

MET PARK NORTH

SEATTLE / WA



1220 HOWELL STREET
SEATTLE, WA

IDEAL FOR TECH & CREATIVE COMPANIES



FEATURES AND AMENITIES

±147,000 SF

CLASS A
OFFICE

PRIME

DENNY TRIANGLE
LOCATION

BUILDING INFO

- + ±147,000 SF Class A Office Building
- + 26,000 – 33,000 SF Floor Plates
- + 11'8" – 12' Typical Ceiling Heights
- + Two Private Patios on Every Floor
- + 1.45:1,000 SF Parking Ratio
- + 15 EV Charging Stations
- + Upgraded Bike Storage featuring Maintenance Area and New Showers
- + Rooftop Amenity Deck
- + Pet Friendly Building with Private Dog Park
- + Wi-Fi in Common Areas
- + 24 Hour Fitness Onsite
- + Abundant Surrounding Restaurants & Retail
- + One Block to I-5



ENHANCED INFRASTRUCTURE

ELECTRICAL

- 23 watts per square foot of electrical capacity (standard building is 11-13 watts).
- Two building generators, each 500KW. One is completely redundant and could be leveraged for tenant loads.

HVAC

- Base building features 293-ton air handler, with an additional 200 Tons of chilled water system.

PARKING

- Above standard parking ratio of 1.45 stalls/1,000 square feet.
- 9'6" clear entry height accessed by a 21'6" wide roll up access door with 16' internal ceiling heights.
- Dedicated parking for VIP and/or additional EV charging stations.
- LUUM parking technology.

STRUCTURAL

- 70 pounds per square foot for office area (+/- 20 pounds higher than traditional office) with ability to add structural steel to increase capacity.

FIBER

- Fiber carriers are Lumen/Cogen/Comcast for redundant connectivity access.



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WELCOME TO THE NEIGHBORHOOD

RESTAURANTS & CAFES

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



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TRANSIT MAP

TRAVEL KEY

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

100

Transit Score

97

Walk Score

83

Bike Score

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.



FOR MORE INFORMATION CONTACT: 1220 HOWELL STREET, SEATTLE WASHINGTON 206.462.1895

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.

We're driven to find the next amazing space for today and tomorrow's leading companies—building it from the ground up or reimagining it from the inside out. With Hudson Pacific Properties, everything is possible.



DAMON MCCARTNEY

206.838.7633

mccartney@broderickgroup.com

DAVID GREENWOOD

206.838.7635

greenwood@broderickgroup.com

LARRY ALMELEH

206.910.0859

almeleh@broderickgroup.com



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