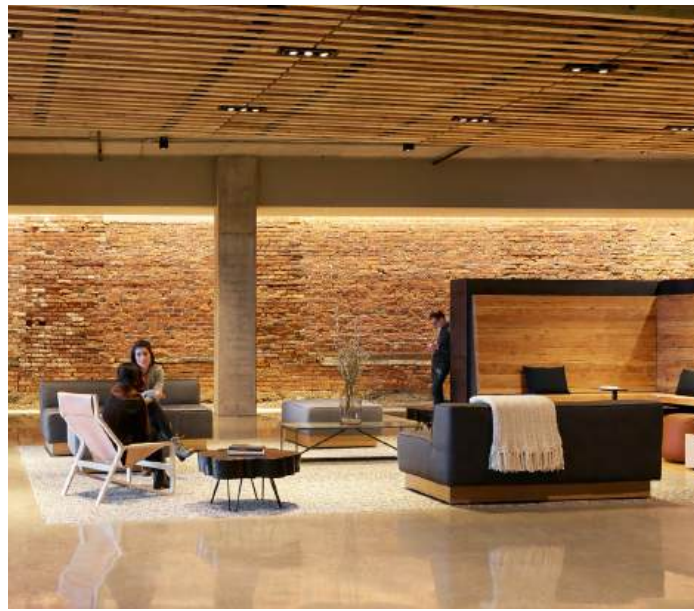
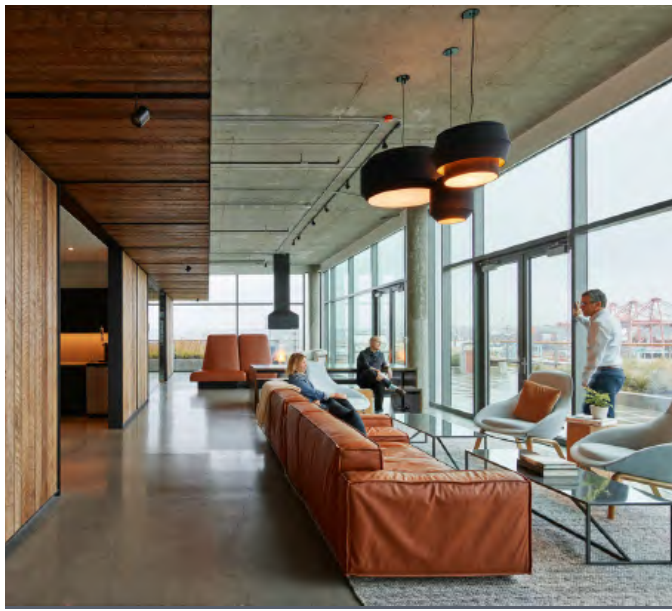




KINGST XING

OFFICE



PIONEER SQUARE & WATERFRONT PARK

Pioneer Square, Seattle's original neighborhood, is a thriving community characterized by late 19th century brick and stone architecture.

It also serves as the southern gateway to Waterfront Park, a 20-acre space offering year-round programming, walking & bike paths, amusements and more. Together, these communities create an ideal environment for companies and their employees.

WALKABLE TO A MULTITUDE OF RESTAURANTS & RETAIL:

Peter Miller Books, Taylor Shellfish, Damn the Weather, Home Team, Salumi Salami & more

DIRECTLY ADJACENT TO:

Waterfront Park's Railroad Way, connecting the waterfront with Lumen Field & T-Mobile Park

UNPARALLELED TRANSIT ACCESS:

Two blocks to King Street Station & Union Station
Two blocks to Ferry Terminal (Colman Dock)
One block to First Hill Streetcar terminus & Center City Connector
Three minutes from I-5 & I-90 on/off ramps



MEET YOUR NEIGHBORS

With the vitality of the waterfront, the buzz of nearby stadiums, and a dynamic mix of residents and professionals, Pioneer Square continues to evolve in exciting new ways.

Hudson Pacific Properties' curated collection of public art and standout onsite restaurants and retailers add to Pioneer Square's unique ambiance while elevating your employees' day to night experience.



