

hill7

BRODERICK
GROUP

HUDSON
PACIFIC
PROPERTIES



1099 Stewart Street
Seattle, WA 98101

A PERFECT WORK- LIFE NEIGHBORHOOD



FEATURES AND AMENITIES

PRIME DENNY TRIANGLE LOCATION

±285,310 SF
CLASS A
OFFICE

LEED GOLD
WIRED GOLD
CERTIFICATIONS

BUILDING INFO

- + ±285,310 SF Class-A Office
- + ±28,000 SF average floorplate size
- + Located in the heart of Seattle's vibrant "Denny Triangle" neighborhood with Perfect 100 Walk and Transit Scores and immediate freeway access
- + 1,800 SF building conference center (SF to be verified)
- + Outdoor deck
- + Showers and bike storage
- + LEED Gold Certified
- + EV Charging Stations and DAS system throughout building parking garage
- + 1/1,000 SF parking ratio
- + On-Site retail amenities with Metropolitan Cafe and Artly Coffee



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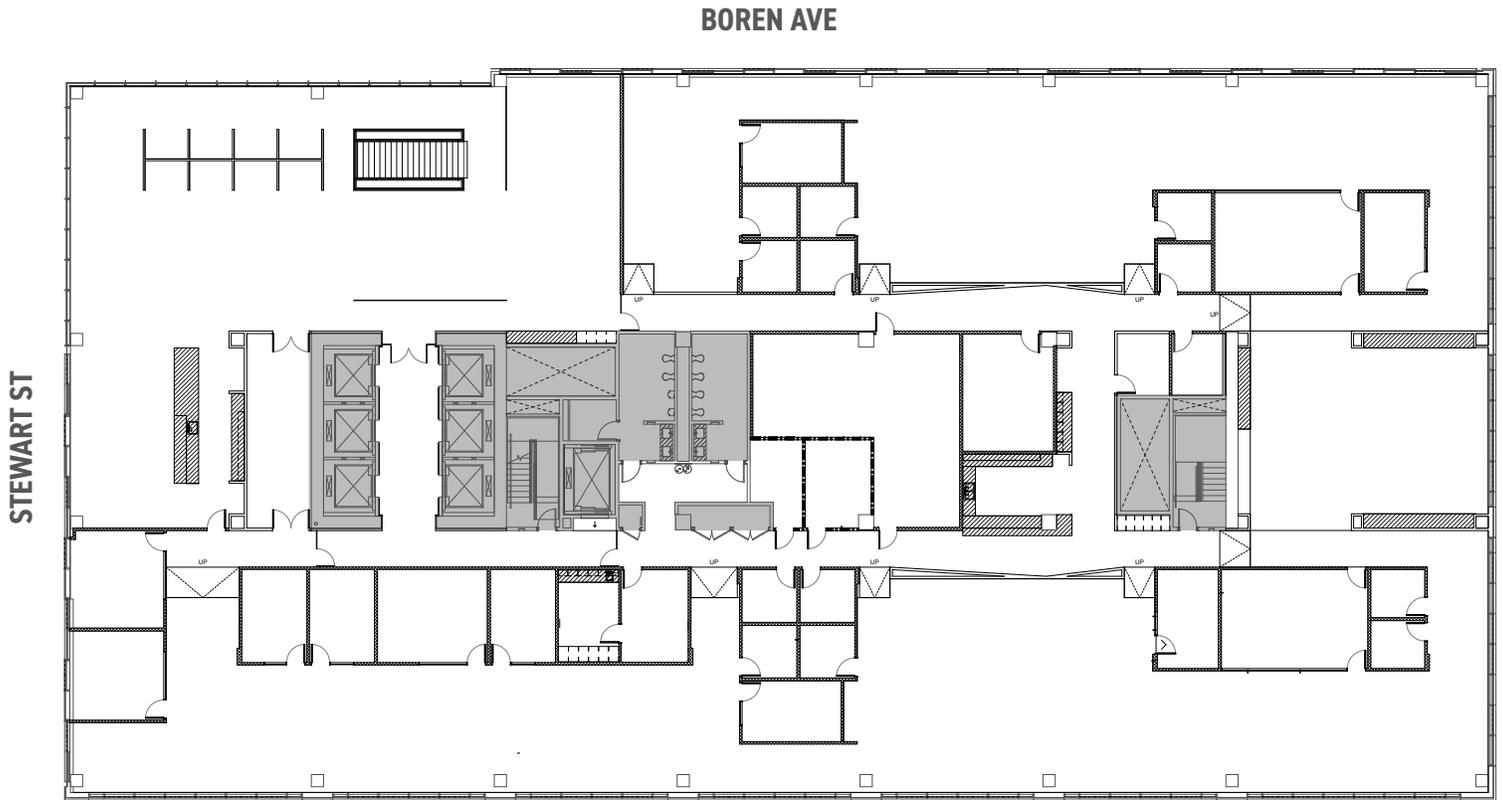
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FLOOR 11

