



Live+
Work+
Dwell

COMMONLY ASKED QUESTIONS

What are live/work lofts?

Live/work lofts are specialized properties built in commercial zones. Live/work is a hybrid – a means of providing both living and working spaces within the same unit. They are designed to be flexible with respect to your individual living and working needs.

3525 S OREGON ST LAYOUT INCLUDES:

A ground-floor flex space for office, retail, or hobby use. Upper levels with bedrooms and bathrooms and an open kitchen/dining/living area. It is flexible enough to accommodate additional workspace if desired. A good example is a business that wishes to meet clients on the street level while maintaining staff and private offices above.

ADDITIONAL FEATURES AND BENEFITS:

There are separate outside entrances to both the living and working spaces, making it possible to enter and exit each space independently. Inside, the ground floor workspace has a door to the upstairs living space. This allows privacy between living and working spaces or privacy between employees and clients. Separate spaces enable you to rent-out an unused portion for extra income.

Why do I want a Live/Work?

- For an affordable way to own a high quality, professional office and/or living space.
- To avoid the stress of daily commutes.
- To combat rising office rents.
- To work from home in a quiet, designated area.
- To be part of a professional, creative community.
- To live and/or work on the edge of activity.

What types of businesses are allowed?

Live/work lofts are built in commercial zones, so any business allowed in the specific zone is allowed in the live/work unit. There are no restrictions to the number of employees or hours of operation, but businesses are not allowed to produce noise, odors, etc. that would cause a nuisance to the other residents.

Can I rent out the workspace, the living space or both?

Yes. The design is perfect for owners using the ground floor as an office and renting the top two floors for extra income. As the business grows, there is space to expand. For investors, live/work units make great rentals. There is a shortage of small, high quality office space in Seattle. The mix of separate commercial and residential spaces, low maintenance and good location maximizes the potential income.

What kind of businesses are possible?

Live/Work lofts attract creative professionals with low traffic businesses. While retail use is allowed, the physical size of the space makes it impractical for large “chain” type businesses. The location, size and layouts are perfect for professional service and boutique retail businesses that are pedestrian friendly and add character to the neighborhood.

Is there a homeowner’s association or dues?

No. 3525 S Oregon is an owned fee-simple like residential townhomes. That means they are not condominiums and do not have a homeowner’s association or dues. You own your unit along with the land under it and share a common wall.

What about building maintenance?

3525 S Oregon is constructed to be very low maintenance and just like traditional houses and townhomes, you are required to maintain your own unit. Specifically, the title to the property is subject to CC&R's – Covenants, Conditions and Restrictions. This document outlines each owner's responsibility with respect to maintenance, architectural control, and other items. For example, when it is time to paint the building, each owner would pay his prorated share.

Can I customize my workspace?

Yes. A limited amount of customization to fit your particular needs.

FOR EXAMPLE:

- Power needs and outlet locations.
- Special plumbing or lighting needs.
- Partitions and minor floor plan changes.
- Wall colors.

- High tech cabling.
- Audio/video pre-wire.
- Floor coverings.

What are the financial advantages to live/work?

- The biggest financial advantage to live/work is appreciation. Regardless of short-term market fluctuations, savvy business owners know that owning real estate is better than renting.
- Live/work is an age-old concept – the storekeeper living above Her/His shop.
- As more people discover the advantages of live/work, its popularity will rise, and values will increase faster than other real estate.
- Supply in Seattle and the trend here is for less commercial zoning, not more. Future demand for quality, well-located live/workspace will outpace supply resulting in higher prices.
- Fee simple / No HOA dues



OTHER FINANCIAL ADVANTAGES:

- Live/workspace costs less than comparable commercial space.
- Unused portions can be rented out for extra income.
- By combining your home and office payments, you can afford more.
- Residential mortgages have lower rates and require less down payment than commercial mortgages.
- You get the tax advantages of home ownership and potential deductions for things such as computers, phones, cleaning and maintenance.
- With your own workspace, you are not locked in to an expensive, long-term lease that will certainly rise.
- Combining live and workspace also means one electricity bill, one water/sewer bill.
- There are other cost savings with live/work, like the costs of commuting – gas, parking, car maintenance, eating out, etc. – It all adds up.

Is 3525 S Oregon built green?

Yes. It is certified 5-Star Built Green and at the vanguard of eco-friendly development.

- It enables a “zero-commute” lifestyle. Auto travel contributes a large portion of the greenhouse gas emissions that are responsible for global warming. The shorter the commute to work, the less fuel you burn. Even owners who use their unit entirely for an office can benefit from shorter commutes.
- Creating pedestrian-friendly neighborhoods reduces the reliance on automobiles. Being close to your customers, clients and employees cuts down on auto travel.
- Using recycled land in urban areas saves open space and provides an intelligent alternative to suburban sprawl.
- Combining living and working spaces makes the best use of scarce resources (one property not two).
- 3525 S Oregon is located on the edge of activity, within walking distance to the vibe of a neighborhood, just blocks to Columbia Station. It is also close to bus transit, further reducing the reliance on automobiles.



- Energy efficient systems reduce energy costs and save natural resources.
- ENERGY STAR appliances.
- Ductless mini-splits for heating and cooling.
- Prepped for solar.
- EV Charging plug.
- Extra Insulation for energy efficiency and sound mitigation.
- Triple glazed windows low-e windows.
- LED lighting.
- Water Sense plumbing fixtures.
- Drought tolerant plants.
- Pervious surfaces.
- HRV for comfortable and healthful indoor air quality.
- Recycling of demolition and construction materials
- Materials that are non-toxic and low in volatile organic compounds (VOCs).
- Long lasting and durable exteriors with fiber-cement and masonry siding.
- Cabinets using sustainably harvested products.
- Reclaimed solid fir floors and polished concrete floors.