Corporate Neighbors

- Airbnb
- Chronus
- Dell Technologies
- Doubledown Interactive
- Dystnct
- Getty Images
- Globys
- Graham Construction
- HNTB
- Hudson Pacific Properties
- Lyft
- Maveron
- Nestle
- Northstar Energy
- Planon
- Pioneer Square Labs
- Pixar
- Porch Group
- RealNetworks Inc.
- Saltchuck
- SICE
- SoundTransit
- Vulcan
- WatchGuard
- Weyerhaeuser Company
- Workhorse Coworking
- WPP

Walkable Eats & Drinks

- 13 Coins
- Bar Sosta
- Biscuit Bitch
- Browne Family Vineyards
- Caffè Umbria
- Caffè Vita Pioneer Square
- Cone & Steiner
- Damn the Weather
- Darkalino's
- Dead Line
- Drygoods Design
- Evergreens
- Flatstick Pub
- General Porpoise
- Good Bar
- Il Terrazzo Carmine
- Locus Wines
- Lowlander Brewery
- My Oh My
- Salumi Artisan Cured Meats
- Tat's Delicatessen
- Taylor Shellfish Oyster Bar
- The Dandy
- The Pastry Project
- Un Po Tippy Pizzeria
- Zeitgeist Kunst & Kaffee

GET TO KNOW KING STREET CROSSING

Hudson Pacific Properties' King St. Crossing portfolio combines five buildings of remodeled historic and Class A creative office space.

This unique blend enables tenants to maximize their leasing value with shared amenities and security, including a year-round, bespoke events calendar, across the entire portfolio.

5-Building
Office
Collection

843,000 SF
of Creative
Office Space



**Move-In Ready
Suites**
A Variety of Sizes
& Configurations

Year-Round
Tenant Events
& Public
Programming
Calendar



Charming architecture
& environments



Premier street-level
retail & rotating public
art installations



Conference center



Rooftop amenity spaces



Tenant fitness center



3 Secure bike
storage locations



3 Shower & locker facilities



505 First lobby available
for private events



Ample onsite parking
with above-market ratio,
EV chargers & discounted
carpool space



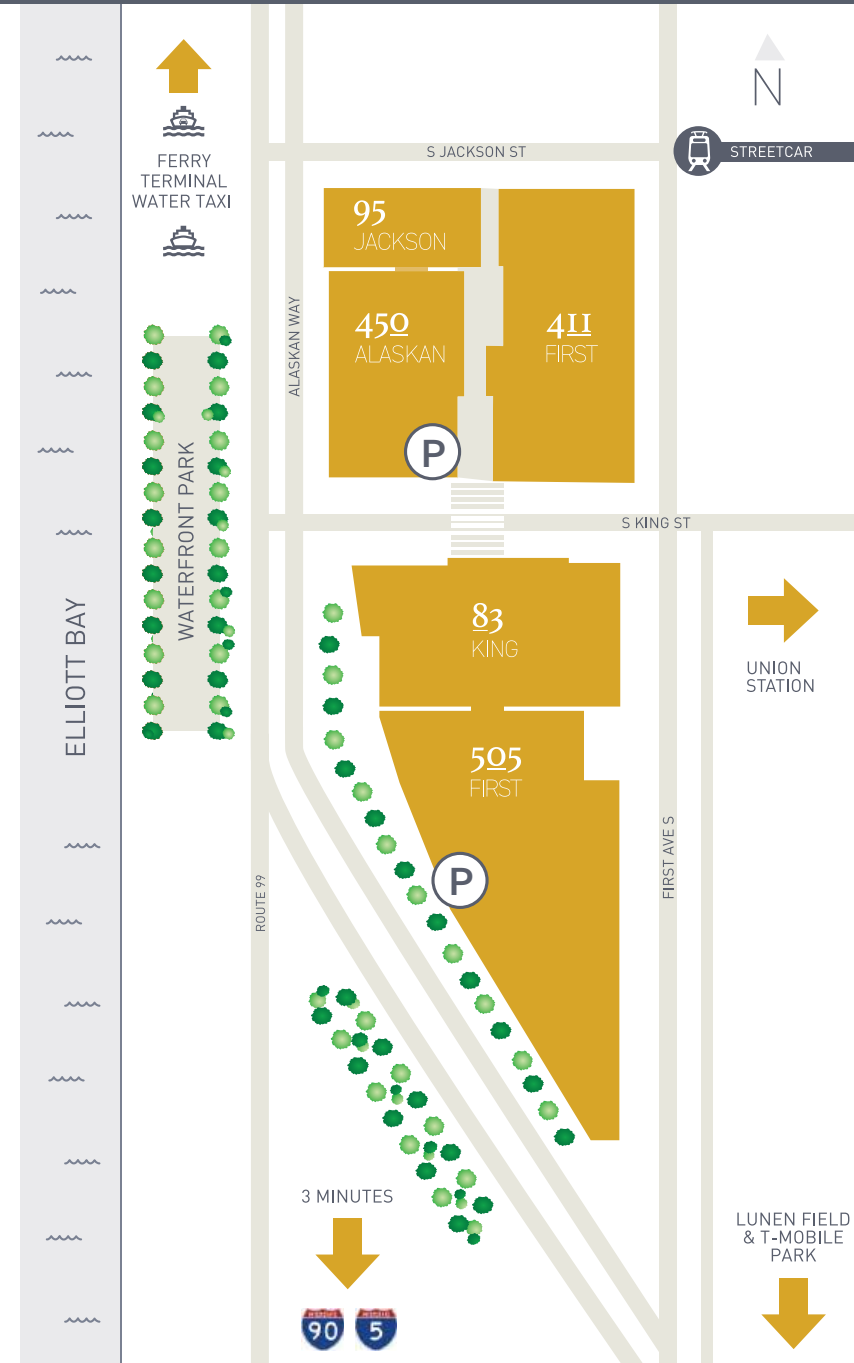
Onsite property
management &
tenant events team



