

THE  
NET

# The Future is Up





# THE NET

## DESIGN FEATURES

### PROJECT SIZE

807,580 RSF – 24,000 SF  
average floor plate

### FLOORS

36 Floors  
13' clear height

### AVG. FLOOR PLATE

±24,000 SF

### CLEAR HEIGHT

13'0"

### RETAIL

±10,000 SF

### PARKING

392 Stalls

### OUTDOOR SPACE

±16,000 spread  
over three levels

### WALK SCORE

99/100

## CERTIFICATION PURSUITS



LEED GOLD



WELL BUILDING  
GOLD



WIREScore  
PLATINUM



SALMON-SAFE





An aerial photograph of the Seattle Business District, showing a dense grid of skyscrapers and buildings. A dark blue grid, representing 'The Net', is overlaid on the city. The grid consists of several intersecting lines. A central vertical line is labeled '2nd Avenue' and '3rd Avenue'. A horizontal line is labeled 'Marion Street' and 'Columbia Street'. A diagonal line runs from the top left towards the bottom right. A small dark blue square is labeled '2+U'. Another dark blue square is labeled 'Rainier Square'. A 3D dark blue cube is labeled 'THE NET' and is positioned at the intersection of the diagonal line and the horizontal line. The background shows the city's layout, including the waterfront and various buildings.

THE  
NET

# Future Proof Design

Designed with one simple concept in mind: Your people are your business. Located in the heart of the Seattle Business District, with world class access to amenities, groundbreaking smart technology that responds to how you work, The Net puts tenants and guest experience first, helping businesses retain top talent in a competitive market.



# THE NET

## Redefining Seattle's Skyline

Seattle's newest skyline icon, The Net and its unique exoskeleton is a nod to the city's seafaring past and its technology driven future. A bold exterior stair reinforces themes of transparency, emphasizing movement and providing views to the water.





# THE NET

## Seattle's first Sky Park

A private, stepped 16,000 SF sky park offers connected terraces with incomparable panoramic views capturing the Pacific Northwest spirit. Thoughtfully designed to balance work and play, The Sky Park is the future of the workplace, where interiors meet the outdoors.





# Designed for Humans, Not Systems

The Net's design has measurable impacts on human health, wellness and the environment, delivering a holistic and resilient program that will last the lifetime of the building.

