

A new way to work
SODO. Hip.



2200
FIRST



Location

- Located in close proximity to the Seattle CBD
- Easy Access to I-5, I-90 and Hwy 99
- Near light rail, metro and train station
- Walking distance to Century Link Field and Safeco Park

Building Data

- Year Built: 1909, Renovated in 1999
- 4 stories

Parking

- Below grade parking for tenants
- Garage entrance off of South Walker Street
- Parking Ratio: 1/1,500/RSF
- Garage: 38 stalls
- Surface: 30 stalls
- Neighborhood parking:
over 2,500 stalls within nearby vicinity

Amenities

- Over 27 restaurants available within two blocks including, Starbucks, Macrina Bakery, Pecos Pit BBQ, Starbucks Center food trucks
- Conference and training facilities
- Secure bike storage
- Locker room and shower facilities

Building Features

- Spectacular high ceilings with exposed brick and timber
- HVAC - 2 each 50-ton Trane Intellipack;
1 each 60-ton Tran Intellipack
- 2018 Operating Expenses: \$10.33/RSF
- 24-hour proximity card readers
- Building Hours: Monday-Friday, 8:00 am - 6:00 pm

Project Team

- Ownership: Urban Renaissance Group
- Property Management: Urban Renaissance Group
- Leasing: JLL

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TRANSIT. SoDo.

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On-site building garage stalls and 30 on-site building lot stalls

2,668

Parking stalls within 2 blocks

\$14

Average daily parking rate

\$160

Average monthly parking rate

4

Bus stops within 5 minute walk & 18 buses serving these stops

10

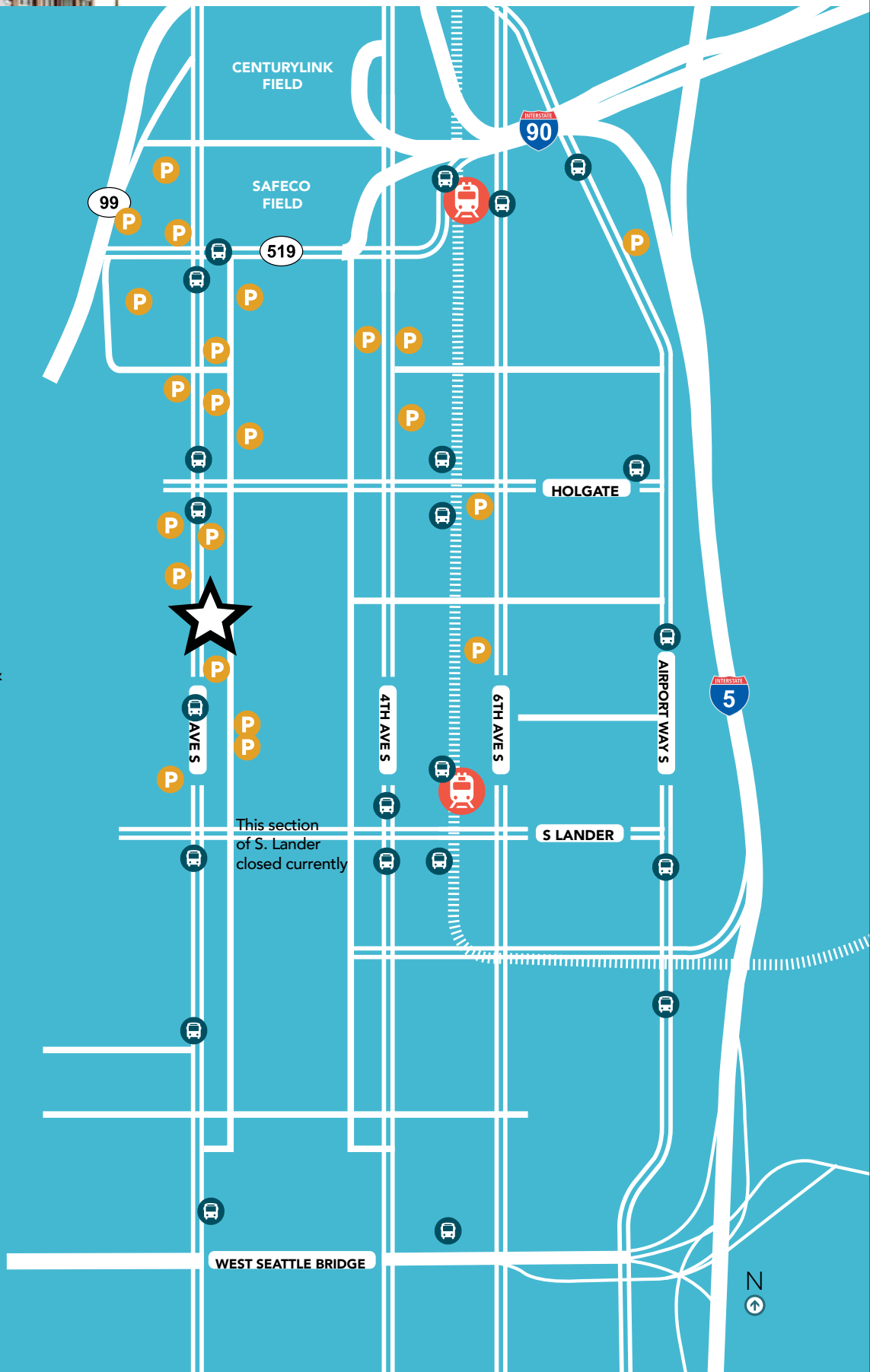
Minute walk to SoDo & Stadium light rail stations

 Parking garage

 Bus stop

 Link light rail stop

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AMENITIES. SoDo.

