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# KING STREET STATION

LEASING OPPORTUNITY

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For the first time since King Street Station opened in 1906, there is an opportunity for office tenants to lease space in this seismically upgraded and rehabilitated, award winning building. Spaces are now available for office tenants interested in leasing up to three spaces (1,660 SF; 2,233 SF and 2,419 SF) on the 2nd (main) floor, and/or 16,800 square feet of usable space on the 3rd floor of King Street Station. Opportunity also exists for a master tenant who would have responsibility for tenant improvements, marketing, and managing the office portion of the building. King Street Station is a Nationally Registered Landmark, and LEED Platinum building.

The building spaces are available AS IS, with all further improvements the responsibility of the tenants (except for the bathrooms and historic staircase between the 2nd and 3rd floors).

Market rate, modified gross rents (excluding separate metered utilities) are expected. However, proposed rent may reflect costs for initial tenant improvements, since tenants are expected to fully fund all of their capital and operating costs. No City funding is available for redevelopment of the site except for the historic staircase between the 2nd and 3rd floors and the bathrooms.

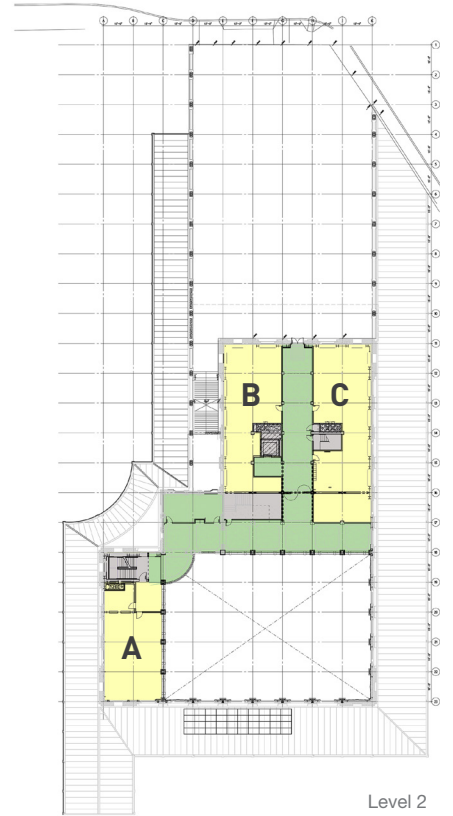


- King Street Station recently underwent a \$55 million rehabilitation.
- King Street Station was added to the National Register of Historic Places and the Washington Heritage Register in 1973.
- Positioned at the nexus of Pioneer Square and the International District, and close to two professional sports stadiums (NFL, MLS and MLB)
- King Street Station is located at 310 south Jackson Street at the eastern edge of Pioneer Square, and adjacent to the Chinatown/International District neighborhood. The site is served by excellent freeway, ferry, street car, light rail and bus access. Currently over 4 million people annually travel through the transportation links within 2 blocks of King Street Station.
- All of King Street Station's Douglas Fir windows have been rehabilitated and returned to operable condition.
- Significant seismic and structural updates have supplemented rather than replaced the building's unreinforced structural system resulting in a building that is fortified to withstand both 500 year and 2500 year seismic events.
- A ground-source heat pump system is expected to provide 100% of the building's heating and cooling needs, depending on the tenant fit.
- The primary access to the 2nd and 3rd floors is from the 13,275 square foot Jackson Street plaza. This entrance provides access via elevator and interior stairs for people coming from/going to the plaza.
- New plumbing has been installed throughout the building, servicing all 3 floors.
- A complete, new electrical system has been installed with a sophisticated Lutron lighting control system and an exclusive electrical room for the 2nd and 3rd floor tenants. Solar arrays on the first floor canopies back-feed the SCL power grid and reduce the building's overall power consumption.
- The building's life safety systems meet current standard, employing a fire sprinkler system on the second and third floors and a sophisticated fire alarm monitoring system.
- All of the pathways for cable, fiber, and telephone systems have been sized to handle upgrades in systems, quantity of lines, etc. All communication pathways and infrastructure have been routed through new vaults in King Street to a telecommunications exclusive room located in the building's mechanical space.

