

# the JACK

145,500 RSF

74 S JACKSON STREET, SEATTLE, WA 98104

[www.thejackseattle.com](http://www.thejackseattle.com)

NEWMARK

UrbanVisions  
SEATTLE REAL ESTATE

the **JACK**

# Seattle's past is now its future

## Our vision

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Pioneer Square's rich built environment, the diversity of its ever growing options for fine art, great food and distinct retail and the upcoming re-development of the Seattle Waterfront experience reinforce the First Neighborhood as the Next Neighborhood.

The Jack provides a work space within a rich historical context that enhances the vitality of the neighborhood and provides employees an unparalleled work environment. Pioneer Square's position as a hub for ferry service, light rail, and expanded bus service along the waterfront make the neighborhood a perfect home for businesses looking to offer a workplace with transportation options for their employees to create the live-work experience that people crave.





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## Building design

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Designed by Seattle based Olson Kundig Architects, The Jack embraces the history of Seattle's first neighborhood with an elegant brick façade and custom window systems designed to replicate the character of the original neighborhood while providing the modern amenities and features of a premium offering.

The Project's unique side core design provides a flexible floor plate that can accommodate tech fit outs while still appealing to creative and professional and business services. With an upscale amenity mix, a dedicated, secure office entrance and multiple forms of mass transit right outside the door, The Jack represents a premier boutique office offering in Pioneer Square's amenity rich neighborhood.

Urban Visions is committed to the sustainability of the Seattle market and is targeting minimum LEED Gold for The Jack.

iconic  
design in  
an ideal  
location



**Property Address**

74 S Jackson Street, Seattle, WA 98104



**Building Type**

Cast in place brick with custom historic replica window systems



**Floors**

8 floors



**Office RSF**

136,000



**Retail RSF**

9,500



**Total RSF**

145,500



**Average Floor Plate RSF**

±20,000



**Parking**

42 Secure Underground Stalls



**Construction Start**

Q1 2020



**Estimate Delivery**

18 months from start of construction



**LEED Certification**

LEED Gold

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the JACK

a modern office for an  
innovative  
workforce





## Project amenities + design

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The office lobby is prominently positioned midblock on South Jackson Street creating a distinct, secure entry point for office tenants and guests. The Jack offers ample, secure bike storage and fully appointed locker rooms. A secure 42-stall, below-grade garage is accessed from the alley off South Jackson Street, a primary neighborhood arterial.

The Jack features a top floor with 4,669 square feet of tenant amenity space and 5,660 square feet of private, landscaped rooftop terrace area with commanding views of Elliott Bay and the newly constructed Waterfront Park. A 4-story light well along the northern building façade breaks up the exterior brick massing and complements the window system above the Alaskan Way entrance, providing natural light throughout the floor plate. Textures and materials compliment the surrounding historic neighborhood providing a rich, architecturally distinct boutique building.

