

#### Office Leases

The Seattle Times is relocating from its current building at 1000 Denny Way, which is owned by H5 Capital. The media company will move to MetLife's Alley 24 at 223 Yale Ave N in South Lake Union, where it will lease 31,425 SF on the fifth floor. The move, planned for summer 2026, follows the city's approval of tenant-improvement permits designed by JPC Architects and built by Gateway Construction. The Times will bring roughly half of its 500+ employees to the new space on a flexible schedule.



# Office Building Sales | Repositionings

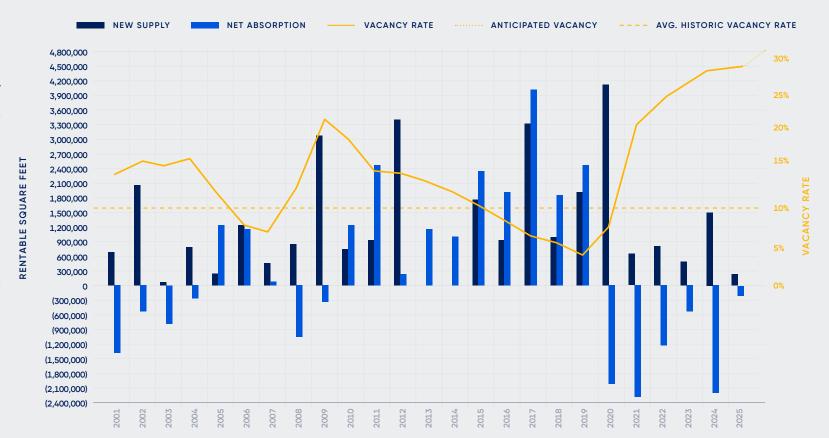
The historic Grand Central Block, located at 200 First Ave S at First Ave S & Main St in Pioneer Square, sold in November 2025 \$5.2 million. The seller, Western Office GC Property Owner LLC (affiliated with Goldman Sachs and Unico Properties), had purchased the property in 2019 for \$10.3 million. The buyer, Grand Central Block LLC, an entity tied to Urban Visions led by Greg Smith, acquired the three-building complex, which ranges from 116,335 SF (Unico's measurement) to over 141,000 SF (Urban Visions' measurement), implying an approximate sale price of \$45 per square foot. All buildings are currently vacant, and Urban Visions plans to reactivate the block through ground-floor retail, short-term leasing, and long-term redevelopment possibilities including hospitality, with immediate activation focused on arts, dining, and community uses.

The Fourth & Blanchard Building, also known as the "Darth Vader Building", located at 2101 Fourth Ave at 4th & Blanchard in the Belltown / Denny Triangle submarket, was part of a seven-building Martin Selig portfolio sold at a courthouse auction in November after default on a \$239 million loan. The portfolio, including the approximately 543,876 square foot Fourth & Blanchard tower, was conveyed by trustee Amber Labrecque (ZBS Law) on behalf of the seller, Martin Selig Real Estate. CW Capital bought the properties for a total of \$120 million, a steep discount compared to the portfolio's recent \$230 million combined assessed value.



## **Office Developments**

There were no reports of office developments in November 2025.



# **Inflation | Consumer Spending**

U.S. retail and restaurant sales rose a modest 0.2% in September according to the Commerce Department. Most of September's spending was driven by cost increases at gas stations and grocery stores, while discretionary categories like clothing and electronics fell. Despite this pullback, strong spending earlier in the quarter is expected to push overall economic growth to about 3% for July–September. Economists warn that spending may cool further due to weak hiring, rising unemployment, and ongoing inflation pressures. Higher-income households continue to drive most of the gains, while lower-income Americans face slower wage growth and shrinking real incomes. Inflation remains elevated but stable, with core producer prices rising just 0.1% in September, giving the Federal Reserve more room to consider a rate cut next month.

NOVEMBER 2025 FLINN FERGUSON CRESA



Seattle's housing market remained sluggish in October according to the Northwest Multiple Listing Service, reflecting the broader malaise affecting the region. King County's pending sales fell 10.8% year-over-year and closed sales dropped 8.2%, even as mortgage rates dipped to their lowest level in a year. King County's median single-family price increased 3.9% to \$997,000 and Seattle's rose 8% to nearly \$1.05 million. Snohomish and Pierce counties saw declines. Lower turnover and more listings competing for attention have intensified pressure on sellers, forcing some to accept lower offers or waive contingencies just to close.

U.S. existing home sales rose 1.2% in October to an annual pace of 4.1 million, the fastest since February according to the National Association of Realtors. Sales were also up 1.7% year-over-year and slightly exceeded economists' expectations. The national median home price climbed 2.1% to \$415,200, the highest ever recorded for October and marking 28 straight months of annual price gains. Despite this uptick, the housing market remains subdued after the 2022 surge in mortgage rates pushed sales to their lowest level in nearly three decades. Inventory improved to 1.52 million homes, up nearly 11% from last year, but still well below pre-pandemic levels. Homes are taking longer to sell, averaging 34 days on the market. Economists say a meaningful rebound will require more inventory and deeper mortgage-rate declines.



## **Interest Rates**

By the end of November, the average rate on a 30-year U.S. mortgage ended a three-week streak of increases, reflecting a pullback in long-term U.S. Treasury bond yields. Rates started the month at 6.22%, edged up to 6.24% in the second week, climbed again to 6.26% in the third week, and then eased back down to 6.23% in the fourth week.



#### Jobs

Recent data from the Labor Department shows employers added 119,000 jobs in September, but unemployment rose to 4.4%. Companies conducting major layoffs include Verizon (13,000), Amazon (14,000), UPS (48,000), General Motors (1,700 + temporary layoffs), Target (1,800), Paramount (2,000 + additional cuts abroad), Nestlé (16,000 globally), Lufthansa (4,000), Novo Nordisk (9,000), ConocoPhillips (up to 3,250), Intel (thousands), Microsoft (15,000 across two rounds), Procter & Gamble (up to 7,000), and others.

U.S. unemployment claims fell by 6,000 to 216,000 in the third week of November according to the Labor Department, signaling layoffs remain low despite recent high-profile job cut announcements. Claims came in below economists' expectations, and the four-week average edged down to 223,750, reflecting continued stability in the labor market. Continuing claims rose to 1.96 million, indicating unemployed workers are taking longer to find new jobs.



### **Other News**

Downtown Seattle's Westlake Park, located at 401 Pine St., closed last month for a major renovation and will reopen ahead of the city hosting 2026 FIFA World Cup events. Seattle Parks & Recreation and the Seattle Parks Foundation selected Sellen Construction for the \$3.5–\$4 million overhaul, with Berger Partnership as architect and Pine Street Group as development manager. The park, a triangular space between Pike and Pine streets near both the Monorail and Link light rail, hasn't been updated since its original construction in 1988. The project will modernize the park's infrastructure, landscaping, art, play elements, and amenities to create a more open, welcoming gathering space for families, tourists, and downtown workers.

NOVEMBER 2025 FLINN FERGUSON CRESA