL COMMERCIAL SPACE



LOBBY RENDERING



HOTEL ROOM



HOTEL ROOM RENDERING

LOCATION OVERVIEW

# HOTEL SEATTLE IS *HIGHLY WALKABLE*

Hotel Seattle is at the center of Downtown, walking distance to the waterfront, Pike Place, and Westlake with a perfect transit score. The surrounding area is historically home to many hotels due to its central location and unmatched access to the city!

**98**  
WALK  
SCORE

**100**  
TRANSIT  
SCORE

**200+**  
RESTAURANTS &  
BARS WITHIN A  
HALF-MILE

**5**  
MINUTE WALK TO  
LIGHT RAIL



PIKE PLACE MARKET  
(0.5 MILES AWAY)



SEATTLE AQUARIUM  
(0.5 MILES AWAY)



WESTLAKE CENTER  
(0.4 MILES AWAY)

"Pike Place Market" by michaelrighi is licensed under CC BY 2.0.

"Seattle Aquarium" by Seattle Parks & Recreation is licensed under CC BY 2.0.

Dietmar Rabich / Wikimedia Commons / "Seattle (WA, USA), Monorail station "Westlake Center" -- 2022 -- 1483" / CC BY-SA 4.0 under CC BY 2.0.

LOCATION OVERVIEW

# EXCELLENT ACCESS TO THE REGION'S TOP JOB CENTERS

*\$142B Light Rail Expansion by 2046*

<b>ACCESS TO SEATTLE</b>	<b>2-MIN WALK</b>
Current Office Space	<b>108.7M SF</b>
Office Space Under Dev.	<b>3.0M SF</b>
<hr/>	
<b>ACCESS TO BELLEVUE</b>	<b>26-MIN LIGHT RAIL</b>
Current Office Space	<b>30.9M SF</b>
Office Space Under Dev.	<b>2.8M SF</b>
<hr/>	
<b>ACCESS TO REDMOND</b>	<b>45-MIN LIGHT RAIL</b>
Current Office Space	<b>17.1M SF</b>
Office Space Under Dev.	<b>3.0M SF</b>
<hr/>	
<b>ACCESS TO SOUTH END</b>	<b>20-MIN DRIVE</b>
Current Office Space / Industrial	<b>16.6M SF</b>
Industrial Space Under Dev.	<b>674K SF</b>

Source: CoStar, US Census Bureau



# SEATTLE'S \$806M WATERFRONT TRANSFORMATION: A GAME-CHANGER FOR THE CITY

*\$288M*  
ONGOING ANNUAL  
ECONOMIC IMPACT

*8M*  
VISITORS  
ANNUALLY

*2,385*  
PERMANENT NEW  
JOBS

Seattle's \$806 million Waterfront Seattle Project has reshaped the city's connection to Elliott Bay, creating a world-class public space that links Belltown, Downtown, and the waterfront.

This revitalization includes new parks, cultural attractions, and pedestrian-friendly infrastructure, making it a major draw for residents, businesses, and tourists.

With enhanced walkability, waterfront dining, and year-round public programming, the area has become more vibrant and accessible. The removal of the Alaskan Way Viaduct has opened waterfront views, improved connectivity, and increased urban appeal.

This investment is driving higher foot traffic, tourism, and retail demand, all of which strengthen the multifamily housing market. As Seattle's urban core evolves, the Waterfront Seattle project cements the city as a top-tier destination for living, working, and investing.

# SEATTLE IS A NATIONAL LEADER IN AI INNOVATION

*The AI wave is real—and it's anchored in Seattle.*

*Seattle's AI economy is a structural tailwind for long-term multifamily value.*



## TIER 1 AI METRO

Seattle is 1 of 28 "Star Hubs" per Brookings, excelling in talent, innovation, and adoption.



## TOP RESEARCH & TALENT

Amazon, Microsoft, UW, and Ai2 lead AI research and employment.



## VENTURE-FUNDED MOMENTUM

Seattle AI startups are growing rapidly across enterprise sectors.



## LOCATION OVERVIEW

### *Why Seattle's AI Ecosystem Matters for Multifamily Investors*

#### TOP 5 U.S. METRO FOR AI READINESS

Seattle ranks in the top tier nationally for AI research and industry activity (Brookings, 2024).

#### HOME TO AI POWERHOUSES

Amazon, Microsoft, and the Allen Institute for AI anchor the region's AI economy.

#### UNMATCHED TALENT PIPELINE

The University of Washington and global recruiting funnel top-tier engineers into the local market.

#### VENTURE CAPITAL MAGNET









































Billions in AI VC funding drive job creation, new startups, and long-term population growth.

#### STABILITY IN A SHIFTING MARKET

As AI transforms industries, Seattle's diversified tech base offers resilient demand for housing.

