

# Groff Murphy Building

300 E Pine Street Seattle, WA



**FOR LEASE**  
Available 4/1/18

Beautifully Restored Historic Office Building Located  
on the Edge of Downtown in Capitol Hill

**Rod Keefe**  
206.296.9621  
rkeefe@kiddermathews.com

**Jake Bos**  
206.296.9640  
jbos@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)

**km** Kidder  
Mathews

# Groff Murphy Building

300 E Pine Street Seattle, WA

## Features

12,519 SF

High-end law firm type build-out

On-site parking

Tremendous nearby amenities in a thriving neighborhood

Beautifully renovated building in Capitol Hill

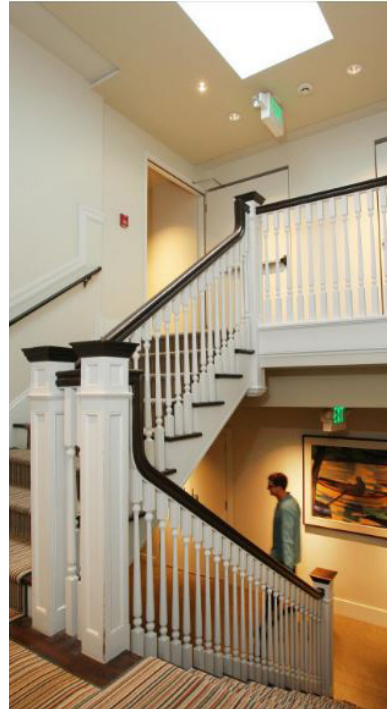
Extremely walkable and excellent mass transit access

WALK SCORE

97

TRANSIT SCORE

100



**Rod Keefe**

206.296.9621

rkeefe@kiddermathews.com

**Jake Bos**

206.296.9640

jbos@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)

**km** Kidder  
Mathews

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

# Groff Murphy Building

300 E Pine Street Seattle, WA

## Neighborhood Amenities



### RESTAURANTS

- 1 Lark
- 2 Potbely Sandwich Shop
- 3 Jimmy's on Broadway
- 4 8oz Burger & Co
- 5 Plum Bistro
- 6 Tango
- 7 Ristorante Machiavelli
- 8 Daily Grill
- 9 The Cheesecake Factory
- 10 Mamnoon
- 11 Sansei Seafood Restaurant
- 12 Dick's Drive In
- 13 Ruth Chris Steakhouse
- 14 Trove
- 15 Primo

### COFFEE

- 1 Seattle Coffee Works
- 2 Starbucks Reserve Roastery
- 3 Voxel Coffee Downtown
- 4 Coffee Tree
- 5 Original Starbucks
- 6 Cafe Ladro
- 7 Wheelhouse Coffee
- 8 Specialty's Cafe
- 9 Cherry St Coffee House
- 10 Stumptown
- 11 Kaladi Brothers Coffee
- 12 Cafe Vita

### BARS

- 1 Frolik
- 2 Elysian Bar
- 3 Mcmenamins Six Arms
- 4 Stout
- 5 Re-Bar
- 6 The Crocodile
- 7 the Hideout
- 8 Hardrock
- 9 Unicorn
- 10 The Tasting Room
- 11 The Lodge Sports Bar
- 12 Fado Irish Bar
- 13 Bathtub Gin & Co
- 14 Rock Box
- 15 Moe Bar

### GROCERY

- 1 Pike Grocery
- 2 City Market
- 3 Dan's Belltown Grocery
- 4 Kress Supermarket
- 5 Paris-Madrid Grocery
- 6 Pine Food Store
- 7 Union Park Grocery
- 8 Amazon Go
- 9 Target
- 10 Clay's Market
- 11 Whole Foods
- 12 QFC

### PARKS

- 1 Freeway Park
- 2 First Hill Park
- 3 Waterfront Park
- 4 Cal Anderson Park
- 5 Regrade Park
- 6 Westlake Park
- 7 Denny Park
- 8 Lake Union Park

### SCHOOLS

- 1 Seattle University
- 2 Seattle Christian School
- 3 The Northwest School
- 4 Hutch School
- 5 O'dea High School
- 6 Albers School of Business
- 7 Lowell Elementary
- 8 Seattle Academy of Arts & Sciences
- 9 Seattle Central College

### ENTERTAINMENT

- 1 Annex Theatre
- 2 SIFF Cinema
- 3 Garage
- 4 5th Avenue Theatre
- 5 The Paramount
- 6 ACT Theatre
- 7 Neumos
- 8 Regal Meridian 16