24-hour key-card access
& onsite security



State-of-the-art
infrastructure



ELEVATED TENANT EXPERIENCE



Amenities & Events

Premium tenant amenities and events are designed to enhance the employee workday and create community. Bright and modern collaborative public workspaces, premium tenant-only amenities and a robust events calendar offer the essential elements you and your team need to thrive in a connected, inspiring environment.



**COLLABORATION
SPACES**
ACROSS CAMPUS



**CONFERENCE
CENTERS**
MULTIPLE LOCATIONS



**MODERN
FITNESS CENTER**
+ CURATED CLASSES



**MY HPP
OFFICE**
TENANT APP



**PROPERTY
MANAGEMENT**
ONSITE



**EVENTS &
PROGRAMMING**
ROBUST CALENDAR



**BIKE STORAGE
LOCKERS ROOMS**
3 LOCATIONS

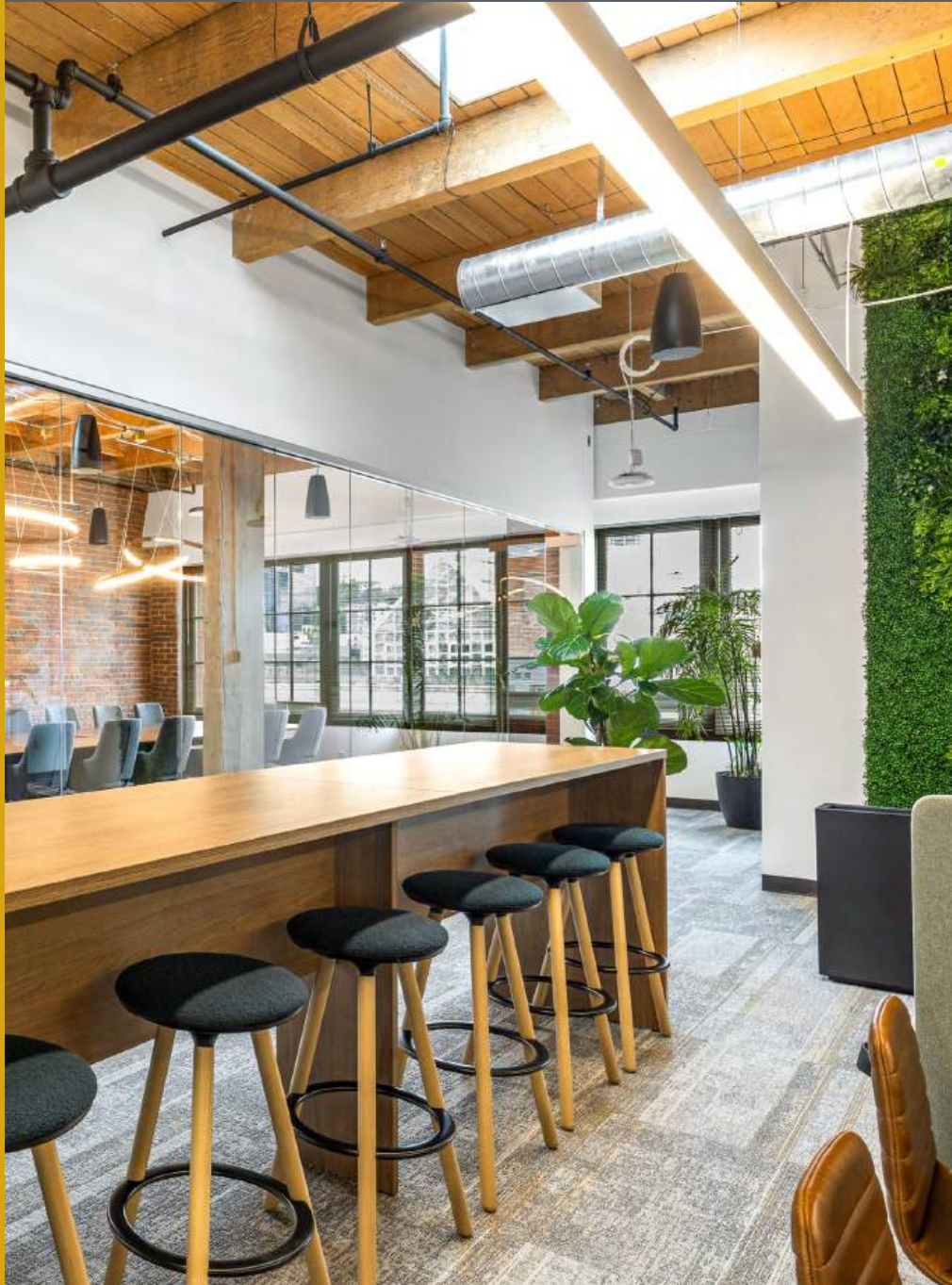


**CONVENIENCE
SERVICES**
CAR WASH



**OUTDOOR
SPACES**
3 ROOFTOPS

MOVE-IN READY SUITES THAT GO THE DISTANCE



HPP's move-in ready suites provide the perfect companion to our highly amenitized buildings.

Designed for immediate productivity, these move-in ready workspaces ensure your team is ready to hit the ground running from day one.



MARKET-LEADING SPACES

PREMIUM WORKSPACES INCLUDE KITCHENS, CONFERENCE ROOMS AND MORE



READY FOR YOU

WE'VE THOUGHT OF EVERYTHING SO ALL YOU HAVE TO DO IS UNPACK AND GET TO WORK



SCALABLE OPTIONS

MULTIPLE MOVE-IN OPTIONS AVAILABLE TO GROW WITH YOU



FLEXIBLE FLOOR PLANS

A VARIETY OF SIZES AND CONFIGURATIONS TO ACCOMMODATE THE WAY YOU WORK

505 FIRST



± 291,000
SF



LEED GOLD
CERTIFIED



FITWEL 1 STAR
CERTIFICATION

