

A new way to work  
SODO. Hip.



**2200**  
FIRST



**Location**

- Located in close proximity to the Seattle CBD
- Easy Access to I-5, I-90 and Hwy 99
- Near light rail, metro and train station
- Walking distance to Century Link Field and Safeco Park

**Building Data**

- Year Built: 1909, Renovated in 1999
- 4 stories

**Parking**

- Below grade parking for tenants
- Garage entrance off of South Walker Street
- Parking Ratio: 1/1,500/RSF
- Garage: 38 stalls
- Surface: 30 stalls
- Neighborhood parking:  
over 2,500 stalls within nearby vicinity

**Amenities**

- Over 27 restaurants available within two blocks including, Starbucks, Macrina Bakery, Pecos Pit BBQ, Starbucks Center food trucks
- Conference and training facilities
- Secure bike storage
- Locker room and shower facilities

**Building Features**

- Spectacular high ceilings with exposed brick and timber
- HVAC - 2 each 50-ton Trane Intellipack;  
1 each 60-ton Tran Intellipack
- 2018 Operating Expenses: \$10.33/RSF
- 24-hour proximity card readers
- Building Hours: Monday-Friday, 8:00 am - 6:00 pm

**Project Team**

- Ownership: Urban Renaissance Group
- Property Management: Urban Renaissance Group
- Leasing: JLL

Joe Gowan  
+1 206 607 1738  
joe.gowan@am.jll.com

Cleita Harvey  
+1 206 607 1794  
cleita.harvey@am.jll.com

**2200  
FIRST**



**URBAN  
RENAISSANCE  
GROUP**



©2018 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



# TRANSIT. SoDo.

38

On-site building garage stalls  
and 30 on-site building lot stalls

2,668

Parking stalls within 2 blocks

\$16

Average daily parking rate

\$190

Average monthly parking rate


4


Bus stops within 5 minute walk &  
18 buses serving these stops

10

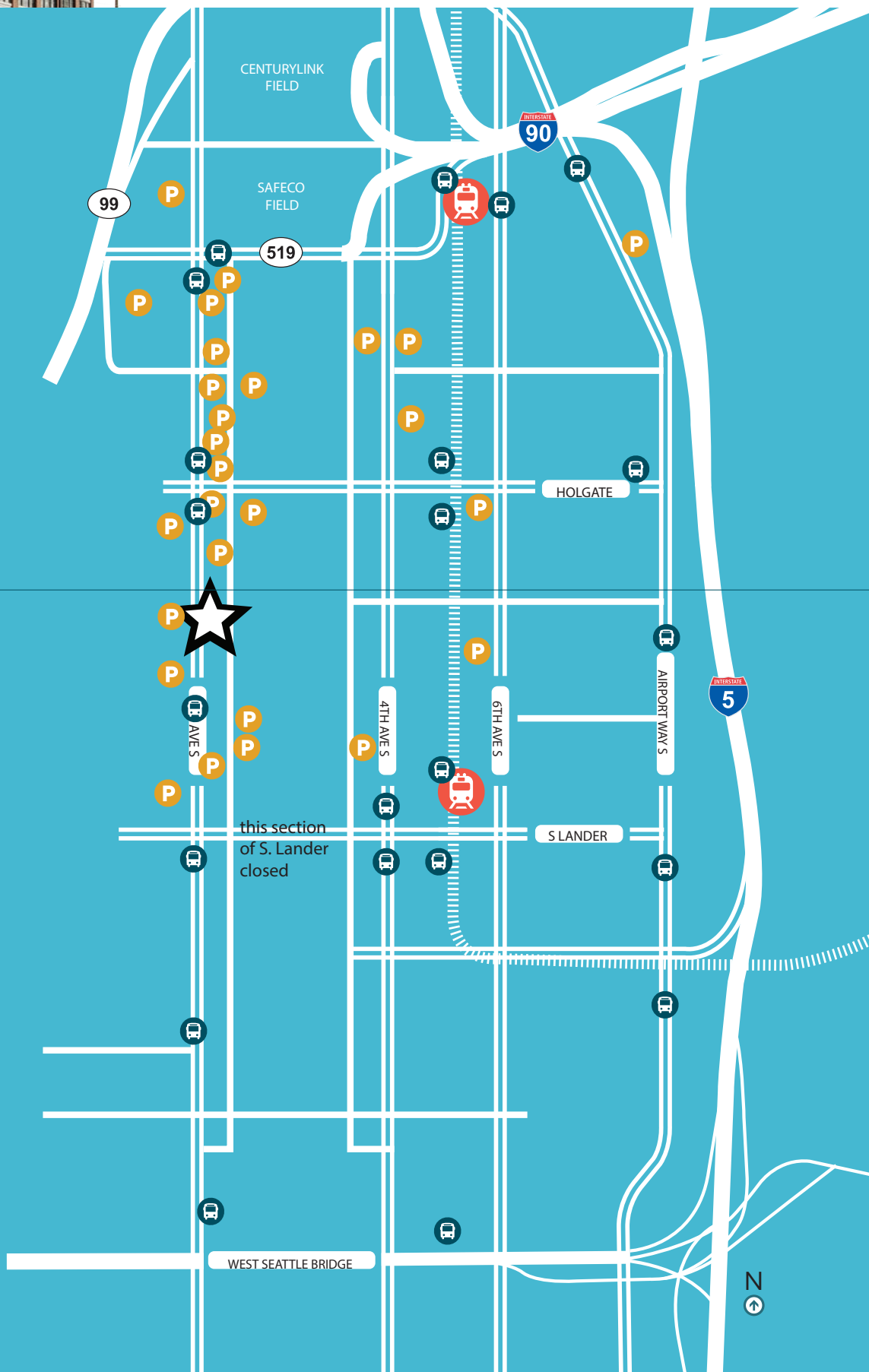
Minute walk to SoDo &  
Stadium light rail stations