### SHOPPING

- 1 Westlake Center
- 2 Pacific Place
- 3 REI
- 4 Goodwill
- 5 Hayden Collective
- 6 Totokaelo
- 7 Harvard Market
- 8 BAIT Seattle
- 9 Stiches
- 10 Alive & Well
- 11 NUBE
- 12 Pacific Place Mall
- 13 Homestead Seattle
- 14 Kit & Ace
- 15 Marigold & Mint
- 16 Rain Shadow Meats
- 17 Glasswing Shop
- 18 Target
- 19 Stussy
- 20 Pike Place Market

**Rod Keefe**  
206.296.9621  
rkeefe@kiddermathews.com

**Jake Bos**  
206.296.9640  
jbos@kiddermathews.com

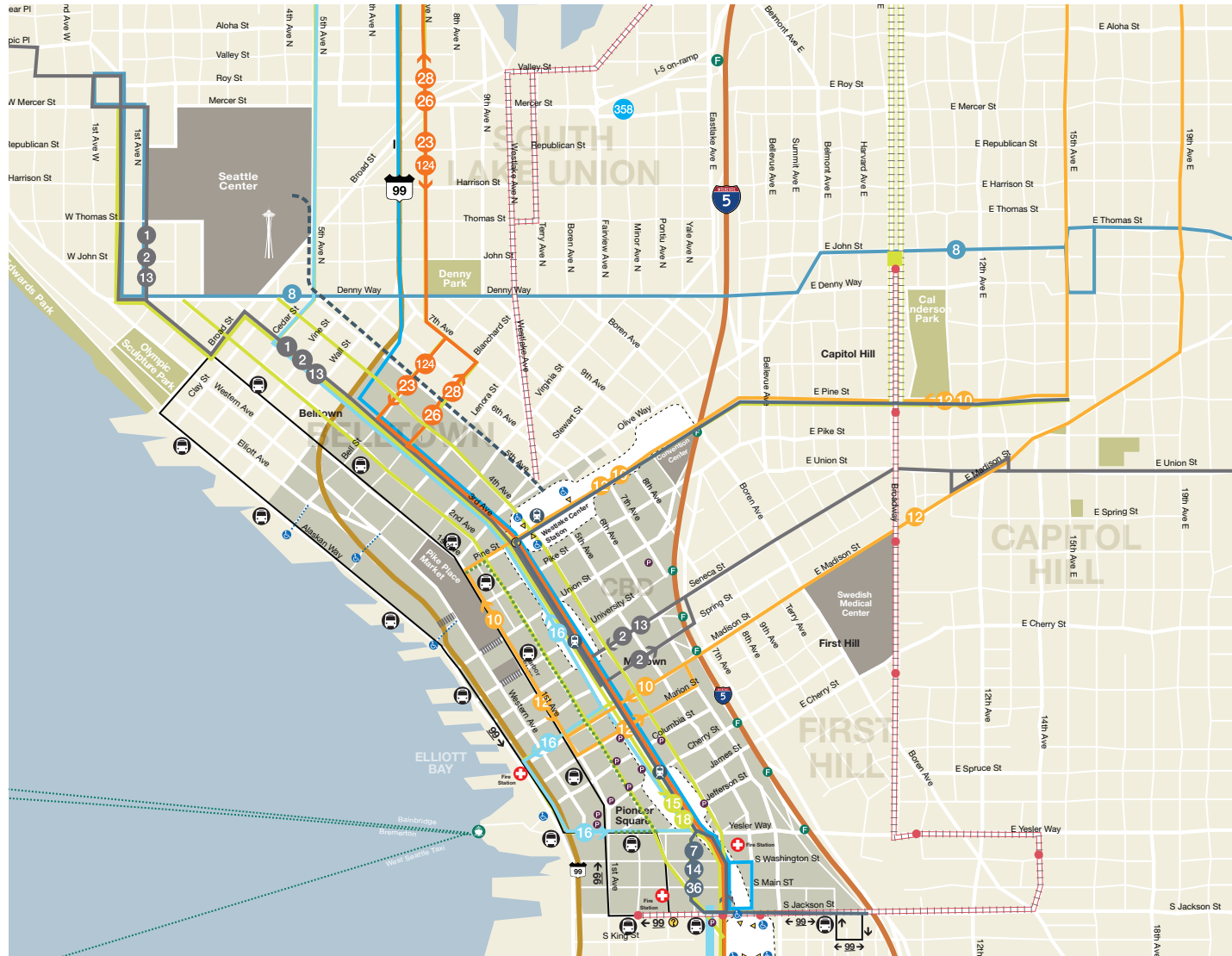
[kiddermathews.com](http://kiddermathews.com)



