



# Spec suite for lease

## Iconic Tower at Seattle's 50-yard line

- **At the nexus of Seattle's CBD and the dynamic South Lake Union markets:** a vibrant location with fitness, dining, and cafe options all within quick walking distance.
- **New move-in ready** tech friendly office space.
- **9,239 RSF** on the 25<sup>th</sup> floor with excellent mountain, Elliott Bay, and Lake Union views. Suite could be expanded to full floor of 21,304 RSF.
- **Commuter friendly location** close to convenient light rail, street car, bus, and monorail transit options. Easy access to I-5 and bike lanes.

## Suite 2500

9,239 SF

2001 8th Avenue  
Seattle, WA 98121

WEST 8<sup>TH</sup>



## Coveted tenant amenities

- Rooftop deck
- Secured parking
- On-site daycare
- Gym + showers & lockers
- Secured bike storage
- Conferencing center

## On-site retail

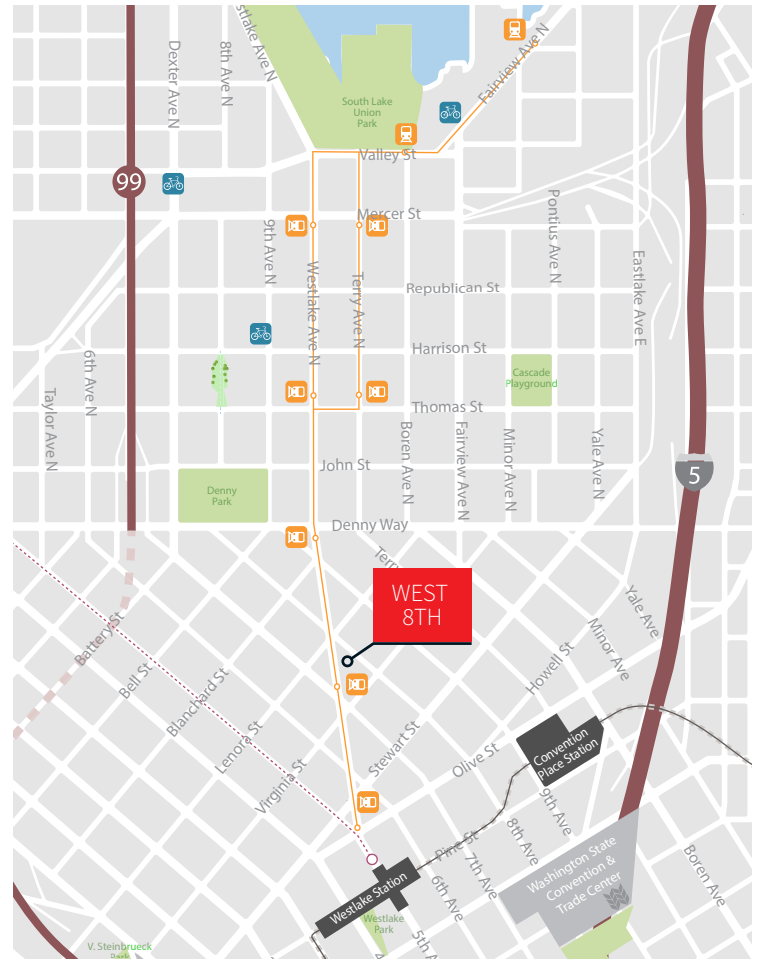
Starbucks, Urban Sushi, Metropolitan Deli, Mistral Kitchen, Avenue Smiles, and Bright Horizons.

## Extraordinary spaces

LEED Gold certified building featuring efficient floor plate bay depths, floor-to-ceiling windows, and excellent natural daylight.

## Conference centers

Three meeting centers available with direct access to a roof top deck and fountain on floor 4.



## Building facts

**Average floor plate:** 20,000 SF

**Average ceiling height:** 13'0"

**Total area:** 517,000 SF

**Year constructed:** 2009

## Market-ready Suite 2500 • 9,239 RSF



### WEST 8TH

#### Program Range:

- Open Office; furniture and workstations provided by Tenant. Shown here for example only.
- Kitchenette, microwave and refrigerator by Tenant
- Storage
- Copy/ Work Area
- (2) Scrum/ Break Out
- (2) Small Conference; (1) Large Conference

#### Legend:

- Millwork included
- Furniture provided by Tenant
- Furniture provided by Tenant

#### PRICING NARRATIVE

##### FLOORING:

Open Office at Cube Area, Conference Room & Phone Booth: Provide Mohawk Carpet Tile  
Night GT 308 957 Urban  
All other floors: Sealed concrete, ground smooth

##### PAINT:

Paint all walls  
P-1: Benjamin Moore Dove Wing OC-17 unless otherwise noted  
P-2: Accent walls - Benjamin Moore Kendall Charcoal OC-166

##### KITCHENETTE:

PL-1 Millwork: Pionite Sable AG021 Suede  
T-1 Tile: Pental Boston Lavagna  
SS-1 Counters: Teltos Grigio Nube

##### CEILING:

Conference, Open Office at Cube Area: Armstrong Ultima 1913 with 3" edge trim  
Service and Scrum areas: Open to structure painted white

##### FEATURE CEILING AND VERTICAL SCREENS:

9Wood Suspended Slats: #1413-8 or Hard Lid, to be determined by Landlord

##### LIGHTING:

Finelite Pendant Fixture - Type F9  
Portfolio Pendant Mount Downlight - Type C1D

##### COPY ROOM:

Provide counters with in-wall steel bracket supports  
SS- Counters: Teltos Grigio Nube

##### DOORS, FRAMES & RELIGHTS:

Birchwood doors, KD metal frames  
At Conference rooms: 3'-0" glass relights with interior fit

## Leasing information:

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