

the JACK



the **JACK**

Seattle's past is now its future

Our vision

With Pioneer Square's rich built environment; diverse options for fine art, great food and distinct retail; and the re-development of the Seattle Waterfront experience — Seattle's First Neighborhood is its Next Neighborhood.

Designed by renowned architect Olson Kundig, The Jack's historically accurate architectural details fit seamlessly into Pioneer Square, while providing tenants an unparalleled, modern work environment focused on human health and sustainability.

Pioneer Square's location along the reimagined Waterfront, as well as its position as a hub for regional transit, creates the perfect home for businesses looking to offer the live-work experience employees crave.



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Olson Kundig design

Building design

Designed by award-winning, Pioneer Square-based Olson Kundig Architects, The Jack embraces the history of Seattle's first neighborhood with an elegant brick façade and custom historic replica window systems while providing the modern amenities and forward-thinking technology and infrastructure discerning tenants crave.

The first of its kind, The Jack will be the first ever SEAM certified building in the United States. The Social Equity Assessment Method is an international standard giving guidance on how to improve social responsibility and contribute to sustainable development. SEAM will act as a road-map for developing socially sustainable, responsible, and impactful real estate projects that measurably increase the prosperity of all communities.



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The image shows a spacious, modern office interior. The ceiling features exposed concrete and large, dark metal ductwork. A series of white, spherical pendant lights hang from the ceiling. Large floor-to-ceiling windows on the right side offer a panoramic view of a city skyline, including the Space Needle. In the foreground, a woman sits in a black armchair, working on a laptop. To her left, a man and a woman are seated on a brown leather sofa, also working. Further back, other employees are visible at their desks. The floor is a light-colored, polished concrete. A small coffee table with a plant and some items sits in the center. The overall atmosphere is bright, airy, and professional.

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A workplace employees crave

Project amenities + design

While The Jack's exterior embraces Pioneer Square's history, inside The Jack was designed for your company's future. Ideally located on Seattle's new waterfront, The Jack's mid-block entry ushers tenants and guests in from vibrant Pioneer Square to a secure, gracious lobby with amenities.

Each tenant floor takes advantage of the unique side core design, to maximize ample natural light at every turn via custom window systems and a prominent four-story light well. An expansive, landscaped rooftop terrace showcases commanding views of Elliott Bay and the newly constructed Waterfront Park.

Integrated smart technology infrastructure supports the most robust tenant requirements today and into the future. For the commute, The Jack offers secure bike storage, fully appointed locker rooms and a secure 40-stall garage.

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Building Features



Property Address
74 S Jackson Street,
Seattle, WA 98104



Building Size
8 Floors
145,500 RSF



Retail / Flex RSF
±9,500



Rooftop Amenity
16,000 SF



Certifications
SEAM Certified*
LEED Gold*
WELL Building Gold*
WiredScore Platinum
Salmon-Safe
**in pursuit*



