

## 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.



## WELCOME TO THE NEIGHBORHOOD

#### **RESTAURANTS & CAFES**

- 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
  Dumpling House
- 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**

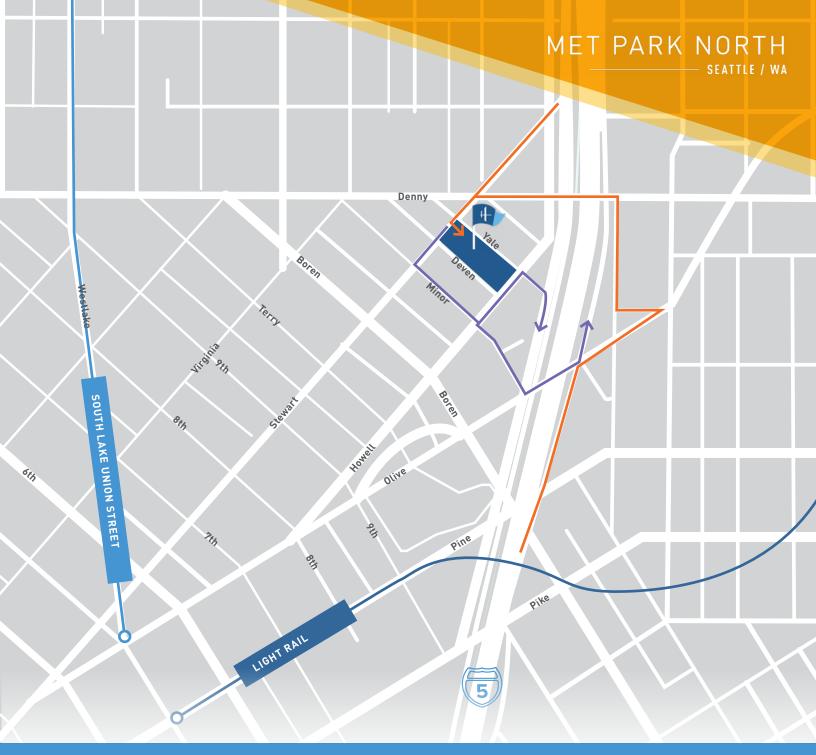
- 1. West Elm
- 2. 2200 Westlake
- 3. Seattle Diamonds
- 4. LIKELIHOOD
- 5. Fantasy Unlimited SLU
- 6. Nordstrom Shoe Shine
- 7. Gucci Nordstrom Downtown Seattle
- 8. Nordstrom
- 9. Iululemon
- 10. Pacific Place
- 11. Tiffany & Co.
- 12. VAIN
- 13. Melrose Market

#### **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



## TRANSIT MAP



100 Transit Score

50+
Restaurant & Bars
all within walking distance

97 Walk Score

10 Minutes to Nearby Transportation 83 Bike Score

5 Minutes to I-5 North or South



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