



the
JACK



URBAN
VISIONS

Project Features

Size

145,500 RSF

Average Floor Plate

±22,000 RSF

Construction type

Cast in place concrete post tension structure.

Clear heights

12' clear height from floor to the underside of the structural slab.

Floor loads

The load capacity of the structural floor is 50 lbs/SF live load and 15 lbs/SF for partitions and build-out dead load including MEP.

Parking

A total of 40 parking stalls.

Electrical

A total estimated electrical capacity available to tenants at the 2,500A bus of 14 watts/USF total.

Backup power

Landlord will provide a back-up generator for the life safety needs of the project. Any additional generator to be provided by tenant within TI space.

Loading docks

One loading dock is provided.

Security

Landlord will provide an electronic access control system at the parking garage entrance/exit, critical Level 1 perimeter doors including the main lobby entrance, and the passenger/service elevators.

Location & access

Light Rail from Int'l District Station

10 mins walk to Westlake

12 mins to Capitol Hill

19 mins to Bellevue

20 mins to University of Washington

30 mins to SeaTac

Walk Times

5 mins walk to King Street Station

5 mins walk to Ferry Terminals

7 mins to Int'l District Station

10 mins to Downtown Retail Core

Tenant amenities

Outdoor space

±16,000 SF of roof terrace space including 5,000 SF of tenant amenity space and bar, and 11,000 SF of landscaped roof terrace.

Retail Opportunity

±9,500 SF of ground level high end restaurant / retail space.

Certification Pursuits

SEAM Certified

LEED Gold

WELL Building Gold

WiredScore Platinum

Salmon-Safe Certified



Developer
Urban Visions

Architect
Olson Kundig

Contractor
JTM

For Leasing Information

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