HOTEL SEATTLE

#### SEATTLE ENTERPRISE AI MARKET

LOCATION OVERVIEW

# MAJOR EMPLOYERS

## Seattle

**108,690,376** **511,688**

TOTAL OFFICE SF

TOTAL EMPLOYEES

A grid of logos for major employers in Seattle. The logos are arranged in approximately 10 rows and 6 columns. Some logos include small text below them, such as "Fred Hutch Cancer Center", "UW Medicine", "Allen Institute for Brain Science", "Seattle Cancer Care Alliance", "Safeco Insurance", "Port of Seattle", "Holland America Line", "Kaiser Permanente", "Virginia Mason Franciscan Health", "ISB", "Fortive", "trupanion", "Furko", "PitchBook", "zumiez", "A12", "Seattle Children's", "Safeco Insurance", "Port of Seattle", "Holland America Line", "Kaiser Permanente", "Virginia Mason Franciscan Health", "ISB", "Fortive", "trupanion", "Furko", "PitchBook", "zumiez", "A12", "Seattle Children's".

## Eastside

**77,834,835** **259,322**

TOTAL OFFICE SF

TOTAL EMPLOYEES

A grid of logos for major employers in the Eastside. The logos are arranged in approximately 6 rows and 6 columns. Some logos include small text below them, such as "Kaiser Permanente", "Overlake Medical Center & Clinics", "EvergreenHealth", "Pfizer", "AGC Biologics", "Philips", "General Dynamics", "Delta", "Nintendo", "Oculus", "AT&T", "SpaceX", "Accenture", "Honeywell", "Kymeta", "Symetra", "Terex", "Costco Wholesale", "KREI", "Sanmar", "Lakeside Industries", "Siemens", "Swedish", "GE Healthcare", "Darigold", "Lakeside Industries", "NAES", "Chewy".

## Kent Valley

**114,094,059** **279,560**

TOTAL INDUSTRIAL SF

TOTAL EMPLOYEES

A grid of logos for major employers in the Kent Valley. The logos are arranged in two rows of five. Some logos include small text below them, such as "Seattle-Tacoma International Airport", "Providence Health & Services", "World Vision Proud Supporter".

# HEADQUARTERED IN THE PUGET SOUND



**\$638B**

2024 REVENUE

**1.5M+**

EMPLOYEES

**87K**

WA EMPLOYEES

Amazon, ranked #2 on the Fortune 500 list, has a market capitalization of \$1.61 trillion. The company has invested over \$225.6B in Washington State, contributing \$205B to the state's GDP. Amazon employs over 87,000 people directly in Washington and supports more than 487,200 indirect jobs. Its footprint in the state consists of 54 buildings with a total of 12M square feet of office space.



**\$245B**

2024 REVENUE

**228K**

EMPLOYEES

**58.4K**

WA EMPLOYEES

Ranked #13 on the Fortune 500, Microsoft is a global leader in technology and boasts a \$2.96 trillion market cap. Microsoft is expanding its Redmond World HQ with a multibillion-dollar project, adding 17 buildings and 6.7M SF of renovated space by 2025. Microsoft's influence in the region is highlighted by its more than 58,400 employees in Washington and its status as the 2024 World's Most Valuable Company.



**\$81.4B**

2024 REVENUE

**70K**

EMPLOYEES

**7.6K**

WA EMPLOYEES

T-Mobile recently completed a \$160M renovation of its Bellevue headquarters. The company employs around 7,600 people in Washington and occupies 1.5M SF of real estate in the Puget Sound region. This includes its national technology lab and Tech Experience 5G Hub, demonstrating its dedication to innovation in the telecommunications industry.



**STARBUCKS**

**\$36.2B**

2024 REVENUE

**361K**

EMPLOYEES

**10.7K**

WA EMPLOYEES

Starbucks is the leading roaster and retailer of specialty coffee worldwide, with over 38,000 stores globally. Headquartered in Seattle, it employs 10,700 people in Washington State and occupies over 1M SF of office space, driving economic growth and development in Seattle.

# HEADQUARTERED IN THE PUGET SOUND

**expedia group™**

**\$13.7B**

2024 REVENUE

**16.5K**

EMPLOYEES

**3.3K**

WA EMPLOYEES

Expedia Group ranks among the world's largest online travel companies, with major consumer brands including Expedia, Hotels.com, and VRBO. In 2021, the company opened a new \$900M headquarters in Seattle's Interbay neighborhood, which spans 1.38M SF across a 40-acre campus. The facility is designed to accommodate up to 6,500 employees, underscoring Expedia's commitment to the Puget Sound region.

