

FOR LEASE



THE A&D BUILDING



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±32,210 SF available for occupancy Q1 2019.

What's Old is New Again

We are pleased to offer for lease the newly renovated Ainsworth & Dunn Building located on Seattle's waterfront.

BUILDING FEATURES

- Exposed brick and beams
- On-site amenities
- High ceilings
- New penthouse with roof-top patio
- On-site parking
- New building systems



Shaping Seattle's Waterfront

DISTINCTIVELY SEATTLE

For over 100 years, the Ainsworth & Dunn Building has played an integral role in Seattle's bustling waterfront serving the industries that have shaped our region. Built in 1902 as a salmon-packing facility, the Ainsworth & Dunn Building serviced fishing ships from as far away as Alaska arriving at what is now Pier 70. In the 1930s the warehouse was converted into a processing facility for I.F. Laucks, a company whose innovative soybean glue revolutionized the production of plywood in the Pacific Northwest.



A FAMILY FAVORITE

In the 1970s, the building was restored and adapted into the second location for the Old Spaghetti Factory. A quintessential Pacific Northwest based restaurant, the Old Spaghetti Factory was a family favorite that highlighted the uniqueness of the building and drew inspiration from the waterfront's rich history.

THE NEXT HUNDRED YEARS

Once complete, the renovated Ainsworth & Dunn Building will anchor the north end of Seattle's vibrant waterfront and will be poised to help shape another century of business innovation in the Pacific Northwest. Offering immediate access to some of the city's most iconic landmarks, tenants at the Ainsworth & Dunn Building will enjoy views of the Seattle Art Museum's Olympic Sculpture Park, Elliott Bay, the Olympic Mountains, Mt. Rainier, and the Space Needle.

A Premier Location

COMMUTING INFO

The Ainsworth & Dunn Building is less than a mile from the Westlake Link light rail station and South Lake Union streetcar, with <0.2 mile proximity to 10 bus lines servicing the city and greater Seattle area. The building benefits from immediate access to both the Myrtle Edwards Park waterfront bike trail and the Lake to Bay Pedestrian Loop connecting the waterfront to South Lake Union. Tenants also have easy access to Highway 99, South Lake Union, and Central Business District.

LOCAL AMENITIES

Belldowntown is ranked as one of the most walkable neighborhoods in the city. Tenants are located near over 200 restaurants within a 1 mile radius from the building in addition to popular retailers and residential amenities. Nearby parks include Olympic Sculpture Park and Myrtle Edwards Park.

WATERFRONT RESTORATION

The Ainsworth & Dunn Building acts as the northern bookend to Seattle's ongoing waterfront restoration program. The city is scheduled to invest \$790 million in a 10+ year plan that fulfills the objective to create a "waterfront for all" – a vision that champions sustainability, usability, and a mission to celebrate Seattle's past, present, and future. Nearby urban planning initiatives are capitalizing on the removal of the Alaskan Way Viaduct with plans for over twenty acres of new/improved public space, bike paths, access to Pike Place Market, and a waterfront promenade with numerous retail options.