# Groff Murphy Building

300 E Pine Street Seattle, WA

## Transit Options



### LEGEND

- Bus Routes
- Sound Transit Link Light Rail
- Parking Options
- Freeway Access
- Downtown Seattle Transit Tunnel
- Stair Access
- Metro Customer Service
- Accessible Route
- Transit Tunnel Access
- Fire Station
- Seattle Center Monorail
- Street Car Route
- 2nd Avenue Bike Lane
- Ferry Terminal
- Routes 1, 2, 13
- Route 8
- Routes 10, 12
- Route 15, 18, 21, 22, 56
- Route 23, 26, 28, 124
- Route 23, 26, 28, 124
- Route 70
- Route 358

**Rod Keefe**  
206.296.9621  
rkeefe@kiddermathews.com

**Jake Bos**  
206.296.9640  
jbos@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

# Groff Murphy Building

## The Neighborhood

300 E Pine Street Seattle, WA



## Convention Center Expansion

### IMPROVEMENTS TO THE PEDESTRIAN EXPERIENCE

Activated street fronts on all sides of the building, adding new retail, sidewalks, landscaping and lighting to the equivalent of four city blocks

Renewed vibrancy in this stretch of land as visitors walk between meetings and hotels, bars, restaurants, and entertainment venues in surrounding neighborhoods

The revitalization will create safer and better connections at the intersection of Downtown, Denny Triangle, Capitol Hill and First Hill

Enhanced walking experience on Pine Street and Olive Way between downtown and Capitol Hill

### COMMITMENT TO THE COMMUNITY

The Convention Center has a decades-long history of community involvement, including public access to more than 100 permanent and rotating works of art on display

The Addition will expand the Convention Center's public art program that features Northwest artists and celebrates Seattle's cultural history

Extend the Convention Center's efforts to support affordable housing, which includes the creation and renovation of more than 1,300 units over the past 25 years

**Rod Keefe**  
206.296.9621  
rkeefe@kiddermathews.com

**Jake Bos**  
206.296.9640  
jbos@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)

**km** Kidder  
Mathews

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

# Groff Murphy Building

300 E Pine Street Seattle, WA

## The Neighborhood

### Pike Pine Renaissance Guiding Principles

#### STRONG & DISTINCT IDENTITY

Design choices in this project should reinforce their role as the primary east-west pedestrian streets in downtown

#### PEDESTRIAN EXPERIENCE

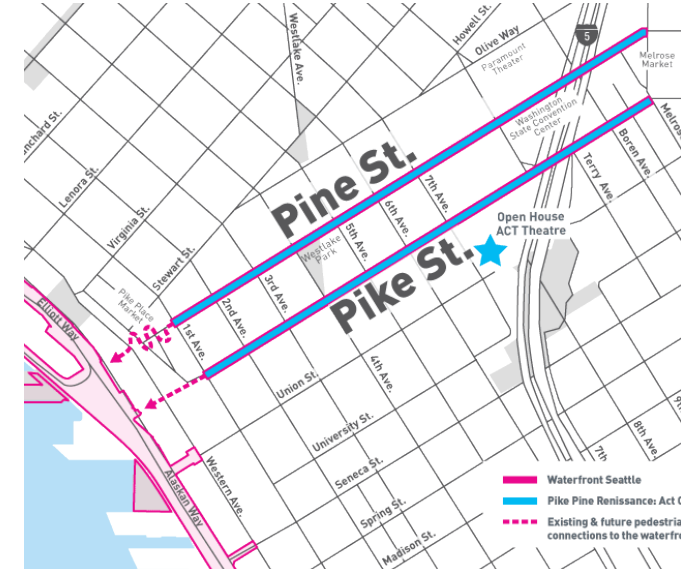
Offer a generous, safe and continuous pedestrian experience from Capitol Hill to Pike Place Market and the waterfront

#### VIBRANT STAGE

Design choices in this project should reinforce their role as the primary east-west pedestrian streets in downtown

#### ADDRESSED AS A WHOLE

The uses and facades along the street are as important to success as the design of the public realm, design enhancements should foster stewardship and activation by adjacent users, property owners and tenants, pedestrian improvements should also complement elements of related corridor projects, such as transit and bicycle infrastructure