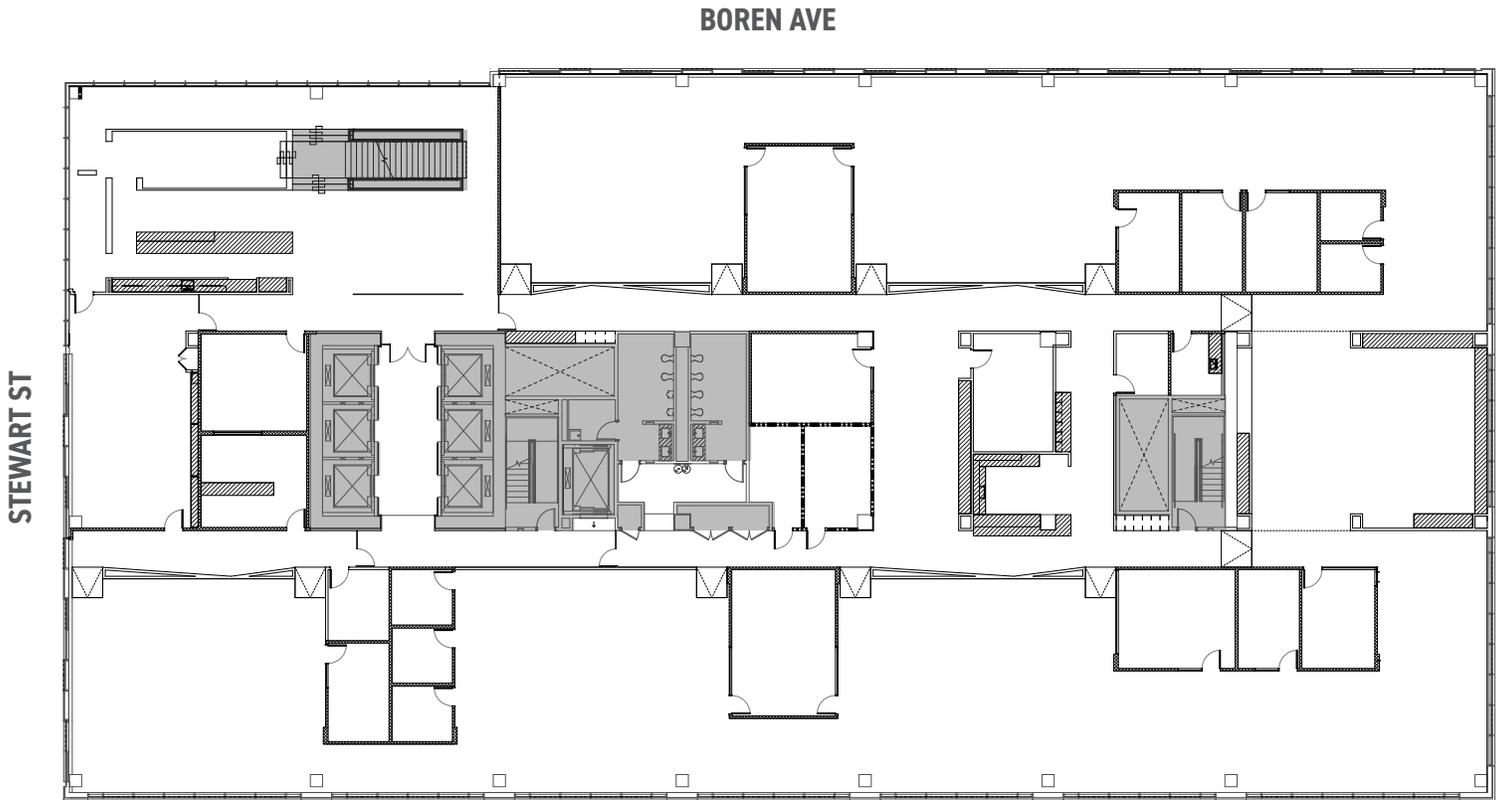
28,056 SF
Available Now



[▶ CLICK TO VIEW VIRTUAL TOUR](#)

