

Project Facts

Building Information

PROJECT SIZE

Five buildings totaling over 1.2M SF
Buildings A + B: 547,600 SF
Building C: 276,500 SF
Building D: 210,000 SF
Building E: 228,000 SF

FLOOR PLATES

S delivers more than twice the standard contiguous work space on expansive rectangular floor plates ranging from 23,000-51,000 SF.

DIMENSIONS

The unique building designs are 84' wide x 250-300' long and virtually column free providing more visibility across the floor and maximizing daylight for every employee.

SITE

S is situated on an expansive 6.26 acre site.

LEED

LEED gold

Location & Access

VEHICLE ACCESS

Direct access to both I-5 and I-90 on-ramps within two blocks.

BUS

With 55 regional bus routes in the immediate vicinity, S is at the nexus of the nation's eighth largest transit bus agency, serving approximately 400,000 daily commuters.

LIGHT RAIL

The Stadium station opened in 2009, across the street from S, easily connecting the campus to a vital and expanding regional transportation network. Future extensions will bring Light Rail services from Northgate and Roosevelt to S by 2021 and from Bellevue by 2023.

SOUNDER TRAIN

Just 6 blocks north of S is King Street Station, Seattle's largest rail terminal where the Sound commuter train network provides quick and easy access to Everett, Tacoma and beyond.



Project Facts

Shell & Core Specs

CONSTRUCTION TYPE

Cast in place concrete post tension structure.

CLEAR HEIGHT

12' 4" clear height from the floor to the underside of the structural slab on standard floors with 20' top floor ceiling heights in every building.

FLOOR LOADS

The load capacity of the structural floor is 50 lbs/SF live load and 30 lbs/SF for partitions and build-out dead load including MEP. The core area of each office floor, as specified by the architect, has a live load capacity of 100 lbs/SF (non-reducible) to accommodate heavier loading.

PARKING

A total of 630 parking stalls.

ELECTRICAL

A total estimated electrical capacity available to Tenants at the buss duct of 1.2 watt/SF for lighting, 3 watts/SF for receptacles, and an estimated 5 watts/SF for mechanical.

BACKUP POWER

Landlord will provide a back-up generator for the life safety needs of the project. Landlord will provide space and infrastructure to support a tenant-provided generator.

ROOF

Designed with optimal sustainability in mind, S has capacity for the roof to be up to 80% photo-voltaic array.

LOADING DOCKS

Two loading docks are provided on the campus on Level P1 of Buildings A + B and P1 of Building E. The Building A + B loading dock provides six (6) truck bays and the Building E loading dock provides three (3) truck bays.

SECURITY

Landlord will provide an electronic access control system at the parking garage entrance/exit, critical Level 1 perimeter doors including the main lobby entrance, and the passenger/service elevators. Passenger service elevators will be controlled by destination dispatch.

Tenant Amenities

RETAIL

±25,000 SF of planned ground floor retail spaces will offer employees a vast array of dining and service options on site.

OUTDOOR SPACE:

More than 44,000 SF of outdoor decks and 16,000 SF of roof terrace space.

Project Team

DEVELOPER

Urban Visions

ARCHITECT

NBBJ

FOR LEASING INFORMATION

206.262.2880

