



# RUSSELL INVESTMENTS CENTER

1301 2ND AVE

**44,631 RSF**  
**LED: 4.30.2026**

**SUBLEASE AVAILABLE**

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# PROJECT HIGHLIGHTS

## Sublease Available

Floor 13: 44,631 RSF

## Building Highlights



Views of the  
Waterfront and  
Seattle Skyline



Fitness center with  
locker room



On-site **parking, EV  
charging stations** and  
secure **bike storage**  
for 147 bikes



42 stories



24-hour  
on-site **security**



LEED Platinum with  
97/100 Energy Star  
rating



Tenant Amenity  
Center and 23K SF  
Landscaped Rooftop



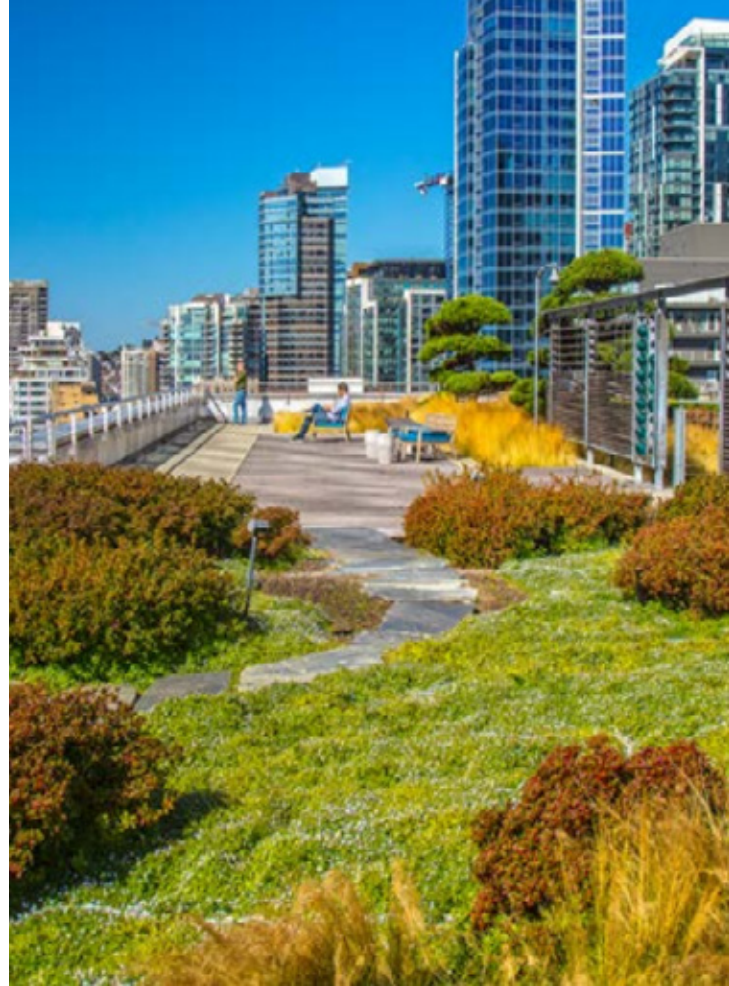
14K SF Tenant lounge  
with 4 conference  
rooms



Quick access to mass  
transit and direct  
access to the Seattle  
Waterfront



Many restaurants,  
shopping and hotels  
within walking  
distance



\$24.00 FSG

# FLOOR 13

## 44,631 RSF

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As Built

[Click to virtual tour](#)



(2) Large Conference Rooms



(7) Small/Phone Rooms



(16) Small/Medium Meeting Rooms



Large Open Area with Pool Table & Soft Seating



Open Seating Plan (239 Seats)