(Image Source: ZGF)

**COSTCO  
WHOLESALE**

**\$255B**

2024 REVENUE

**333K+**

EMPLOYEES

**21.5K**

WA EMPLOYEES

Ranked #12 on the Fortune 500, Costco's global HQ is in Issaquah. In 2023, it opened a nine-story, 625K SF office building. With 876+ locations worldwide, serving 132M cardholders, Costco employs around 21,500 in WA. Known for community engagement, it ranks 6th among the state's top corporate philanthropists.

**NORDSTROM**

**\$15.1B**

2024 REVENUE

**54K+**

EMPLOYEES

**6.5K**

WA EMPLOYEES

Nordstrom, a luxury department store chain founded in Seattle, operates 99 stores in the U.S. and 260 Nordstrom Rack locations. In 2023, the company opened 19 new Nordstrom Rack stores and plans to continue its expansion with 22 more in 2024 and four in 2025. Nordstrom is known for its strong corporate philanthropy in the Puget Sound area, donating over \$3M to Washington State in 2022.

**HOTEL SEATTLE**

**Alaska®**

**\$11.7B**

2024 REVENUE

**26K+**

EMPLOYEES

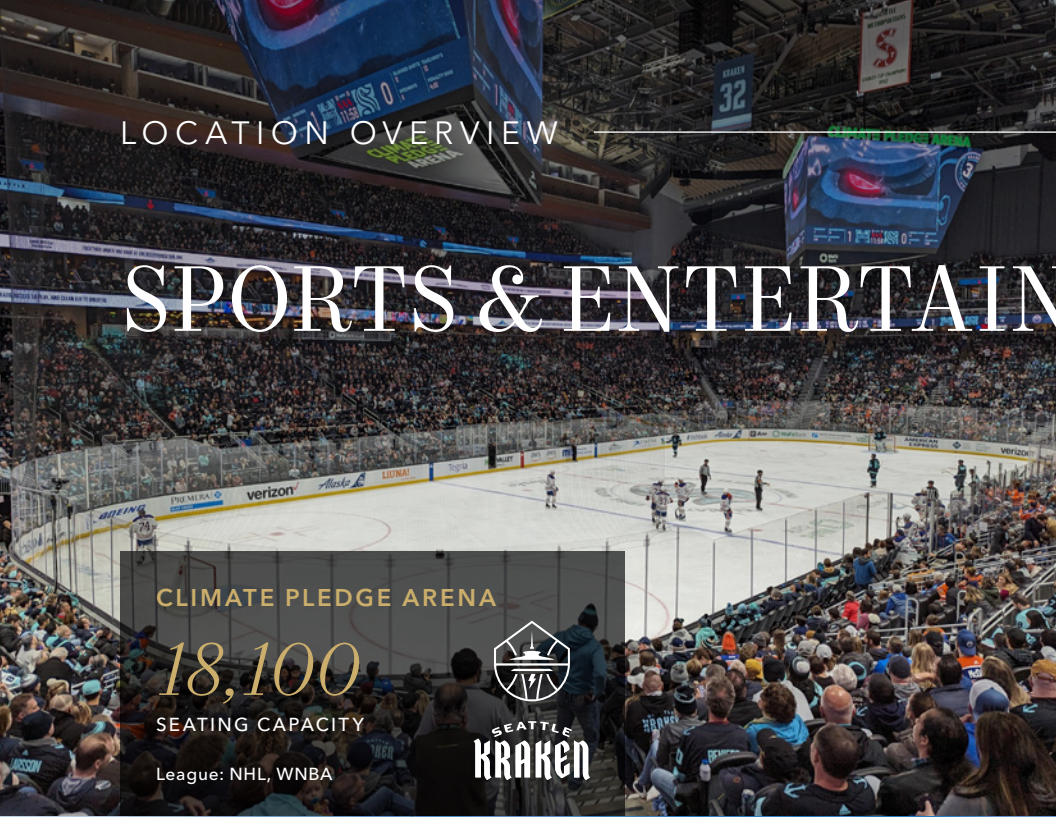
**11.4K**

WA EMPLOYEES

Alaska Airlines is one of the largest airline carriers in the United States, serving a broad network of destinations across North America and beyond. The recent opening of "The Hub 2020" office facility at SeaTac enhances its regional operations. Alaska Airlines announced its plan to acquire Hawaiian Airlines for \$1.9B in December 2023, aiming to integrate the airlines' operations & loyalty programs.

LOCATION OVERVIEW

# SPORTS & ENTERTAINMENT



**CLIMATE PLEDGE ARENA**  
**18,100**  
SEATING CAPACITY  
League: NHL, WNBA



**LUMEN FIELD**  
**68,740**  
SEATING CAPACITY  
League: NFL, MLS


**HUSKY STADIUM**  
**70,138**  
SEATING CAPACITY  
League: NCAA | Big Ten Conference



**T-MOBILE PARK**  
**47,929**  
SEATING CAPACITY  
League: MLB



LOCATION OVERVIEW

# INSTITUTIONS OF HIGHER EDUCATION

Sources: U.S. News & World Report, U.S. Census, WalletHub

#3  
IN HIGHER EDUCATION RANKINGS IN U.S.