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PIONEER  
RESTAURANT

74 SOUTH



JACKSON

POST ALLEY  
ROASTERS

74 S JACKSON ST, SEATTLE, WA 98104



the JACK

# building stats

**145,500**

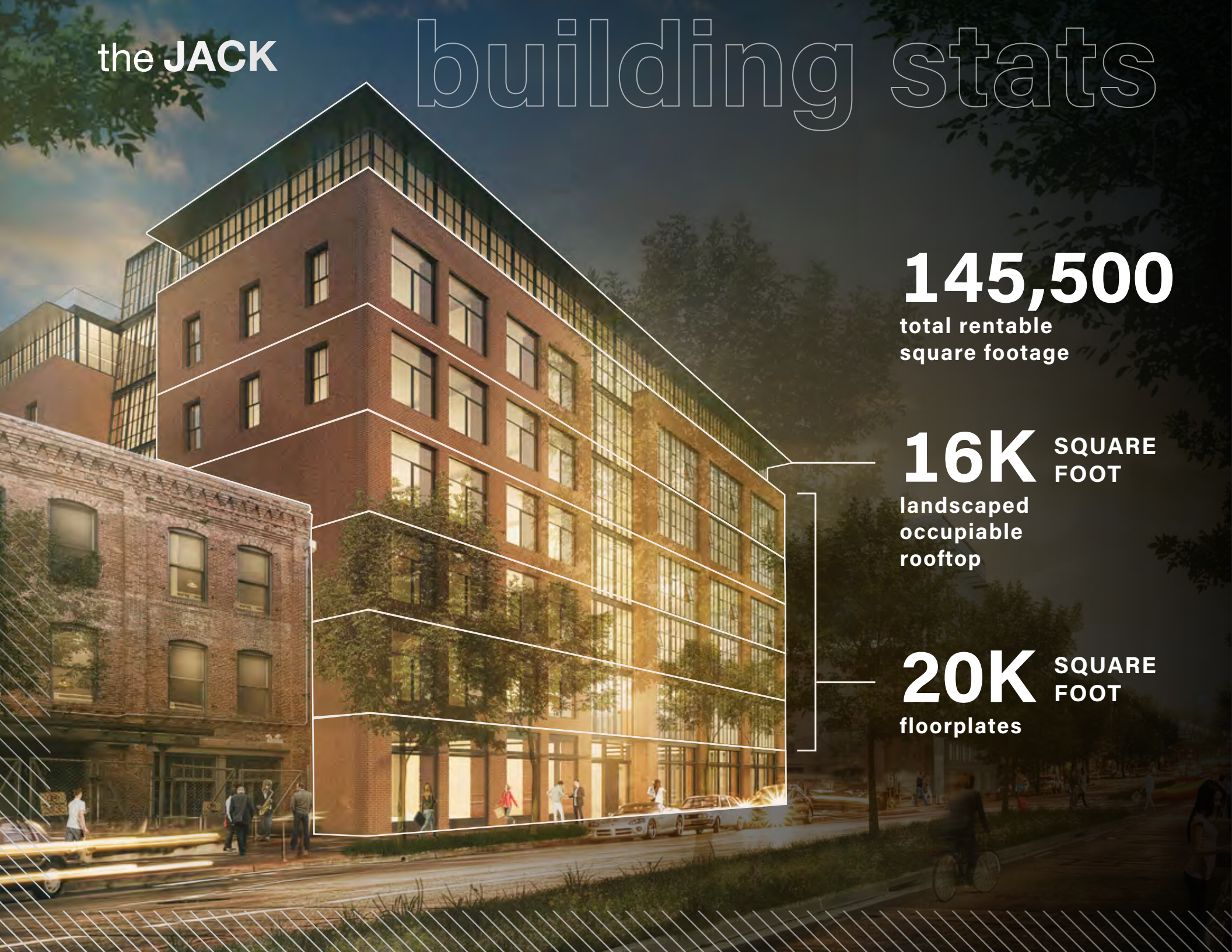
total rentable  
square footage

**16K** SQUARE  
FOOT

landscaped  
occupiable  
