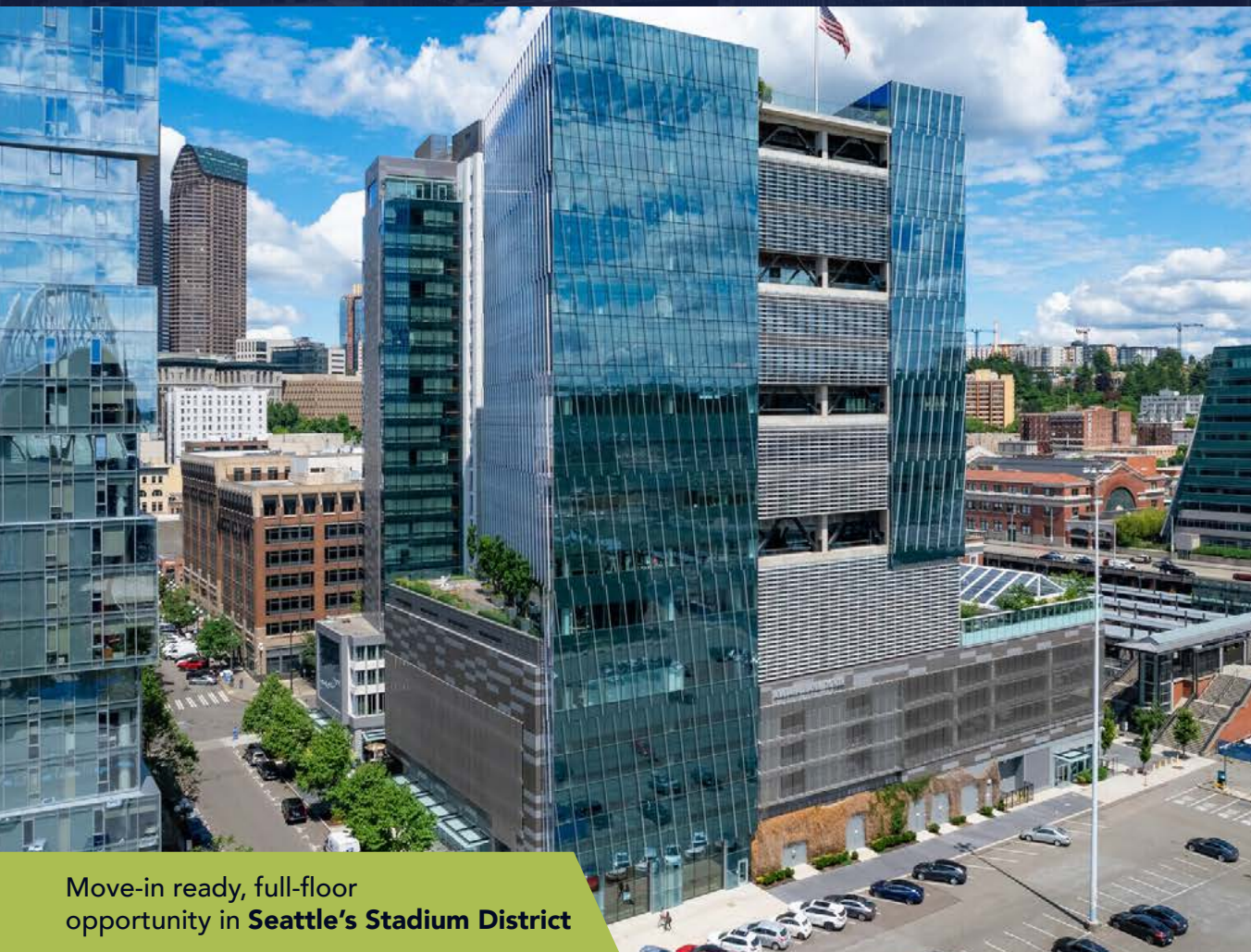


# SLALOM HAWK TOWER – SUBLEASE

255 S King Street, Seattle, WA 98104



Move-in ready, full-floor opportunity in **Seattle's Stadium District**

## BROKER CONTACT INFO:

**Pat Pendergast**

206-521-2663

pat.pendergast@jll.com

**Kris Richey Washburn**







206-890-1727

kris.washburn@jll.com

## Space Highlights:

- Floor 14
- 19,044 RSF (Divisible to 9,000 RSF)
- Sublease Term Through December 31, 2028; longer term available
- Furniture Available

## Building Highlights:

-  Adjacent to Lumen Field and T-Mobile Park
-  Fitness Center with full size pool and locker rooms
-  Outdoor deck with views of downtown
-  Adjacent to Embassy Suites with conference center & event space
-  Parking ratio: 1.5/1,000 SF
-  Easy access for commuters: close to freeways, ferry, Link light rail, Amtrak, King Station and Union Station

