



THE
RESERVE
BUILDING

1015 2ND AVENUE, SEATTLE



A HISTORIC GEM, REIMAGINED

Built in 1950, and renovated and expanded in 2021, **The Reserve Building** stands as a window to Seattle's past and future, providing unparalleled access to the Seattle Waterfront Park, transit, and walkable retail amenities. The Reserve is an eleven-story building, with a seven-story jewel box sitting on a modern, retrofitted 4-story historic footprint.

The Reserve Building represents a rare opportunity in Seattle's competitive commercial landscape. This isn't just another downtown office option—it's a piece of the nation's financial history transformed for today's most distinguished tenants.





±215,567 RSF
Total Building Size



±18,200 RSF
Typical Floorplate



±83,231* RSF
Max Contiguous Space
*includes Level B storage



12-15 FEET
Ceiling Height



1950
Built



2021
Renovated



**ROOF DECK WITH
WATER VIEWS**



THE VAULT
Tenant Lounge &
Conference Room



**11 ABOVE GRADE
2 BELOW GRADE**
Floors



**UPDATED FITNESS
CENTER WITH**
Shower & Locker Facilities



**FLOOR TO
CEILING
WINDOWS**



**NATIONAL
REGISTER OF
HISTORIC PLACES**



ROOFTOP DECK WITH
WATERFRONT VIEWS



FLOOR TO CEILING WINDOWS



FITNESS CENTER WITH
SHOWERS & LOCKERS

FLOOR 9* 18,607 RSF

FLOOR 8* 18,163 RSF

FLOOR 7 18,669 RSF

* spec suites ranging
from 3K-8K SF

FLOOR 4 18,248 RSF

FLOOR 3 18,240 RSF

FLOOR 2 18,230 RSF

FLOOR 1 7,723 RSF



AVAILABILITIES



AN UNMATCHED LOCATION

97 WALK SCORE

100 TRANSIT SCORE

WITHIN A 10 MINUTE WALK

20+ Restaurants

8+ Shops / Retail

5+ Hotels



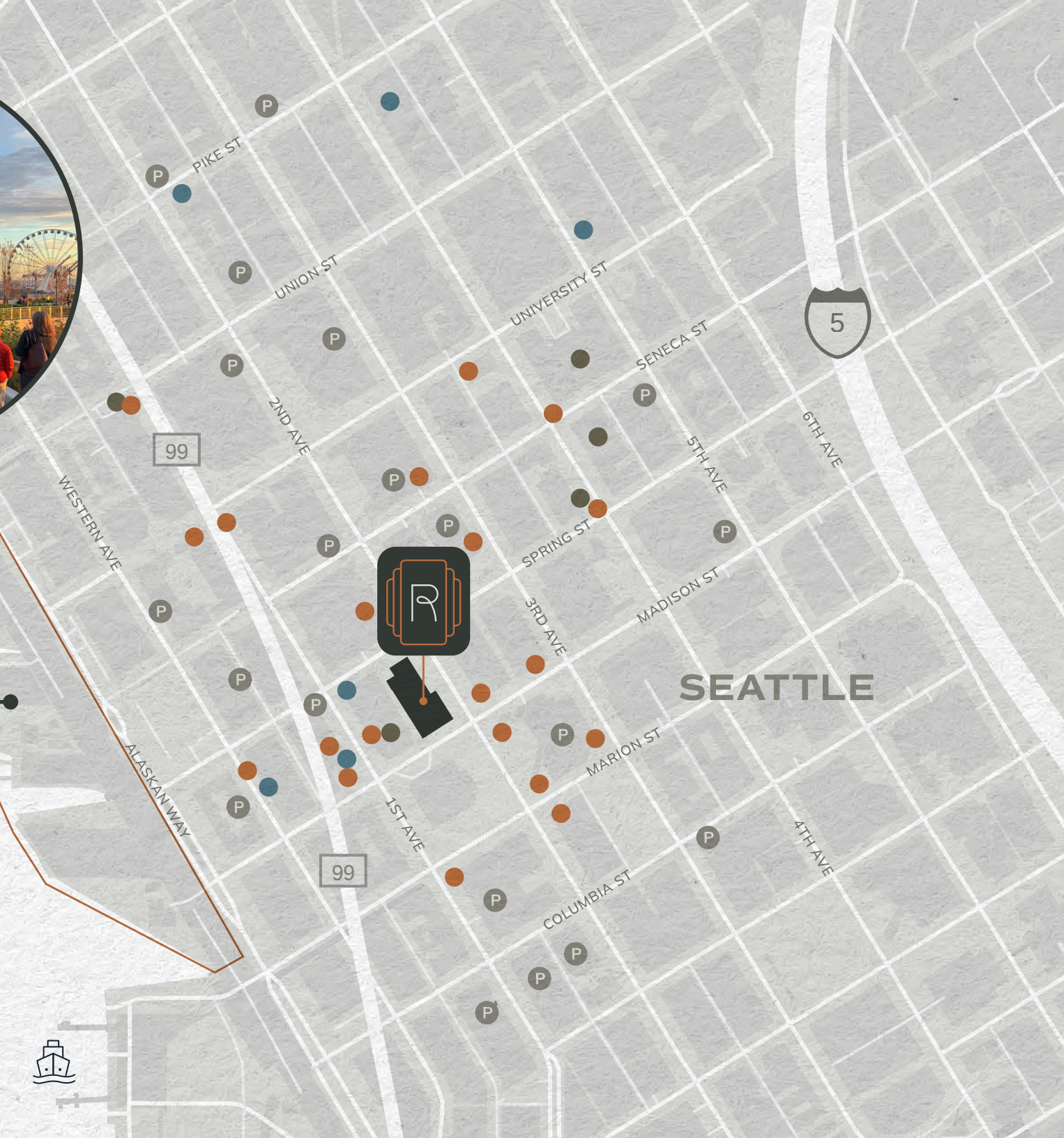
5 minute walk to
THE WATERFRONT



MULTIPLE FOOD AND BEVERAGE OPTIONS ALONG THE NEW WATERFRONT



- Shopping
- Restaurants
- Hotels



WHERE DECISION MAKERS AND INDUSTRY LEADERS CONVERGE

Located among several notable civic and corporate neighbors, **The Reserve Building** places you in the center of it all.