Walk Score

91

Transit Score

93

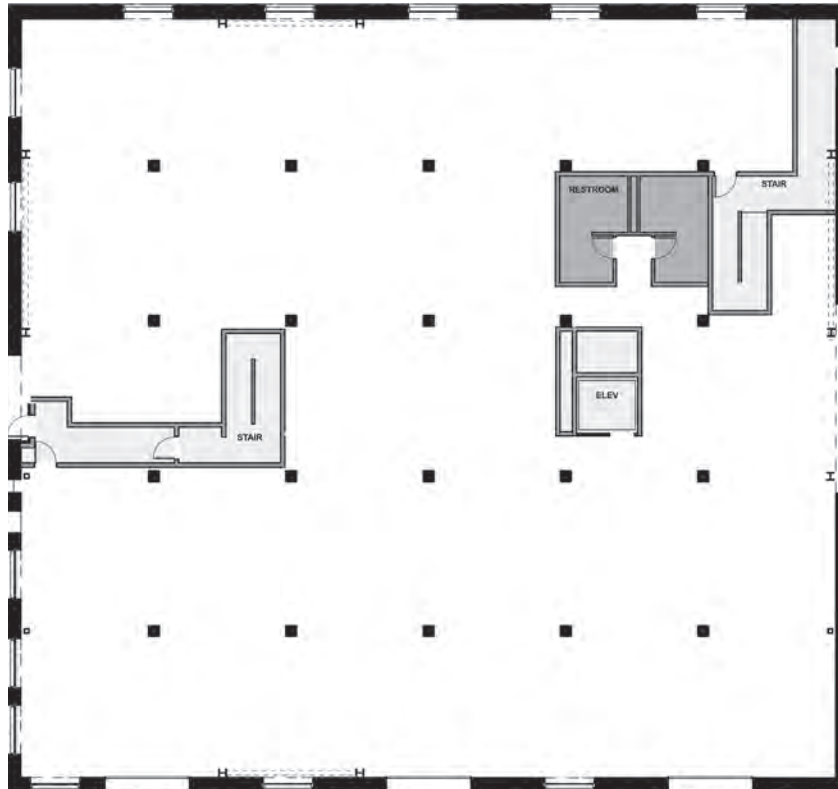


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Floor 1

±13,240 SF