 Parking garage

 Bus stop

 Link light rail stop

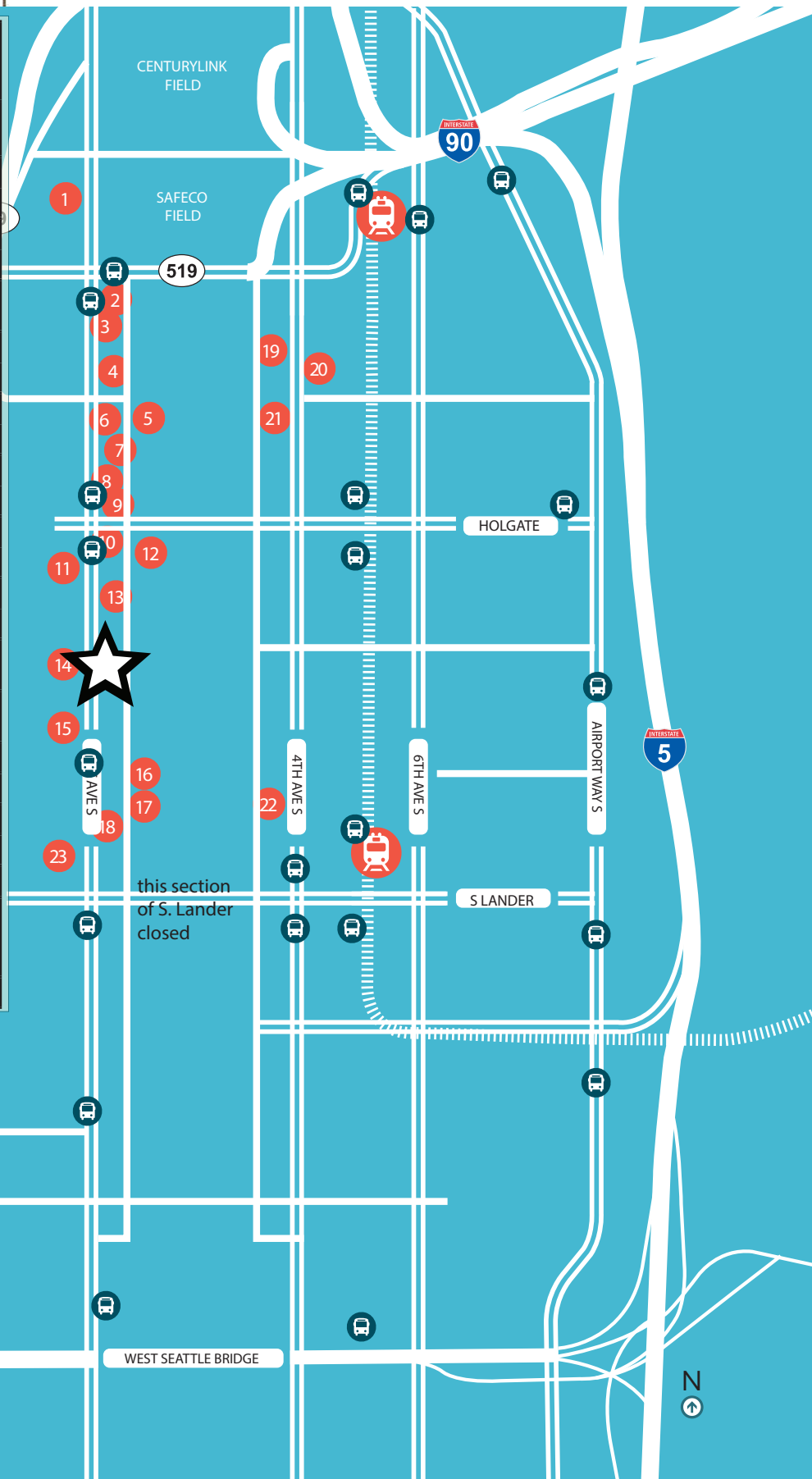
**2200**  
**FIRST**



# PARKING RATES. SoDo.

Diamond Parking  
206 284 3100  
info@diamondparking.com

	Address	Location Code	Monthly Rates	Stalls Available
1	1251 1st Ave S	A133	Daily rates only	--
2	1532 1st Ave S	A739	\$270.33	8
3	2242 1st Ave S	A740	Daily rates only	--
4	1560 1st Ave S	A944	Daily rates only	--
5	1750 Occidental	A833	\$181.94	17
6	1722 1st Ave S	A763	\$181.94	60
7	1740 1st Ave S	A423	Daily rates only	--
8	1746 1st Ave S	A994	\$181.94	27
9	1760 1st Ave S	A408	\$181.94	38
10	1910 1st Ave S	A873	Daily rates only	--
11	1915 1st Ave S	A307	\$207.19	3
12	1900 1st Ave S	A641	Daily rates only	--
13	1920 1st Ave S	A238	\$219.82	8
14	1955 1st Ave S	A817	Daily rates only	--
15	2203 1st Ave S	A606	Daily rates only	--
16	2228 Occidental	A643	\$251.40	58
17	2250 Occidental	A984	\$232.45	47
