

# FACT SHEET



## Location

- 999 Third Avenue, Seattle Washington 98104-4019
- Full city block bordered by Third Ave., Second Ave., Madison St., and Marion St.
- Located in Seattle's central business district
- Superior access to Washington State Ferry Dock and Metro/LINK transit tunnel
- Convenient to Waterfront & West Edge retail districts

## Building Data

- 983,599 SF of Class A space
- Built in 1983
- 47 floors
- Typical floor plate: 22,000 SF
- Steel highrise construction with stone & glass facade
- Developed by Wright Runstad & Company and designed by McKinley Architects

## Transportation

- Three blocks to Interstate-5
- Three blocks to Washington State Ferry dock
- Two blocks to Metro/LINK Pioneer Square Station and three blocks to Financial District Station
- Direct access to Third Avenue transit corridor served by four regional bus systems

## Parking

- Parking Ratio: 1/1,400 RSF
- Garage entrance on Madison St., exit on Marion St.
- Electric charging stations
- Discounted carpool parking
- Zipcar car sharing onsite

## Amenities

- New building lobby
- New secure onsite bike storage
- New fitness center with showers & lockers
- New conference center (seats 80)
- New tenant lounge and game room
- Landscaped 3-tier outdoor plaza with retail and restaurants, including Starbucks and Homegrown

## Building Features

- Spectacular views of Elliott Bay & Olympic Mountains
- Floor-to-floor height is 11' 6" & 15' 6" on floors 45-47
- Floor load is 50 PSF live load + 20 PSF partition load
- 24-hour card key access & onsite security with CCTV
- Building hours: Monday-Friday 7 a.m. to 6 p.m.; Saturday 8 a.m. to 1p.m.

## Sustainability Features

- 92/100 Energy Star rating
- Sophisticated energy management system
- High reflectance ceiling system enhances daylight and reduces lighting load
- HVAC delivered by VAV boxes with fan coil heat
- Building envelope incorporates one-inch double pane insulating glass

## Project Team

- Landlord: Callahan Capital Properties
- Leasing: Colliers International
- Property Management: Callahan Management
- Parking Management: Focus Point Parking



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