



# Prime Pioneer Square Location

Pioneer Square marks Seattle's original downtown. Rebuilt after the devastating "Great Fire" of 1889, the district is characterized by late 19th century brick and stone buildings, featuring some of the nation's best surviving collections of Romanesque Revival-style urban architecture. Today, Pioneer Square is a charming, revitalized neighborhood with abundant transportation options and a vibrant street scene.

- Two blocks from Lumen Field and T-Mobile Park, where nearly three million sports fans come every year
- Walkable to a multitude of restaurants and retail – Peter Miller Books, Taylor Shellfish, Damn the Weather, Home Team, Tacolisto, Salumi Salami and more
- Directly adjacent to the new Seattle Waterfront, currently under construction and delivering in 2023
- Unparalleled transit access:
  - Two blocks to King Street Station & Union Station
  - Two blocks to Ferry Terminal (Colman Dock)
  - One block to First Hill Streetcar terminus and Center City Connector
  - Three minutes from I-5 and I-90 on/off ramps

ELLIOTT BAY



5  
Building  
Office  
Collection

843,000  
Square Feet  
of Creative  
Office Space

1/1,800  
Parking  
Ratio

97  
Walk  
Score

100  
Transit  
Score

## King Street Crossing

Hudson Pacific Properties' unique blend of remodeled historic and Class A creative office space spans five buildings and allows tenants to maximize their leasing dollars with shared amenities across the entire King Street Crossing.

- On-site property management team
- 24-hour key-card access and on-site security
- State-of-the-art infrastructure with brick-and-beam architecture
- Premier street-level retail
- 3 separate secure bike storage locations
- Conference center
- 3 separate shower and locker facilities
- 505 First lobby with Wi-Fi and space available for private events
- Ample on-site parking with above-market ratio, electric car stations and discounted carpool space
- Tenant fitness facility

# The Future Seattle Waterfront

Steps from King Street Crossing, the Seattle Waterfront Program will transform Seattle's central waterfront.

Currently, the waterfront is being completely transformed from Pioneer Square to Belltown. The program includes removal of the Alaskan Way Viaduct, the rebuilt Elliott Bay Seawall, 20 acres of new and improved public space, improved connections between center city neighborhoods and Elliott Bay, critical utility infrastructure, and new Alaskan Way and Elliott Way surface streets.

- Landscaped promenade
- Waterfront park
- Protected bike path
- Pike Place Market's expanded "marketfront"
- Rebuilt Piers 62/63 floating dock



## Corporate Neighbors

- |                             |                 |
|-----------------------------|-----------------|
| 1 Hudson Pacific Properties | 8 Intel         |
| Maveron                     | Attachmate      |
| Graham Construction         | Globys          |
| HNTB                        | 9 ADP           |
| Encore Architects           | Getty Images    |
| Tether                      | Doubledown      |
| 2 Saltchuk                  | Interactive     |
| Spaces                      | 10 SoundTransit |
| Nestle                      | 11 Vulcan       |
| 3 Lyft                      | WatchGuard      |
| Real Self                   | 12 Screenlife   |
| 4 Sesame                    | 13 Pixar        |
| 5 Live Nation               | Uber            |
| 6 Banyan Branch             | 14 Portent      |
| 7 Galvanize                 | HUB Seattle     |
|                             | 15 Weyerhaeuser |

## Walkable Eats + Drinks

- |                             |                               |
|-----------------------------|-------------------------------|
| · South of Mill             | · Elm Coffee Roasters         |
| · BRGR Bar Seattle          | · General Porpoise            |
| · Brown Family Vineyards    | · Good Bar                    |
| · Caffè Umbria              | · Il Terrazzo Carmine         |
| · Caffè Vita Pioneer Square | · Intermezzo Carmine          |
| · Four Eleven Wine Bar      | · Salumi Artisan Cured Meats  |
| · Che Sara Sara             | · Tat's Delicatessen          |
| · City Grind                | · Taylor Shellfish Oyster Bar |
| · Damn the Weather          | · Home Team                   |
| · Dead Line                 | · The Pharmacy                |
|                             | · Zeitgeist Kunst & Kaffee    |

