

## Location

- 1301 Second Avenue, Seattle, Washington 98101
- Located in Seattle's Central Business District
- Superior access to Washington State Ferry Dock and Metro/LINK transit tunnel
- Convenient to Waterfront and West Edge retail districts

## Amenities

- 17th Floor exclusive tenant 23,000 SF deck
- Expansive tenant lounge with free Wi-Fi and building café
- Four conference rooms (seating for 30-72)
- Secure onsite bike storage for 147 bikes
- Tenant fitness center
  - Fitness evaluations and personal training
  - Eight treadmills
  - Six ellipticals
  - Two cross-trainers
  - Five upright bicycles
  - Five recumbent bicycles
  - Five Technogym machines
- Showers and locker rooms
- Starbucks, Chase Bank and Chip & Drew's onsite

## Transportation

- Adjacent to Metro/LINK University Street Station
- Direct access to Second Avenue transit corridor, served by four regional bus systems
- Five blocks to Interstate-5
- Six blocks to Washington State Ferry dock

## Building Features

- Spectacular views of Elliott Bay and Olympic Mountains
- 24 x 7 lobby guard service
- 24 x 7 tenant accessible card key access
- Building hours: Monday-Friday 6 a.m. to 7 p.m.
- Telecom providers:
  - Comcast, AT&T, CenturyLink, Cross Stream, Cogent, Zayo, and Level 3
- Floor to ceiling windows on the south, west and east exposures
  - Floor-to-ceiling window size: 8'1"
  - Standard window size: 5'7"

## Parking

- Parking ratio: 1/1,900 RSF
- Garage entrance and exit on Union Street
- 4 electric car charging stations
- Zipcar onsite



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## Building Data

- 875,000 SF of Class A space
- Built in 2006
- 42 floors
- Typical floorplate size:
  - Low-Rise: 46,000 RSF
  - Mid-Rise: 21,500 RSF
  - High-Rise: 22,500 RSF
- 20 Passenger elevators and 3 freight elevators
- Finish ceiling height is 8'7"
- Slab-to-slab height is 12'4"
- Column-free floorplates; exterior column spacing is typically 20'
- Mullion spacing varies between 2' and 4'9"
- 4000 amp bus riser serving Siemens transformers and Siemens panel boards on each floor.
- Two domestic water pumps supply water to each floor of the building
- Emergency power is available for emergency lighting, fire and life safety systems and elevators in the event of a utility power outage
- 4 watts/SF for lighting and convenience, 4 watts/SF for mechanical; All-in 8 watts/SF

## Sustainability Features

- LEED Platinum certified and 99/100 Energy Star rating
- HVAC:
  - Zone by zone temperature control via VAV system and dedicated air handlers on each floor
  - Approximately 25 zones per typical floor
  - Chill water loop can service tenant required supplemental HVAC for computer rooms, etc.
  - Pre-constructed HC rooms (or IT closets) with approximately 1 ton of cooling capacity available if desired

## Project Team

- Owner and Manager: CommonWealth Partners
- Leasing: Colliers International



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