rooftop

**20K** SQUARE  
FOOT

floorplates





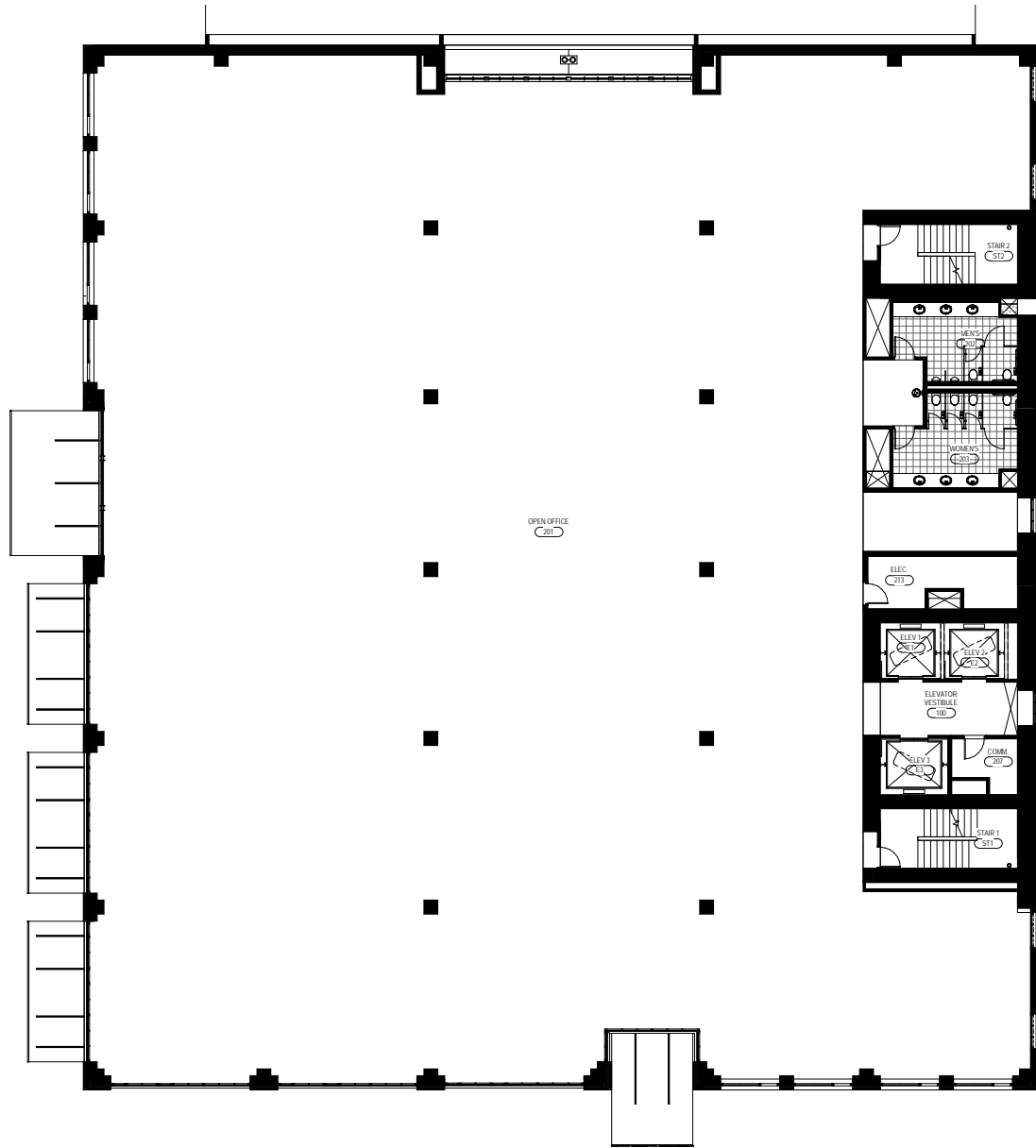
# availabilities

typical floor plate

**±20,000RSF**

Waterfront Park and  
Views of Elliott Bay

Alaskan Way South



South Post Alley

South Jackson Street



# the JACK

## lobby and retail/ 1st-floor office floorplan