Constructed in 2010, and updated in 2025, 505 First is a 7-story, Class A office building with new rooftop indoor/outdoor amenity space and subterranean parking. The property has a spacious, updated lobby with a green wall, generous private and open seating & collaboration areas, and a beverage bar. 505 First places your business at the center of Seattle's culture, connectivity, and energy.

- Class A, 7-story building
- Expansive lobby available to reserve for events
- Rooftop amenity space with catering prep kitchen, lounge seating, expansive patio, outdoor furniture and ceiling speakers
- Fitness center with showers and lockers
- Bike parking and storage
- EV charging stations
- Connects to 83 King



83 KING



± 187,000
SF



LEED GOLD
CERTIFIED



FITWEL 1 STAR
CERTIFICATION

Originally built in 1904 and fully restored to showcase its authentic brick-and-beam character, this landmark offers 8 expansive floors of Class A creative office space. With generous floor plates, favorable window lines, amenities and enviable location directly on Railroad Way, 83 King offers an unbeatable environment and location.

- Class A, 8-story building
- Brick & beam architecture
- Fitness center with showers and lockers
- Bike parking & storage
- EV charging stations
- Connects to 505 First



411 FIRST



± 165,000
SF



LEED GOLD
CERTIFIED

Built in 1906 as the Seller Building, 411 First consists of 3 Class A interconnected office buildings spanning an entire city block. Inside, the building showcases original timber floors, soaring ceilings, expansive windows, and old-world brick that highlight the building's historic character. Tenants share the address with standout corporate neighbors and enjoy on-site retail favorites, from Il Terrazzo Carmine and their upscale pizza bar, Bar Sosta to Flora and Henri, The Dandy, and General Porpoise Donuts.

