

The happiest and healthiest creative office building in Seattle

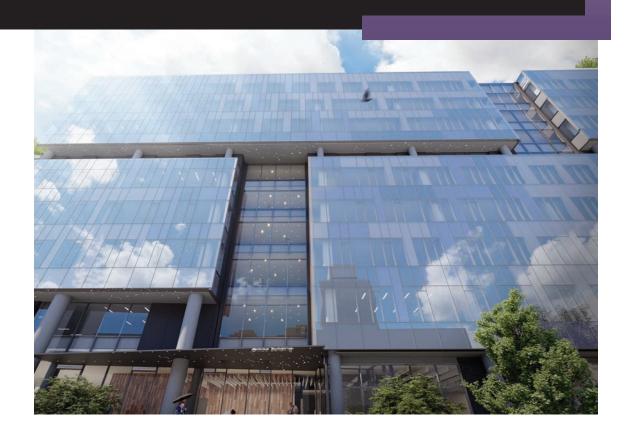
As we emerge out of the pandemic, our office paradigm has changed. The hybrid work environment is the future and the ability for offices to respond and compete with the coffee shop and home office is critical.





Culture of Wellness to Create a Sustainable Future

Skyblox is committed to the principles of environmental and social sustainability and wellness through its design, certifications and storytelling. By adhering to these standards, the building raises efficiency, improves air quality, lowers carbon emissions, saves energy and creates a healthier place for people to work.





Property Details

Typical Floorplate

Podium: ± 30,000 RSF (Levels 1 – 6) Tower: ± 24,000 RSF (Levels 7 – 9)

Floor-to-Floor Height

Ground Floor: 17'0" Levels 2 – 9: 13'3"

Drop Ceiling Height 10'6"

Parking

205 stalls (0.84 / 1,000 ratio)

Delivery

June 2027

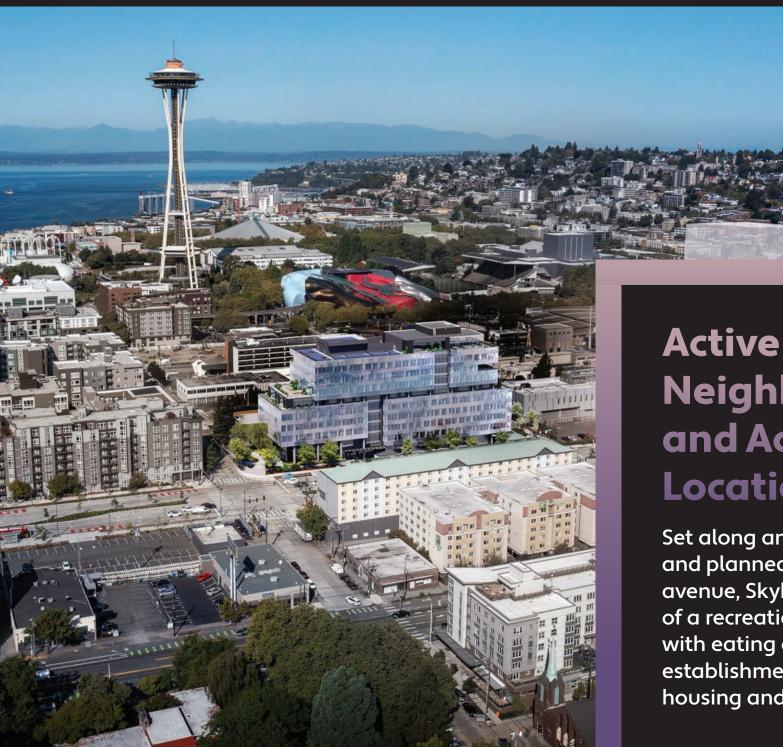
Sustainability

LEED Gold Fitwel 2 Star WELL Health and Safety Rating

Type of Core

Side Core

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.





Active Neighborhood and Accessible Location

Set along an active streetscape and planned pedestrian-friendly avenue, Skyblox is at the doorstep of a recreation-rich neighborhood with eating and drinking establishments, entertainment, housing and more.

Location Map



sky_{blox}









FEATURE ART OR MATERIA

Amenities for a Happy and Healthy Employee Experience

Amenities that do more than impress, they positively impact the lives of your employees. Outdoor terraces encouraging built-in breaks that boost productivity, ground floor conference and event space invite continuing education and collaboration, retail-like bike lobby and unparallel parking-ratios encourages alternative modes of transportation that aligns with social values.