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Alaskan Way South



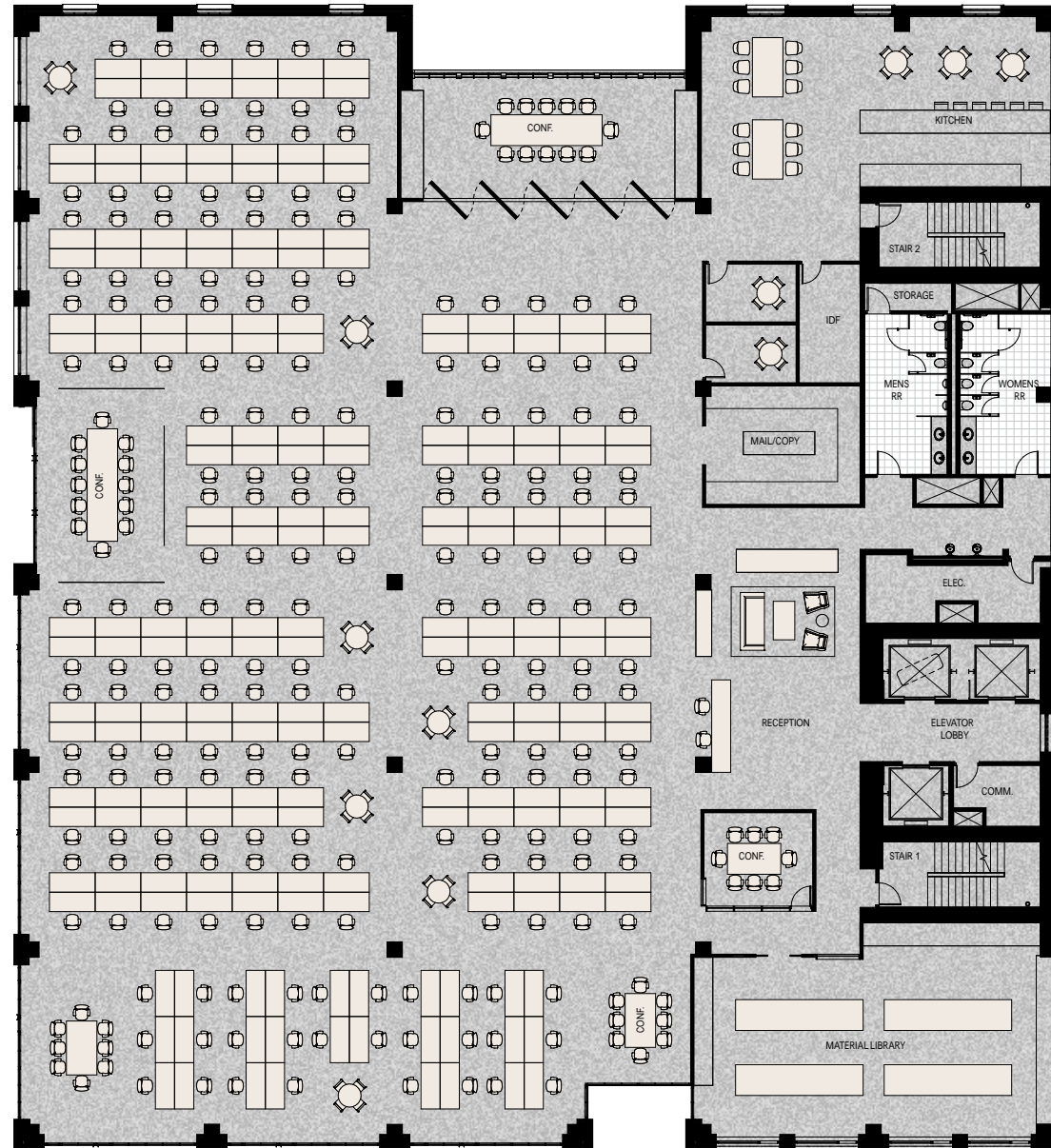
South Post Alley

South Jackson Street



**creative  
floorplan**

**214 seats**  
**92 SF/employee**



**74 S JACKSON ST, SEATTLE, WA 98104**

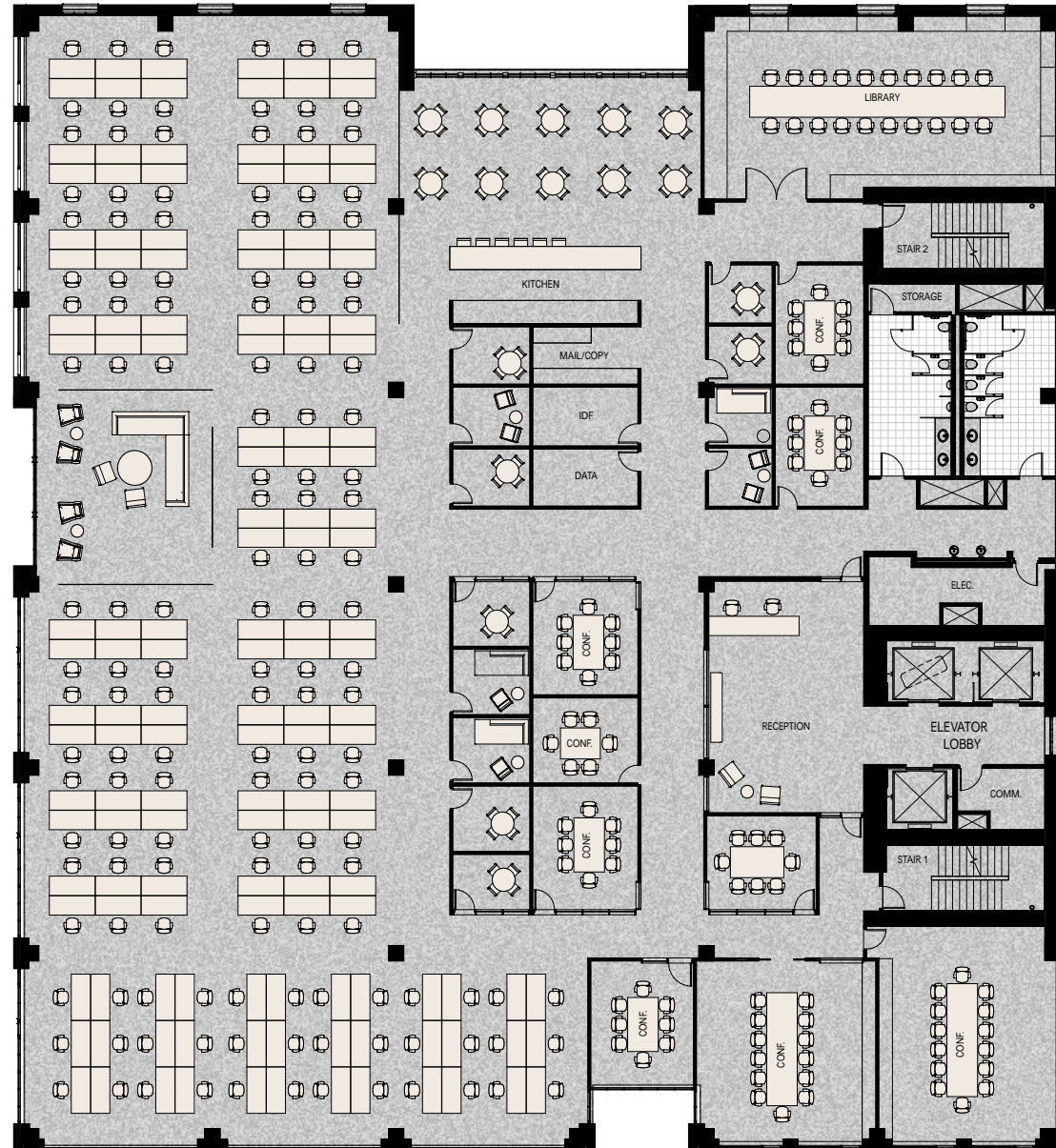