**LIGHTING & DAYLIGHT**

increase in employee productivity<sup>1</sup>



**BIOPHILIA & VIEWS**

increase in employee productivity<sup>2</sup>



**INDOOR AIR QUALITY & VENTILATION**

increase in cognitive results<sup>1</sup>



**LOCATION & ACCESS TO TRANSIT**

average parent absenteeism without on-site child care<sup>3</sup>



**INTERIOR LAYOUT & ACTIVE DESIGN**

reduction in employee turnover<sup>4</sup>



**LOOK AND FEEL**

job seekers who base their decision on the physical workspace<sup>5</sup>

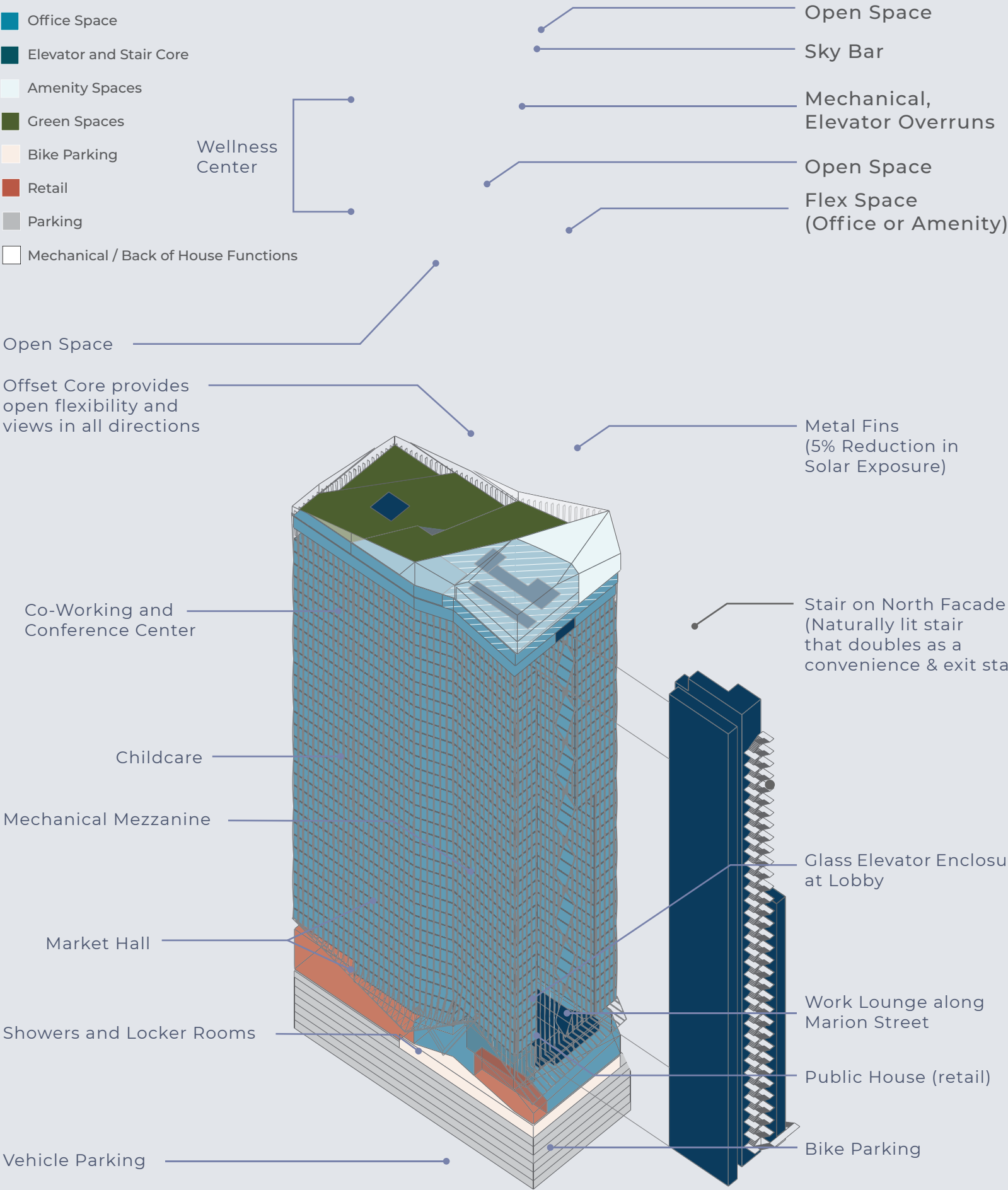


**NOISE & ACOUSTICS**

drop in performance when exposed to distracting noise<sup>6</sup>



1. World Green Building Council - Health, Wellbeing and Productivity in Offices September 2014.  
2. Heschong Mahone Group (2003) Windows and Offices: a Study of Worker Performance and the Indoor Environment (Technical Report) for California Energy Commission, 2003, pp 2-4.  
3. Bright Horizons Inc. (2005) The real savings from employer sponsored child care: Investment impact study results.  
4. Waber B. (2013) People Analytics: How Social Sensing Technology Will Transform Business and What It Tells Us about the Future of Work Financial Times Press, Chapter 3.  
5. World Green Building Council - Building the Business Case: Health, Wellbeing and Productivity in Green Offices October 2016.  
6. Heschong Mahone Group (2003) Windows and Offices: a Study of Worker Performance and the Indoor Environment (Technical Report) for California Energy Commission, 2003, pp 2-4





# THE NET

## Connected to the New Waterfront



Pike Place Market Bluff Walk



Pike Place Market Overlook



Waterfront Park



Pedestrian Promenade



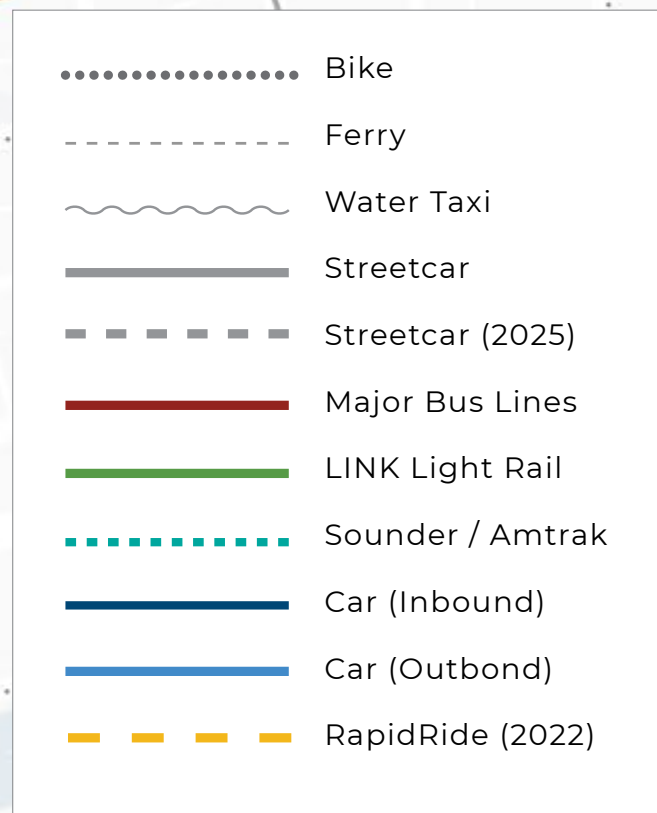
Aquarium Expansion



# THE NET

## Connected to transportation

A multi-modal transit system begins just outside the door, including Seattle's Sound Transit system, streetcar stop, bus and bike routes. A Link Light Rail station and ferry terminals are only steps away. Whatever mode of transportation you choose to reach The Net, its incredible light-filled public spaces will welcome and awe you.





