

ADDRESS

- + 720 Olive Way, Seattle, WA 98101

BUILDING DATA

- + Year Built: 1981 (Renovated 2015)
- + Stories: 20
- + Rentable Area: 300,788 SF
- + Typical Floorplate: 15,721 SF
- + Ceiling Heights: 12'4"-16'
- + Elevators: Seven upgraded Westinghouse elevators (including one designated for freight and one to parking levels)
- + Building Hours: 7:00am-6:00pm, Mon-Fri, 8:00am-12:00pm, Sat

AMENITIES

- + New building conference facility, fitness center, on-site coffee shop, and bike storage
- + Within blocks of Seattle's best shopping, lodging, and restaurant services

STRUCTURE

- + Above-grade floors constructed of fireproof structural steel with concrete floor support over steel decking
- + Below-grade floors constructed of reinforced concrete
- + Building facade features red brick and bronze-tinted, double-pane glass windows set within anodized aluminum frames

TRANSPORTATION

- + Perfect 100 Transit Score
- + Convention Place Transit Center one block away
- + Easy access to Interstate 5 and Highway 99

PARKING

- + Subterranean, secured four-level structure with 212 stalls
- + 1/1,400 SF ratio
- + \$330.50/stall/month

SECURITY

- + All entrances secured by key-card access system
- + IP security camera monitoring system covers all exterior entrances, the lobby, and reception

FIRE PROTECTION/LIFE SAFETY

- + Building is fully sprinklered with Edwards System Technology addressable fire alarm

HVAC

- + Two 350-ton Carrier centrifugal chillers and central variable air volume fan system controlled by the BAS
- + Floor space heat generated from perimeter re-heat VAV boxes

ELECTRICAL

- + Five watts per square foot, expandable to ten
- + Three main building units with 480/277 volt, three-phase, four-wire service
- + Separate service for retail tenants

TELECOMMUNICATION SERVICE

- + Comcast, Integra, TW Telecom

PROJECT TEAM

- + Owner: Prudential Real Estate Advisors and Talon Private Capital
- + Property Management: CBRE
- + Leasing Rep: Colliers International