



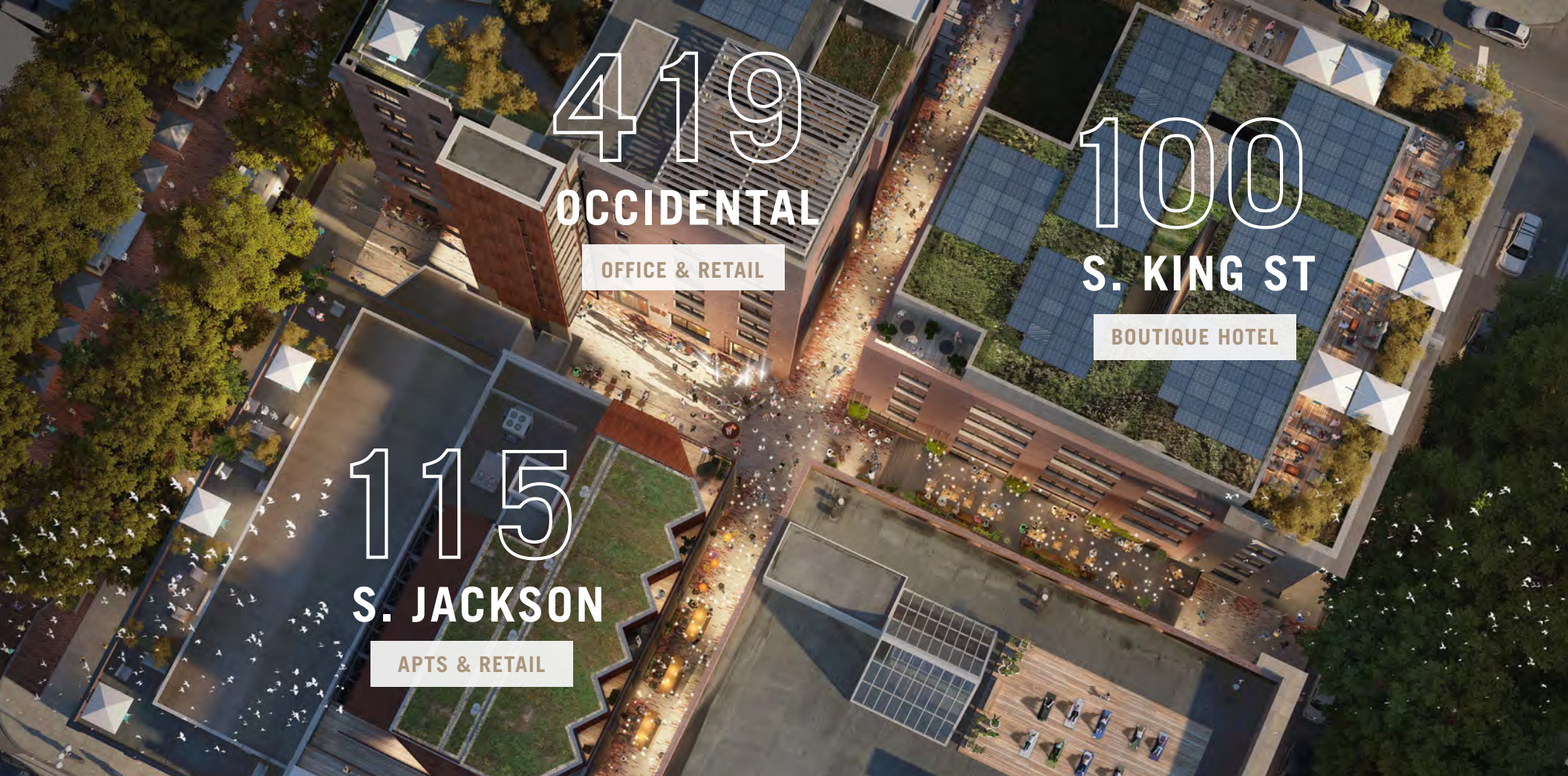
RAILSPUR



77K SF
OFFICE SPACE
AVAILABLE

RAILSPUR | 419 OCCIDENTAL AVE | 115 S. JACKSON | 100 S. KING

CBRE



419

OCCIDENTAL

OFFICE & RETAIL

100

S. KING ST

BOUTIQUE HOTEL

115

S. JACKSON

APTS & RETAIL

SEATTLE'S NEWEST MICRO-DISTRICT

OFFICE & RETAIL | BOUTIQUE HOTEL | RESIDENTIAL

Named for the railways that once ran through the area, RailSpur encompasses three historic warehouse buildings in Pioneer Square, Seattle's first neighborhood. Constructed of brick and timber, the structures — and the corridors between them — connected the the Great Northern Railway and the bustling port of Seattle.

Focused on preservation and sustainability as much as community and innovation, this transformative micro-district includes office, retail, restaurant, residential, and hospitality experiences.

The offices at 419 Occidental are complete, and the residential/retail building will be finished in late 2021. A boutique hotel with a rooftop bar and restaurant is scheduled to open in 2023.

Center City Connector

Jackson St.

Jackson St. Street Car Station

To Occidental Park & Downtown



**ALLEY
CROSSROADS**

**APTS
& RETAIL**
115 S. JACKSON

**BOUTIQUE
HOTEL**
100 S. KING

**OFFICE
& RETAIL**
419 OCCIDENTAL



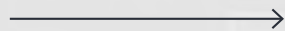
King St.

