





the JACK

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UrbanVisions

SEATTLE REAL ESTATE

Project Features

Size

145,500 RSF

Average Floor Plate

±22,000 RSF

Construction type

Cast in place concrete post tension structure.

Clear heights

12'8" clear height from floor to the underside of the structural slab.

Floor loads

The load capacity of the structural floor is 50 lbs/SF live load and 15 lbs/SF for partitions and build-out dead load including MEP.

Parking

A total of 40 parking stalls.

Electrical

A total estimated electrical capacity available to tenants at the 2,500A bus of 14 watts/USF total.

Backup power

Landlord will provide a back-up generator for the life safety needs of the project. Any additional generator to be provided by tenant within TI space.

Loading docks

One loading dock is provided.

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.

Location & access

Light Rail from Int'l District Station

10 mins walk to Westlake
12 mins to Capitol Hill
19 mins to Bellevue
20 mins to University of Washington
30 mins to SeaTac

Walk Times

5 mins walk to King Street Station5 mins walk to Ferry Terminals7 mins to Int'l District Station10 mins to Downtown Retail Core

Tenant amenities

Outdoor space

±16,000 SF of roof terrace space including 5,000 SF of interior tenant space, and 11,000 SF of landscaped roof terrace.

Retail Opportunity

±9,500 SF of ground level high end restaurant / retail space.

Certification Pursuits

SEAM Certified*

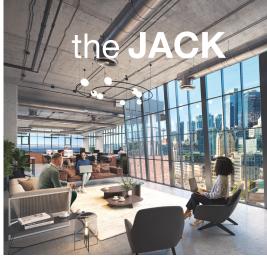
LEED Gold*

WELL Building Gold*

WiredScore Platinum

Salmon-Safe Certified

*in pursuit





Developer Urban Visions

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For Leasing Information

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