18	2423 1st Ave S	A420	Daily rates only	--
19	1731 4th Ave S	A842	Daily rates only	--
20	1732 4th Ave S	A733	\$106.17	20
21	1763 4th Ave S	A218	Daily rates only	--
22	2425 4th Ave S	A758	\$93.54	10
International Parking Management 206 254 0811 info@IMPSeattle.com				
23	2563 1st Ave S		Daily rates only	--



Parking



Bus stop



Link light rail stop

**2200  
FIRST**



# AMENITIES. SoDo.

## Restaurant/Bars

- 1 Pyramid Alehouse
- 2 Hit it Here Cafe
- 3 Ben & Jerry's
- 4 Bistro Box
- 5 Hooverville
- 6 EFESTE
- 7 Slice Box Pizza
- 8 Paseo
- 9 Blazing Bagels
- 10 Krispy Kreme Doughnuts
- 11 Macrina Bakery & Cafe
- 12 Jimmy John's
- 13 Daddy G's Bistro
- 14 Starbucks
- 15 Taco Bell
- 16 Pecos Pit BBQ
- 17 Princi
- 18 Pho Cyclo Cafe
- 19 SoDo Poke
- 20 Arby's
- 21 Subway
- 22 Denny's
- 23 SoDo Kitchen
- 24 Monkey Loft
- 25 Cafe Con Leche
- 26 By's
- 27 SoDo Deli
- 28 Burger King
- 29 Siren Tavern
- 30 Yak's Teriyaki