**Rod Keefe**  
206.296.9621  
rkeefe@kiddermathews.com

**Jake Bos**  
206.296.9640  
jbos@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)

**km Kidder Mathews**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

# Groff Murphy Building

300 E Pine Street Seattle, WA



## MELROSE MARKET

Situated at the west end of the Pike-Pine neighborhood, Melrose Market is an indoor food and retail market on Capitol Hill in Seattle. It occupies a set of historic automotive buildings constructed between 1919 and 1926, which were ultimately converted into the Melrose Market. Opened in the spring of 2010 and just up the street from Seattle's downtown shopping district, the Market features a collection of award-winning restaurateurs and retailers including Sitka & Spruce, Marigold and Mint, Rainshadow Meats, Bar Ferdinand, Butter Home, Glasswing, Still Liquor and Homegrown. The project is also home to Melrose Market Studios, a large event space and catering facility featuring the original brick and exposed heavy timber structure.



**Rod Keefe**  
206.296.9621  
rkeefe@kiddermathews.com

**Jake Bos**  
206.296.9640  
jbos@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)

**km Kidder Mathews**

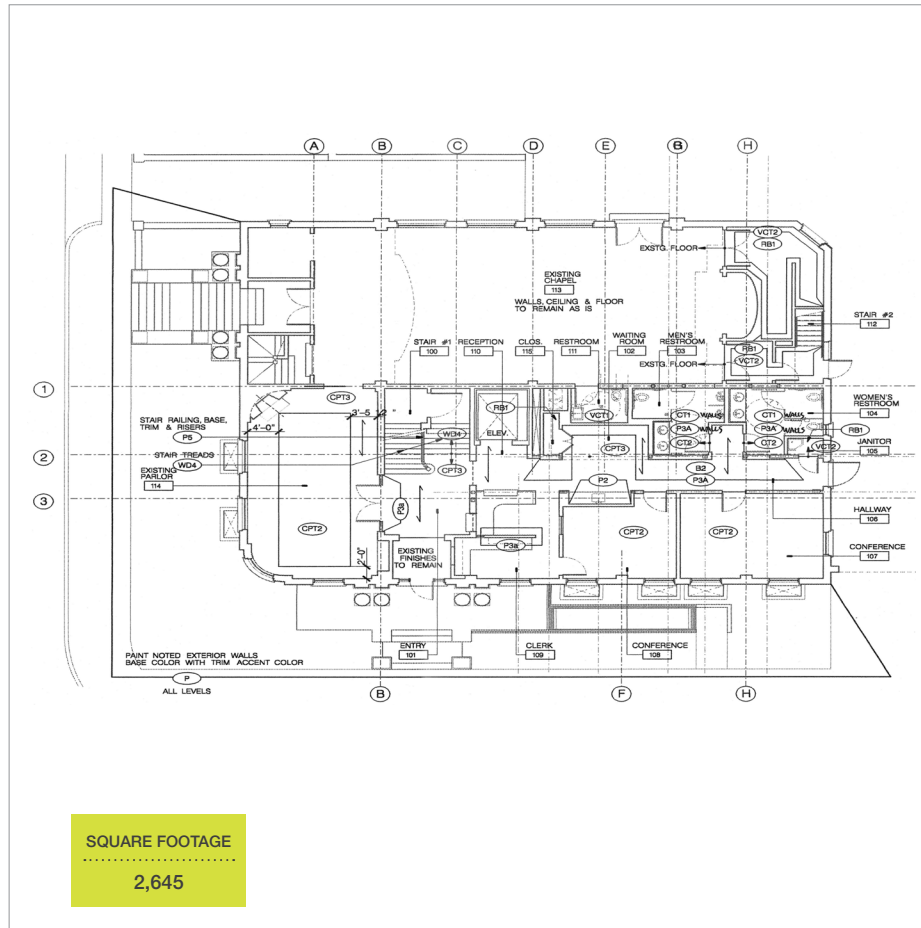
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