FLOOR 10

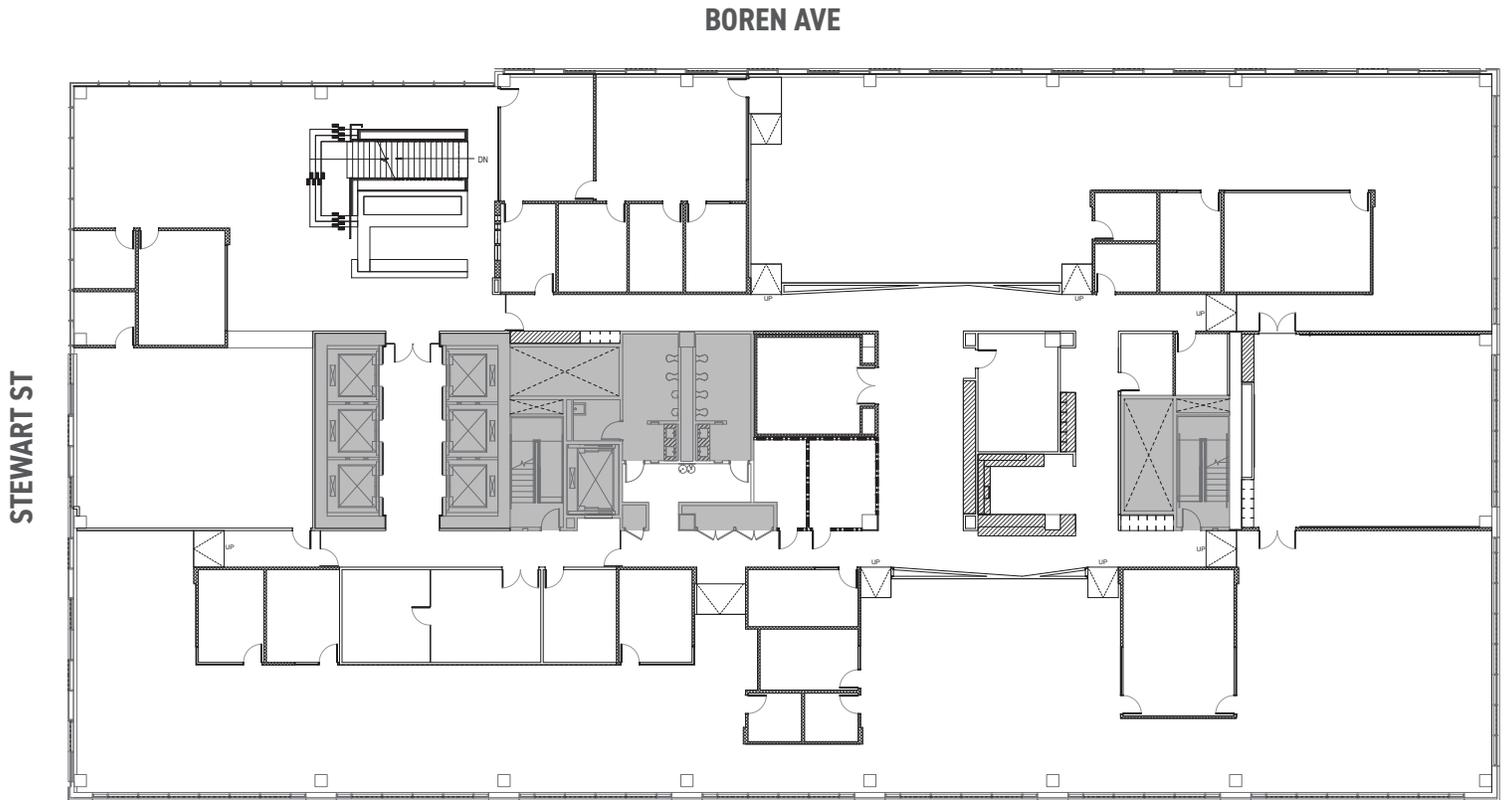
28,057 SF
Available Now



[▶ CLICK TO VIEW VIRTUAL TOUR](#)