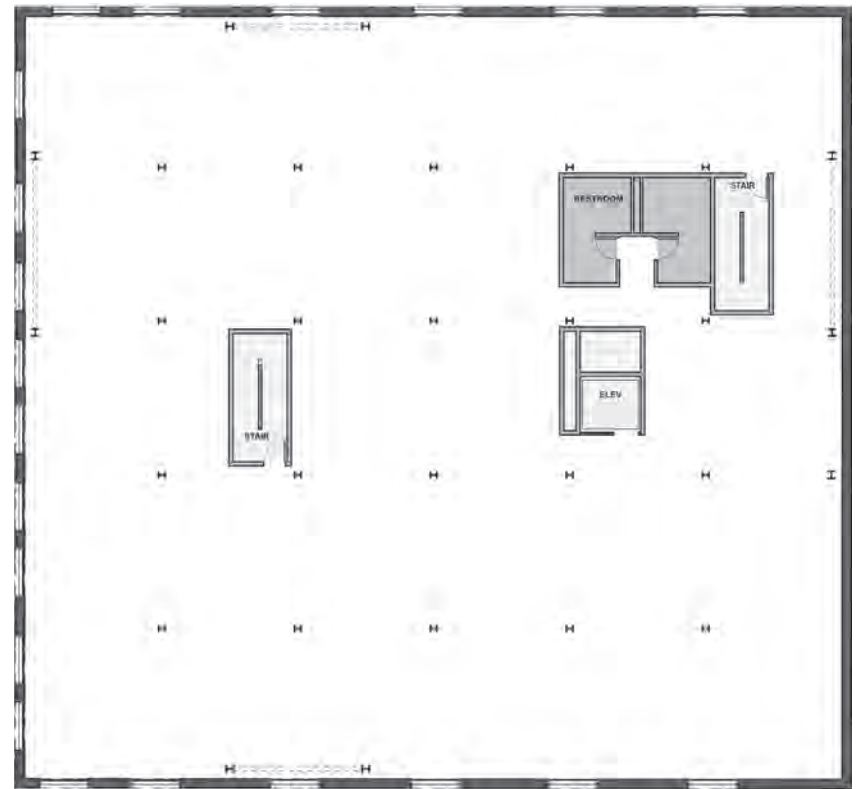


ALASKAN WAY

Floor 2

±13,190 SF

ELLIOTT AVE



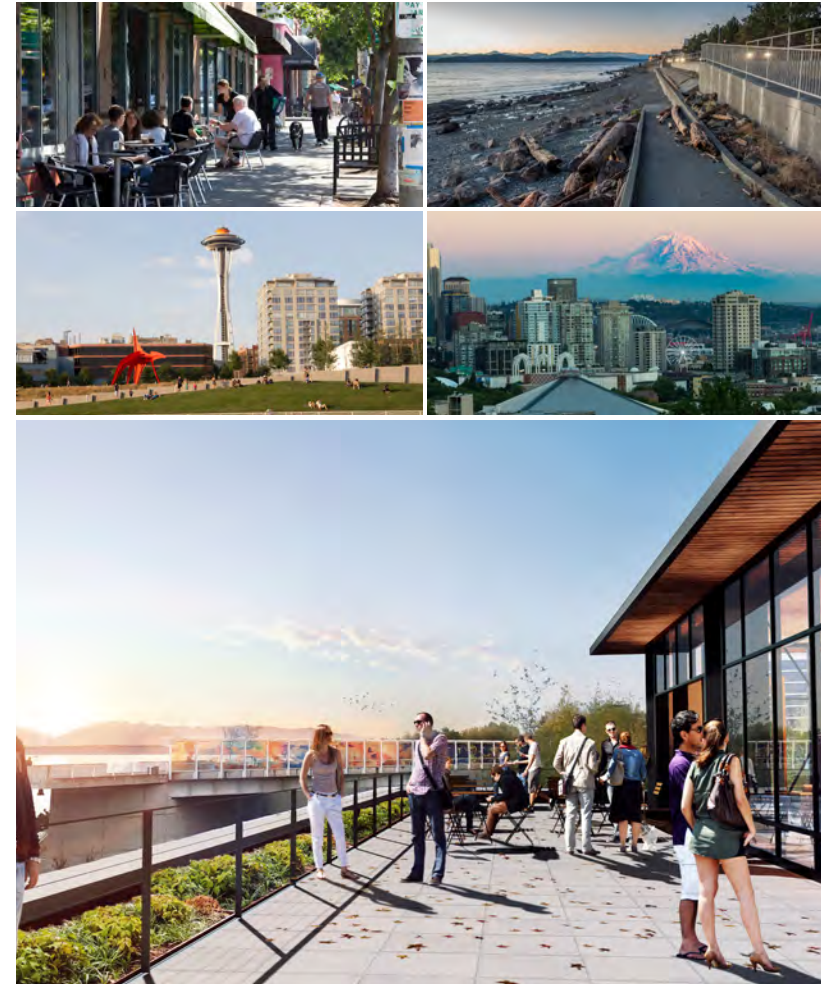
Floor 3