# THE NET

## Side-core means more

Flexible, open floorplates  
that re-imagine the word “usable”

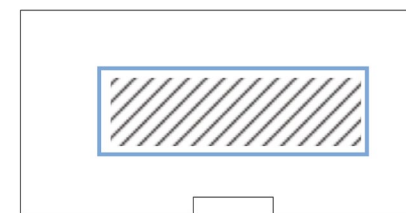
More daylight, better sight lines. Open, efficient, flexible floor plans. The Net’s side core design is what employees want.

- + Increase your occupancy count by 5%
- + Increase flexibility with expansive full depth
- + Open, adaptable, choose-your-way-of-working floorplates
- + Increase penetration of natural light
- + Promote more workplace collaboration and productivity
- + 20% more colleagues are seen, 3,000 SF is more contiguous, and 1,000 SF is more usable

### Typical

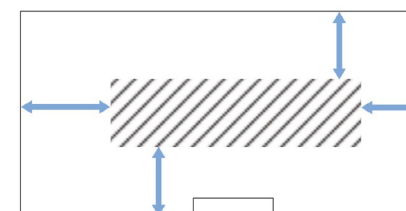
High Rise Floor Plan

Gross 24,600 sf | Usable 20,700 sf



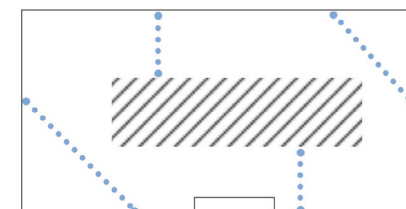
#### Circulation

— main circulation



#### Floorplate

— planning depth



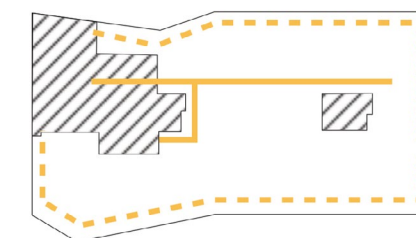
#### Connection

..... connectivity

### The NET

High Rise Floor Plan

Gross 24,600 sf | Usable 21,700 sf

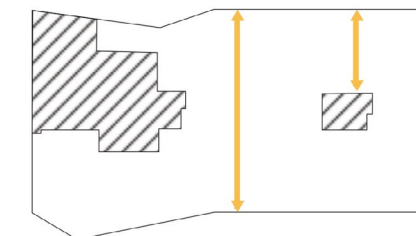


#### Circulation

— main circulation

- - - perimeter circulation

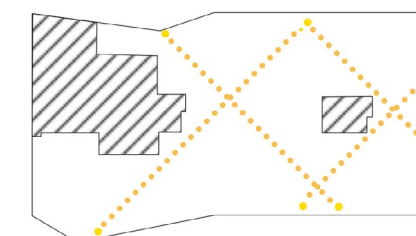
- + Efficient and direct
- + Allows for multiple options including perimeter circulation



#### Floorplate

— planning depth

- + Optimizing flexibility
- + Allows for wide range of functional use and adaptability



