



RUSSELL INVESTMENTS CENTER

1301 2ND AVE

129,207 RSF
LED: 4/30/2031

SUBLEASE AVAILABLE

Clay Nielsen

+1 206 521 2664
clay.nielsen@jll.com

Doug Hanafin

+1 206 409 6390
doug.hanafin@jll.com

PROJECT HIGHLIGHTS

LED: 4/30/2031

Sublease Available

Floor 13: 44,631 RSF (Avail. Jan 2027)

Floor 8: 39,121 RSF

Floor 7: 39,917 RSF

Floor 3: 5,538 RSF

Total: 129,207 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 Deck



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



FLOOR 13

44,631 RSF



(17) Conference Rooms



(16) Zoom/Phone Rooms



Large Open Reception Area



Large Open Area with Pool Table & Soft Seating



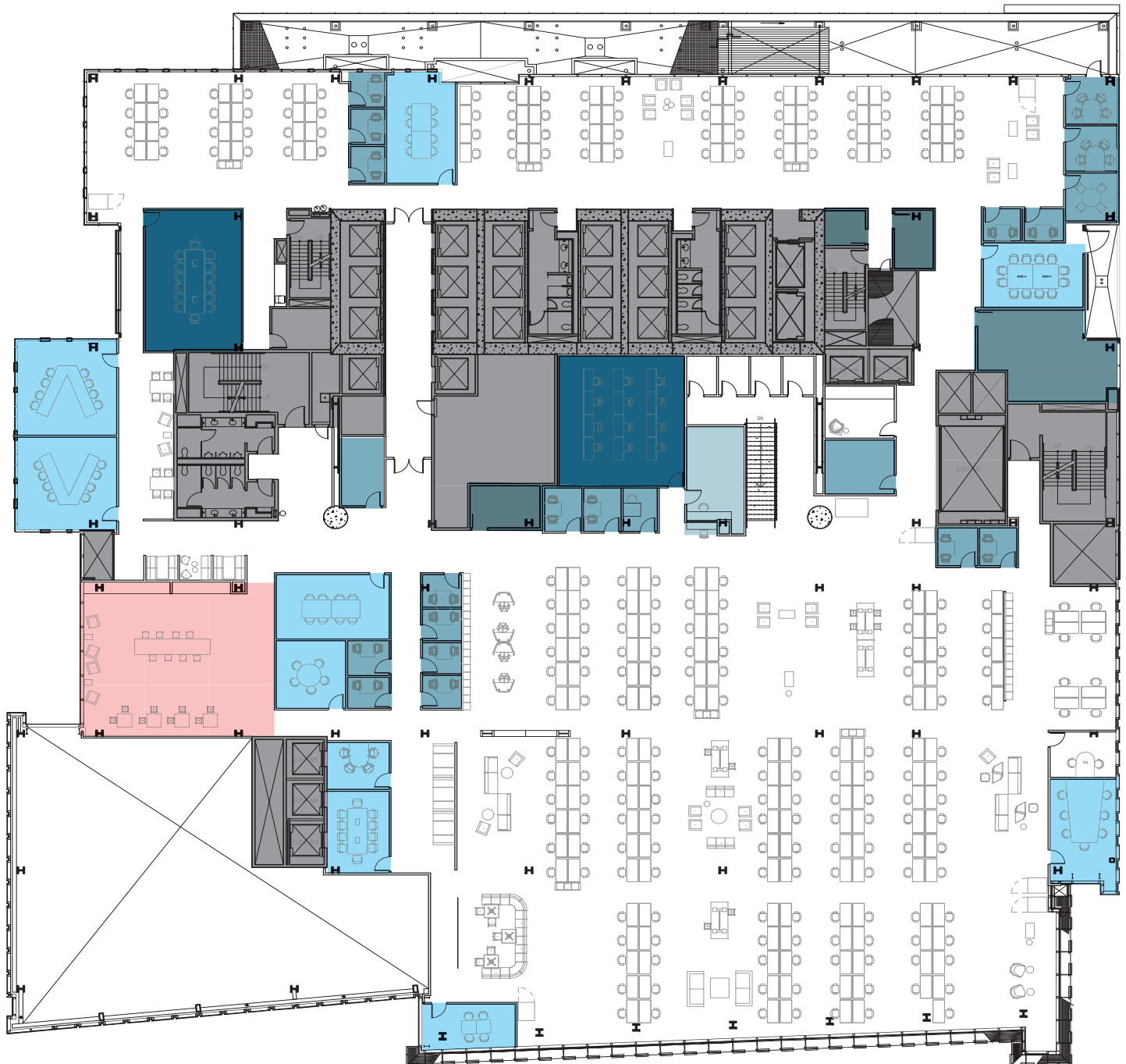
Open Seating Plan (245 Seats)