FLOOR 9

28,052 SF
Available Now

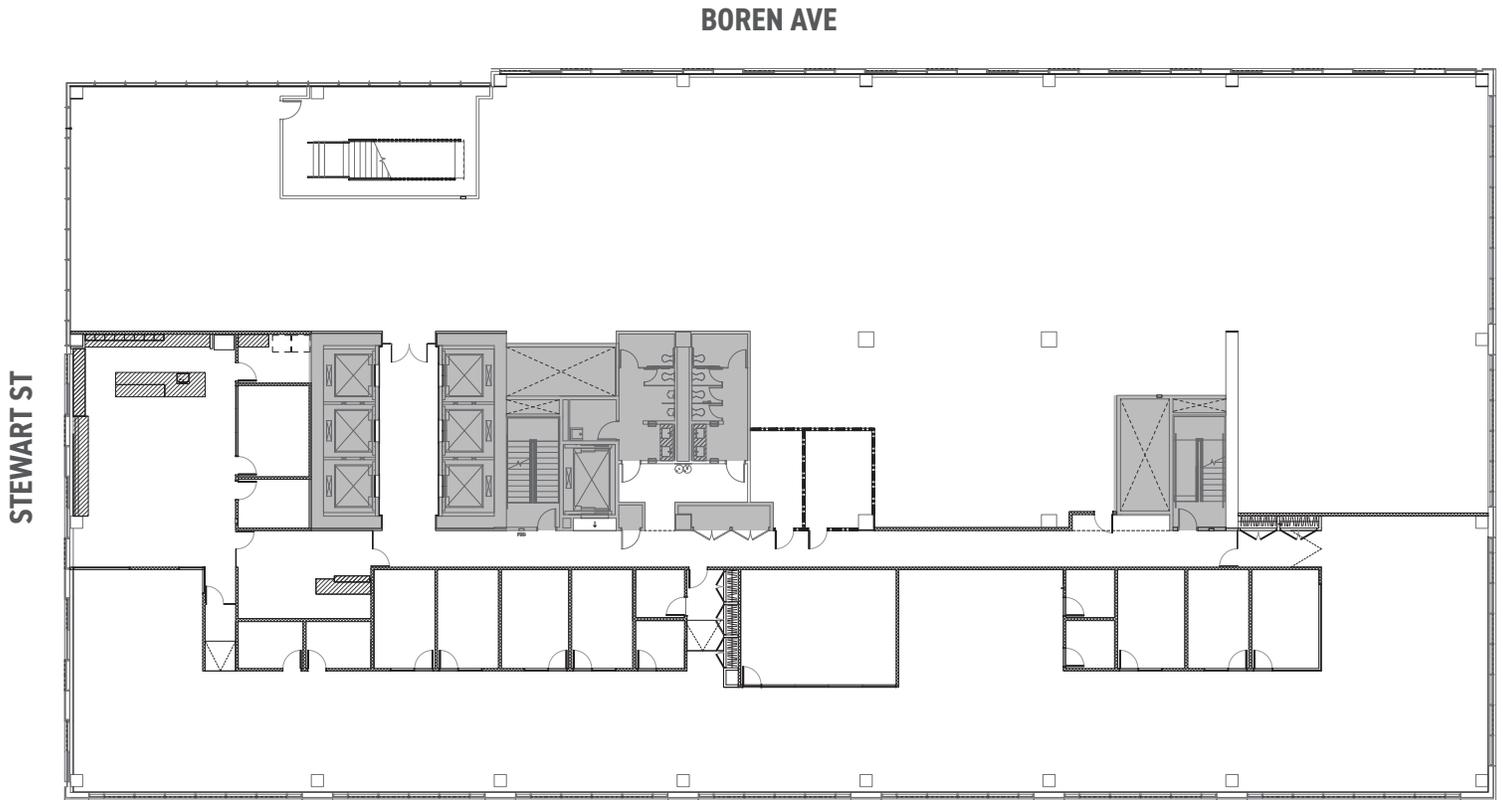


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FLOOR 8

28,265 SF

Available Now

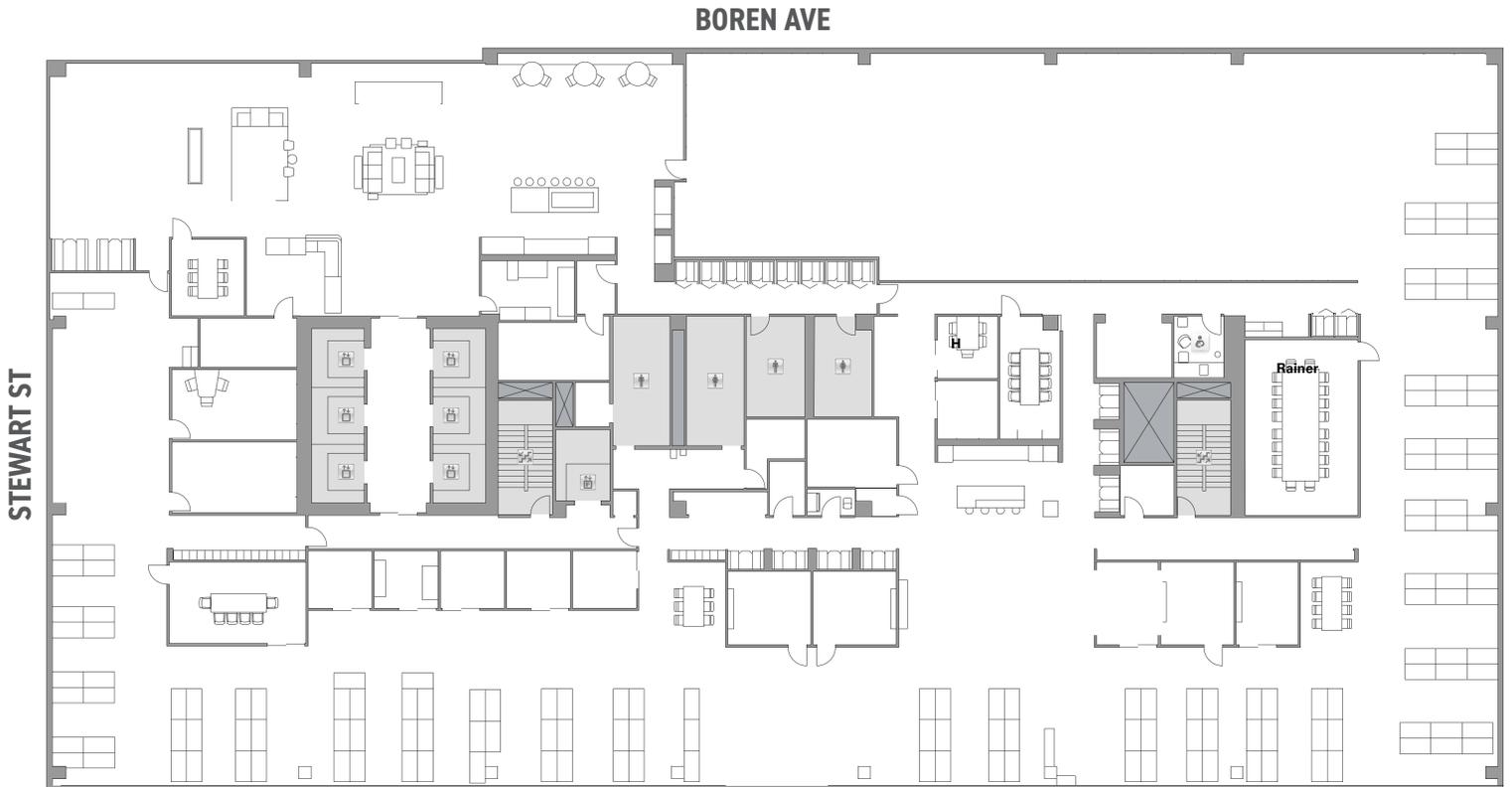


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FLOOR 3

28,479 SF

Available Now



STEWART ST

BOREN AVE

Rainier

FLOOR 2

4,037 SF to 10,284 SF
Available Now





WELCOME TO THE NEIGHBORHOOD

RESTAURANTS & CAFES

- | | |
|------------------------------------|--------------------------------|
| 1. Tutta Bella Neapolitan Pizzeria | 17. The Carlile Room |
| 2. Einstein Bros. Bagels | 18. Dough Zone Dumpling House |
| 3. Top Pot Doughnuts | 19. Just Poke |
| 4. FareStart | 20. Mr. West Cafe Bar |
| 5. Marination | 21. BENTOFUL Salad |
| 6. Urban Sushi Kitchen | 22. Daniel's Broiler |
| 7. FareStart | 23. Subway |
| 8. Cafe Madeline | 24. Grumpy Bean |
| 9. Seoul Bowl-Westlake | 25. Taco Del Mar |
| 10. Pho Bac | 26. Nana's Green Tea |
| 11. Barolo Risorante | 27. Artly Coffee |
| 12. Charry Street Coffee House | 28. Mighty-O Donuts |
| 13. Nordstrom Grill | 29. Market House Meats |
| 14. Din Tai Fung | 30. Bloom |
| 15. Anchorhead Coffee | 31. Starbucks |
| 16. TIDAL+ | 32. Crumble & Flake Patisserie |

