

# 450 / ALASKAN / KAN



# THE HISTORIC LANDMARK OF TOMORROW

450 Alaskan is new, but in the coming years we expect to be regarded as one of the neighborhood's many landmarks. We appreciate that from even very early on, innovators have been drawn to Pioneer Square's spirit. 450 Alaskan conducts that vibrancy on one side, as it reflects the cool strength of Elliott Bay on the other. It's the best place to be now, and in the future when this era is referred to as "back in the day."

 Watch the Film at  
[450alaskan.com](http://450alaskan.com)

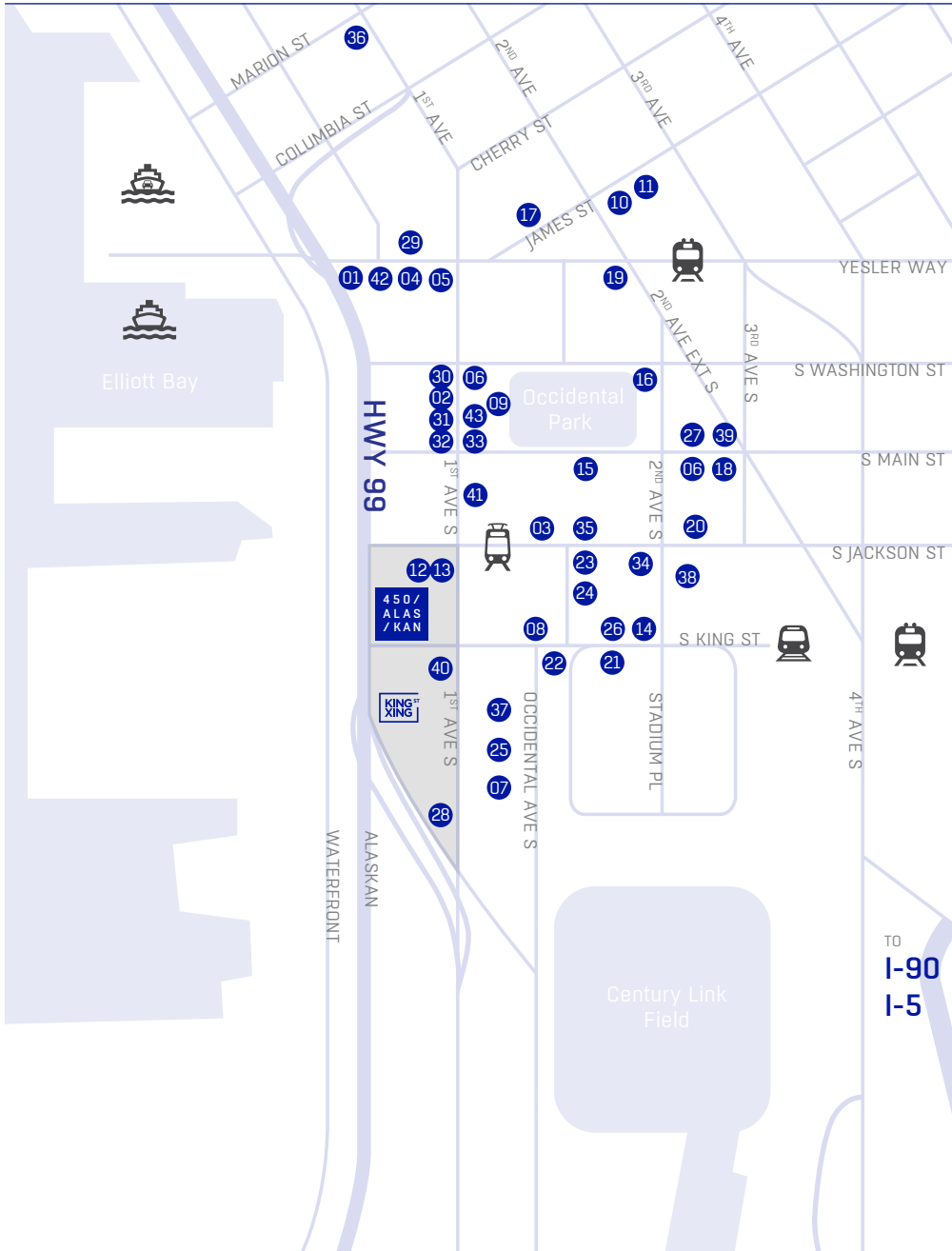




PIONEER  
SQUARE

A NEW SPACE  
IN THE ORIGINAL  
NEIGHBORHOOD

47.6000° N, 122.3320° W



Local Flavor

- DRINK  
+ DINE
- 01– Al Boccolino  
02– Altstadt Bierhalle  
03– BarSajor  
04– Cafe Paloma  
05– Delicatus  
06– E. Smith Mercantile  
07– Elysian Fields  
08– FX McRory’s  
09– Grand Central Bakery  
10– Collins Pub  
11– Il Corvo  
12– Il Terrazzo Carmine  
13– Intermezzo Carmine  
14– The Lodge Sports Grille  
15– London Plane  
16– McCoy’s Firehouse  
17– Marcela’s Creole Cookery  
18– Salumi  
19– Tat’s Deli  
20– Radici  
21– Cone & Steiner Mercantile  
22– Quality Athletics  
23– Rain Shadow Meats  
24– Taylor Shellfish Oyster Bar  
25– Sluggers Seattle  
26– King Street Bar & Oven  
27– Pizzeria Gabbiano  
28– Triangle Pub  
29– Kraken Congee  
30– Mediterranean Mix  
31– Phi Fusia  
32– Berliner Doner Kebab  
33– Gaba Sushi
- COFFEE+  
SWEETS
- 34– Zeitgeist Coffee  
35– Caffe Umbria  
36– Starbucks  
37– Cherry St. Espresso  
38– Tully’s  
39– Elm Coffee Roasters
- HEALTH+  
FITNESS
- 40– Seattle Fitness, Inc.  
41– Kinesia Pilates  
42– The Exercise Space  
43– Salt Room Yoga



450 Alaskan Way  
411 First Ave  
95 Jackson St

83 King St  
505 First Ave

450 Alaskan joins the King St. Crossing family of buildings in historic Pioneer Square. Being part of a family has its advantages. Shared campus amenities are a big plus for off-sites, and no one minds if you drop by for a morning pastry.



# Features + Amenities



01 TOTAL AREA:

±168,000 SF

02 ONSITE RETAIL:

±9,000 SF

03 AVERAGE FLOORPLATES:

±23,000 SF

04 AVERAGE CEILING HEIGHT:

Office – 11' 4.5"  