- Class A, 7-story building
- Conference center
- Large floor plates
- Restored brick & timber
- Home to retail tenants Il Terrazzo Carmine, General Porpoise, The Dandy, Bar Sosta, Browne Family Vineyards, Cowgirls Inc. American Saloon



95 JACKSON



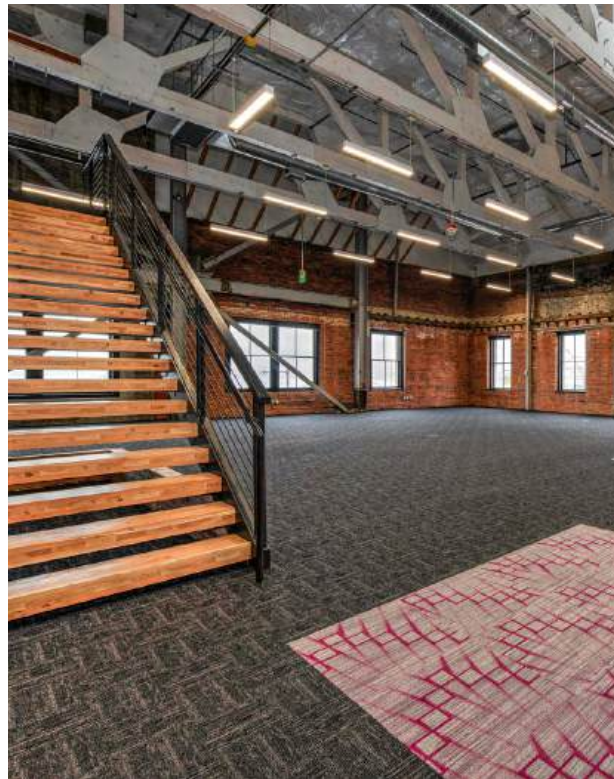
± 35,000
SF



LEED GOLD
CERTIFIED

Built in 1909 and recently renovated for the future, 95 Jackson is a boutique icon in Seattle's original downtown. The building provides 4 full office floors, with the top floor boasting soaring 20-foot ceilings—an inspiring setting for today's most innovative companies.

- Class A, 4-story building
- Fully restored
- 3 Floors with waterfront views
- Connects to 450 Alaskan
- Modern finishes



