

CONTACT

Lloyd Low
+1 206 607 1796
lloyd.low@am.jll.com

Joe Gowan
+1 206 607 1738
joe.gowan@am.jll.com



LOCATION

- ▲ Class A office building located in the heart of downtown Seattle's retail district
- ▲ Direct access within the building to Link Light Rail, King County Metro Buses, Seattle Monorail, and the Seattle Streetcar
- ▲ Walking distance to Pike Place Market, Seattle Waterfront, Amazon Spheres, and Washington State Convention Center

DATA

- ▲ Year built: 1988, renovated in 2014
- ▲ Stories: 25
- ▲ Average floorplate: ± 17,000 RSF
- ▲ Ceiling heights: Deck to deck height is 11'6"
- ▲ 8 elevators; 4 high-rise and 4 low-rise. Modernized in 2014.
- ▲ Building hours: 8:00am – 6:00pm Monday through Friday
- ▲ 24/7 on-site building security
- ▲ Fiber: Century Link, AT&T
- ▲ Internet: Towerstream

PARKING

- ▲ 1/1,500 RSF parking ratio
- ▲ \$340/month unreserved
- ▲ \$460/month reserved
- ▲ On-site bike storage

AMENITIES

- ▲ Complimentary building conference rooms & fitness center
- ▲ Dilettante Mocha Café in main lobby
- ▲ On-site fast casual dining options with rotating food trucks at Westlake Park

FEATURES

- ▲ Located atop downtown's major transit hub serving SLU, Capitol Hill, and Pioneer Square
- ▲ Excellent setbacks allow views of Elliott Bay, downtown Seattle, the Cascade Mountains, the Olympic Mountains, and Lake Union
- ▲ Private decks on top 4 floors
- ▲ Northwest facing floor-to-ceiling windows