Retail – 13' 7.5"

05 ROOFTOP DECK:

±3,800 SF WITH  
CONFERENCE  
CENTER AND  
AMENITY SPACE

06 LEED GOLD  
CERTIFICATION  
TARGET

07 Abundant Power  
Supply

08 ELLIOTT BAY  
VIEWS FROM  
EVERY FLOOR

09 Round-the-Clock  
Secured Parking

10 Close proximity to  
I-90 / I-5 and new  
HWY-99

11 NUMEROUS PUBLIC  
TRANSIT OPTIONS

(KING STREET STATION,  
FIRST HILL STREETCAR,  
LIGHT RAIL, FERRY)

12 Bicycle Storage,  
Showers & Lockers

13 DIRECT ACCESS TO  
THE NEW SEATTLE  
WATERFRONT

14 VIBRANT  
NEIGHBORHOOD

(FITNESS, RESTAURANTS,  
COFFEE HOUSES, CENTURY  
LINK & SAFECO FIELDS)

# THINK WHERE YOU CAN WORK



Elliott Bay will always return you to what's real. That's why it's visible from every floor. As conducive to productivity as 450 Alaskan is, everyone needs to take the occasional mindful moment. Lift your head, and look out the window. Run up to the rooftop deck. Breathe.





WALKABILITY

98/  
100

TRANSIT

100/  
100



If Success is 90%  
Showing Up, You  
Can't Fail —

Drive your car. Coast in on your bicycle. Take a street car. Catch the water taxi or ride the ferry. Take the Sounder Train, Link Light Rail or Metro. Sometimes people walk. 450 Alaskan has a 98 out of 100 walk score and a 100 out of 100 transit score—for those keeping score.



## Developed by Hudson Pacific Properties

We develop and manage workspace for the world's leading innovative and creative companies. Today, our portfolio of properties spans 17 million feet across the West Coast's most dynamic markets— Los Angeles, San Francisco, Silicon Valley and Seattle. Our track record of integrating new landmark development and historic architecture in neighborhoods like Hollywood, South of Market, L.A.'s Arts District and now Pioneer Square speaks for itself. We specialize in creating the type of live, work, play spaces that shine. Join our elite client roster as we partner to realize your vision.

### Partial Client List



NETFLIX

EMC<sup>2</sup>



Google



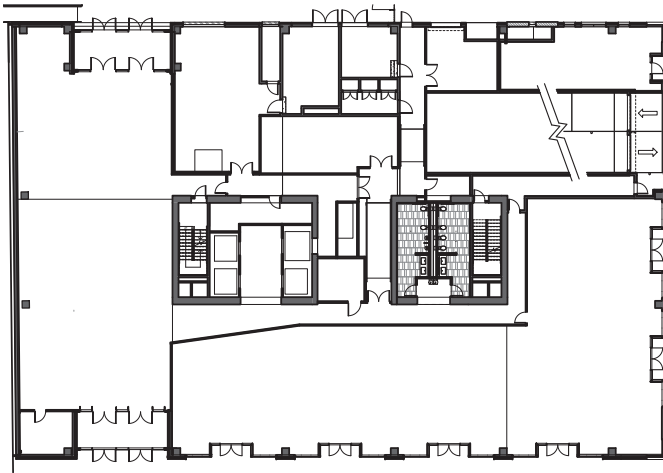


# Floorplans

A canvas upon which your architect and designer can express your brand, and configure the space to your needs. Everyone gets an office, or no one does. Your call.