450 ALASKAN



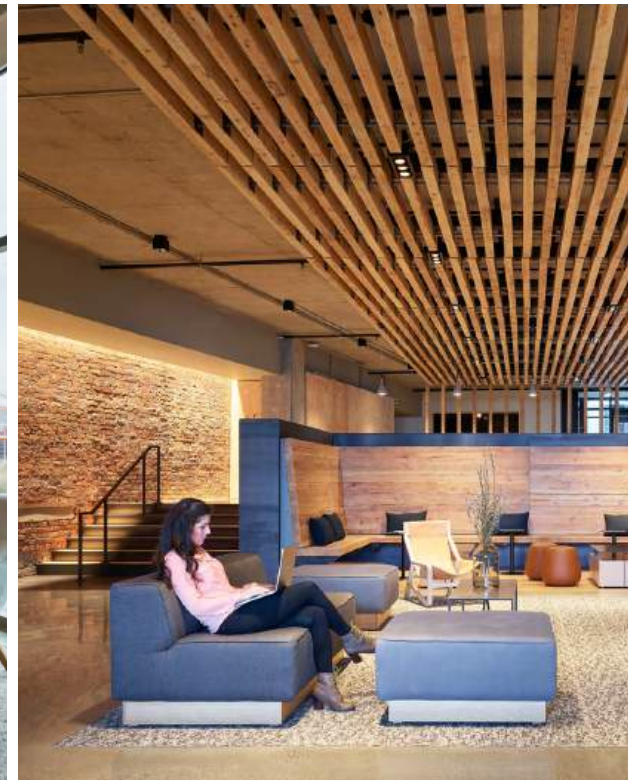
± 172,000
SF



LEED GOLD
CERTIFIED

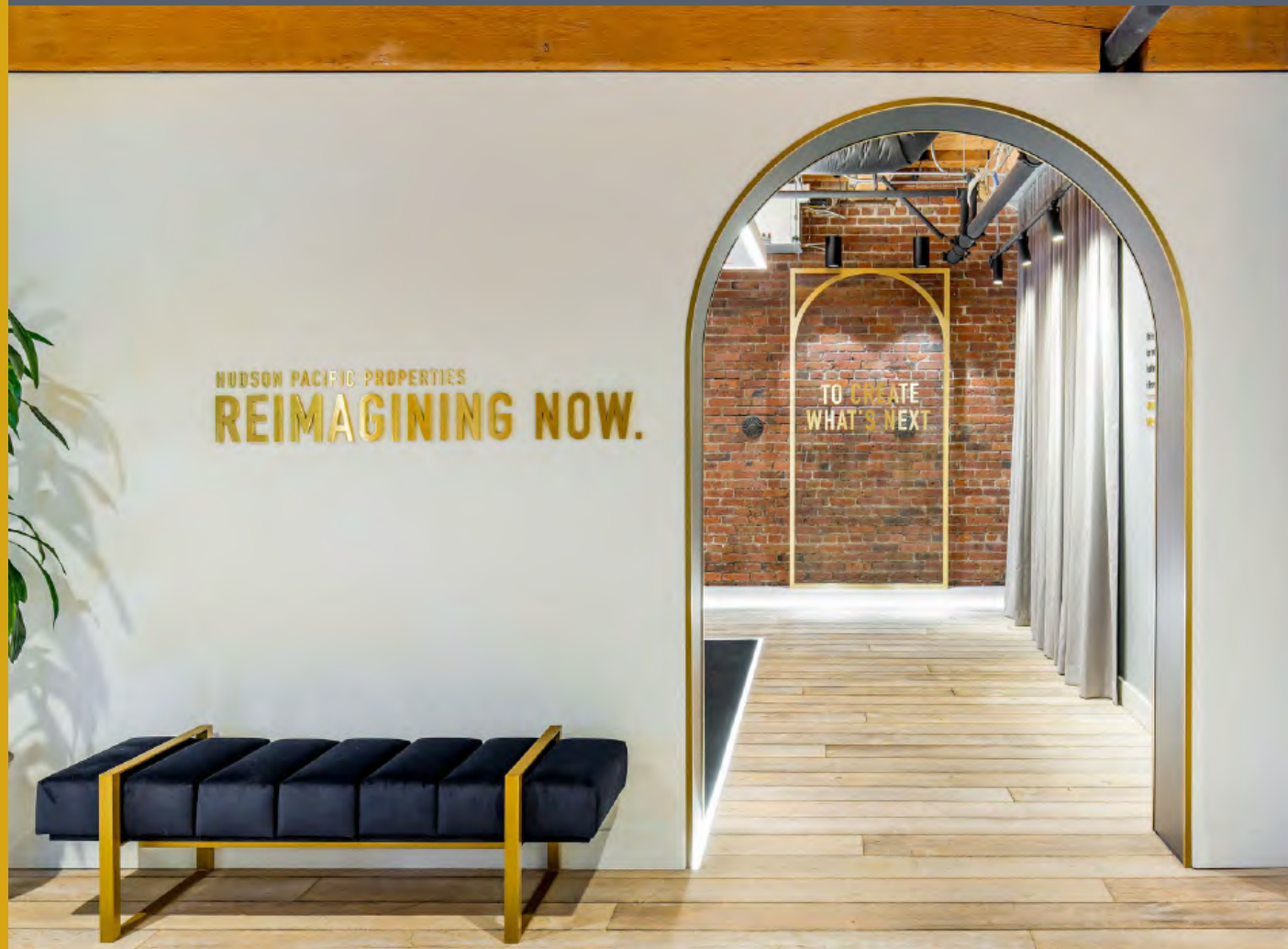
At 450 Alaskan, modern design meets Seattle's iconic shoreline. This 9-story building, completed in 2017, features expansive 23,000 SF floor plates and ground-floor retail. A rooftop amenity deck with a catering kitchen and fire pit fosters connection, while unobstructed Elliott Bay views, a striking lobby and thoughtful details create an amenity-rich environment.

- Class A, 9-story building with waterfront views
- Rooftop amenity space
- Outdoor collaboration spaces
- EV Charging stations
- Connects to 95 Jackson
- Street-level retail



ABOUT HUDSON PACIFIC PROPERTIES

Where we work is not just where we work. It's part of who we are and how we thrive. At Hudson Pacific Properties, that's what drives us to stay one step ahead, looking for opportunities in just the right places to bring innovation to life. When you partner with us, you get a lasting relationship focused on addressing your every need. From an entrance that signals you've arrived to an environment that fosters collaboration, creativity and success, we provide the state-of-the-art infrastructure and excellent service necessary to fulfill your business strategy. And when you're ready, we're here to help you expand for the future, because the sky's the limit. We're driven to find the next amazing space for today and tomorrow's leading companies – building it from the ground up or reimagining it from the inside out. With Hudson Pacific Properties everything is possible.



Partial Client List

NETFLIX

 airbnb

Google

WPP

DELL EMC

Nestlé

NUTANIX

 shopify

 GitHub





KINGST XING

[VISIT WEBSITE](#)