#### Connection

..... connectivity

- + Optimum visibility across floorplate
- + Fuels cultural dynamic

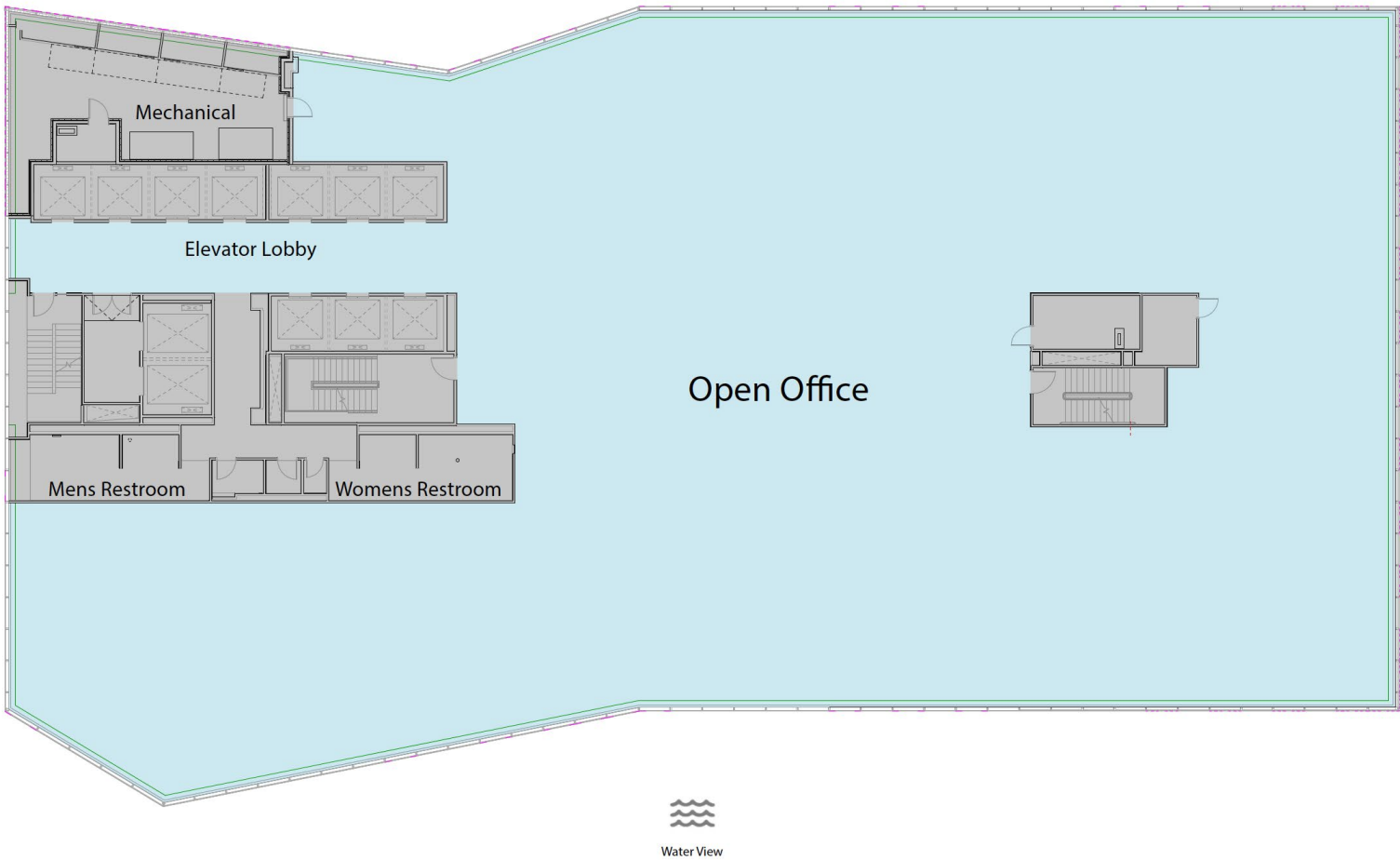


TEST FLOOR PLATE

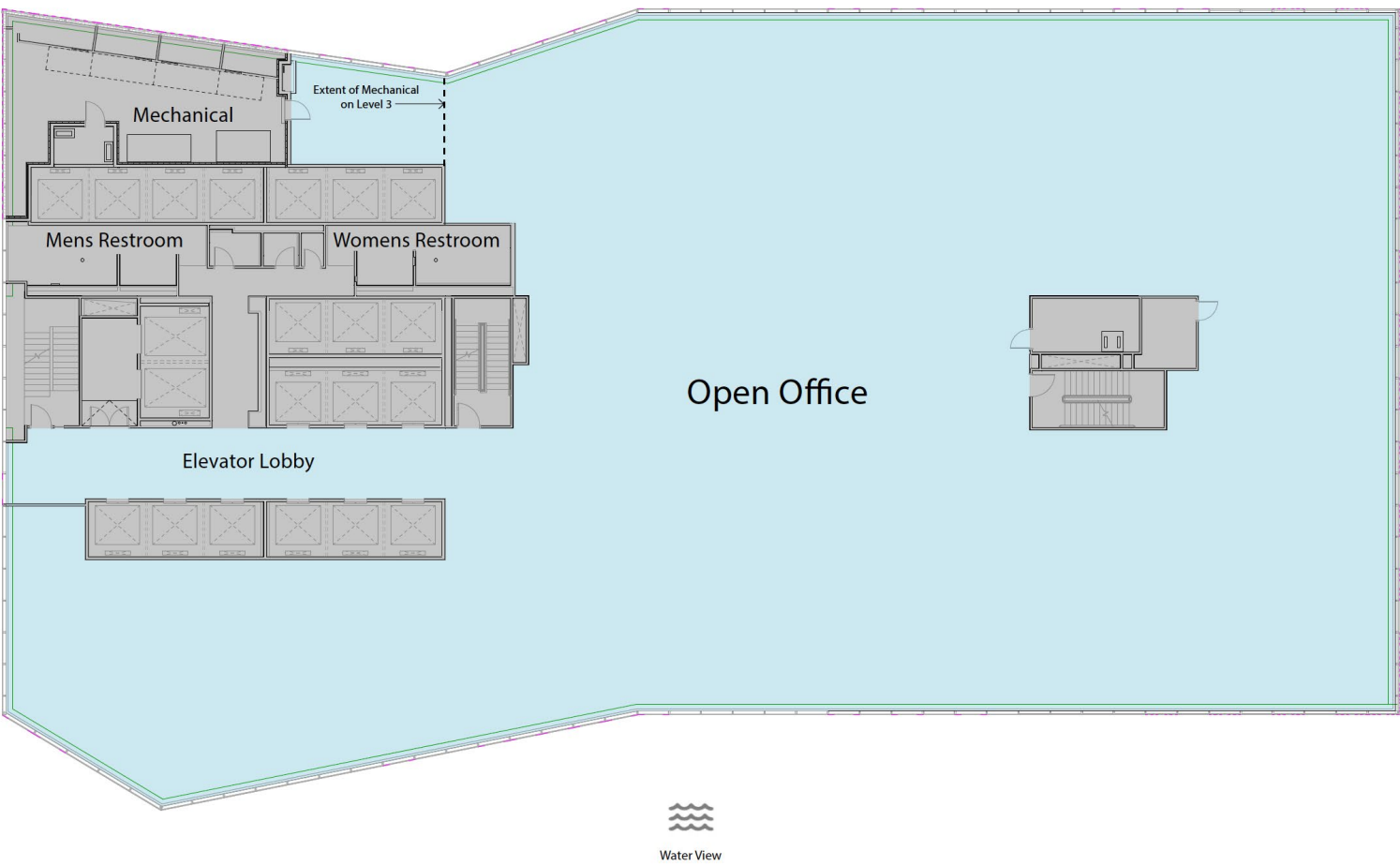
# Typical High and low rise

Flexible, open floorplates that re-imagine the word “usable”

## HIGH RISE



## LOW RISE





## TEST FLOOR PLATE

# Law Firm

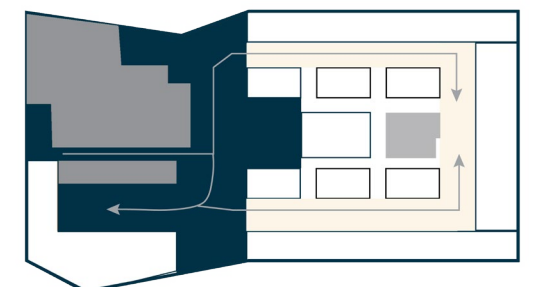
(Pre-COVID)



- Drop in collaboration areas to support quick check-ins between client meetings
- Large boardrooms and calm client-facing spaces to support better client relationships
- Attorney lounge with fireplace providing a place to relax and unwind



