



KINGST XING

700,000+ sf
Pioneer Square

505 First Avenue South

83 King Street

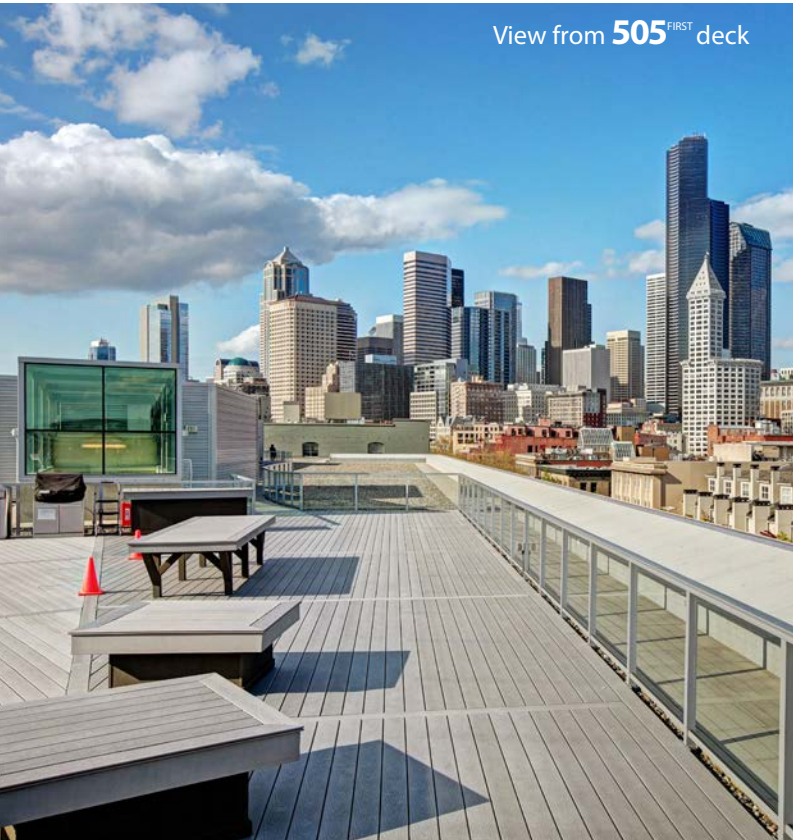
411 First Avenue

95 South Jackson Street

KingStCrossing.com



King Street Crossing



AMENITIES

- » Premier lobby at 505 First with Wi-Fi and space for private events
- » Secure bike storage
- » Building conference center
- » Showers and lockers
- » Ample onsite parking with above market ratio of 1/1,800 RSF
- » State-of-the art infrastructure with a creative brick & beam look

LOCATION

- » 2 blocks from the stadium and close to all of Pioneer Square's best restaurants and retail
- » 2 blocks to King Street Station with rail, light rail, and bus tunnel access
- » 2 blocks to the Ferry Terminal at Colman Dock
- » 3 minutes from I-5 and I-90 on and off ramps
- » Adjacent to the new waterfront



Corporate Neighbors





505^{FIRST}

- Spacious and modern common area
- Parking, bike storage and easy access to 83 King via the lobby



83^{KING}

- Creative spaces for inventive companies
- Full lobby renovation completed



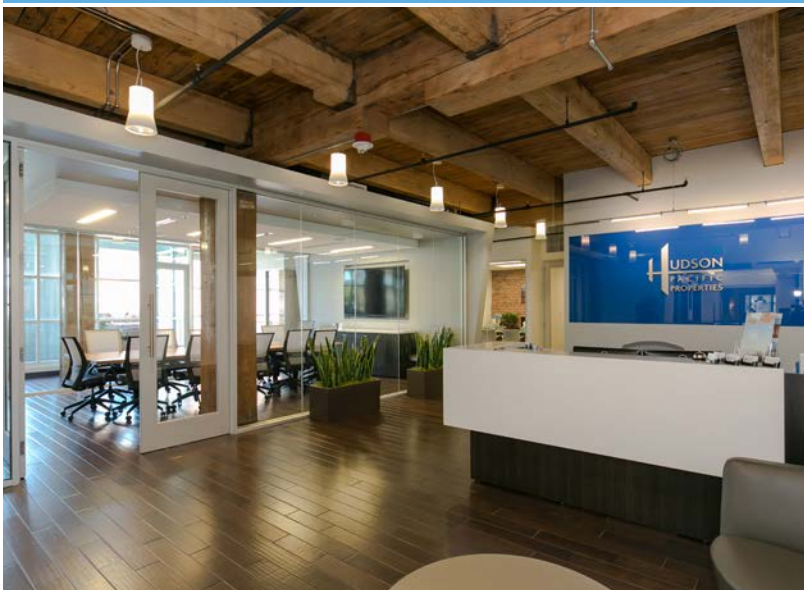
411^{FIRST}

- Home to several Pioneer Square notable names
- New, strong ownership onsite: Hudson Pacific Properties



95^{JACKSON}

- Unique waterfront full building opportunity
- High ceilings





The Neighborhood

Restaurants & Bars

- 1 Al Bocalino
- 2 Altstadt Bierhalle
- 3 Bar Sajor
- 4 Cafe Paloma
- 5 Delicatus
- 6 E. Smith Mercantile
- 7 Elysian Fields
- 8 FX McRory's
- 9 Grand Central Bakery
- 10 Hole in the Wall BBQ
- 11 Il Corvo
- 12 Il Terrazzo Carmine & Intermezzo Carmine (onsite)
- 13 The Lodge Sports Grille
- 14 London Plane
- 15 McCoy's Firehouse
- 16 New Orleans Creole
- 17 Salumi
- 18 Tat's Deli
- 19 Radici
- 20 Cone & Steiner Mercantile
- 21 Quality Athletics
- 22 Rain Shadow Meats
- 23 Taylor Oyster Bar
- 24 Sluggers
- 25 Top Pot Doughnuts
- 26 Jones Soda
- 27 El Camion
- 28 Jimmy's On First
(in Silver Cloud Hotel)






Coffee & Desserts

- 1 Zeitgeist Coffee
- 2 Caffe Umbria
- 3 Starbucks
- 4 Cherry St. Espresso

Health & Fitness

- 1 Seattle Fitness, Inc.
- 2 Kinesia Pilates
- 3 The Exercise Space
- 4 Exercise Company
- 5 Salt Room Yoga
- 6 Sita Yoga Seattle

Public Transportation

-  Ferry Terminal
-  Water Taxi
-  King Street Station
-  Transit Tunnel & Link Light Rail
-  Future Streetcar



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For leasing information, contact:

Laura Ford
+1 206 223 1423
laura.ford@colliers.com

David Abbott
+1 206 624 7419
david.abbott@colliers.com

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