

BUILDING INFORMATION

- 1101 Westlake Avenue North
Seattle, WA 98109
- New Building: Completed 2016
- 151,606 SF
- 6-story, Class A Office Building
- Efficient Floor Plates: ± 30,000 RSF
- Type 1 Concrete Construction

AMENITIES

- Spectacular views of Lake Union and Seattle
- Building Signage Opportunity visible from I-5 and Lake Union
- Great room with free Wi-Fi, with break out areas and AV Equipment
- Showers and lockers
- Outdoor deck (Floor 6)
- Secure onsite bike
- Kayak storage
- Starbucks directly across the street

SOUTH LAKE UNION

- Located in South Lake Union across the street from Facebook and within walking distance of Amazon, Microsoft and the Gates Foundation
- Walking distance to hip restaurants and retail amenities
- South Lake Union Park
- Water Activities
- Westlake Cycle Track (coming 2016)
- Dexter Avenue bike lane

TRANSPORTATION

- Easy access to Interstate-5 and Hwy 99
- Immediate access to bus lines
- New adjacent Westlake steps connecting Westlake and Dexter (2016)
- Near South Lake Union Street Car

LEASING INFORMATION

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CAR PARKING

- Secure Parking Garage: 1/1,000 Ratio: \$250/Stall
- Garage entrance off Westlake Avenue and Highland Drive

BUILDING DATA

- Ceiling Height: 13'6" floor to floor on floors 2-6
- Custom AHU's with DX cooling and VAV terminal air boxes; closed loop fluid cooling system for localized heat loads; 480 tons of cooling capacity
- Specially engineered post tension concrete slab & beam construction for 45 FT clear bays; superstructure designed to accommodate floor live loads of 65 lbs/SF
- Office tenant loads are fed from a 480v/277 bus way
- Monitored fire alarm system with automatic dry sprinkler system in the parking garage and automatic wet sprinkler system for occupied office areas; system engineered to meet FM Global standards for earthquake bracing and parking density
- Roof Material: SBS built up roof with low SRI cap sheet
- Fiber: Century Link



PROJECT TEAM

- Landlord: Invesco
- Architect: Mulvanny G2 Architects
- Leasing: Colliers International

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