Large Kitchen

FLOOR 8

39,121 RSF

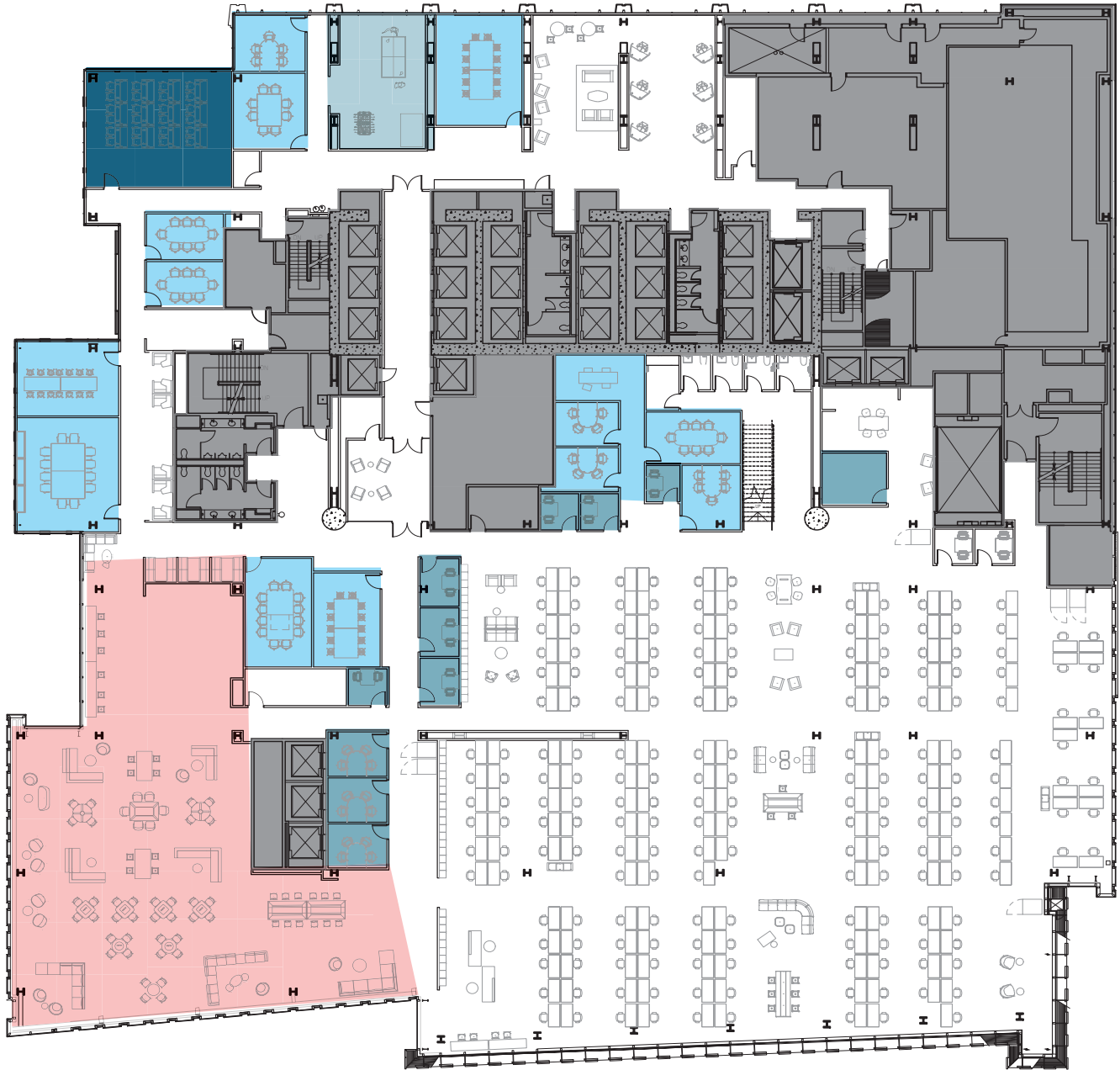


 (12) Conference Rooms
  (25) Zoom/Phone Rooms
  (1) Rest/Wellness Room

 (1) IT help desk
  Open Seating Plan (238 Seats)
  1 Large Kitchen

FLOOR 7

39,917 RSF



(12) Conference Rooms



Secure Reception Area



(14) Small/Medium Meeting Rooms



1 Game Area



Open Seating Plan
(194 Seats)