Average Floor Plate RSF
±22,000



Parking
40 secure underground
stalls



Construction Start
Q1 2021

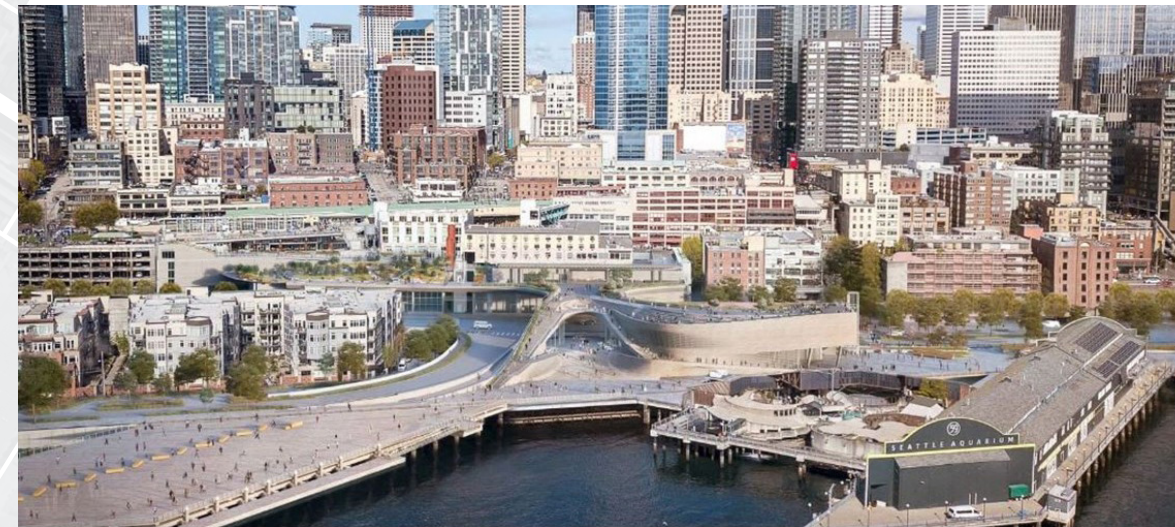


Delivery Date
Q2 2023

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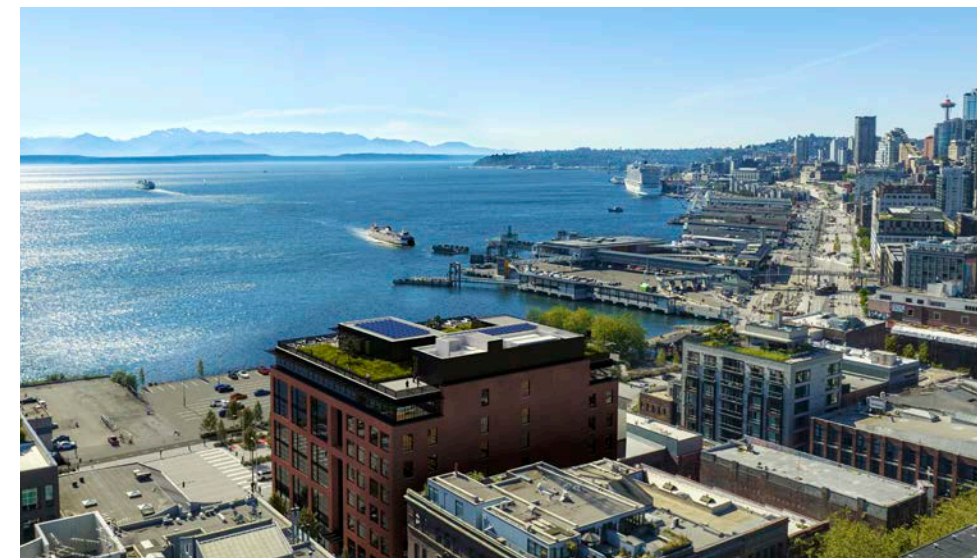
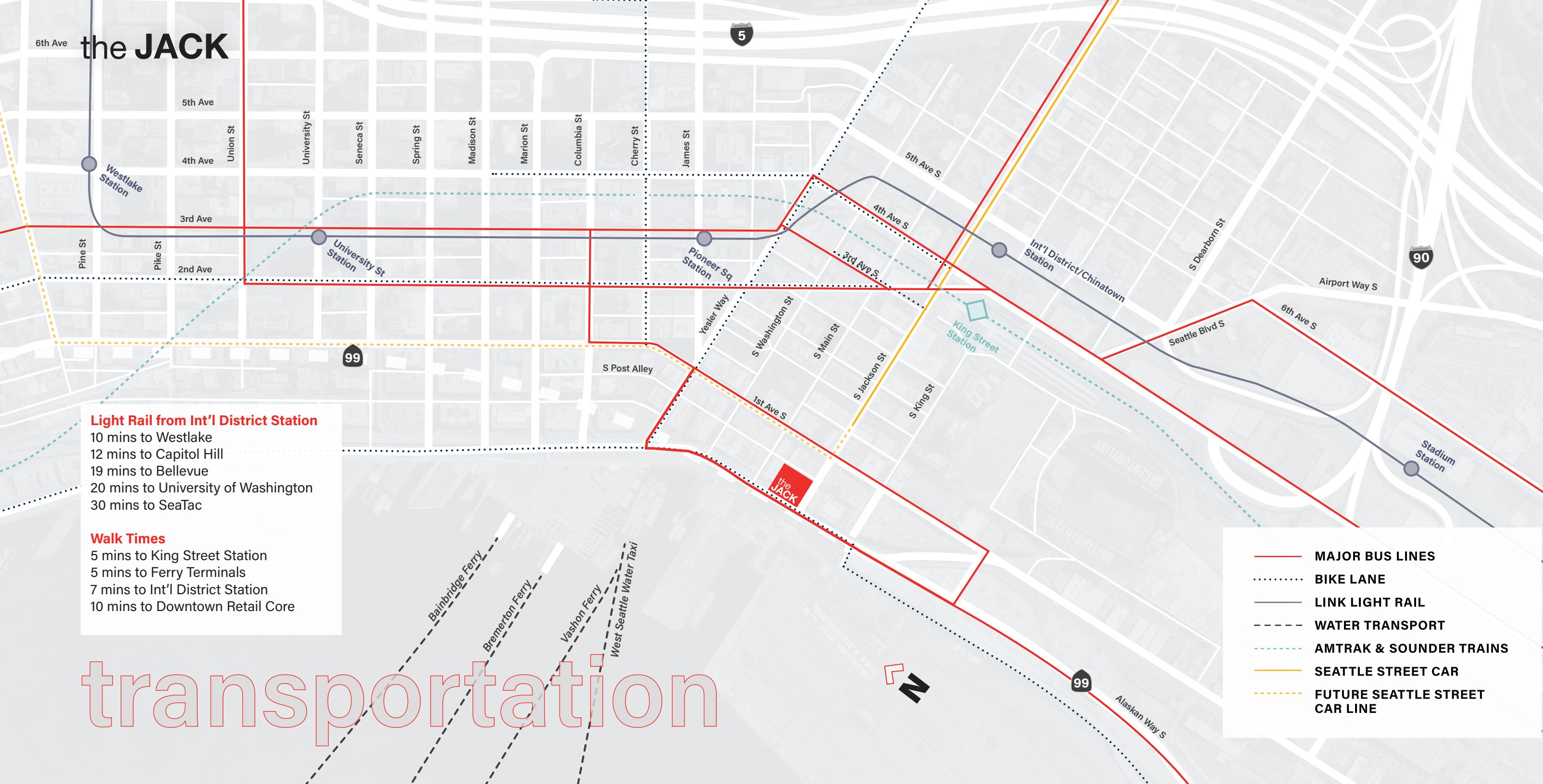
Breathtaking views





