

# KING<sup>ST</sup> XING



## 505 *First*

RETAIL AVAILABLE. PIONEER SQUARE.

### Building Highlights

- Over 1,000 people work in the building and tenants include Dell and Qualtrics.
- 505 First is located one block from CenturyLink Stadium and two blocks from Safeco Field, where nearly 3 million sports fans come every year.
- The First Hill Streetcar, located one block to the north of the site, has brought more than 500,000 riders to the Pioneer Square neighborhood from Capitol Hill, First Hill, and the International District.
- With the recent influx of technology and creative startups leasing office space in Pioneer Square, restaurants and retail have flocked to the neighborhood to serve this emerging population. New shops and restaurants in Pioneer Square include Copal, Manu's Tacos, Girvin, Il Corvo Pasta, Damn the Weather, London Plane, Flora and Henri, General Porpoise, and Peter Miller Books.

#### Address

505 First Avenue South, Seattle

#### Available Square Footage

7,342 RSF

#### Total Office Portfolio Square Footage

810,000 SF

#### Asking Rent

\$25.00 - 32.00 PSF + NNN

#### NNN's

\$12.44 PSF (estimated)

#### Parking

Available in the building

#### Tenant Improvement Allowance

Negotiable

#### Available

Now

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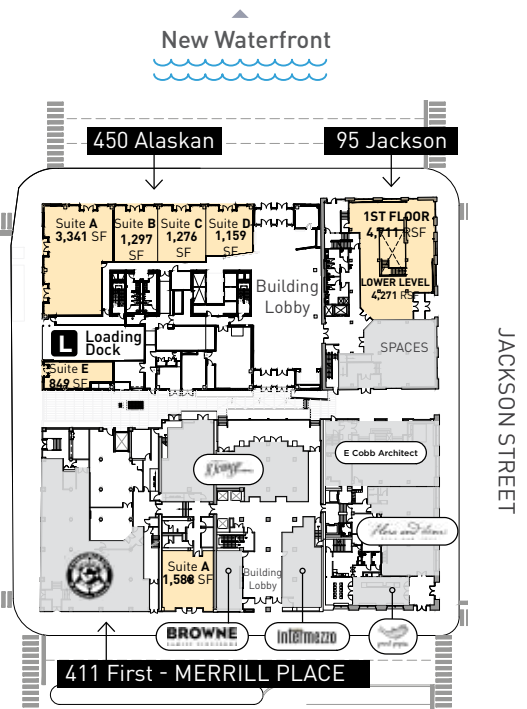
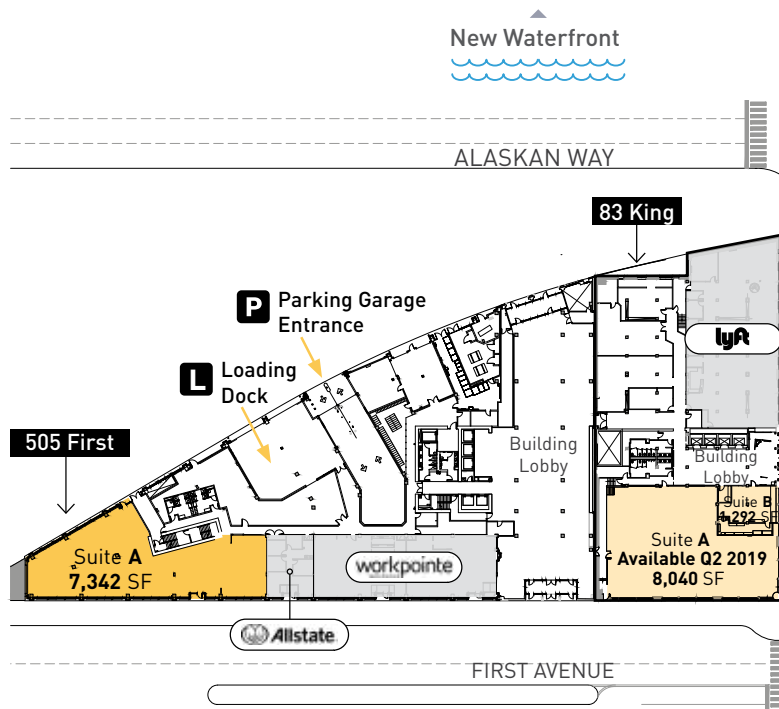
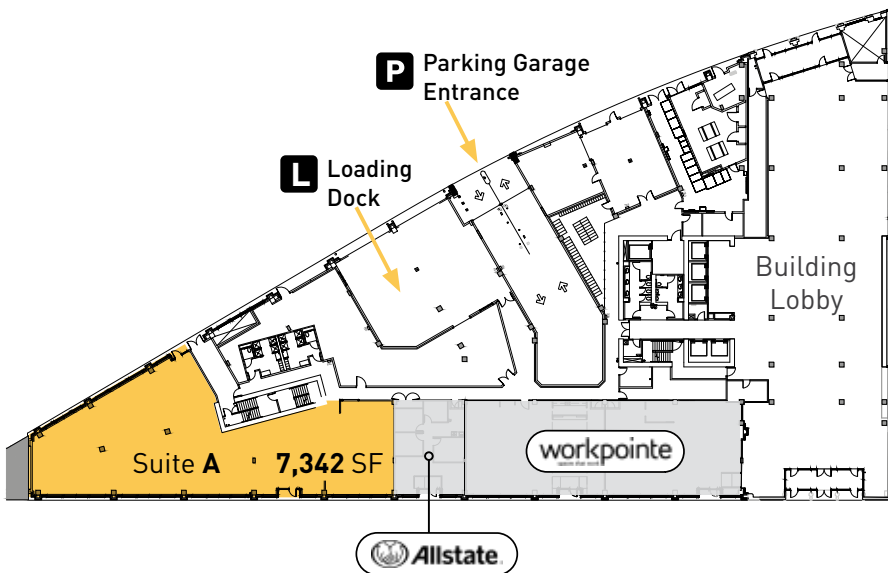
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# 505 First

## Estimated Demographics

Radius	1/4 mile	1/2 mile	1 mile	5 miles
Population	1,155	7,924	25,784	417,693
Daytime Population	13,125	52,873	190,016	639,953
Avg. HH Income	\$77,822	\$57,588	\$70,495	\$104,074



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