Restaurant/Bars

- 1 Pyramid Alehouse
- 2 Hit it Here Cafe
- 3 Ben & Jerry's
- 4 Bistro Box
- 5 Hooverville
- 6 EFESTE
- 7 Slice Box Pizza
- 8 Paseo
- 9 Blazing Bagels
- 10 Krispy Kreme Doughnuts
- 11 Macrina Bakery & Cafe
- 12 Jimmy John's
- 13 Daddy G's Bistro
- 14 Starbucks
- 15 Taco Bell
- 16 Pecos Pit BBQ
- 17 Princi
- 18 Pho Cyclo Cafe
- 19 SoDo Poke
- 20 Arby's
- 21 Subway
- 22 Denny's
- 23 SoDo Kitchen
- 24 Monkey Loft
- 25 Cafe Con Leche
- 26 By's
- 27 SoDo Deli
- 28 Burger King
- 29 Siren Tavern
- 30 Yak's Teriyaki

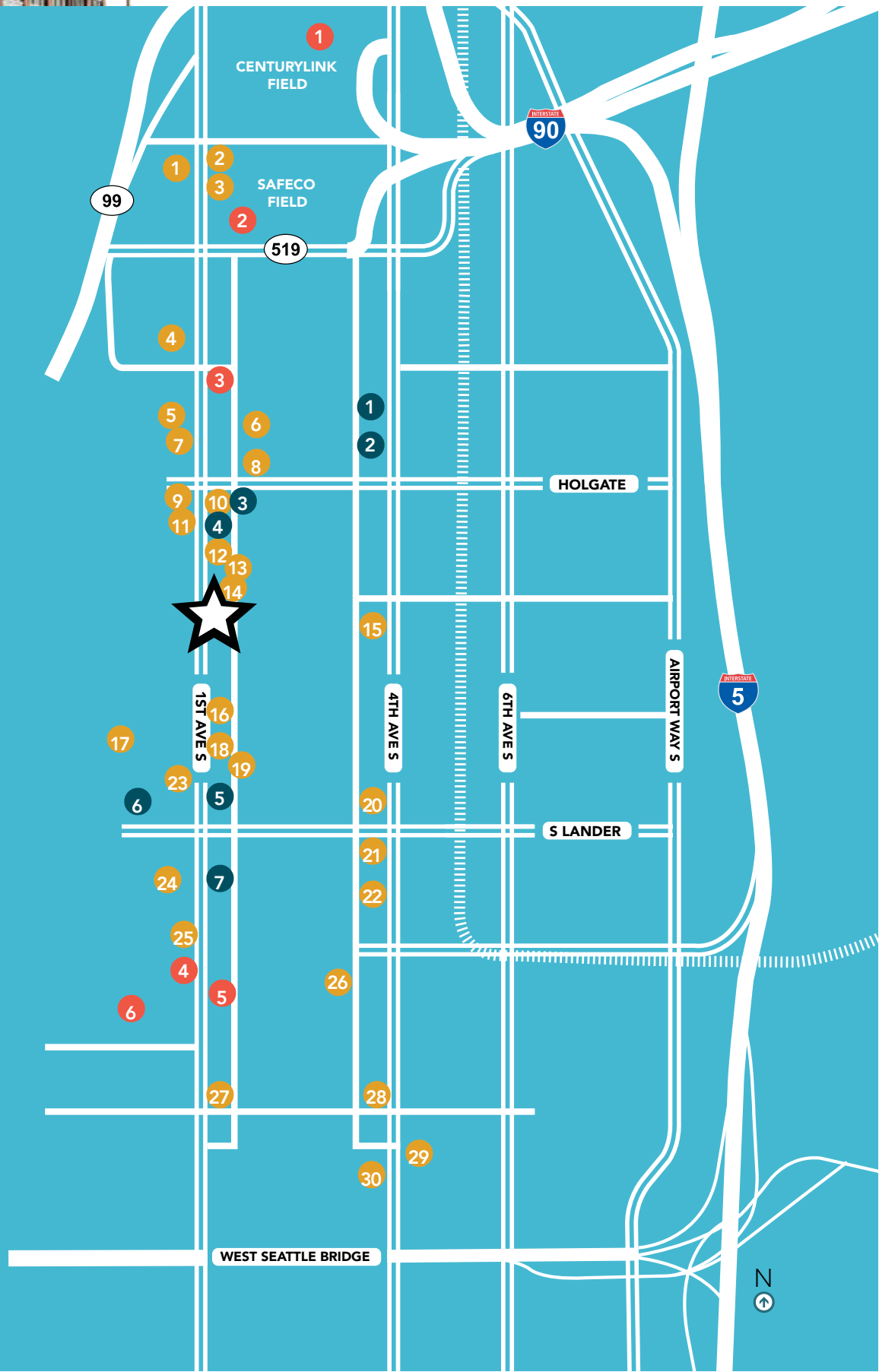
Entertainment

- 1 CenturyLink Stadium
- 2 Safeco Field
- 3 Showbox
- 4 Westland Distillery
- 5 Ghostfish Brewing
- 6 Seapine Brewing

Services

- 1 Qualstar
- 2 Wells Fargo
- 3 ThirdLeaf NW
- 4 KeyBank
- 5 Zipcar
- 6 Amazon Fresh/Pickup
- 7 Bank of America

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