Floor

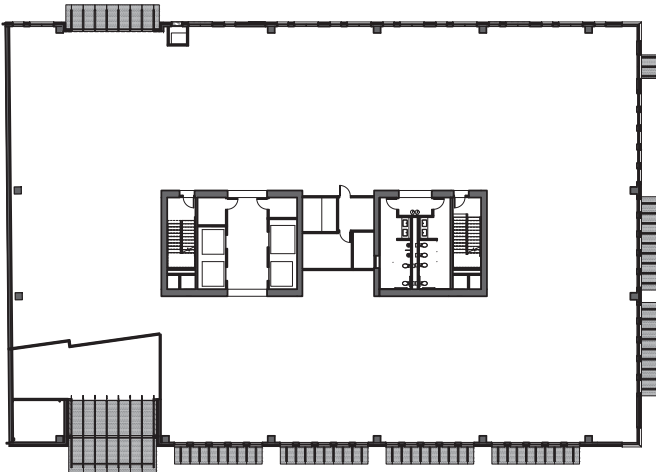
01



Water Views  ↓

Floor

02



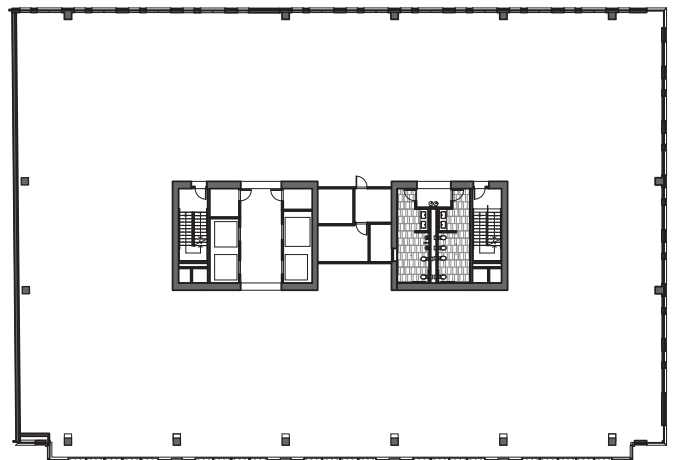
Water Views  ↓

Office and retail floorplans can be downloaded at [450alaskan.com](http://450alaskan.com)



Floors

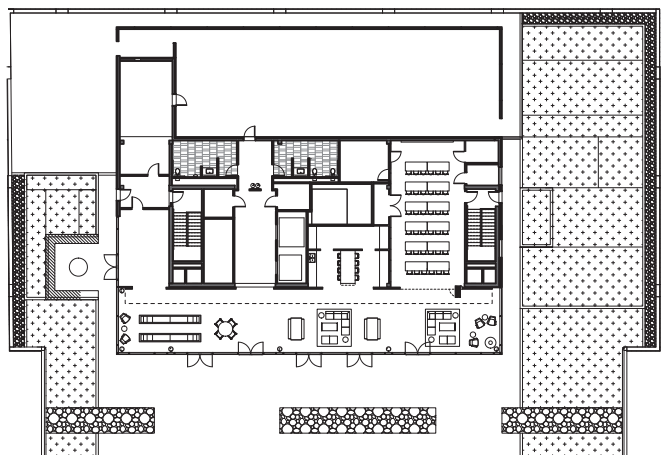
03 & 04



Water Views  ↓

Rooftop

DECK



Water Views  ↓

450/  
ALAS  
/KAN



OFFICE LEASING  
INFORMATION

**LAURA FORD**

+1 206 223 1423

[laura.ford@colliers.com](mailto:laura.ford@colliers.com)

**DAVID ABBOTT**

+1 206 624 7419

[david.abbott@colliers.com](mailto:david.abbott@colliers.com)

**Colliers**  
INTERNATIONAL



RETAIL LEASING  
INFORMATION

**ANNE MARIE KOEHLER**

+1 206 607 1700

[AnneMarie.Koehler@am.jll.com](mailto:AnneMarie.Koehler@am.jll.com)

**ERIKA KOEHLER**

+1 206 607 1700

[Erika.Koehler@am.jll.com](mailto:Erika.Koehler@am.jll.com)



OFFICE WARMINGS  
FALL 2017

450ALASKAN.COM