To Stadium District



To Waterfront Promenade

To King St. Station



WORK AT RAILSPUR

OFFICE SPACE

419 OCCIDENTAL

Mezzanine + Rooftop	3,775 SF
7th Floor Office	11,834 SF
6th Floor Office	12,371 SF
5th Floor Office	12,283 SF
4th Floor Office	12,279 SF
3rd Floor Office	12,278 SF
2nd Floor Office	12,136 SF
Marketplace, Retail, and Restaurant Space	10,435 SF



THE ALLEYS HAVE IT



A NEIGHBORHOOD REVITALIZATION IN PIONEER SQUARE.

Three historic buildings with connecting alleyways offering unique activation and retail experiences, from morning coffee through evening celebrations.



ACTIVATED ALLEY

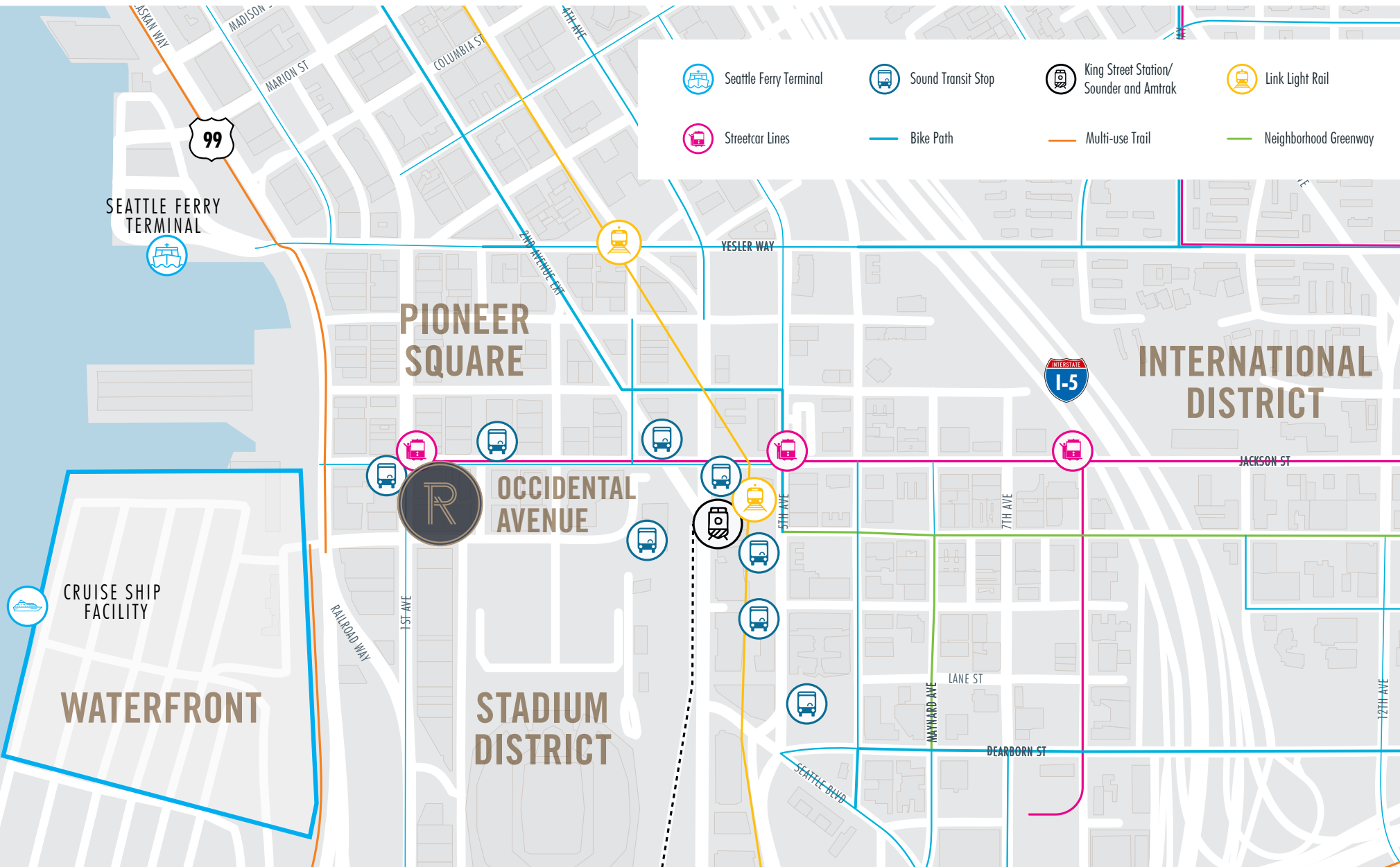
CONCERTS | ART | FOOD | DRINKS | COMMUNITY

Urban Villages specializes in transformative placemaking that benefits entire communities.

RailSpur will feature year-round programming — concerts, art installations, food & wine tastings — designed to complement the experiences offered by local retailers and restaurants.

A CENTER OF ACTIVITY

ADDING VIBRANCY TO SEATTLE'S FIRST NEIGHBORHOOD.



LIVE IN RAILSPUR

APARTMENTS

115 S. JACKSON



26 Efficient Residential Units



On-site Cycling Club with
Lockers & Social Events



Outdoor Decks for Entertaining



Wine Bodega, Café, Taqueria,
Local Artisans



STAY AT RAILSPUR

BOUTIQUE HOTEL

100 S. KING ST



Lobby Programming with Unique
Event and Meeting Spaces



Rooftop Bar & Restaurant
with Spectacular Views



Luxurious Rooms



Coffee Bar





FOR MORE INFORMATION, PLEASE CONTACT

JJ SHEPHARD

+1 206 292 6032
jj.shephard@cbre.com

JOHN HANSEN

+1 206 386 5385
john.hansen2@cbre.com

CHELSIE BARRETT

+1 206 386 5392
chelsie.barrett@cbre.com

CBRE