



WATERSHED

INTEGRATING LIFE

900 NORTH 34TH STREET • SEATTLE, WA • WATERSHEDFREMONT.COM

THE FUTURE OF SUSTAINABILITY

The Watershed Building is designed to fulfill ambitious sustainability measures that protect Seattle's urban watersheds.

The project will adhere to the guidelines put forth by the city's Living Building Challenge Petal Certification, which reduces total energy usage by at least 25% and total building water usage by at least 75%.

Additionally, the project will be Salmon Safe certified to help maintain the native salmon population in the watershed.



LIVING
BUILDING
CHALLENGE



MEETING THE CHALLENGE

The Watershed Building will be a showcase for the Seattle Living Building program. Project highlights include:

- + Bioswale and bioretention planters to organically filter storm water from Aurora Bridge and Troll Ave before it enters Lake Union.
- + Reclaimed rainwater for building water needs.
- + Electrochromic, self-tinting window glazing to significantly reduce solar heat gain through floor-to-ceiling windows.
- + Sustainably sourced and/or salvaged building materials.
- + Public spaces featuring art that promotes reflection and interaction with the environment.
- + Reduced operating costs from building efficiencies.
- + State of the art energy controls and systems.



WATERSHED BY THE NUMBERS

7
Stories

±60,765
Square feet

Q1 2020
Availability

MAKING WORK LIFE WORK BETTER

- + Efficient floor plates ranging from 6,000 to 12,000 RSF.
- + High 12'-0" slab to slab height with exposed castellated steel beams, floor-to-ceiling glass, and the possibility to interconnect between floors.
- + Controlled access bike storage and shower facilities.
- + 4th and 7th floor private decks with spectacular views of Lake Union, the Seattle skyline, and Mount Rainier.
- + 5,777 SF of on-site first floor retail.



Rain water filtration system



Adjacent to Burke Gilman trail, Lake Union loop, and Troll Bridge walkway



Operable windows with self-tinting floor-to-ceiling glass



100 bike stalls with on-site shower facilities





SEATTLE'S SELF-PROCLAIMED CENTER OF THE UNIVERSE

- | | | |
|-----------------------------|--------------------------|------------------------------------|
| 1 The BackDoor | 14 Chiso Sushi & Izakaya | 27 Fremont Brewing Company |
| 2 Caffe Ladro | 15 Flying Apron | 28 Fremont Dock Sports Bar & Grill |
| 3 Ballroom | 16 Agrodolce | 29 Solsticio |
| 4 Norm's Eatery & Ale House | 17 Eve Fremont | 30 MiiR Flagship |
| 5 Fremont Coffee Company | 18 Schilling Cider House | 31 Thackeray Cafe & Bar |
| 6 Kwanjai Thai Cuisine | 19 Yellow Dot Cafe | 32 The Whale Wins |
| 7 Qazi's Indian Curry House | 20 Blue Moon Burgers | 33 Pacific Inn Pub |
| 8 Nuna Ramen | 21 Verve Bowls | 34 Joule |
| 9 Bar House | 22 The Masonry Fremont | 35 Stone Way Cafe |
| 10 Red Star Taco Bar | 23 Cafe Turko | 36 RoRo BBQ |
| 11 Triangle Spirits | 24 Just Poke | 37 Manolin |
| 12 Jai Thai | 25 Evergreens Salad | |
| 13 Starbucks | 26 Milstead & Co. | |



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