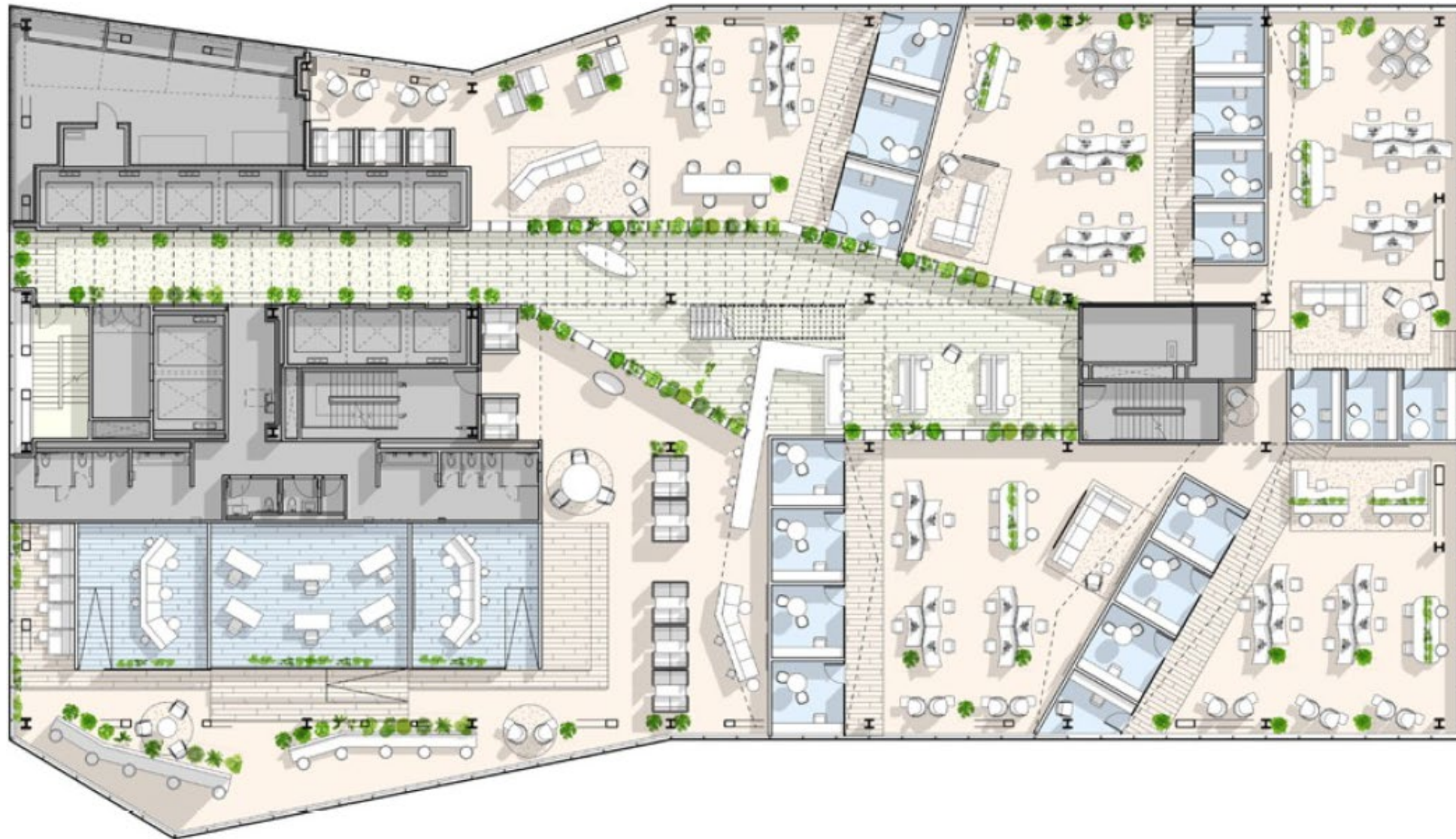
OFFICE  
FLOW





## TEST FLOOR PLATE

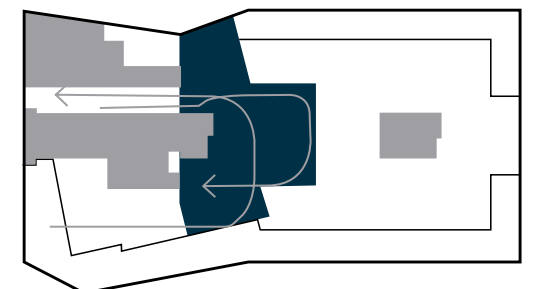
# Finance



- Views of Puget Sound, the stadiums, and financial districts
- Smart-tech boardrooms, video conferencing booths, and other state-of-the-art amenities to help support and foster better client relationships
- DOAS ventilation systems, touchless fixtures, sanitation stations and other health protocols help ensure a safe work environment



OFFICE  
FLOW





TEST FLOOR PLATE

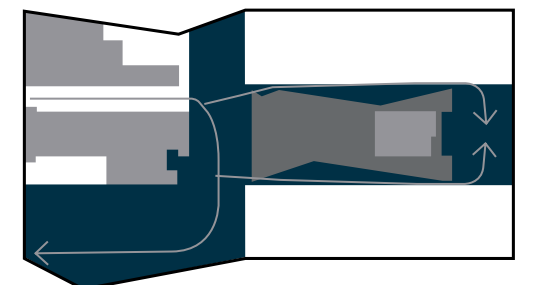
# Technology



- Floor plates can be easily configured to maximize and accommodate cutting-edge tech firms
- Integrated 'smart' technology infrastructure that supports a wide range of functions and enhanced user experiences
- Game, wellness and other shared spaces offer places to relax and recharge



OFFICE  
FLOW





## TEST FLOOR PLATE

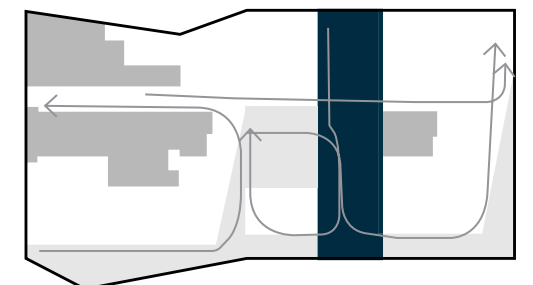
# Media / Advertising



- Unique side-core design allowing for truly open floor plans that inspire collaboration and creativity
- Increased shared space offering spectacular views of Puget Sound to all employees and still allows for modern, must-have amenities
- A multi-media theatre, music immersion lounge, and coffee bar heightening the employee and client experience