1 Large Kitchen

FLOOR 3

5,538 RSF

LED: 4/30/2031

As Built



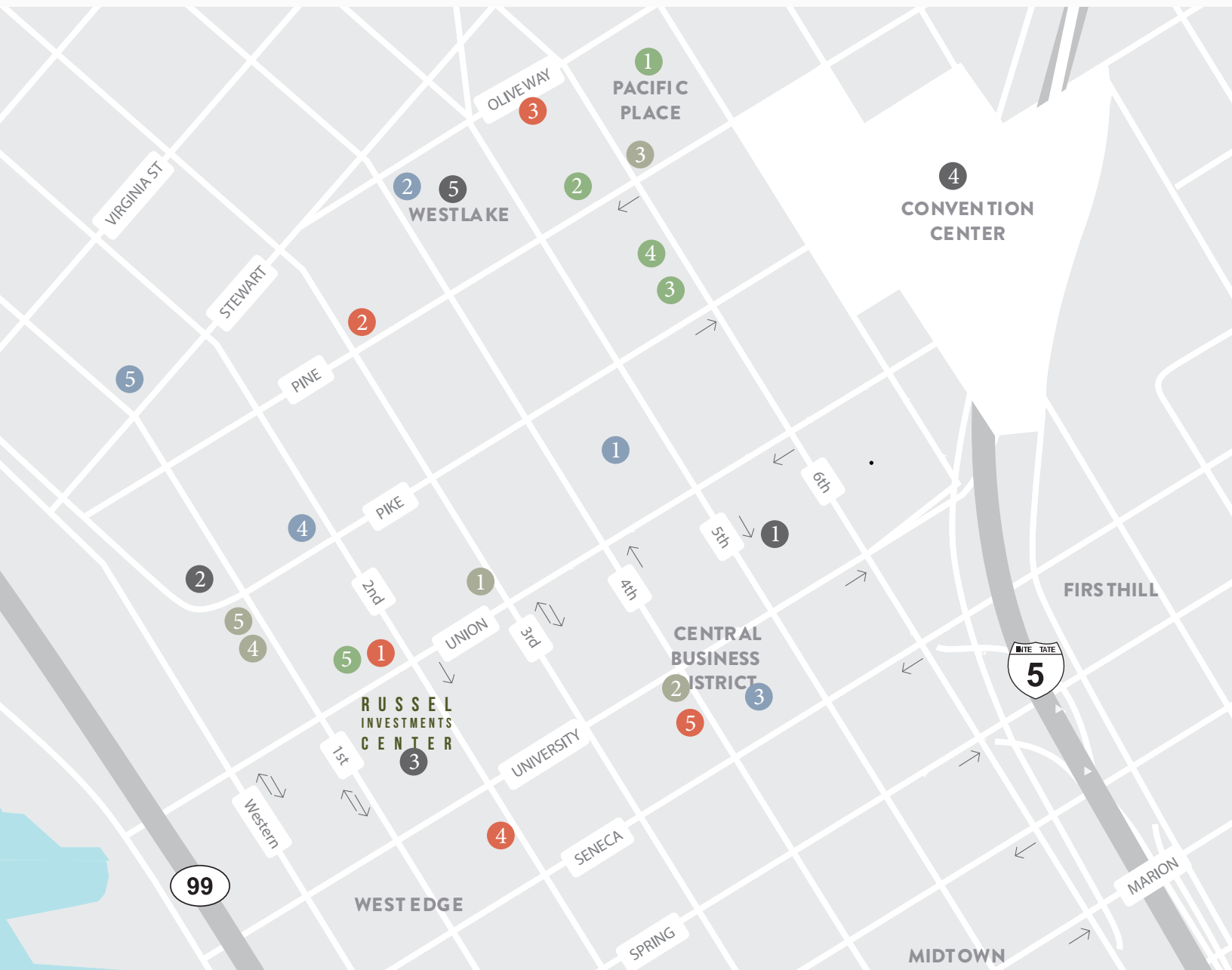
- Restaurants**
 1. Wild Ginger
 2. Purple
 3. Din Tai Fung
 4. Pasta Casalinga
 5. DeLaurenti
- Coffee**
 1. Starbucks
 2. Victrola
 3. Cherry Street
 4. Caffe Landro
 5. Caffe Migliore
- Hotels**
 1. Motif
 2. Mayflower Park
 3. Fairmont Olympic
 4. The State Hotel
 5. Thompson Seattle
- Shopping**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



WALK SCORE
99



TRANSIT SCORE
100



Clay Nielsen
+1 206 521 2664
clay.nielsen@jll.com

Doug Hanafin
+1 206 409 6390
doug.hanafin@jll.com



Jones Lang LaSalle Brokerage, Inc.