# the JACK

tech floorplan

**154** seats

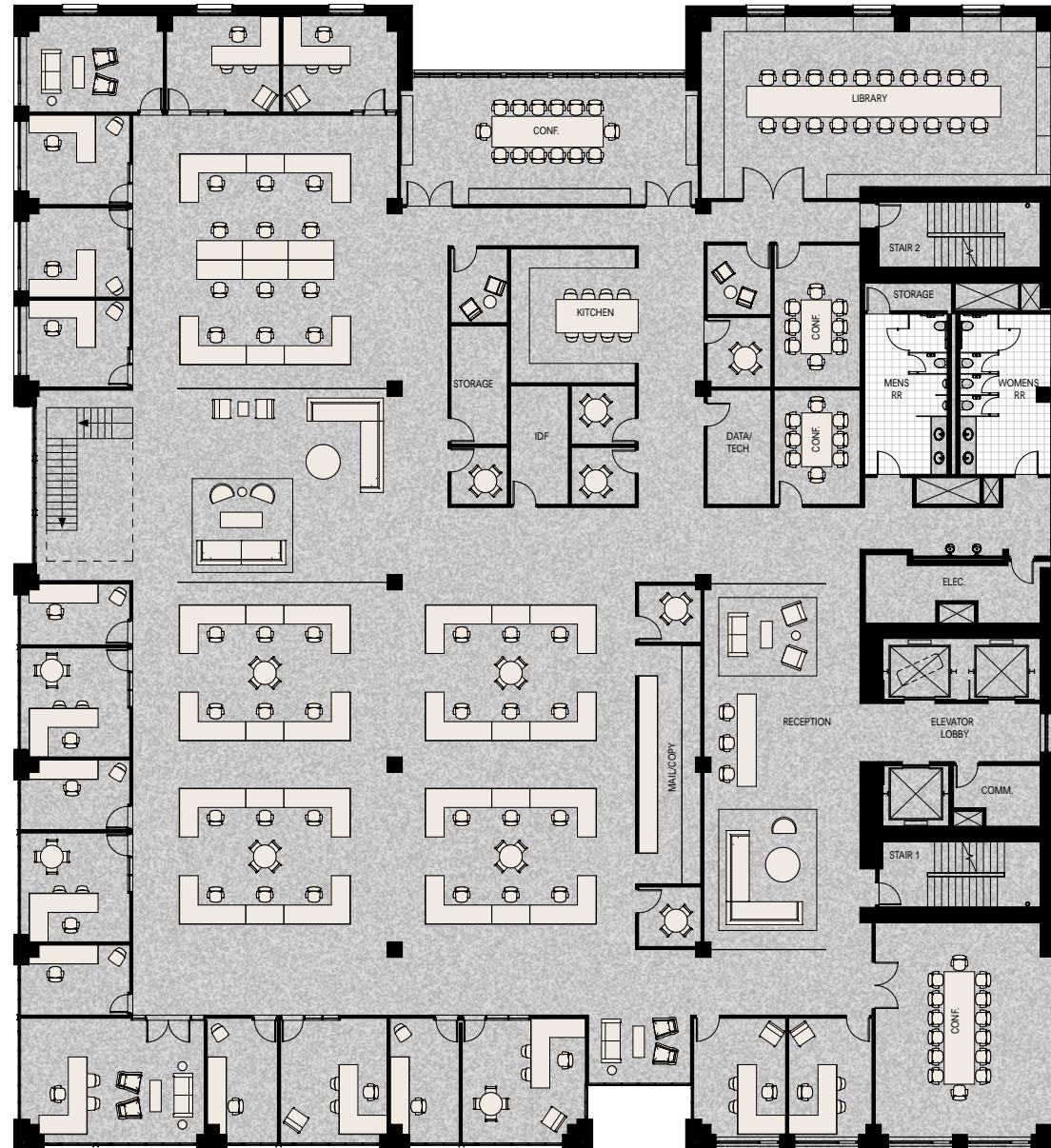
**129** SF/employee





# professional floorplan

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# site plan

**S MAIN STREET**  
(future pedestrian-friendly waterfront access corridor)

**the  
JACK**

ALASKAN WAY SOUTH

150'-1"

137'-8"

