

FACT SHEET

LOCATION

- >> 818 Stewart St, Seattle Washington 98101
- >> Located in Seattle's Denny Triangle neighborhood
- >> Great access I-5
- >> Blocks to Westlake Transit Tunnel Station
- >> Convenient to West Edge retail districts

BUILDING DATA

- >> 232,127 SF of Class A space
- >> Built in 2008
- >> 14 floors
- >> Typical floor plate: ±15,000 - ±19,000 SF
- >> Steel highrise construction with stone & glass facade
- >> Telecom providers: Time Warner, Comcast & CenturyLink
- >> Floor-to-floor height is 12' 6" & 13' 6" on floors 13-14
- >> Floor load is 50 PSF live load + 80 PSF partition load
- >> 24-hour card key access & onsite security with CCTV
- >> Building hours: Monday-Friday 7 a.m. to 6 p.m.; Saturday 8 a.m. to 1p.m.
- >> Developed by Schnitzer West and designed by NBBJ

TRANSPORTATION

- >> Two blocks to Convention Center Station
- >> Three blocks to South Lake Union Streetcar
- >> Three blocks to Westlake Transit Tunnel Station metro and Link Light Rail
- >> 26 Bus stops in a five block radius

PARKING

- >> Parking ratio: 1.4/1,000 RSF
- >> Garage entrance in ally, accessible off of Virginia St. and Stewart St.
- >> 230 Parking stalls
- >> Four electric charging stations

AMENITIES

- >> Great Room with Wi-Fi
- >> Secure onsite bike storage
- >> On-site fitness center with showers & lockers
- >> Conference facility (seats 85)
- >> Concierge
- >> Landscaped terrace
- >> Onsite retail: Dilettante Coffee Shop and New York Deli

INFRASTRUCTURE

- >> HVAC delivered by VAV boxes with 210 tons of cooling
- >> Four passenger elevators/ One freight elevator
- >> Two garage elevators
- >> Double glazed, insulated windows
- >> 500kw Back up generator

PROJECT TEAM

- >> Landlord: J.P.Morgan
- >> Leasing: Colliers International
- >> Property Management: CBRE
- >> Parking Management: Republic Parking Services

www.818stewart.com