

CALL FOR OFFERS- August 16, 2018  
STONE WAY N DEVELOPMENT SITE  
23,661 square foot site



Subject Property

# Property Overview

## 4302, 4312 & 4318 Stone Way N

Parcel numbers 782120-0840, 782120-0841, 251300-0035

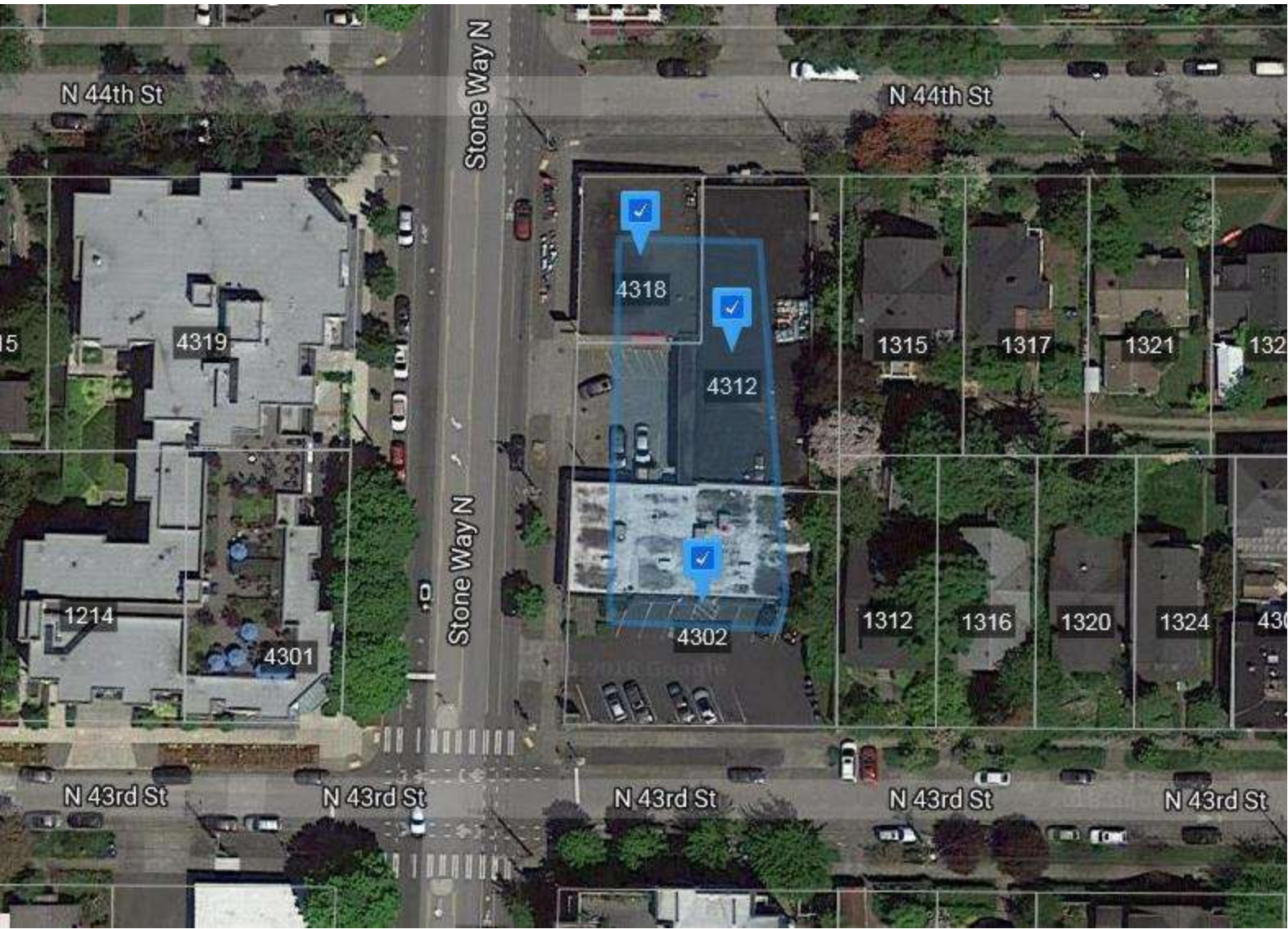
**LAND SIZE**- Three lots totaling 23,661 SQUARE FEET (per survey)