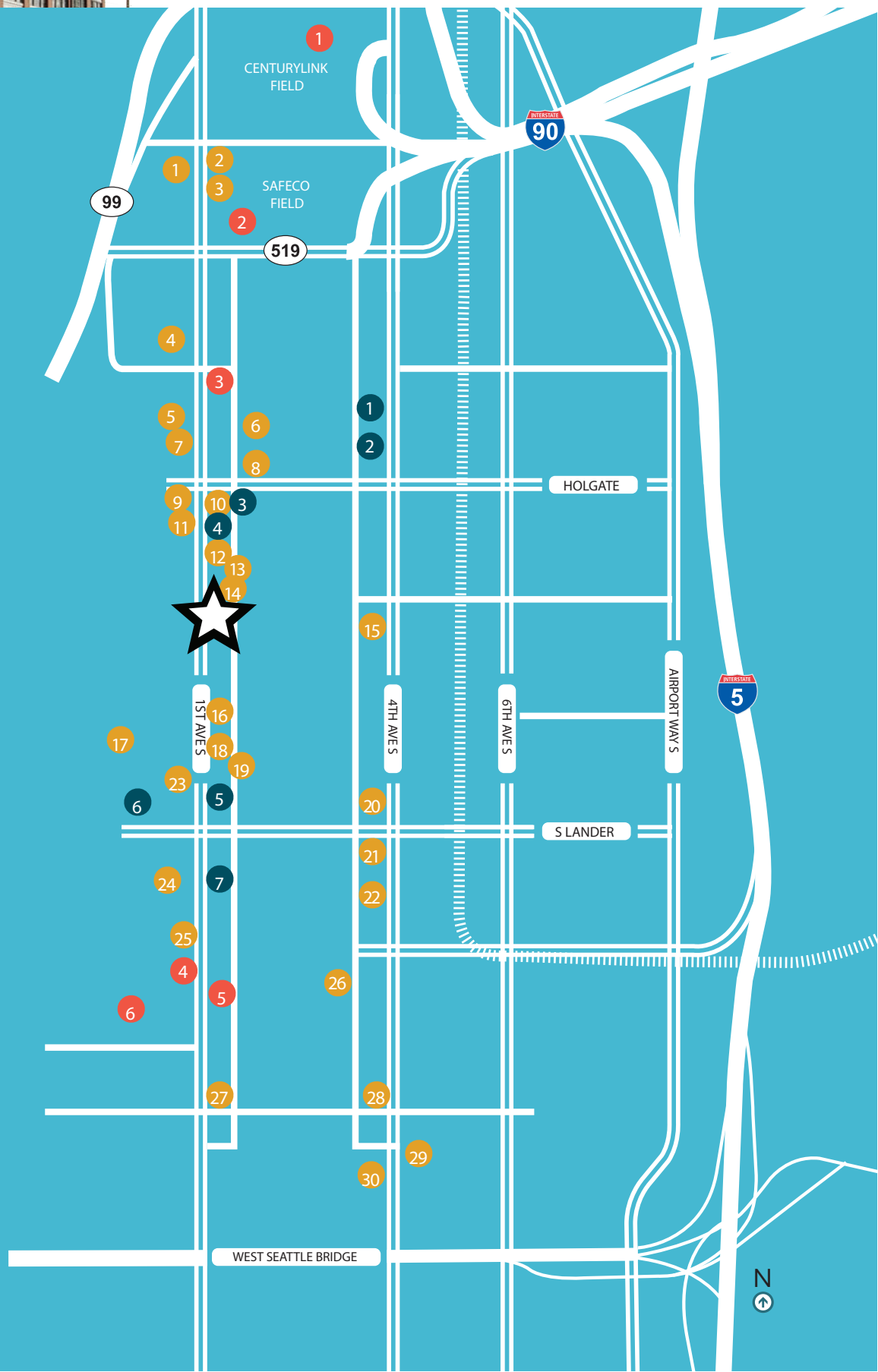
## Entertainment

- 1 CenturyLink Stadium
- 2 Safeco Field
- 3 Showbox
- 4 Westland Distillery
- 5 Ghostfish Brewing
- 6 Seapine Brewing

## Services

- 1 Qualstar
- 2 Wells Fargo
- 3 ThirdLeaf NW
- 4 KeyBank
- 5 Zipcar
- 6 Amazon Fresh/Pickup
- 7 Bank of America

**2200  
FIRST**







Joe Gowan  
+1 206 607 1738  
joe.gowan@am.jll.com

Cleita Harvey  
+1 206 607 1794  
cleita.harvey@am.jll.com

**2200  
FIRST**



**URBAN  
RENAISSANCE  
GROUP**



©2018 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.