## 505 First

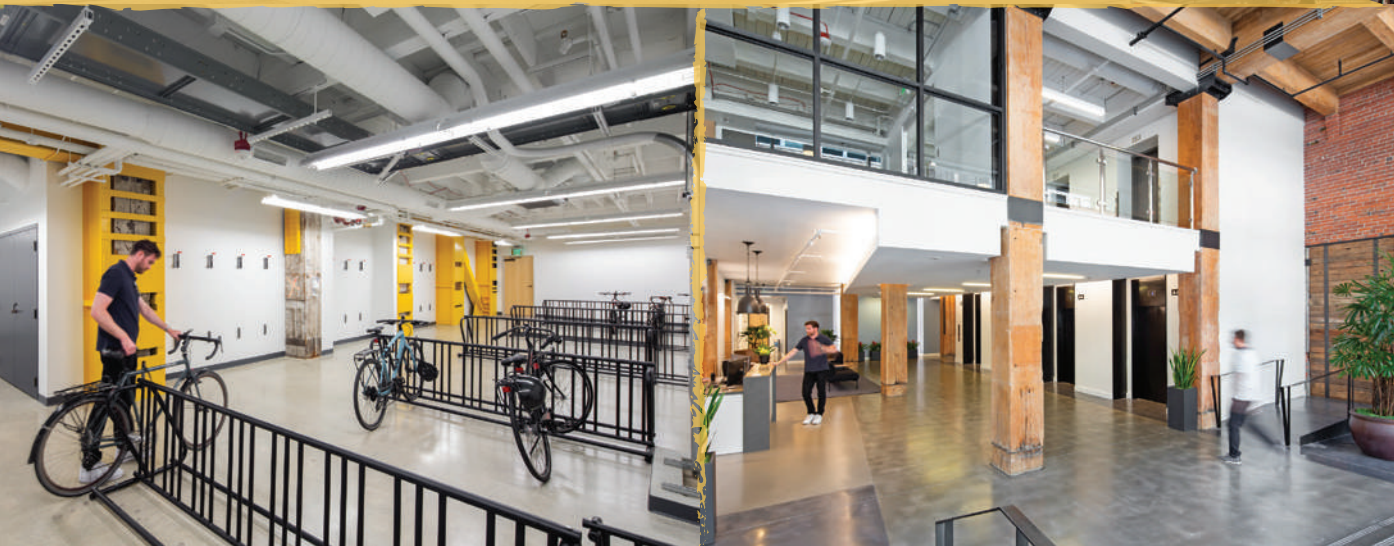
Newly constructed in 2010, 505 First is a seven-story, Class A office building with subterranean parking. The property has a spacious lobby that is perfect for collaborative work sessions or special events, and connects to 83 King's lobby. 505 First also features a newly built rooftop indoor/outdoor amenity space and street-level retail.

300,000  
Square  
Feet

7  
Floors

Expansive  
Lobby

Connects  
to  
83 King



## 83 King

This 1904 building has been fully restored to its authentic brick and beam past. Large floor plates and favorable window lines provide eight floors of Class A creative office space for innovative companies. The building is adjacent to 505 First and it serves as home to the King Street Crossing tenant fitness facility.

184,000  
Square  
Feet

8  
Floors

Brick  
and Beam  
Architecture

Connects  
to  
505 First

## 411 First

Built in 1906 as the Seller Building, 411 First consists of three Class A interconnected office buildings spanning an entire city block. It is home to several Pioneer Square notable corporate names. Street-level retail includes beloved Italian eatery, Il Terrazzo Carmine and its new cicchetti bar, Carmine Intermezzo, as well as the boutique Flora & Henri, Browne Family Vineyards and General Porpoise Donuts.

165,000  
Square  
Feet

7  
Floors

Large  
Floorplates

Restored  
Brick  
& Timber



## 95 Jackson

This distinctive historic property was built in 1909. 95 Jackson provides three full office floors, with the top floor featuring 20-foot ceiling heights, as well as a lower level of creative office space and street-level retail. Recently renovated with a careful eye to the building's past, as well as the future, 95 Jackson the perfect balance of modern convenience and historic charm.

35,000  
Square  
Feet

3  
Floors

Fully  
Restored

Connects  
to  
450 Alaskan

# 450 Alaskan

This eight-story, Class A office building was newly constructed in 2017. The LEED Gold certified building offers rooftop amenity space, including a full catering kitchen and indoor fire-pit, as well as 23,000-square-foot floor plates and ground-floor retail. Along with unobstructed views of Elliott Bay, 450 Alaskan offers tenants an amenity-rich environment with a spacious and stylish lobby, ample parking, on-site bike storage, showers and lockers.

171,000  
Square  
Feet

8  
Floors

Rooftop  
Deck

Connects  
to  
95 Jackson



## Eat, Shop & Play

Retail is thriving in Seattle’s latest “it” neighborhood, fed by a large residential community, daytime office tenants, evening sports fans and 24/7 destination visitors. In addition to prominent businesses throughout Pioneer Square, Hudson Pacific Properties curated a collection of notable retailers within its King Street Crossing.





HUDSON PACIFIC PROPERTIES  
**REIMAGINING NOW.**

TO CREATE  
WHAT'S NEXT

## *About Hudson Pacific Properties*

[HudsonPacificProperties.com](https://www.HudsonPacificProperties.com)

**Where we work is not just where we work. It's part of who we are and how we thrive. At Hudson Pacific Properties, that's what drives us to stay one step ahead, looking for opportunities in just the right places to bring innovation to life.**

When you partner with us, you get a lasting relationship focused on addressing your every need. From an entrance that signals you've arrived to an environment that fosters collaboration, creativity and success, we provide the state-of-the-art infrastructure and excellent service necessary to fulfill your business strategy.

And when you're ready, we're here to help you expand for the future, because the sky's the limit. We're driven to find the next amazing space for today and tomorrow's leading companies building it from the ground up or reimagining it from the inside out. With Hudson Pacific Properties, everything is possible.