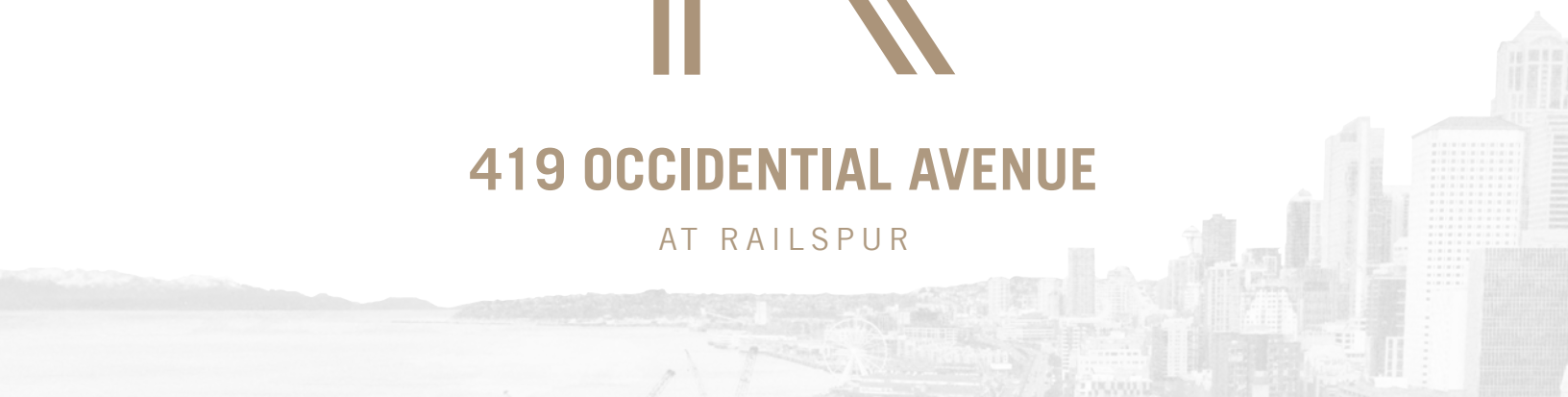




419 OCCIDENTAL AVENUE

AT RAILSPUR



CBRE

RAILSPUR

THE PROJECT

↑
Center City Connector

↑
To Occidental Park & Downtown

Jackson St.

Jackson St. Street Car Station

First Ave.

Occidental Ave.

King St.

To Stadium District

←
To Waterfront Promenade

To King St. Station
→



ALLEY CROSSROADS

- The central hub of RailSpur
- Gathering space for music, entertainment, rotating art and landscaping
- Activated alley, encouraging visitors to enjoy an ever-changing array of things to do



115 SOUTH JACKSON

- Two stories of efficiency dwelling units
- Perfect off-site entertainment and meeting location
- Ground floor retail featuring local artisans, bike club and additional restaurant



HOTEL RAILSPUR

- Boutique Hotel with world-renowned chef's restaurant
- Rooftop bar with spectacular views of Elliott Bay and the waterfront
- Additional meeting, event and gathering spaces



419 OCCIDENTAL

- State-of-the-art office building
- Built for the needs of tenants in the 2020s
- Unique ground level Market offers retail, food and beverage, gathering spaces, conferencing and meeting options
- Sidewalk extension - An urban oasis of afternoon sun, landscaping and trees



SEAMLESS INTEGRATION

with 419 OCCIDENTAL

welcome to HOTEL RAILSPUR

EVER CHANGING LOBBY PROGRAMMING 

 FOOD CENTRIC BOUTIQUE HOTEL

ROOFTOP BAR WITH SPECTACULAR VIEWS 

 LUXURIOUS HOTEL ROOMS

WORLD-RENOWNED CHEF'S RESTAURANT 

 LOBBY BAR, COFFEE BAR AND BREAKOUT SPACES





115 SOUTH JACKSON - BURSTING WITH ACTIVE USES

RESIDENTIAL UNITS, RESTAURANT, ARTISANAL RETAIL & BIKE CLUB



PIED-A-TERRE APARTMENTS THAT PROVIDE A BASE OF OPERATIONS FOR CORPORATE LIVING AND TRAVEL



26 APARTMENTS



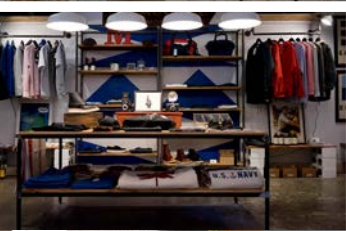
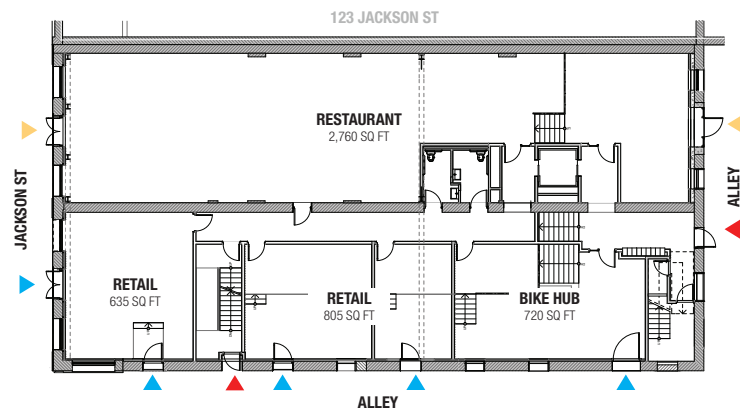
TWO LARGE DECKS FOR ENTERTAINING