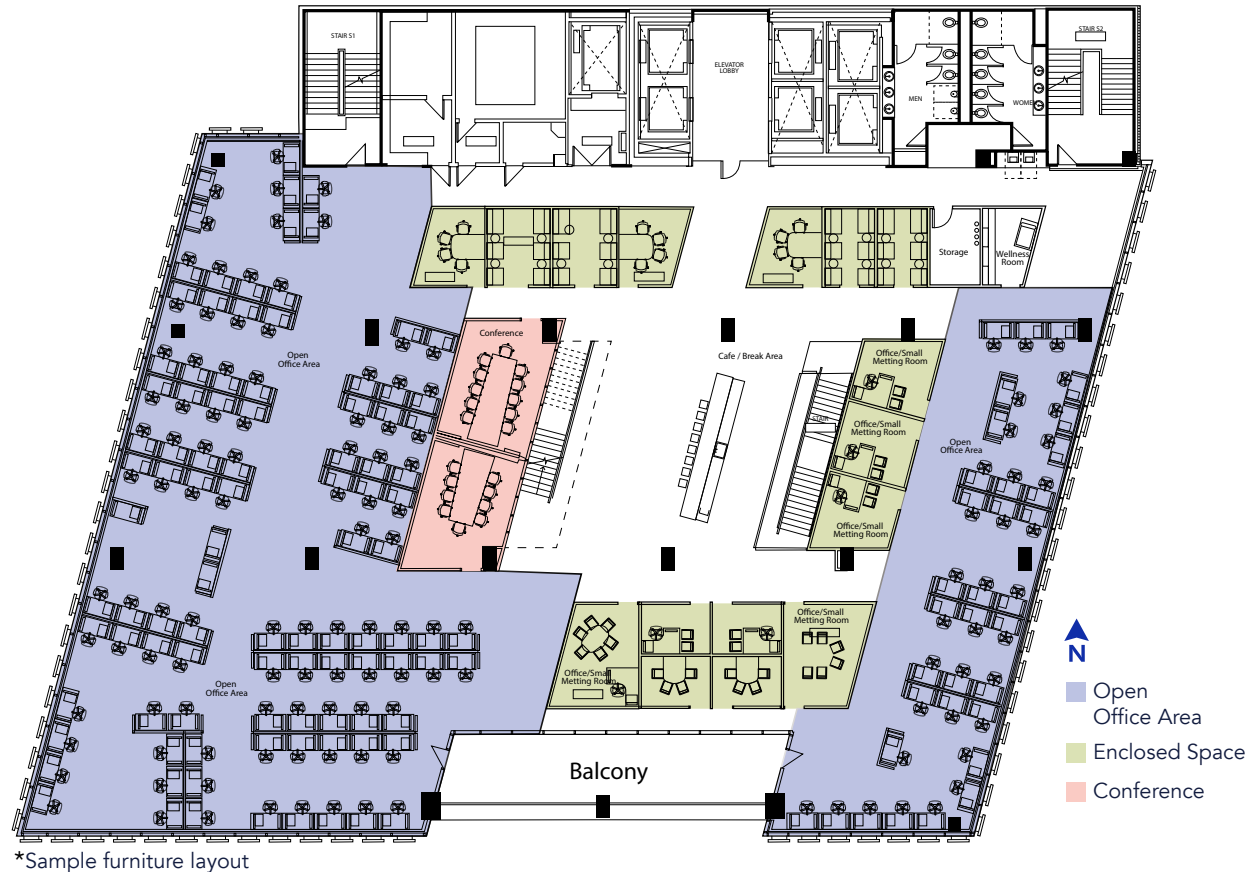


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# FLOOR 14 | 19,044 RSF

Slalom Hawk Tower / 255 S King St / Seattle

- **Full-floor** opportunity (Divisible to 9,000 RSF)
- Sublease term through **12/31/2028**; **longer term available**
- Furniture available (**plug-and-play**)
- Efficient **floor plate with perimeter glass**
- Open space for up to **133 workstations**
- **2 Large** conference/training rooms
- **16 Enclosed space** (private offices or small meeting areas)
- **1 Wellness room**
- **1 Open cafe**
- **1 Balcony**



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# INTERIOR SPACES

Furniture available

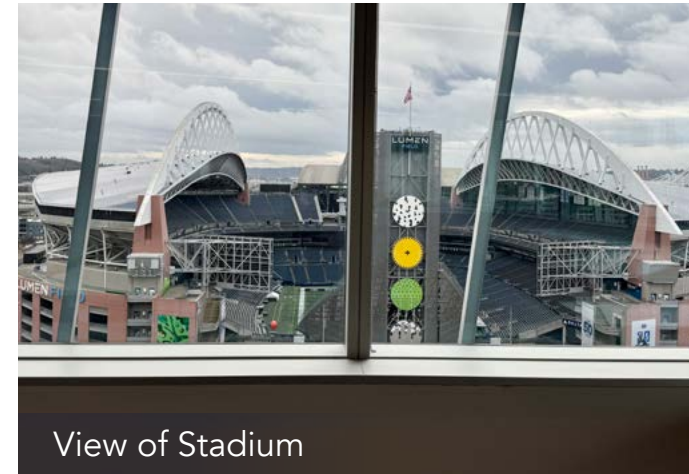
Slalom Hawk Tower / 255 S King St / Seattle



