



DAILY JOURNAL OF COMMERCE
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April 29, 2019

Nitze-Stagen to expand SLU warehouse into boutique offices

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As the DJC first reported in February, Nitze-Stagen was eyeing a small old warehouse in South Lake Union for a renovation-addition project. It paid \$8.5 million for that corner property, at [760 Aloha St.](#), later this spring.

Last Friday there was a non-public administrative design review for the proposed office expansion and conversion. BuildingWork is the architect. The original two-story building dates to 1931, according to the county. The architect says 1949, with an addition in 1956. The corner, at Eighth Avenue North, totals 9,220 square feet.



Rendering by BuildingWork [\[enlarge\]](#)

The plan is to add three levels, plus a penthouse, effectively creating a 5½-story building. That would increase the size from about 13,645 square feet now to 44,481 square feet.

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The project will likely pursue LEED and/or Built Green certification. No parking is required or included. There will be a bike room. The old interior truck bay will be converted into some kind of usable space, and the curb cut on Aloha will be eliminated.

No future tenants are mentioned, so 760 Aloha may be a speculative project, not a build-to-suit. BuildingWork says, “The new development will contain Class A creative office space with the potential for retail space on the ground floor.”

Given its location, in the heart of SLU, it shouldn't be hard to fill. In its recent first quarter report, Broderick Group puts the SLU vacancy rate at 1.7 percent.

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