



SOUTH LAKE UNION AT WESTLAKE AND DENNY



The Offices at 111 Westlake— Where South Lake Union Meets Downtown

111 Westlake is perfectly positioned in Seattle's urban core. To one side lies downtown, with all its vitality and importance. On the other is South Lake Union, a dynamic neighborhood where technology and business leaders rub elbows with thriving creatives. And immediately to the west is Denny Park, Seattle's oldest green space. Here people work, live and dine along bustling, tree-lined streets that extend all the way to the shores of Lake Union. Area workers and residents also enjoy easy access to major freeways, the Seattle Streetcar, the 9th Avenue bike corridor as well as extremely high walk and transit scores. All of which, taken as a whole, make it clear why 111 Westlake truly is Seattle's number one address.



All designs included herein are conceptual and subject to change at a later date.



Introducing Park Alley

The best in urban design and green architecture meet to create Park Alley—a lively retail, dining and shopping destination where healthy employee lifestyles are woven throughout the concept. For example, while the state-of-the-art office building is targeting LEED Gold certification, Park Alley will radiate a vibrancy all its own. It will embody a vibrant gathering place at one of the busiest pedestrian corners in all of Seattle, right across from Whole Foods and the Pan Pacific Hotel. So not only will the area be a destination where business and commerce thrives, it'll be a public space that draws from the neighborhood's surrounding residences, restaurants, and shops. Architecturally, dramatic features like the "nest"—part of the plaza covered by arcing glass—and a residential tower with sweeping views in every direction, will be home to those seeking all Seattle has to offer. As for The Offices themselves, they'll complete a whole that truly is greater than the sum of its parts.

Park Alley: an energetic, street-level hub filled with premium retail establishments where workers and residents shop, dine and mingle.

The Offices

The Offices on Park Alley will rise above the unique promenade that integrates 111 Westlake with the neighborhood's green streets and public spaces. These premium, modern offices will be characterized by a wealth of amenities like tremendous views, spacious floor plates, beautiful common areas and other high-end features that help your company attract top talent. Regardless of whether you're considering the upper floors, a double-height terrace, a mid-level boutique space or need an entire, standalone structure (the Corner Building), the sooner you contact our leasing team, the greater the options for building out your perfect office. We'll work closely with you to design the ideal, class-A space that meets your business needs while also creating an environment employees love to work in every day.

The Offices: Can it still be called "work" when it happens in a space so well-appointed, perfectly located and thoughtfully designed? We'll leave it to you to decide.





Building Highlights

Project will feature more than half an acre of open space with a large pedestrian plaza that will provide numerous amenities for office tenants including retail, restaurants, outdoor seating, public art, water features and landscaping

Excellent views of downtown Seattle, Elliott Bay, the Space Needle and Lake Union—all enjoyed through an expansive, curtain wall window system

Highly visible signage opportunities at the prominent intersection of Denny and Westlake

Exterior office terraces

Restaurants, retail and an elegant, double-height entry lobby

Cyclist amenities including showers and lockers as well as secured bike storage

Specifications for The Offices

- 390,000 SF office space
- 23,000-25,000 SF floor plates
- 12,000 SF ground-level retail
- 18 stories
- 13-ft floor-to-floor heights
- 1 stall / 1,000 SF parking ratio
- Targeting LEED Gold and Salmon Safe certification
- Nine high-speed elevators
- Dramatic double-height lobby

Specifications for the Corner Building

- 20,000 SF office space
- 4,000-9,000 SF floor plates
- 4,000 SF ground-level retail
- 4 stories
- 12-ft floor-to-floor heights (floors 2 and 3)
- 1 stall / 1,000 SF parking ratio
- Targeting LEED Gold and Salmon Safe certification
- Two elevators