Large Kitchen

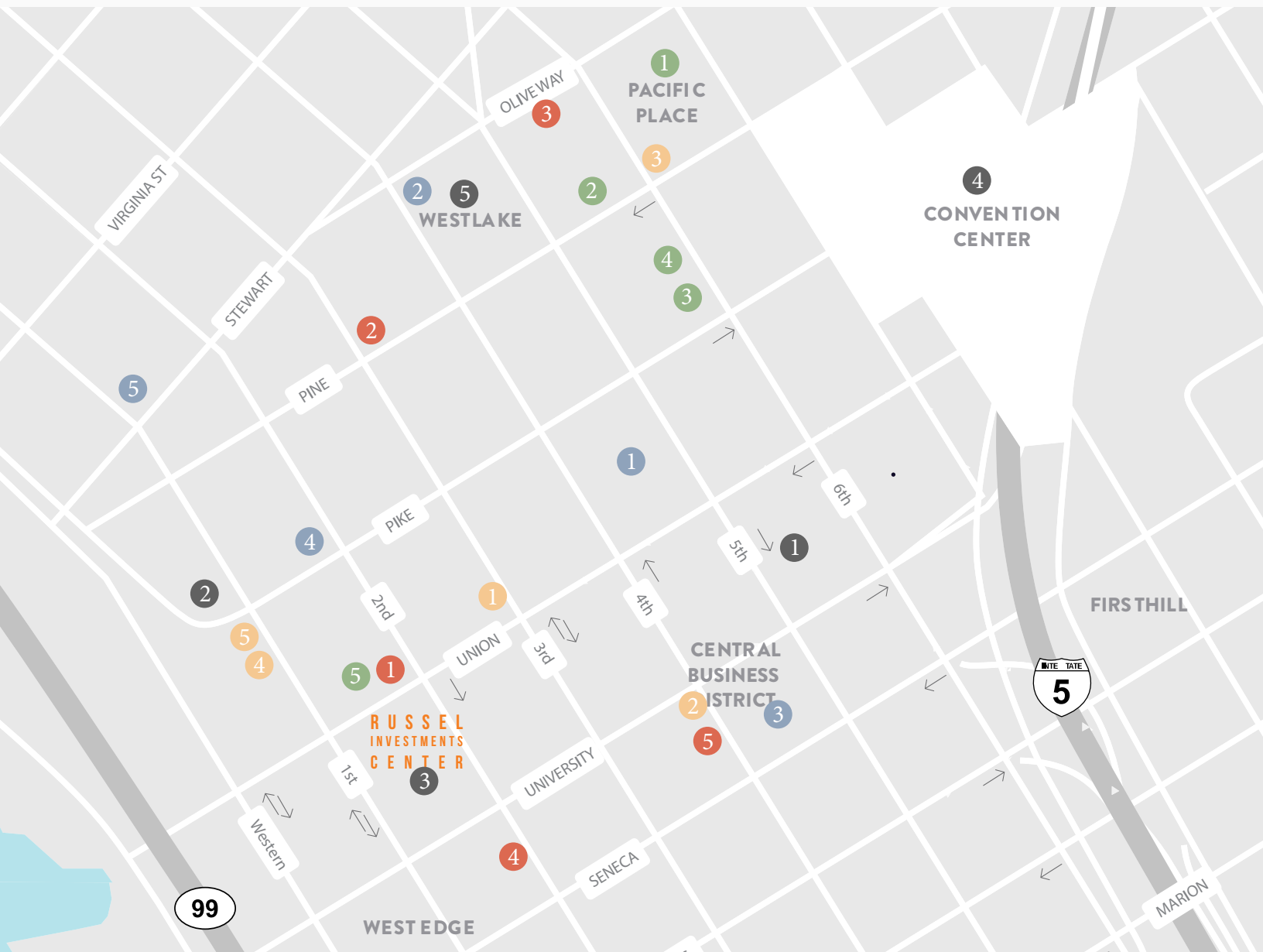
- |                    |                   |                     |                  |                           |
|--------------------|-------------------|---------------------|------------------|---------------------------|
| <b>Restaurants</b> | <b>Coffee</b>     | <b>Hotels</b>       | <b>Shopping</b>  | <b>Seattle Highlights</b> |
| 1. Wild Ginger     | 1. Starbucks      | 1. Motif            | 1. Pacific Place | 1. 5th Ave Theatre        |
| 2. Purple          | 2. Victrola       | 2. Mayflower Park   | 2. Nordstrom     | 2. Pike Place Market      |
| 3. Din Tai Fung    | 3. Cherry Street  | 3. Fairmont Olympic | 3. North Face    | 3. Seattle Art Museum     |
| 4. Pasta Casalinga | 4. Caffe Landro   | 4. The State Hotel  | 4. Marios        | 4. Convention Center      |
| 5. DeLaurenti      | 5. Caffe Migliore | 5. Thompson Seattle | 5. Target        | 5. Westlake Center        |



**WALK SCORE**  
**99**



**TRANSIT SCORE**  
**100**



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Jones Lang LaSalle Brokerage, Inc.