OFFICE ENTRY

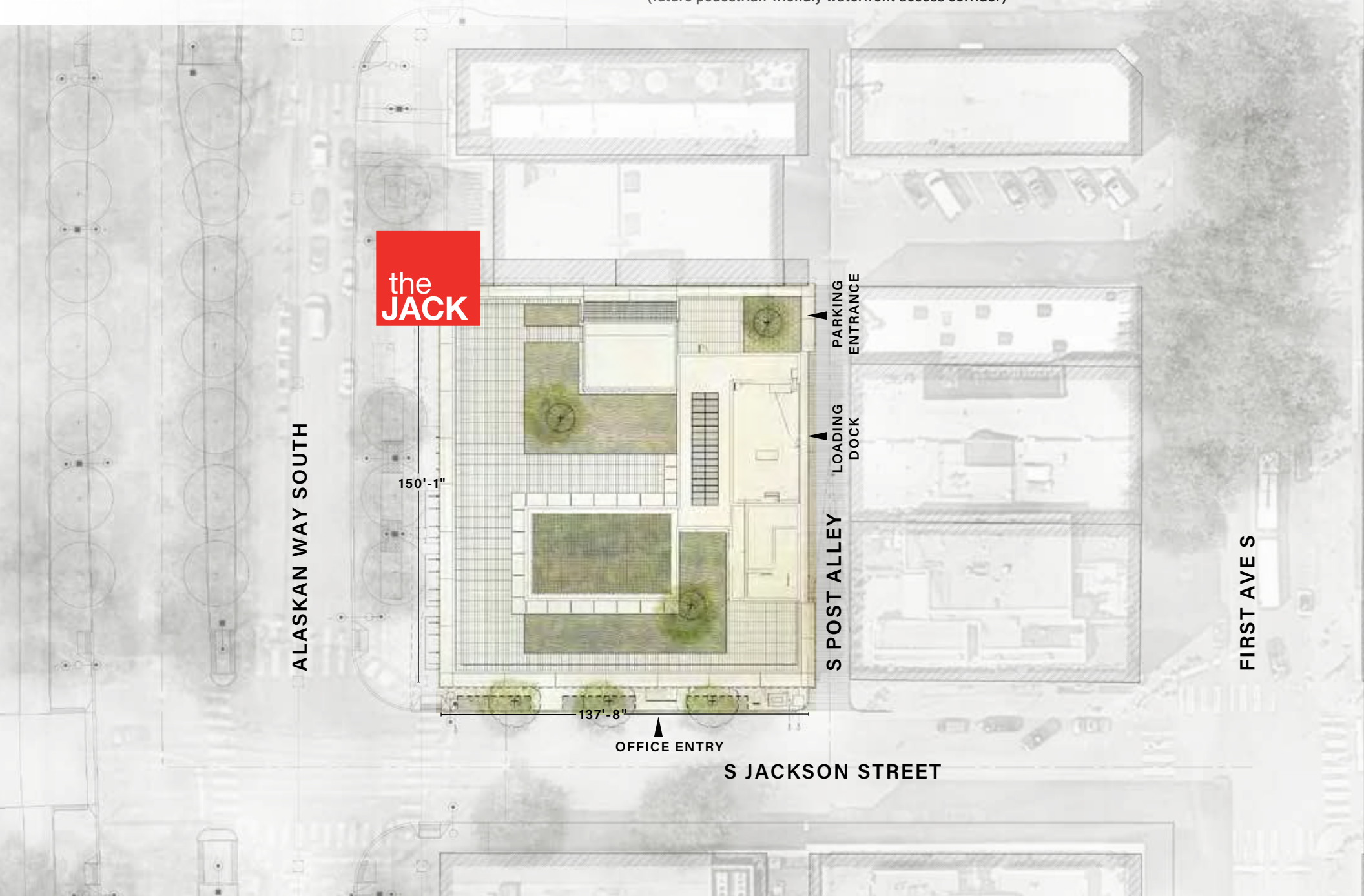
PARKING  
ENTRANCE

LOADING  
DOCK

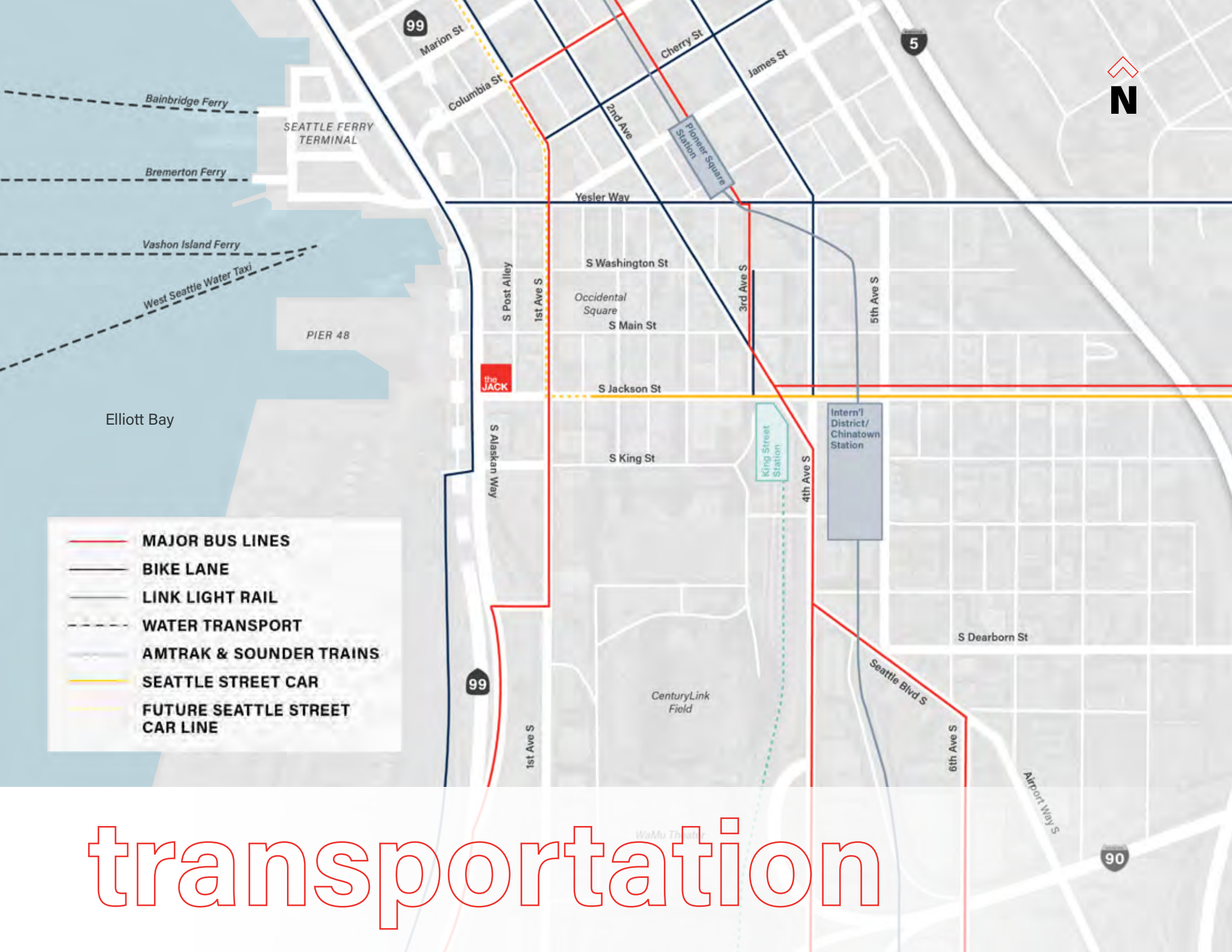
S POST ALLEY

FIRST AVE S

**S JACKSON STREET**



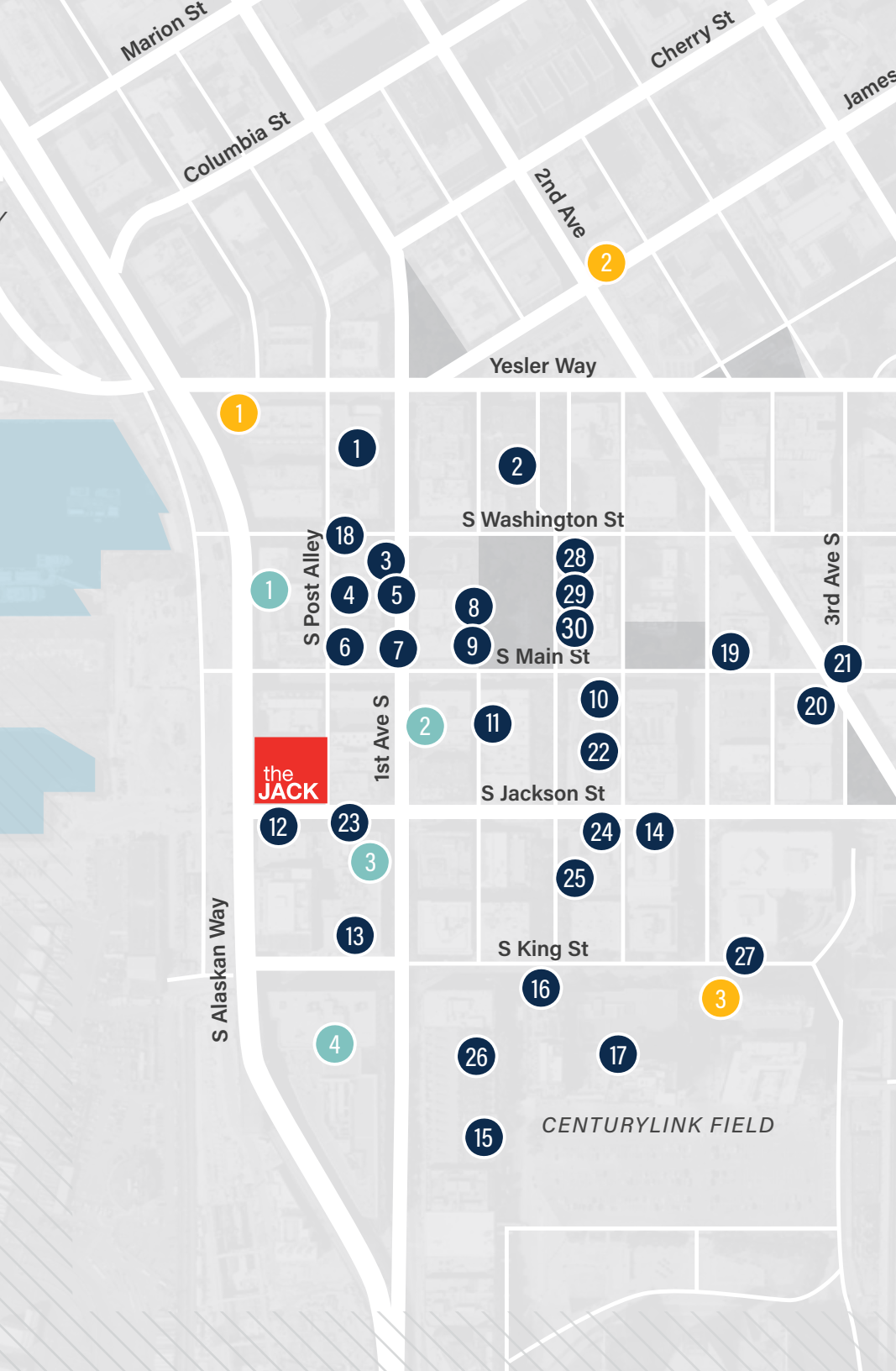




- MAJOR BUS LINES
- BIKE LANE
- LINK LIGHT RAIL
- - - WATER TRANSPORT
- AMTRAK & SOUNDER TRAINS
- SEATTLE STREET CAR
- - - FUTURE SEATTLE STREET CAR LINE

# transportation





## Food & drink

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- |                                    |                                |
|------------------------------------|--------------------------------|
| 1. Damn the Weather                | 24. Starbucks                  |
| 2. Casco Antiguo                   | 25. Zeitgeist Coffee           |
| 3. The Berliner                    | 26. Cherry St Coffee           |
| 4. Central Saloon                  | 27. 13 Coins                   |
| 5. Altstadt Bierhalle and Brathaus | 28. MOD Pizza                  |
| 6. Pho Fuchsia                     | 29. Cherry Street Coffee House |
| 7. Mediterranean Mix               | 30. Zocalo                     |
| 8. Grand Central Bakery            |                                |
| 9. Che Sara Sara                   |                                |
| 10. The London Plane               |                                |
| 11. Salumi                         |                                |
| 12. PizzaDelivery Inc              |                                |
| 13. Il Terrazzo/Carmine            |                                |
| 14. Taylor Shellfish Oyster Bar    |                                |
| 15. Elysian Fields                 |                                |
| 16. Quality Athletics              |                                |
| 17. Girin Korean Ssam Bar          |                                |
| 18. The J & M Café                 |                                |
| 19. Flatstick Pub                  |                                |
| 20. The Estates Wine Room          |                                |
| 21. Uptown Espresso                |                                |
| 22. Caffe Umbria                   |                                |
| 23. General Porpoise Doughnuts     |                                |

## Fitness

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1. Croyo Fit
2. Kinesia Pilates Studio
3. Mindbloom
4. Seattle Fitness

