



It's All Happening in Pioneer Square

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

Retailers and restaurants are thriving in Seattle's latest "it" neighborhood and are fed by an extensive and growing residential community, daytime office tenants, evening sports fans and 24/7 destination visitors. In addition to prominent businesses throughout Pioneer Square, Hudson Pacific Properties has curated a collection of notable retailers within King Street Crossing.



ELLIOTT BAY



King Street Crossing

Hudson Pacific Properties' unique blend of remodeled historic and premier street-level retail spans five buildings and along Alaskan Way, Jackson Street, King Street and First Avenue. From the waterfront to Occidental Park, to the exciting new crop of restaurant and shopping destinations, King Street Crossing retail is conveniently located in the heart of Pioneer Square.

5
Building
Collection

50,000
Square Feet
of Prime
Retail Space

95
Walk
Score

\$100,000
Annual
House-Hold
Income within
3-Mile Radius

100
Transit
Score

On-Site
Parking
Structures

The Future Seattle Waterfront

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

Currently underway, the waterfront will be 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



In Good Company

- | | |
|-----------------------------|--------------------------------|
| 1 South of Mill | 15 Good Bar |
| 2 Biscuit Bitch | 16 Girin |
| 3 Browne Family Vineyards | 17 Il Corvo Pasta |
| 4 Caffè Umbria | 18 Il Terrazzo Carmine |
| 5 Caffè Vita Pioneer Square | 19 Intermezzo Carmine |
| 6 Cone & Steiner | 20 Peter Miller Books |
| 7 Damn the Weather | 21 Quality Athletics |
| 8 Dead Line | 22 Rain Shadow Meats Squared |
| 9 Drygoods Design | 23 Rudy's Barbershop |
| 10 E Smith Mercantile | 24 Salumi Artisan Cured Meats |
| 11 Ebbets Field Flannels | 25 Tat's Delicatessen |
| 12 Elm Coffee Roasters | 26 Taylor Shellfish Oyster Bar |
| 13 Flatstick Pub | 27 Home Team |
| 14 General Porpoise | 28 Zeitgeist Kunst & Kaffee |

Corporate Neighbors

- | | |
|-----------------------------|------------------------|
| · ADP | · Live Nation |
| · Attachmate | · Lyft |
| · Banyan Branch | · Maveron |
| · Blue Nile | · Pixar |
| · Doubledown Interactive | · Portent |
| · EMC2 | · Realself |
| · Galvanize | · Saltchuck |
| · Getty Images | · Screenlife |
| · Globys | · Sesame |
| · Graham Construction | · SoundTransit |
| · HNTB | · Uber |
| · HUB Seattle | · Vulcan |
| · Hudson Pacific Properties | · WatchGuard |
| · Intel | · Weyerhaeuser Company |

505 First

Constructed in 2010, 505 First is a seven-story Class A office building with convenient, subterranean parking. 505 First includes 14,000 square feet of retail and is a short walk away from both the new Seattle Waterfront and CenturyLink Field.



14,000
Square Feet
Street
Frontage
Retail

3
Store
Fronts

7
Story Office
Building

2
Blocks from
CenturyLink
Field



83 King

This 1904 building has been fully restored to its authentic brick and beam past. Currently, a neighborhood café occupies 1,300 square feet of prime storefront at 83 King.

2,800
Square Feet
Street
Frontage
Retail

2
Store
Fronts

8
Story Office
Building

Historic
Retail Entry
Point



411 First

Built in 1906 three separate hardware buildings, 411 First now is connected all three along First Avenue. Just behind the building, a quaint twinkle-lit alleyway connects King to Jackson. Well-known restaurants and retailers make 411 First a destination location, including beloved Italian eatery, Ill Terrazzo Carmine and its new cicchetti bar, Carmine Intermezzo, as well as Flora & Henri boutique, General Porpoise Donuts and Browne Family Vineyards.



19,000
Square Feet
Street
Frontage
Retail

7
Store
Fronts

7
Story Office
Building

14
On-Site
Residential
Condos

95 Jackson

This distinctive historic property was built in 1909. 95 Jackson provides three full office floors, as well as street-level retail. Recently completed a full restoration, the building is the perfect balance of modern convenience and historic charm and includes one 3,400 square foot retail space.



3,400
Square Feet
Street
Frontage
Retail

1
Store
Front

3
Story Office
Building

Basement
Space Below
Retail

450 Alaskan

This eight-story, Class A office building was newly constructed in 2017. It's brick façade and architectural details blend effortlessly into the historic neighborhood. Home to Saltchuck headquarters, the LEED Gold certified building is directly across from the new Seattle Waterfront. Additionally, 450 Alaskan includes two charming spaces along King Street – one of which is adjacent to a quaint, twinkle-lit alleyway that connects King to Jackson.

7,900
Square Feet
Street
Frontage
Retail

2
Store
Fronts

9
Story Office
Building

Retail
Along New
Seattle
Waterfront



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.

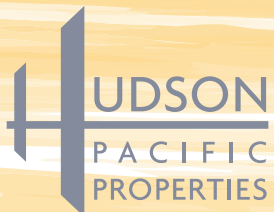
When you partner with us, you get a lasting relationship focused on addressing your every need. From an entrance that signals you've arrived to an environment that fosters collaboration, creativity and success, we provide the state-of-the-art infrastructure and excellent service necessary to fulfill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



505 *First* • 83 *King* • 411 *First*
95 *Jackson* • 450 *Alaskan*

Pioneer Square • Seattle, WA



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