Workstations



Balcony



View of Stadium



Cafe / lounge / break area



Workstations

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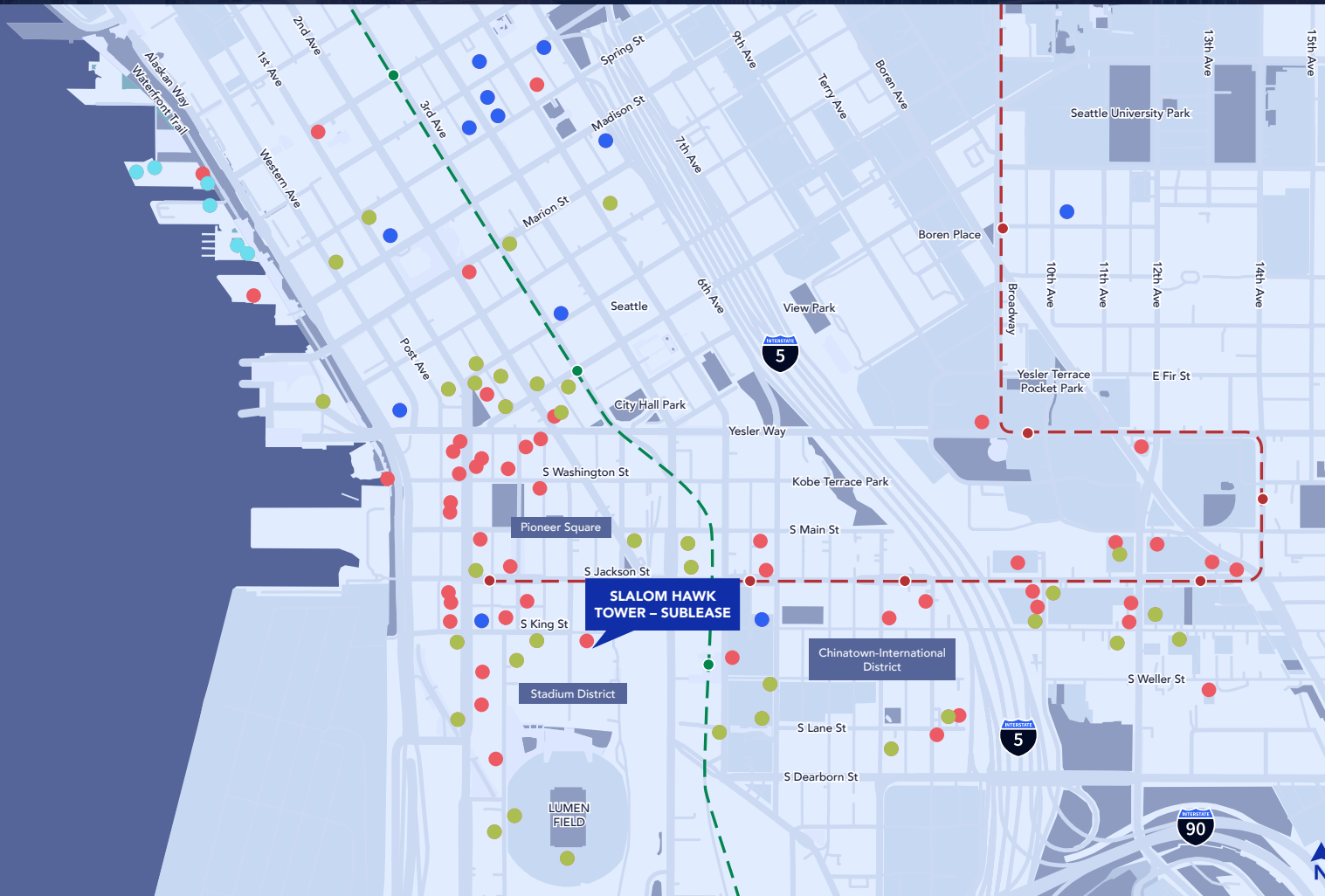
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# SLALOM HAWK TOWER – SUBLEASE AMENITIES

255 S King St / Seattle



-  Hotel
-  Retail
-  Dining
-  Waterfront access
-  Link light rail

 **98**  
Walk Score

 **100**  
Transit Score

 **91**  
Bike Score

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