

ADDRESS:

- 2001 8th Avenue, Seattle, Washington 98121

LOCATION:

- Corner of Westlake Avenue and 8th and Virginia streets, on the northern edge of Seattle's Central Business District
- Close to South Lake Union, shopping, restaurants, Financial District

STATUS:

- Completed May 2009

BUILDING DATA:

- 28 stories
- 500,000 SF of commercial office
- 18,000 SF of retail
- Typical floor 20,100 SF
- 12 high-speed passenger elevators

TRANSPORTATION:

- Clear, uncongested routes from Interstate-5 and Highway-99
- Close to Metro bus stations, Link Light Rail, Seattle Streetcar, other mass transit options

PARKING:

- 7 levels (5 below grade) for tenants, guests and public
- 1/1000 RSF parking ratio

AMENITIES:

- Spacious outdoor terrace for lunch, entertaining, and employee breaks
- Bright Horizons childcare facility for employee retention and satisfaction
- Conference and training center with seating for approximately 200 people
- Full-service restaurant MistralKitchen
- On-site fitness facility for tenants' exclusive use
- Coffee bar for casual meetings and tenant enjoyment

PROJECT TEAM:

- Developer/Owner: Touchstone
- Owner: Prudential Real Estate Investors
- Leasing: Jones Lang LaSalle
- Building Architect: Callison
- General Contractor: Lease Crutcher Lewis
- Space Planner: Tully Associates
- Communications: Frause

BUILDING FEATURES:

- Superior and unmatched views from all floors, including Elliott Bay, Lake Union, the Space Needle, and two mountain ranges
- Dynamic downtown location with exciting retail and office amenities
- Flexible floor plates with efficient bay depths
- 24-hour tenant access
- Floor-to-ceiling windows
- On-site security officer

SUSTAINABLE FEATURES:

- Lower operating costs with LEED-CS™ Gold certification (First downtown office high rise)
- Bike storage with locker rooms and shower facilities
- Preferred parking for vanpools, alternate-fuel vehicles
- Higher levels of natural daylight for increased productivity
- Water and energy reduction features for lower operating costs and responsible energy usage
- Outdoor air delivery monitoring for a healthy building effect
- Floor by floor mechanical system with individually metered HVAC controls

LEASING:

- Contact David Abbott or Stuart Williams Jones Lang LaSalle at 206-971-7000