ARUP

BakerHostetler

BentallGreenOak

CA+D

CENTER FOR ARCHITECTURE + DESIGN

City of Seattle

Deloitte.

docusign.

Dropbox

GSA

HR

J.P.Morgan

Kimley»Horn

Madrona

MAGNUSSON KLEMENCIC ASSOCIATES FOUNDATION

!

MG2

Morgan Lewis

MOSSADAMS

PitchBook

Seyfarth

stripe

UBS

Uber

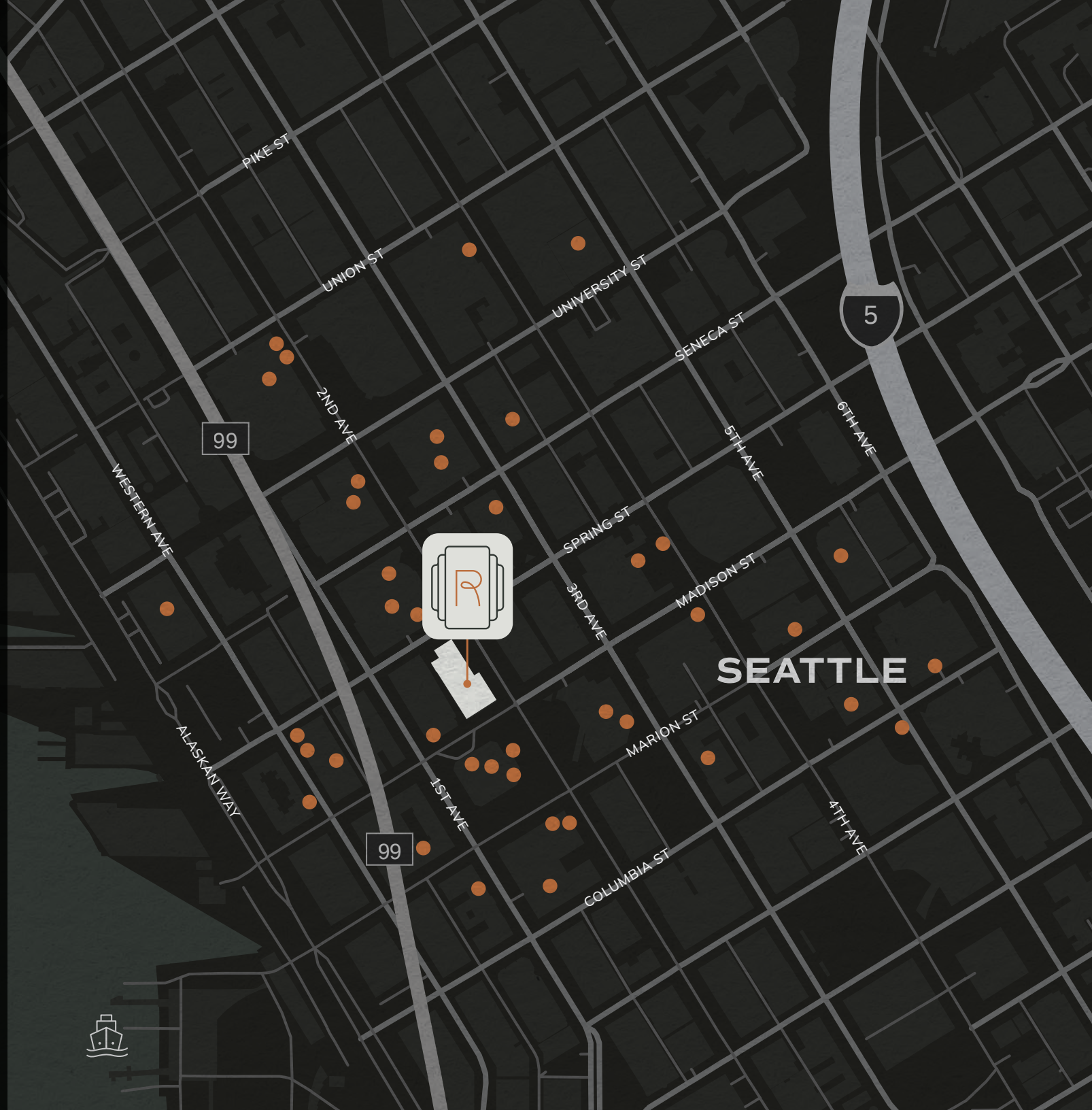
wsp

20+
Tech Companies

20+
Law Firms

30+
Professional Services

10+
Civic/Government





THE
RESERVE
BUILDING

CLEITA HARVEY
Managing Director
Cleita.Harvey@jll.com
+1 206 795 1685

TIM JONES
Senior Vice President
Tim.Jones@jll.com
+1 206 971 7011

CHARLOTTE EVANS
Associate
Charlotte.Evans@jll.com
+1 206 755 6498

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