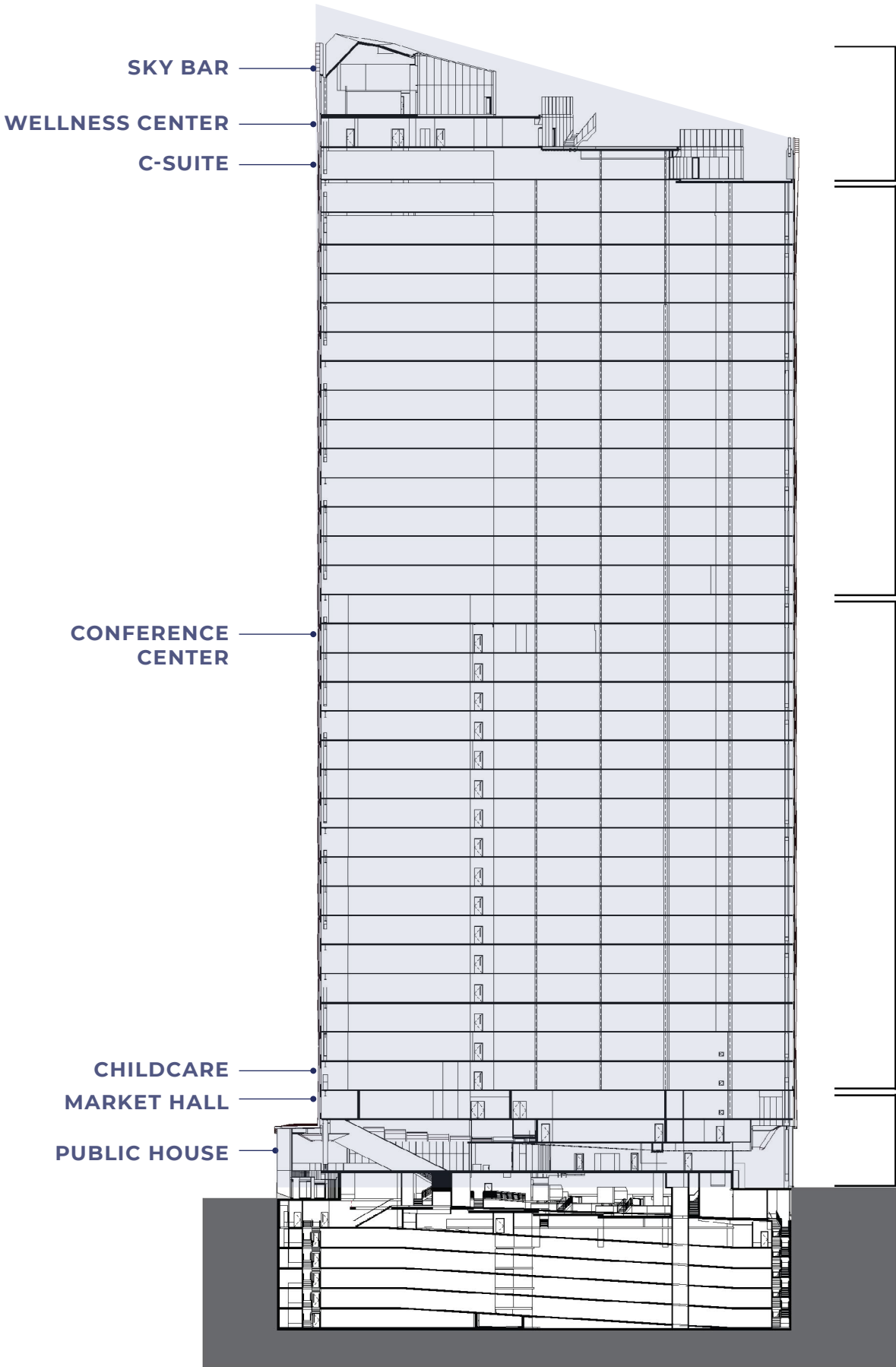
OFFICE  
FLOW





# STACKING PLAN (LOOKING EAST)

 Hover on a floor name to view floor plans



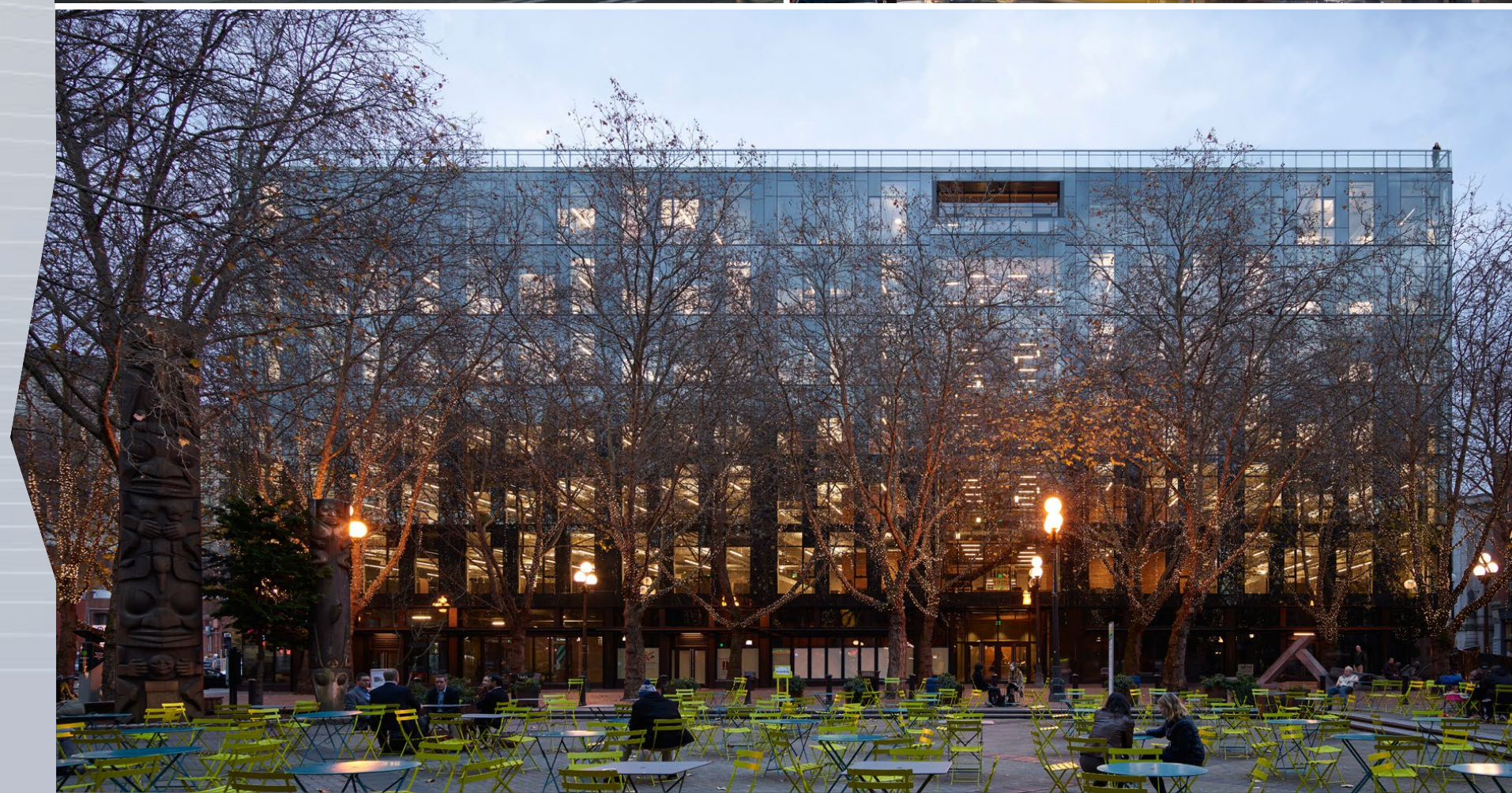


# About Urban Visions

Headquartered in Seattle, Urban Visions is a privately held real estate development company. Founded in 2003 by Greg Smith, a fifth-generation Seattleite. The firm applies a long-term perspective in anticipating trends in Seattle and the Pacific NW region to create a vital, vibrant, and compelling future of the region.

The principal underlying this vision is centered on creative, compassionate, and competitive development, with landmark design principals that transform places with a focus on human health and the environments well-being.

The firm has entitled and developed nearly 3,000,000 square feet in the past and is currently developing more than 2,000,000 square feet in the CBD of Seattle. Urban Visions has a successful track record of developing and managing across all property types, including office, multi-family, and historic rehabilitation. Some of their globally recognized properties are 200 Occidental, West Edge Tower, S, and Millennium Tower.







# THE NET

## BUILDING SPECS

### SHELL & CORE SPECS

#### CONSTRUCTION TYPE

Perimeter brace frame structural steel with concrete on metal deck.

#### CLEAR HEIGHTS

13' clear height from the floor to the underside of the metal decking on standard floors with 10' ceiling heights.

#### 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.

#### ELECTRICAL

A total estimated electrical capacity available to tenants at the bus duct of 1.2 watts/SF for lighting, 3 watts/SF for receptacles, and an estimated 5 watts/SF for mechanical.