ON-SITE BIKE CLUB - CLASSES, EVENTS, GUIDED AND AUDIBLE BIKE TOURS



RETAIL SPACES FEATURING LOCAL ARTISANS AND RESTAURANT





THE CROSSING

ACTIVATED ALLEY



DAILY & DIVERSE
SCHEDULE OF MUSIC,
ART AND FOOD EVENTS



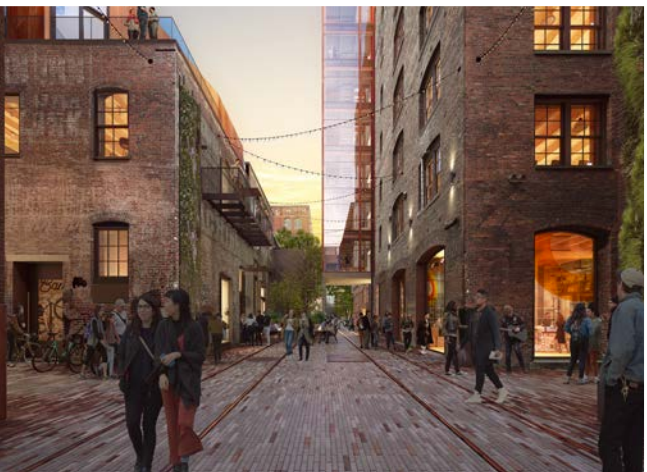
OUTDOOR, PUBLIC
GATHERING AND
EVENT SPACE



INTEGRATES RAILSPUR
WITH VIBRANT
PIONEER SQUARE



ARTISANAL VENDORS,
CRAFT-MAKERS,
AND RESTAURANT





ROOFTOP
2,725 SF
TENANT SPACE & PRIVATE DECK

7TH FLOOR
11,676 SF
OFFICE SPACE

6TH FLOOR
12,363 SF
OFFICE SPACE

5TH FLOOR
12,210 SF
OFFICE SPACE

LEASED
4TH FLOOR
12,201 SF
OFFICE SPACE

3RD FLOOR
12,143 SF
OFFICE SPACE

2ND FLOOR
11,926 SF
OFFICE SPACE

MARKET PLACE
12 RETAIL AND
RESTAURANT SPACES

A DENSE, VIBRANT CENTER OF ACTIVITY IN THE HEART OF SEATTLE



LOCATED IN ICONIC
PIONEER SQUARE,
SEATTLE'S 1ST
NEIGHBORHOOD



8 FLOORS
75,244 SF



UNIQUELY
CENTRAL TO ABUNDANT
TRANSIT OPTIONS



SIDEWALK CAFE, LOBBY BARS &
ROOFTOP DECKS FEATURING PANORAMIC
CITY & PUGET SOUND VIEWS



WALKABLE TO
ABUNDANT AMENITIES,
RETAIL, RESTAURANTS,
CULTURE AND
ENTERTAINMENT






THE MARKET
- OVER A DOZEN HIGHLY CURATED
RESTAURANT OPTIONS
SERVING THE BEST IN LOCAL, DIVERSE
& UNIQUE CUISINE



3 DISTINCT RETAIL DISTRICTS

-  Seattle Ferry Terminal
-  Sound Transit Stop
-  King Street Station/Sounder and Amtrak
-  Link Light Rail
-  Streetcar Lines
-  Bike Path
-  Multi-use Trail
-  Neighborhood Greenway

100% TRANSIT SCORE

-  15 SOUND TRANSIT BUS ROUTES
-  KING STREET STATION/SOUNDER AND AMTRAK
-  2 LINK LIGHT RAIL STATIONS
-  STREET CAR LINE

100% WALKING SCORE

PIONEER SQUARE IS A THRIVING 18-HOUR DISTRICT, FLOURISHING WITH LOCAL CRAFTSPeOPLE, CHEFS, AND ENTREPRENEURS.

BOLSTERED BY A GROWING TECH CLUSTER, INFUX OF NEW RESIDENTS AND AN ENCLAVE OF ARTISAN RETAIL

- PIONEER SQUARE HAS IT ALL



DIVERSE RETAIL & A CONNECTED COMMUTE

RailSpur sits at the heart of one of the most connected downtown areas in the country



419 OCCIDENTAL AVENUE
AT RAILSPUR

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