# Groff Murphy Building

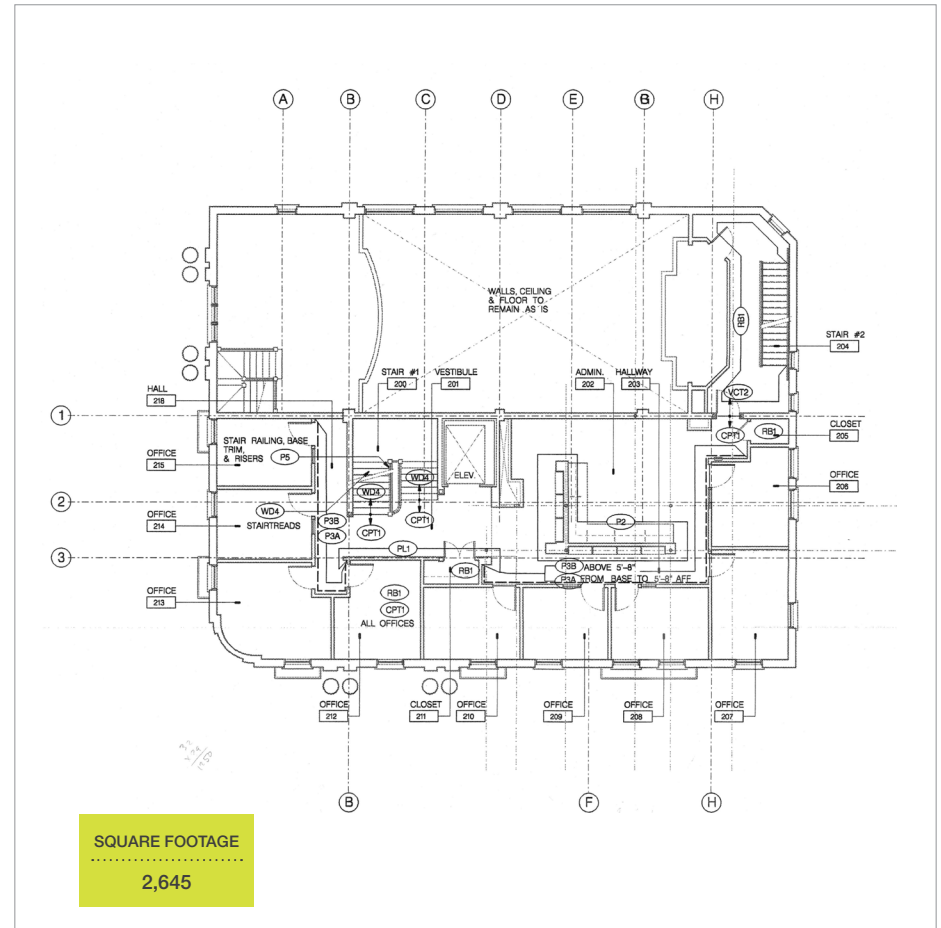
300 E Pine Street Seattle, WA

## Floor Plans

### FIRST FLOOR



### SECOND FLOOR



**Rod Keefe**  
206.296.9621  
rkeefe@kiddermathews.com

**Jake Bos**  
206.296.9640  
jbos@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

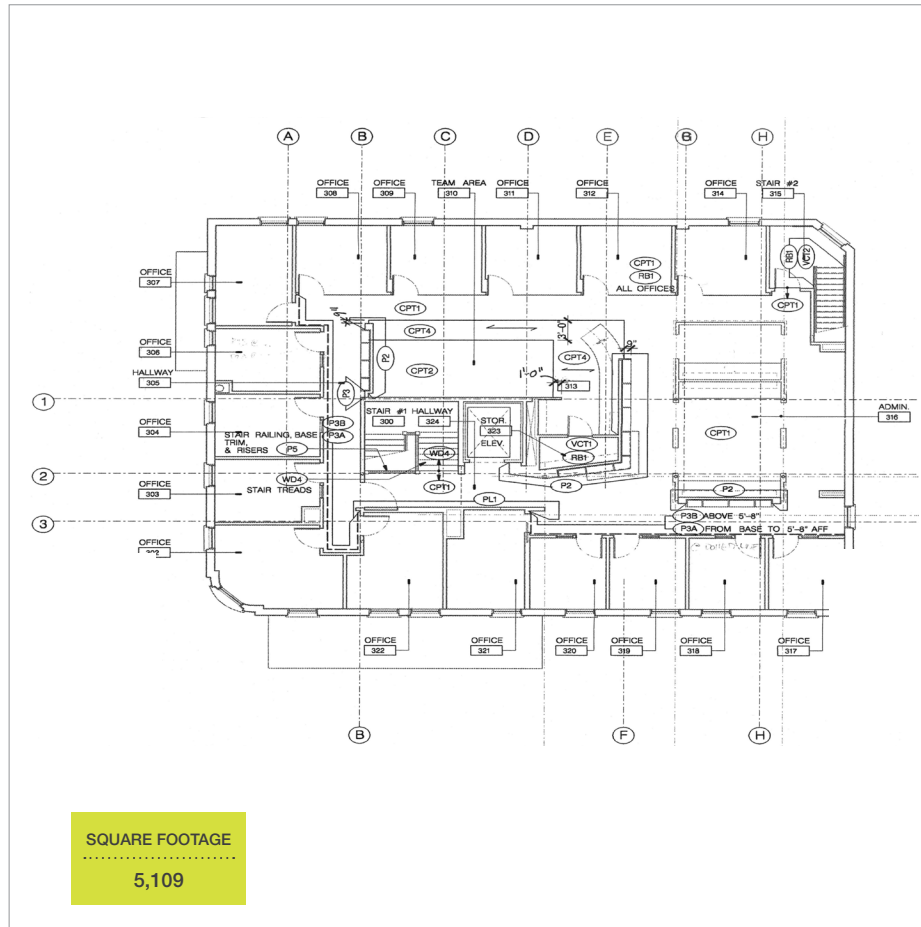