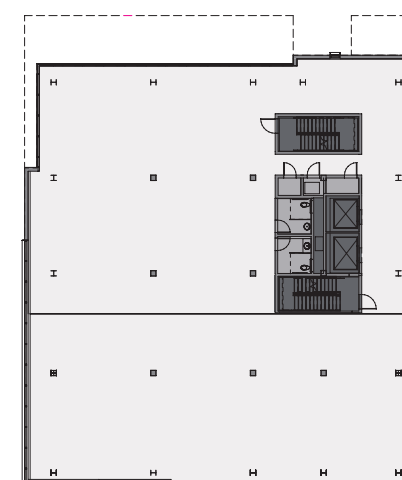


A Sustainable Building

Targeting LEED Gold and Salmon Safe certification

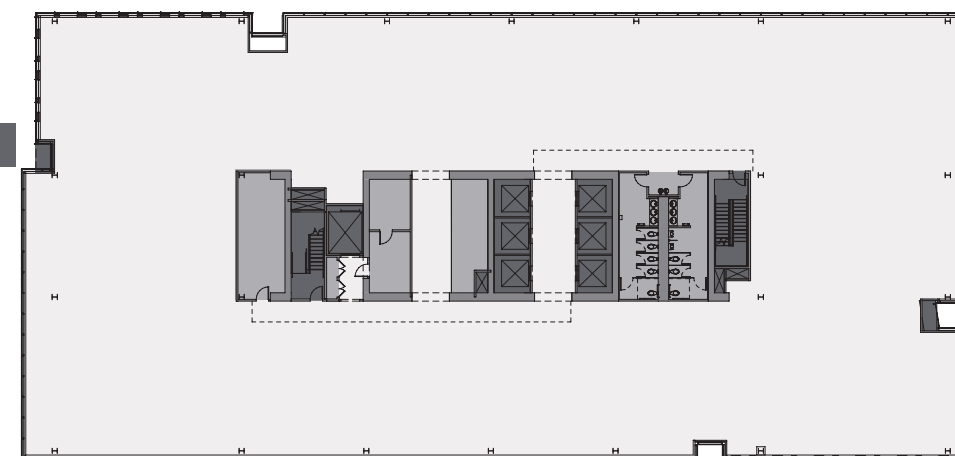
Features

- Higher levels of natural day-lighting for office and residential users to 90% level
- Drought-resistant landscaping and less-intensive irrigation approach
- Energy efficiency through high-performance HVAC system, enhanced glazing, and improved lighting technology
- Provides higher levels of pedestrian amenities through green street, public plaza