## LEVEL 2

FLOOR RENTABLE AREA 10,286.5 SF  
 FLOOR COMMON AREA 3,569.5 SF

TENANT SPACE A 1660 SF  
 TENANT SPACE B 2233 SF  
 TENANT SPACE C 2419 SF

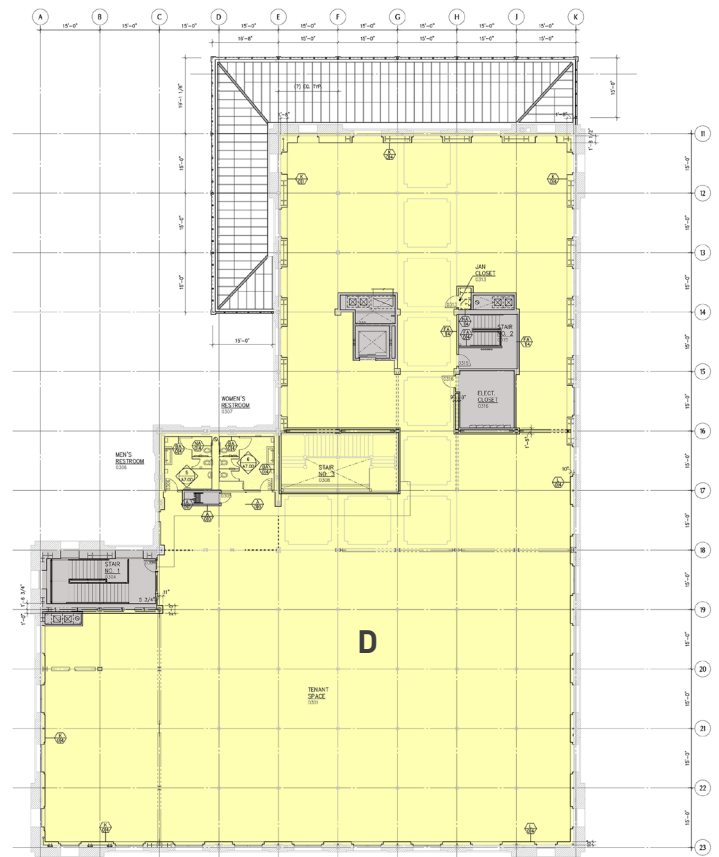


Level 2

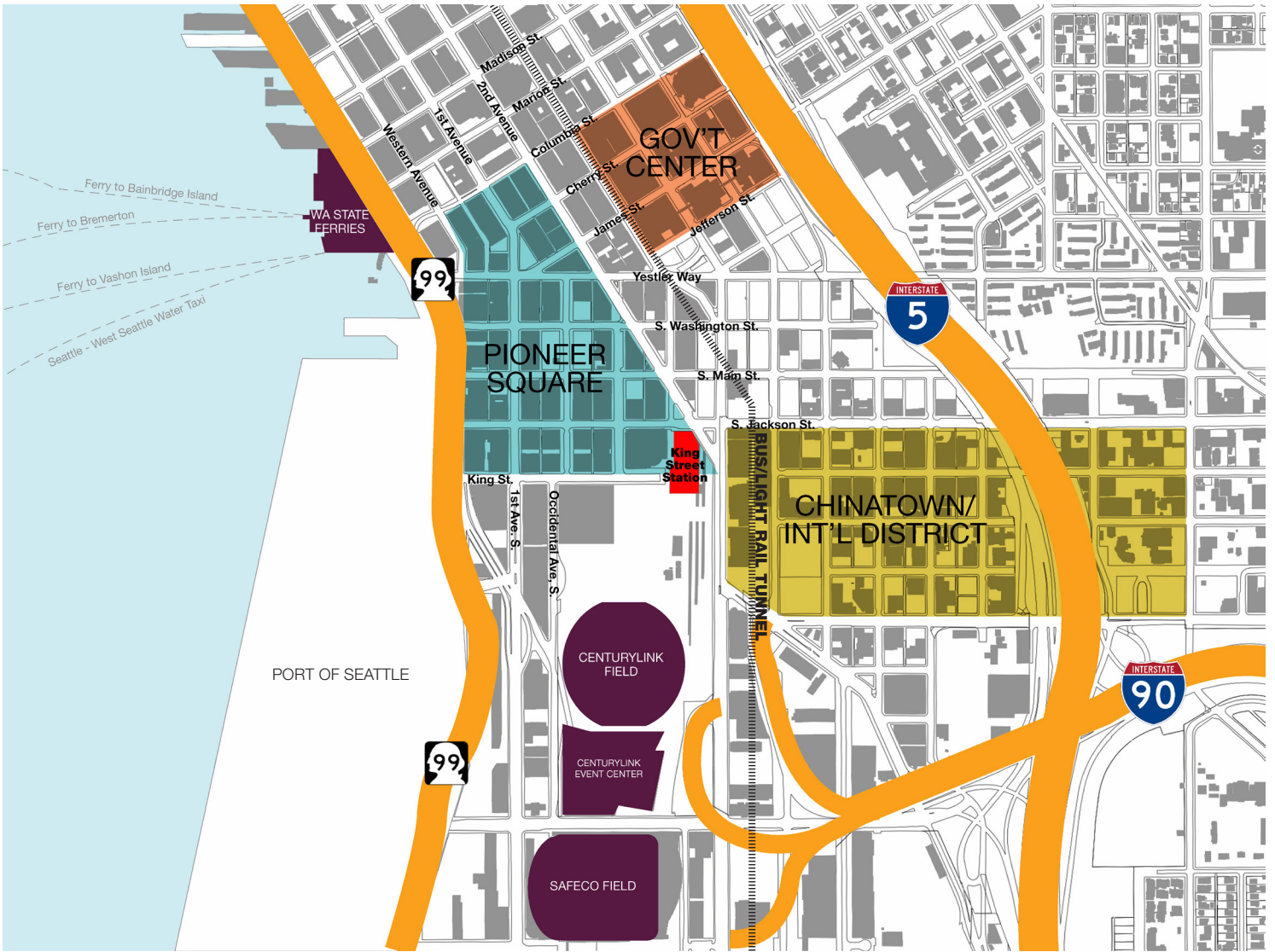
Leasable Area       Common Area

## LEVEL 3

FLOOR RENTABLE AREA 17,029 SF  
 FLOOR USABLE AREA 16,800 SF



Level 3



## CONTACT

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