

LOCATION

- » 818 Stewart St, Seattle, Washington 98101
- » Located in Seattle's Denny Triangle neighborhood
- » Great access to I-5
- » Blocks to Westlake Transit Tunnel Station
- » Convenient to West Edge retail districts

BUILDING DATA

- » 232,127 SF of Class A space
- » Built in 2008
- » 14 floors
- » Typical floor plate: ±15,000 - ±19,000 SF
- » Steel highrise construction with stone and glass facade
- » Telecom providers: Time Warner, Comcast and CenturyLink
- » Floor-to-floor height is 12' 6" (13' 6" on floors 13-14)
- » Floor load is 50 PSF live load + 80 PSF partition load
- » 24-hour card key access and on-site security with CCTV
- » Building hours: Monday-Friday, 7 a.m. to 6 p.m.;
- » Saturday, 8 a.m. to 1p.m.
- » Developed by Schnitzer West and designed by NBBJ

TRANSPORTATION

- » Two blocks to Convention Center Station
- » Three blocks to South Lake Union Streetcar
- » Three blocks to Westlake Transit Tunnel Station metro and Link Light Rail
- » 26 bus stops within a five block radius

PARKING

- » Parking ratio: 1.4/1,000 RSF
- » Garage entrance in alley, accessible off both Virginia St. and Stewart St.
- » 230 parking stalls
- » Four electric charging stations

AMENITIES

- » Great Room with Wi-Fi
- » Secure bike storage on site
- » On-site fitness center with showers and lockers
- » Conference facility (seats 85)
- » Concierge
- » Landscaped terrace
- » On-site retail: Coming soon

INFRASTRUCTURE

- » HVAC delivered by VAV boxes with 210 tons of cooling
- » Four passenger elevators, one freight elevator
- » Two garage elevators
- » Double glazed, insulated windows
- » 500kw back up generator

PROJECT TEAM

- » Landlord: J.P. Morgan
- » Leasing: CBRE
- » Property Management: CBRE
- » Parking Management: ABM Parking

www.818stewartseattle.com