# Groff Murphy Building

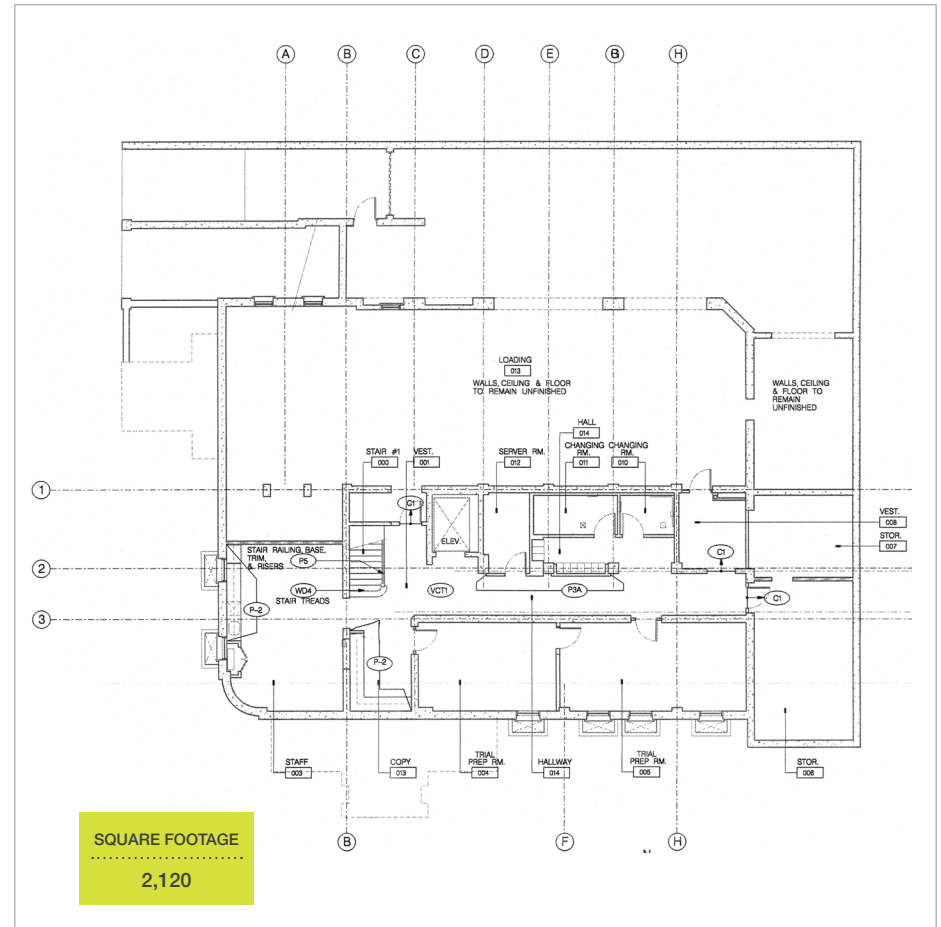
300 E Pine Street Seattle, WA

## Floor Plans

### THIRD FLOOR



### BASEMENT FLOOR



\*PARKING & STORAGE AVAILABLE UPON REQUEST

**Rod Keefe**  
206.296.9621  
rkeefe@kiddermathews.com

**Jake Bos**  
206.296.9640  
jbos@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.