## Hotel

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1. Best Western Plus
2. Courtyard by Marriott
3. Embassy Suites by Hilton

amenities





Seattle's  
next  
step  
at your  
doorstep

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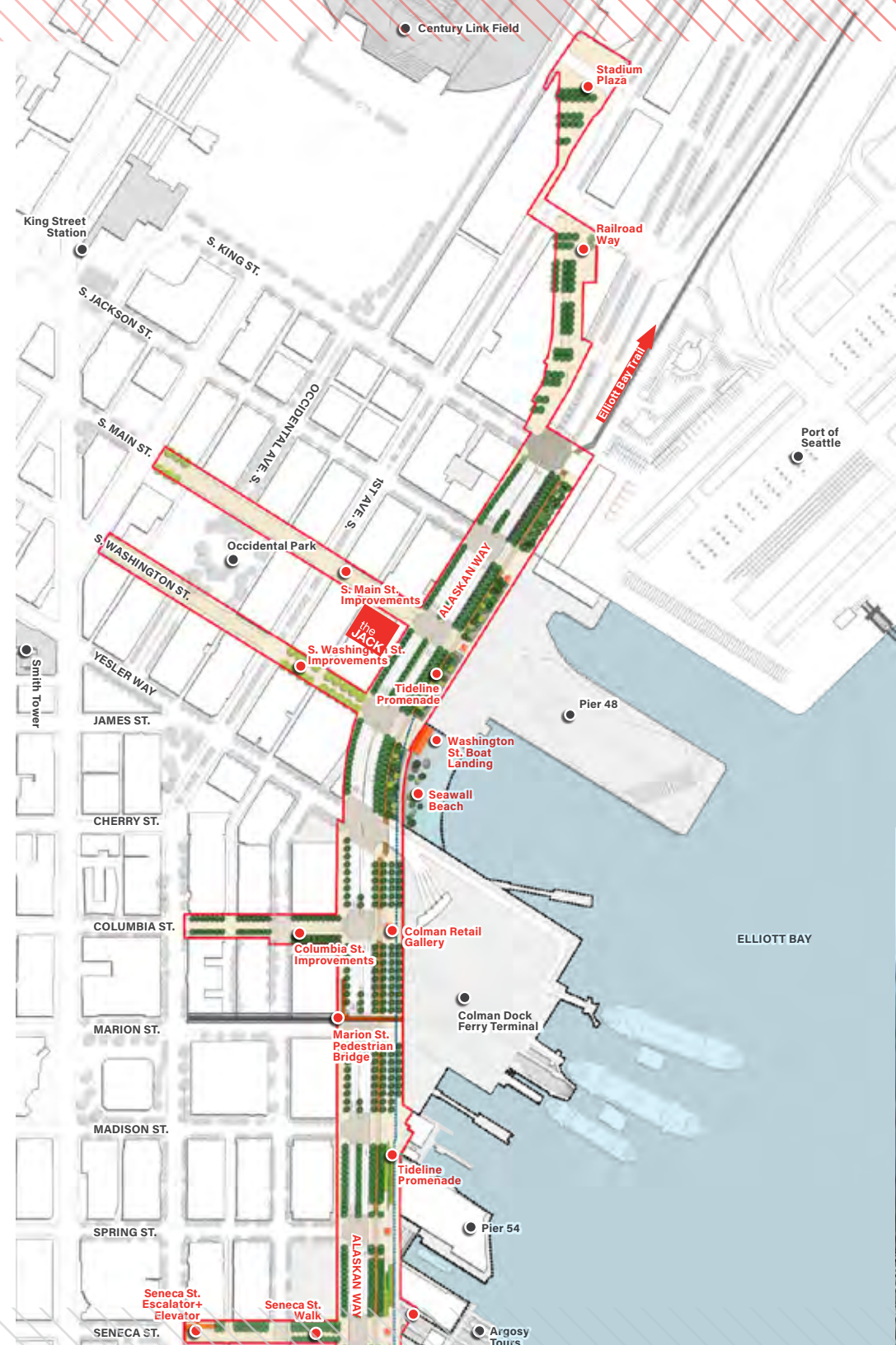
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## The new Seattle Waterfront

Waterfront Seattle is a multi-year program to rebuild Seattle's waterfront following the removal of the Alaskan Way Viaduct. The Program spans the waterfront from Pioneer Square to Belltown and includes a rebuilt Elliott Bay Seawall, a new surface street providing access to and from downtown, and new parks, paths, and access to Elliott Bay.

The Seattle waterfront will be transformed into a vibrant public space from Pioneer Square to Belltown.

- Open space to explore, play and relax
- Over twenty acres of new and improved public space
- Intergrade multimodal transportation for pedestrians, cars and bikes
- Direct access to the water, beach, and habitat shelf





## Seawall Beach

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On the southern end of the waterfront, between South Washington and Yesler Way will be a gradually-sloped, rocky beach extending into Elliott Bay. The Seawall Beach will encourage interaction with the water and open views out to Elliott Bay. The beach will be dotted with oversize boulders to evoke glacial erratics common in the region, and the historic Washington Street Boat Landing will be restored for recreational use. A boardwalk lined with native trees will allow for strolling, jogging, and biking.





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