#1  
MOST EDUCATED BIG CITY IN THE U.S.

#1  
METRO IN THE U.S. FOR STEM PROFESSIONALS

37%  
WITH A BACHELOR'S OR HIGHER IN WA

68%  
OF SEATTLE RESIDENTS AGED 25+ WITH A DEGREE

#1  
U.S. CITY FOR HIGHLY VALUED TECH SKILLS

**W**  
UNIVERSITY of WASHINGTON



**MOST INNOVATIVE**  
Among U.S. Public Universities, Reuters



**FED. RESEARCH FUNDING**  
Among U.S. Public Universities



**U.S. PUBLIC INSTITUTIONS**  
Times Higher Education, 2025



**GLOBAL UNIVERSITY RANKING**  
U.S. News & World Report, 2025

60,690+ student body

Best in the nation programs, with 41 programs placed in the top 10

75% of students call Washington home after graduation, most staying in Seattle

\$1.87 billion in research awards

UW Medical Center ranked #1 hospital in WA for 12 years running

5th Largest Employer in the State, supporting 1 out of every 34 jobs in the state, with an annual economic impact of \$21 billion

GLOBAL INNOVATION EXCHANGE  
UNIVERSITY of WASHINGTON



Global Innovation Exchange (GIX), located in Bellevue, is a graduate-level institute for interdisciplinary engineering, business, and design. Founded by the UW, Tsinghua University (China's leading university), and Microsoft, GIX brings together top faculty and learners worldwide to work closely with industry, non-profit, and government partners.

PUGET SOUND REGION UNIVERSITIES

**SEATTLEU**

7,172 Students

**SEATTLE PACIFIC**

2,662 Students

**PIU** PACIFIC LUTHERAN UNIVERSITY

2,600 Students

**UNIVERSITY of PUGET SOUND**

2,100 Students

**B BELLEVUE COLLEGE**

19,134 Students

**Northwest UNIVERSITY**

723 Students

**DigiPen INSTITUTE OF TECHNOLOGY**

1,288 Students

**BASTYR UNIVERSITY**

742 Students

HOTEL SEATTLE

# LIFE SCIENCES & HEALTHCARE

*Seattle Ranked #9 Largest Life Science Ecosystem in the U.S.*

The Seattle area ranked third for life sciences employment growth, which increased 25% from 2019 to 2022. R&D employment in the region increased even more rapidly, at 39.3%.

## LEADING LIFE SCIENCE COMPANIES IN SEATTLE

### Biotech & Pharmaceutical



### Medical Research & Innovation



### Healthcare Providers



### Nonprofit & Philanthropic



## LIFE SCIENCES

1,100+ life science organizations

46,540+ individuals employed directly in life science jobs

112,810+ jobs supported by WA life science industry

\$39 billion total economic impact

\$22 billion added to WA's GDP

\$49 billion record high WA life science M&A activity in 2023

## HEALTHCARE

1,365+ healthcare organizations

218,515+ individuals employed directly in healthcare jobs

\$46 billion total revenues

## LOCATION OVERVIEW



**SEA** Seattle-Tacoma  
International  
Airport



**THE NORTHWEST**  
SEAPORT ALLIANCE  
SEATTLE + TACOMA

**151K+**

JOBS GENERATED

**\$3.6B+**

DIRECT EARNINGS

**50.8M**

PASSENGERS IN 2023

**\$12.4B+**

IN BUSINESS OUTPUT

**58.4K**

JOBS GENERATED

**\$4B+**

IN LABOR INCOME

*SeaTac Airport has a 4-star skytrax airport rating and designation as the best airport in North America, connecting directly to Seattle via Light Rail in 35 minutes.*

35 total airlines connecting to 93 non-stop domestic and 30 international destinations

More than 87,300 direct jobs

\$3.6B+ direct earnings

\$442M+ state/local taxes

50.8 MM passengers in 2023, 10% up from 2022

2024 cargo on track for four-year high (up 6.5% YTD)

*The Northwest Seaport Alliance is a marine cargo operating partnership of the Ports of Seattle and Tacoma in the Puget Sound. It is the third largest cargo port in the United States.*

20,100 of direct jobs

Over \$70 BB of waterborne trade

\$4B+ labor income

\$136M+ state and local taxes

180 global trading partners (2022)

1.9x job multiplier

Full international exports up 4.9% for 2023

*Exclusively Listed by*

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