SHOPPING

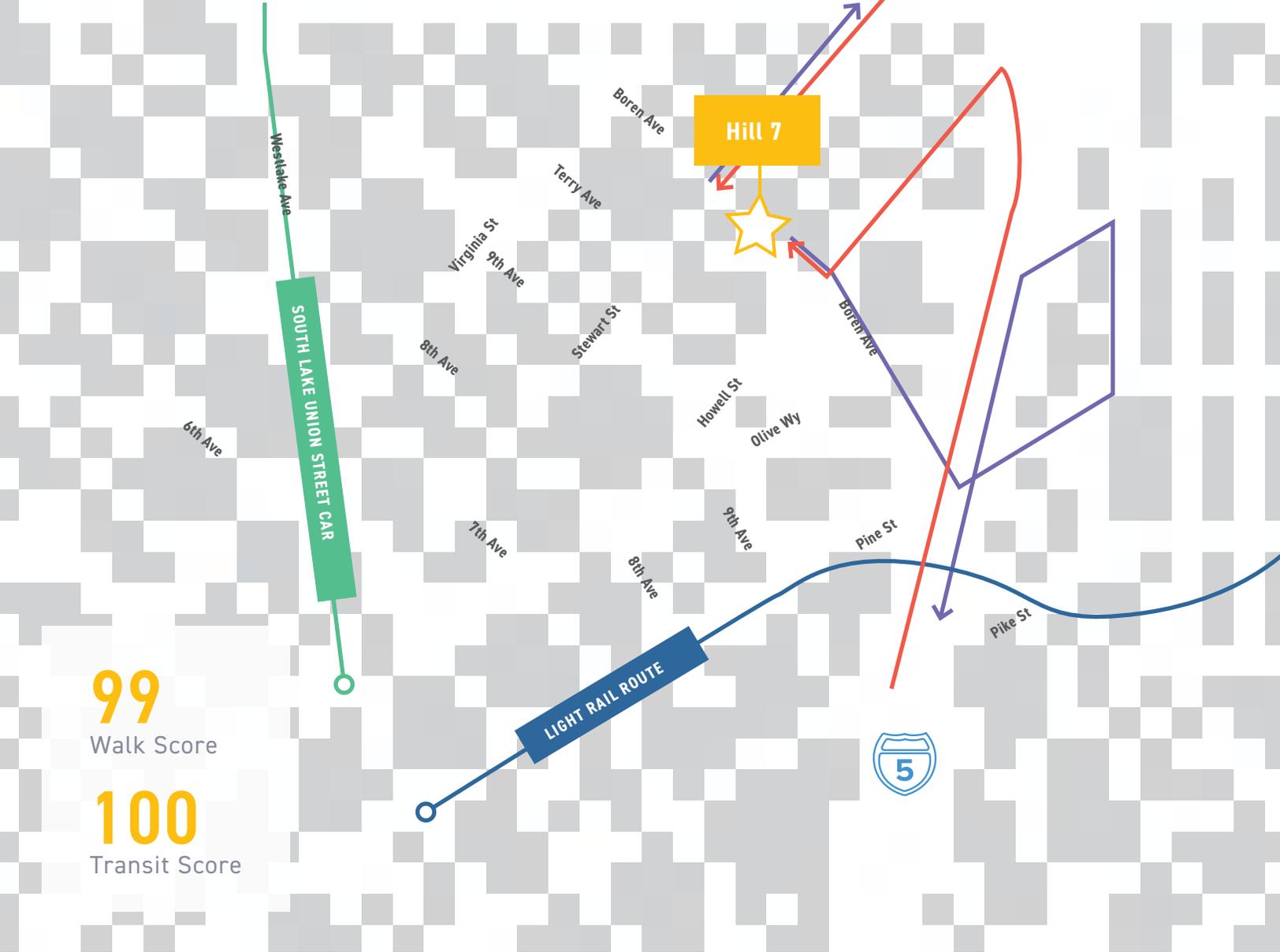
1. west elm
2. 2200 Westlake
3. Seattle Diamonds
4. LIKELIHOOD
5. Fantasy Unlimited SLU
6. Nordstrom Shoe Shine
7. Gucci - Nordstrom Downtown Seattle
8. Nordstrom
9. lululemon
10. Pacific Place
11. Tiffany & Co.
12. VAIN
13. Melrose Market

BARS & NIGHTLIFE

1. Palace Kitchen
2. Dimitriou's Jazz Alley
3. The Devil's Triangle
4. Rickhouse Whiskey Bar
5. Keys on Main

HEALTH & FITNESS

1. Robert Leonard
2. Personal Time Spa
3. ZUM Fitness
4. 24 Hour Fitness
5. Paramount Dental Center
6. Club Z



99
Walk Score

100
Transit Score

TRAVEL KEY

- SOUTH LAKE UNION STREET CAR
- LIGHT RAIL ROUTE
- I-5 INGRESS
- I-5 EGRESS

50+
Restaurant & Bars all
within walking distance

10
Minutes to Nearby
Transportation

5
Minutes to I-5
North or South



REIMAGINING NOW TO CREATE WHAT'S NEXT

WHERE WE WORK IS NOT JUST WHERE WE WORK. IT'S PART OF WHO WE ARE AND HOW WE THRIVE. AT HUDSON PACIFIC PROPERTIES, THAT'S WHAT DRIVES US TO STAY ONE STEP AHEAD, LOOKING FOR OPPORTUNITIES IN JUST THE RIGHT PLACES TO BRING INNOVATION TO LIFE.

When you partner with us you get a lasting relationship focused on addressing your every need. From an entrance that signals you've arrived to an environment that fosters collaboration, creativity and success, we provide the state-of-the-art infrastructure and excellent service necessary to fulfill your business strategy. And when you're ready, we're here to help you expand for the future, because the sky's the limit.



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