The new Seattle Waterfront

For the first time in over 70 years, Seattle will be reconnected to the water. Go for a run or bike along two miles of beautifully landscaped waterfront boardwalk with expanded sidewalks and dedicated bike lanes spanning from Olympic Sculpture Park to the Stadiums. Catch a ferry at the rebuilt Coleman Dock. Enjoy a picnic lunch at the newly constructed Habitat Beach or launch a kayak from the Washington Street Boat Landing. At The Jack, Seattle's newest park is right outside the front door.



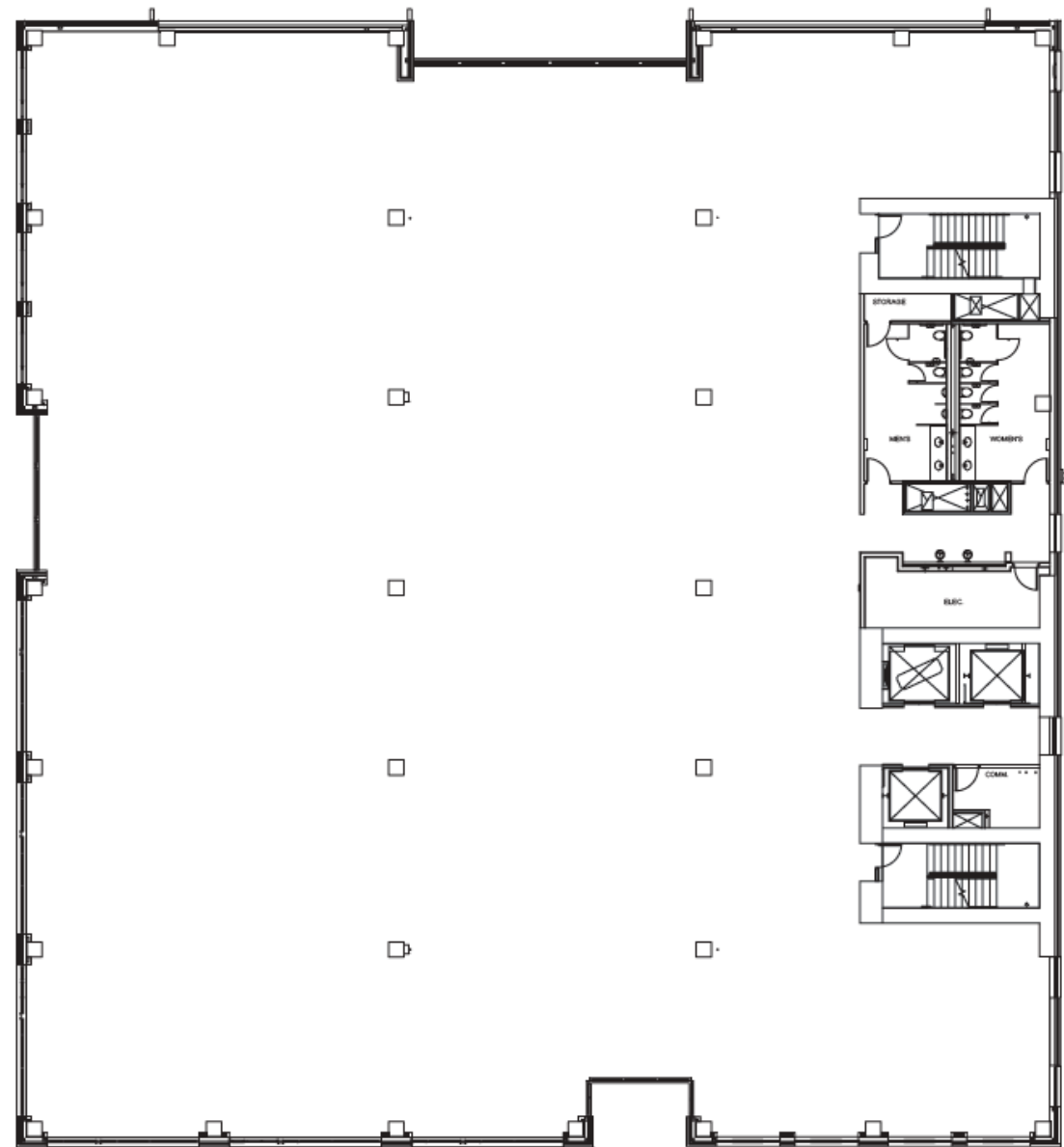
floor plans

typical floor plate

±22,000 RSF

Waterfront Park and
Views of Elliott Bay

Alaskan Way South



South Jackson Street



South Post Alley



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