Building Amenities



0.84 / 1,000 SF PARKING RATIO



ROOFTOP TENANT LOUNGE/CO-WORKING AND OUTDOOR DECK



EV CHARGES



ROOFTOP FITNESS CENTER



TENANT TERRACES ON MULTIPLE FLOORS



ELECTROCHROMIC GLAZING

SHOWERS/LOCKERS

WITH ENTRANCE ON

DESIGNATED THOMAS

GREEN STREET



GRAND AND FLEXIBLE LOBBY WITH COFFEE KIOSK OPPORTUNITY



MULTIFUNCTIONAL OUTDOOR PLAZA ADJACENT TO CONFERENCE CENTER



GROUND LEVEL BIKE

STORAGE AND REPAIR

STATION

FLEXIBLE MEDITATION/ NURSING ROOM











ZV



Flexible and Resilient Floor Plans

Breaking down traditional barriers, Skyblox reshapes the office narrative with adaptable design, ready for growth and modification. Resilient work environments are key for a diverse workforce to succeed. Side core, open layouts adapt easily to the ever evolving programmatic and functional uses of the modern workplace.



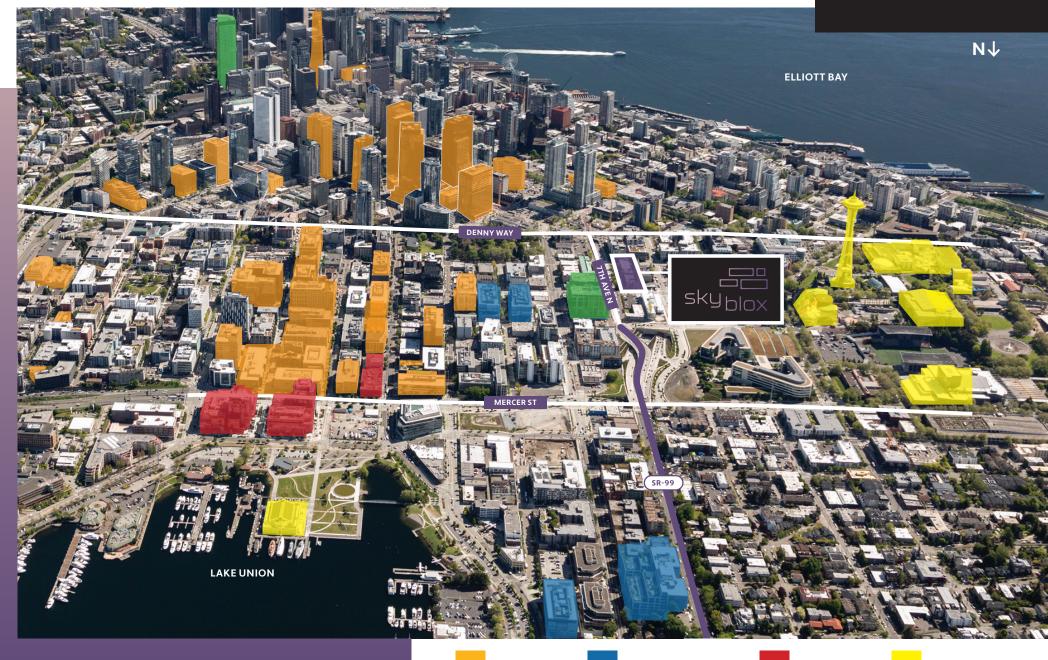
Stacking Plan





Proximity to Creative Tenants







About Gemdale USA



COMPLETED GROUND-UP OFFICE DEVELOPMENTS





350 BUSH STREET SAN FRANCISCO, CA

A 19-story, 287,000 SF Class A office incorporating the historic facade and columns of the iconic San Francisco Mining Exchange Building. The office was built spec, and 100% pre-leased by the end of construction with investment-grade and investmentgrade similar credit tenants.

500 PINE STREET SAN FRANCISCO, CA

A five-story, Class A 56,000 SF office/ retail development in San Francisco's NOMA District. This project is 100% leased and was sold at a San Francisco recod price of ~\$1,300 PSF to an institutional buyer in Sept. 2018.



13 @ NORTH FIRST SAN JOSE, CA

21.3 acres of land developed into 4 Class A Office/R&D buildings, totaling 415,000 SF located in Silicon Valley. 3 of the 4 buildings totaling 332,000 SF were sold in May 2019 to one of the largest Market Cap companies in the world (confidendiality agreement prevents disclosure). Gemdale's VC Arm owns the remaining building to seed its venture capital arm investments.

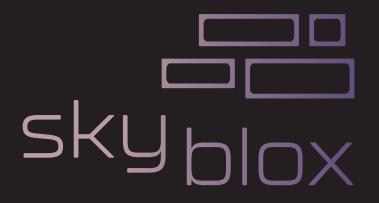
UNDER CONSTRUCTION

APERTURE DEL MAR

SAN DIEGO, CA

A 5-building, 535,000 SFlife science campus located in Del Mar Height, San Diego's premier office market.

- The only large scale, life science zoned, development site in Del Mar Heights with prime freeway visibility and access
- San Diego life science market as a high supply demand imbalance with few blocks of available contiguous space
- Two phase project offering tenant the ultimate flexibility for expansion



SEATTLE, WASHINGTON

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