Corner Building Level 2 Floor Plan / 9,000 SF

- Vertical Circulation / Shafts
- Mech. + Services
- Retail or Office



The Offices Level 10 - 12 Floor Plan / 23,000-25,000 SF

- Vertical Circulation / Shafts
- Mech. + Services
- Office



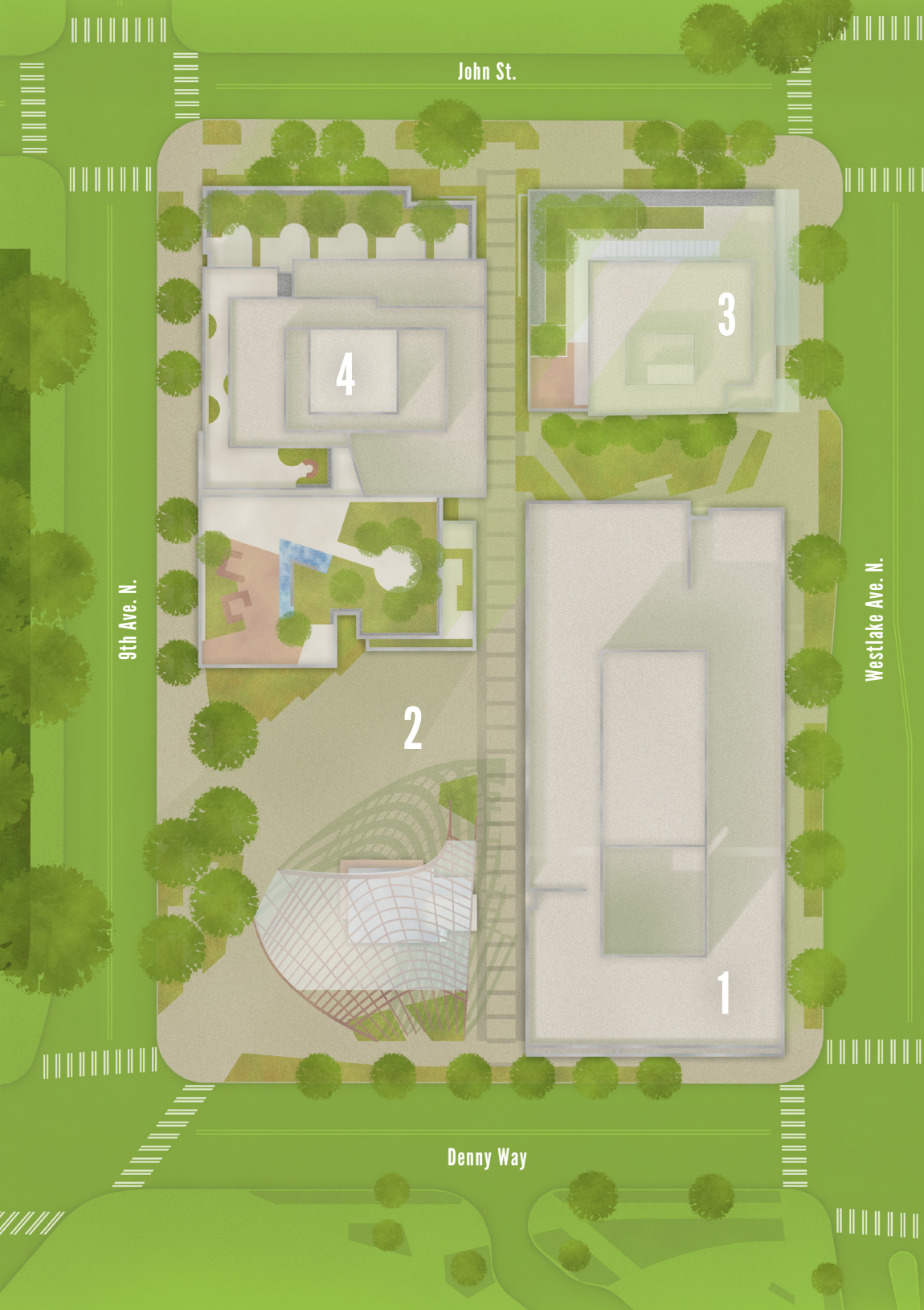
Conceptual Space Plan

Interiors

- Use of low-VOC materials
- Indoor pollutant and chemical source control strategies
- Green operations plan to minimize toxic products and waste generation; energy-efficient facility maintenance management systems
- Bike storage and showers
- Parking spaces for Zipcar and alternate fuel vehicles
- Preferred parking spaces for vanpools
- Across the street from "Pronto" bike share stop

Building Design and Construction

- Water efficiency through landscape design and irrigation; high performing, low-flow fixtures and strategies to save over 30% of the water use
- Energy-efficient HVAC delivery system for the office areas that optimizes comfort and control
- Zero-CFC equipment specifications to mitigate ozone depletion
- Recycling and reuse plan to recycle or reuse over 75% of the construction waste
- Green manual for tenant improvement design and construction guidelines



More than ten years ago, we had a vision. Today it's culminating at the corner of Westlake and Denny.

Since 2004, Vulcan Real Estate has invested heavily in what's become one of the largest urban revitalization projects in the country. Since then, it's created more than 6.3 million square feet in 29 new offices, life sciences, residential and mixed-use projects throughout the neighborhood. And the company does it all via a thoughtful, long-term approach they call their "triple-bottom-line" philosophy. It means they won't move forward without clear financial goals, the ability to have a positive impact on the community and a certainty they'll be able to protect the environment by conserving natural resources and creating healthy places to live and work. In fact, no project better demonstrates this commitment than 111 Westlake itself. It's the culmination of a 10-year plan and it gives South Lake Union the gravitas to breathe new life into downtown Seattle by casting a vision that other developers, companies and residents are getting onboard with—judging by the growing numbers of them who now call South Lake Union home.

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1 The Offices

The Offices are, quite simply, unlike any other. Beautiful, wired, light-filled spaces will create an environment where employees want to come to work and enjoy the benefits of this vibrant and central location.

2 Plaza & Park Alley

Park Alley is the ground-level, pedestrian experience where work and life will blur together perfectly in a mix of retail, dining and gathering—accented by the Nest, a unique architectural attraction at the center of the plaza.

3 Corner Building

The Corner Building presents a unique opportunity for the right tenant. It can be developed to house one entire business or a mix of retail and offices—situated on Park Alley and Westlake Avenue for the ultimate neighborhood experience.

4 Park Tower

Park Tower is the residences on Park Alley. Not only will the homes be stunning, their presence will create a vibrant buzz that extends beyond work hours.