#### BACKUP POWER

Landlord will provide a back-up generator for the life safety needs of the project. Landlord will provide space to support a tenant-provided generator.

#### LOADING DOCKS

Six loading berths are provided.

#### SECURITY

PTZ Cameras mounted at building exterior corners and at all entrances. Interior security cameras included at common areas and loading dock.

Electronic access control system to the parking garage, critical Level 1 perimeter doors including the main lobby entrance and the passenger/service elevators. Passenger service elevators controlled by destination dispatch.

### LOCATION & ACCESS

#### VEHICLE ACCESS

Direct access to both I-5 and I-90 on-ramps within two blocks.

#### BUS

With 55 regional bus routes in the immediate vicinity, The Net is at the nexus of the nation's largest transit bus agency, serving approximately 400,000 daily commuters.

#### LIGHT RAIL

The Net is located two blocks from the Pioneer Square Station with access to Link Light rail. Future expansion will bring light rail service from Northgate and Roosevelt by 2021 and Bellevue by 2023.

#### SOUNDER TRAIN

Just 6 blocks south of The Net is King Street station, Seattle largest rail terminal where the Sounder commuter train network provides quick and easy access to Everett, Tacoma and beyond.

### SHELL & CORE SPECS

#### RETAIL

±10,000 SF of planned ground floor retail spaces will offer employees a vast array of dining and service options on site.

#### OUTDOOR SPACE

More than 16,000 SF of roof terrace space.



# THE NET

875 THIRD AVENUE, SEATTLE, WA 98104

## DEVELOPER

**UrbanVisions**  
SEATTLE REAL ESTATE

## DEVELOPMENT PARTNER

 **mitsui FUDOSAN**

## ARCHITECT

***nbbj***

## LEASING

 **JLL**

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