



# the JACK



UrbanVisions  
SEATTLE REAL ESTATE

## Project Features

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### 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

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### 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 Station

5 mins walk to Ferry Terminals

7 mins to Int'l District Station

10 mins to Downtown Retail Core

## Tenant amenities

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### 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

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**SEAM Certified\***

**LEED Gold\***

**WELL Building Gold\***

**WiredScore Platinum**

**Salmon-Safe Certified**

*\*in pursuit*



**Developer**  
Urban Visions

**Architect**  
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**Contractor**  
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### For Leasing Information

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