**BUILDING SIZES**- Three buildings, two tenants. Studio Fathom has a 4,550 sf building (1957) with a 12 stall parking lot and Stoneway Hardware has two contiguous buildings- a 5,220 sf building (1961) with a 5 stall parking/loading area and a 2,640 sf building (1965).

**ZONING**- NC- 2 P 40' potential NC-2 55' (M) MHA up zone

**TWO TENANTS**- Stoneway Hardware, Inc. & Kemeera. Inc. dba Studio Fathom









*Documents available with a signed CA*

*ALTA Survey by Terrane*

*Preliminary Feasibility Study by VIA Architecture*

*Title Reports by First American &*

*Leases*

*CONTACT- MARKET ASSOCIATES, LLC 206-623-1500*

[lee@mktllc.com](mailto:lee@mktllc.com)

CONFIDENTIALITY AGREEMENT

To: Lee Sundquist  
Market Associates, LLC  
85 South Washington, Suite 302  
Seattle, WA 98104  
Phone: 206-623-1500  
E-mail: [lee@mktllc.com](mailto:lee@mktllc.com)

Re: 4302, 4312 & 4318 Stone Way N, Seattle, Washington (“Properties”)

We have requested that various materials, documents, information, and other matters regarding the Property (“Property Information”) be delivered and disclosed to us by you. As a condition to, and in consideration of, the delivery and disclosure of the Property information by you to us, we agree as follows:

1. Purpose: We the undersigned have been advised that Market Associates, LLC has been retained on an exclusive basis by the Sellers with respect to the offering for sale of the above referenced Properties. The Sellers have indicated that all inquiries and communications with respect to the contemplated sale of an interest in the Properties be directed to Market Associates, LLC.
2. Confidentiality: We, the undersigned, are active as a principal and agree to use the Properties Information only for the purpose of evaluating our desire to make an offer to purchase the Properties, and not for any other purpose whatsoever. We agree that all of the Properties Information is confidential and that we shall not disclose any of the Properties Information in any manner whatsoever, except to the extent that the Properties Information is (a) generally publicly available through means other than delivery or disclosure by you or your affiliates, or (b) required to be disclosed by law. Promptly after request by you, we shall return all Properties Information and all copies thereof to you. We agree not to (a) disclose to any person or party (other than for our institutional lenders, employees, legal counsel, and consultants) the fact that discussions or negotiations are taking place concerning the possible acquisition of the Properties, and (b) contact any tenant, lender, or partner in the Properties regarding the possible acquisition without the prior written consent of Market Associates, LLC and the Sellers.
3. Indemnity: We agree to indemnify, defend and hold harmless Market Associates, LLC and Sellers, and the respective partners, members, shareholders and employees of each of them, against any loss, liability or expense, including attorney’s fees, arising out of any breach of the terms of this agreement.
4. Disclaimer and Waiver: We acknowledge that neither you nor any of your representatives makes or have made any representations or warranties regarding the accuracy or completeness of the Properties Information.
5. Commission: Prospective Purchaser acknowledges that it will not look to Sellers or Market Associates LLC for any fees or commissions above the agreed 2% fee on the sales price to be paid to prospective Purchaser’s broker upon closing.
6. Binding Agreement: Upon execution hereof, this agreement shall be a binding agreement between us, Market Associates, LLC and the Sellers.

Accepted and Agreed to on \_\_\_\_\_, 2018.

Broker Acknowledgement upon receipt

By: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, St, Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

By: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_  
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***Please Return via e-mail to [lee@mktllc.com](mailto:lee@mktllc.com)***