±5,780 SF

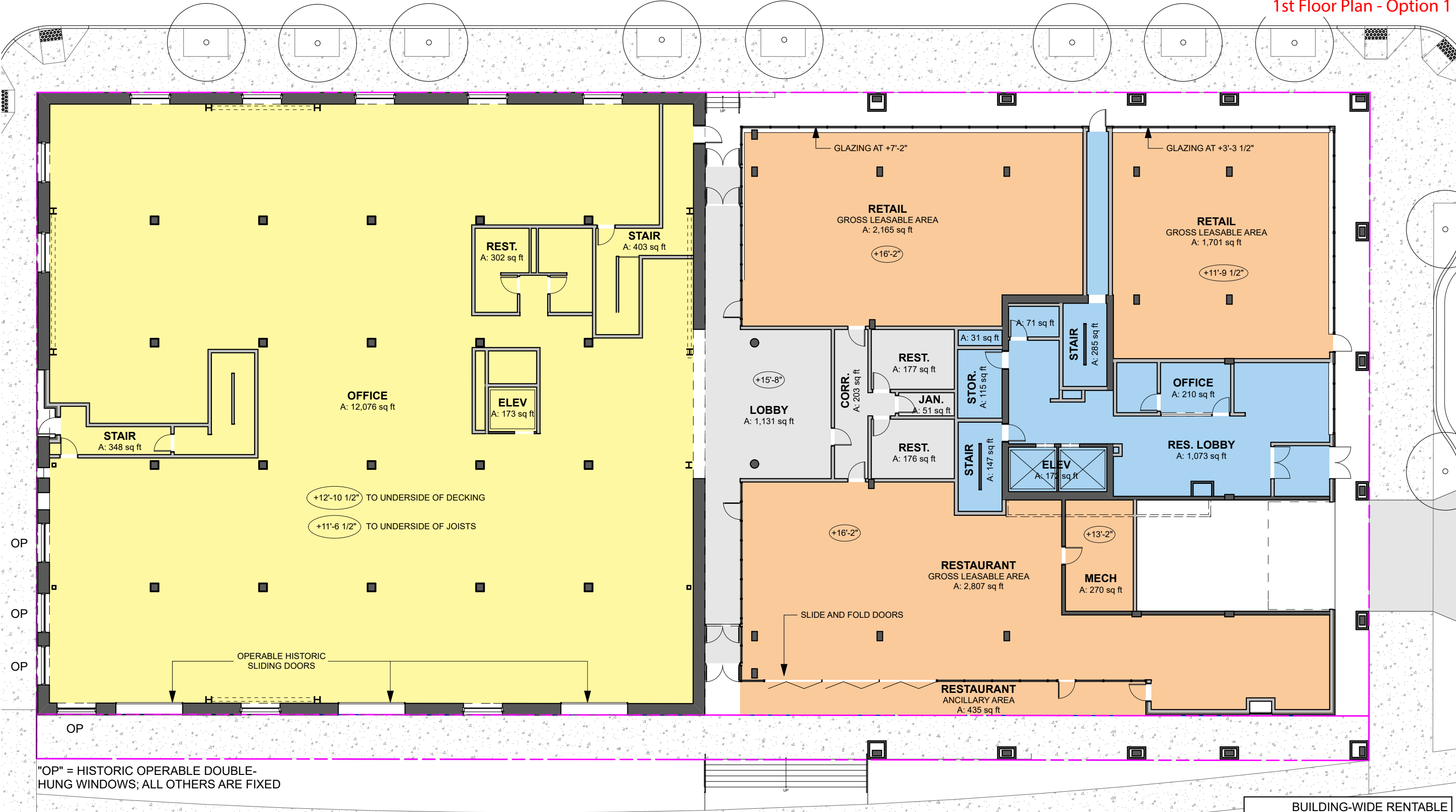
ELLIOTT AVE



ALASKAN WAY

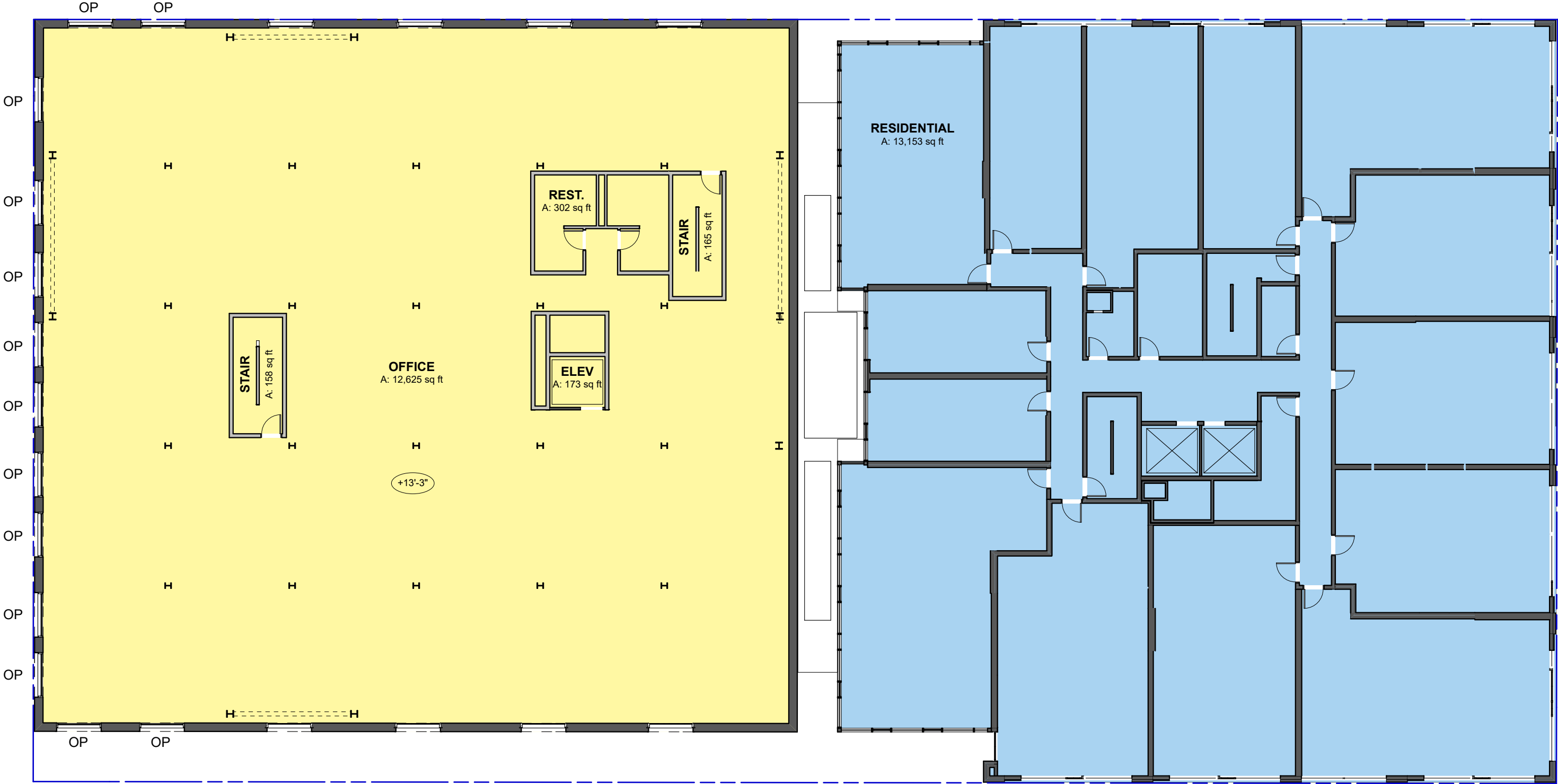


1st Floor Plan - Option 1



