

STUART WILLIAMS

+1 206 971 7008

stuart.williams@am,jll.com

JOE GOWAN

+1 206 607 1738

joe.gowan@am,jll.com

JJ SHEPHARD

+1 206 971 7004

jj.shephard@am,jll.com

FACTS

PREMIER BUILDING

- Premier Class A+ office building
- 528,000 sf office (floors 20–48)
- 184-room SLS luxury hotel and spa on floors 2–16
- Daylight sensors to control lighting and reduce energy use
- Designed to achieve a LEED Gold certification rating for core and shell and interiors
- Flexible, column-free space
- 13' 6" typical floor-to-floor height
- 9' 6" full height windows
- Stunning water and mountain views from every floor
- 35' living green wall at street level
- High-speed destination elevators
- High-speed fiber optic wiring

CENTRAL LOCATION

- 801 Fifth Avenue, Seattle, WA 98101
- Located in the heart of Midtown Seattle
- Easy access to downtown restaurants, hotels and shops
- Convenient to I-5 North and South
- 3 blocks to light rail transit tunnel

SUPERIOR AMENITIES

- Dedicated office tenant amenities:
 - » Tenant lounge with sweeping views of Elliott Bay and the Olympic Mountains
 - » Complimentary state-of-the-art conference center
 - » Fitness center with locker rooms, showers and towel service
 - » Tenant concierge and onsite property management office
- Fine dining at Bazaar Seattle by world-renowned chef José Andrés
- The Sanctuary—historic church with restaurant, conference room, event space and ballroom
- Secure bike storage
- Parking:
 - » Parking ratio of 0.69/1,000 sf
 - » Preferred parking for vanpool and alternative-fuel vehicles
 - » Electric car charging stations

PROJECT TEAM

- Developer/Owner: Daniels Real Estate & Stockbridge Capital Group
- Architect: Zimmer Gunsul Frasca Architects
- Hotel/Restaurant Designer: Philippe Starck
- General Contractor: JTM Construction
- Broker: JLL