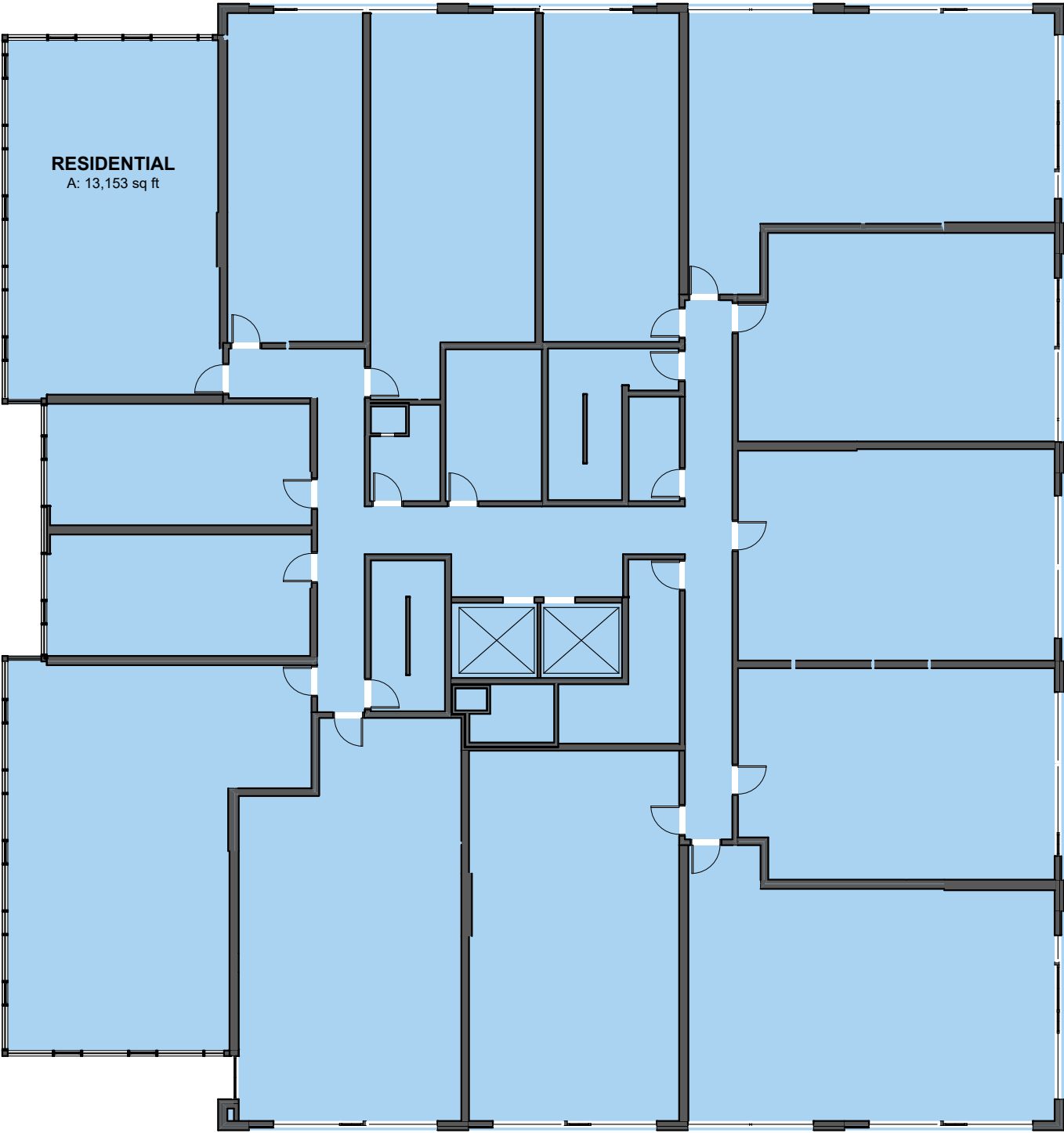
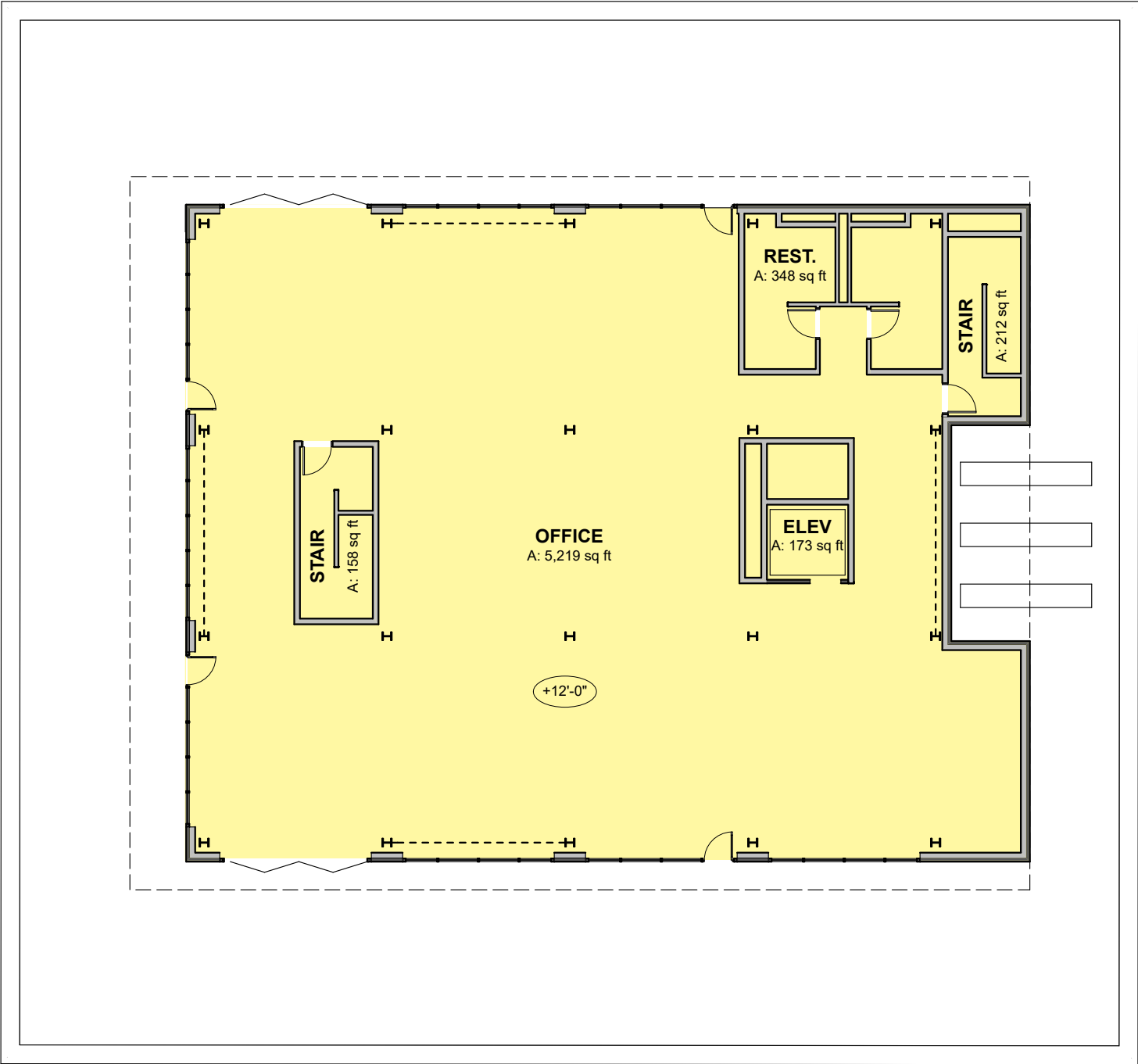
"OP" = HISTORIC OPERABLE DOUBLE-HUNG WINDOWS; ALL OTHERS ARE FIXED

BUILDING-WIDE RENTABLE
OFFICE AREA FOR OPTION 1
(PER MIXED-USE BOMA CALCS) =
29,812 SF



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