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UDSON
PACIFIC
PROPERTIES

1099 Stewart Street
Seattle, WA 98101



PRIME DOWNTOWN PREMIUM WORKSPACE



FEATURES AND AMENITIES

PRIME DENNY TRIANGLE LOCATION

±285,310 SF
CLASS A
OFFICE

**LEED GOLD
WIRED GOLD**
CERTIFICATIONS

BUILDING INFO

- + ±285,310 SF Class A Office
- + ±28,000 SF average floor plate size
- + Located in the heart of Seattle's vibrant Denny Triangle neighborhood.
- + Perfect 100 Walk and Transit Scores, immediate freeway access
- + Large state of the art conference facility
- + Outdoor deck
- + Showers and bike storage
- + LEED Gold Certified
- + EV Charging Stations and DAS system throughout building parking garage
- + 1/1,000 SF parking ratio
- + On-site retail amenities



WELCOME TO THE NEIGHBORHOOD

RESTAURANTS & CAFES

- | | |
|------------------------------------|--------------------------------|
| 1. Tutta Bella Neapolitan Pizzeria | 17. The Carlile Room |
| 2. Einstein Bros. Bagels | 18. Dough Zone Dumpling House |
| 3. Top Pot Doughnuts | 19. Just Poke |
| 4. FareStart | 20. Mr. West Cafe Bar |
| 5. Marination | 21. BENTOFUL Salad |
| 6. Urban Sushi Kitchen | 22. Daniel's Broiler |
| 7. FareStart | 23. Subway |
| 8. Cafe Madeline | 24. Grumpy Bean |
| 9. Seoul Bowl-Westlake | 25. Taco Del Mar |
| 10. Pho Bac | 26. Nana's Green Tea |
| 11. Barolo Risorante | 27. Artly Coffee |
| 12. Charry Street Coffee House | 28. Mighty-O Donuts |
| 13. Nordstrom Grill | 29. Market House Meats |
| 14. Din Tai Fung | 30. Bloom |
| 15. Anchorhead Coffee | 31. Starbucks |
| 16. TIDAL+ | 32. Crumble & Flake Patisserie |

SHOPPING

1. west elm
2. 2200 Westlake
3. Seattle Diamonds
4. LIKELIHOOD
5. Fantasy Unlimited SLU
6. Nordstrom Shoe Shine
7. Gucci - Nordstrom Downtown Seattle
8. Nordstrom
9. lululemon
10. Pacific Place
11. Tiffany & Co.
12. VAIN
13. Melrose Market

BARS & NIGHTLIFE

1. Palace Kitchen
2. Dimitriou's Jazz Alley
3. The Devil's Triangle
4. Rickhouse Whiskey Bar
5. Keys on Main

HEALTH & FITNESS

1. Robert Leonard
2. Personal Time Spa
3. ZUM Fitness
4. 24 Hour Fitness
5. Paramount Dental Center
6. Club Z



TRANSIT MAP

TRAVEL KEY

- SOUTH LAKE UNION STREET CAR
- LIGHT RAIL ROUTE
- I-5 INGRESS
- I-5 EGRESS

50+

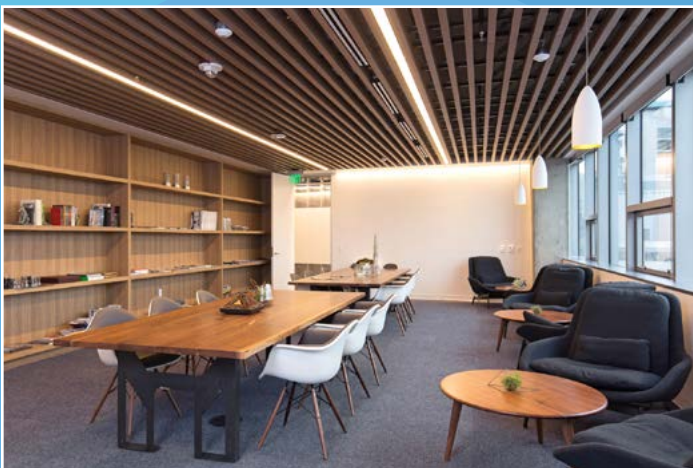
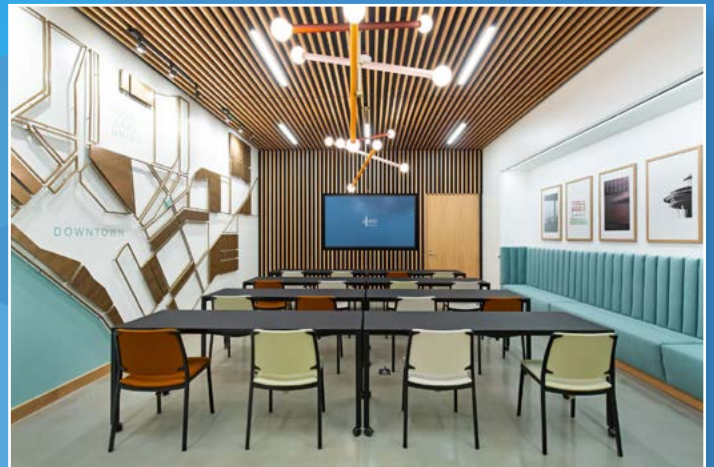
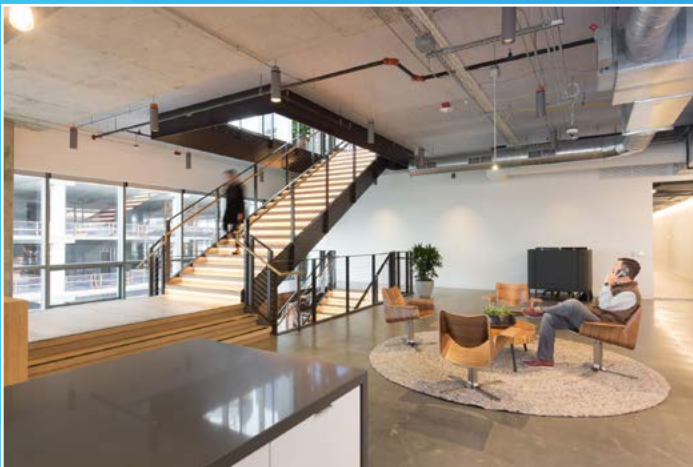
Restaurant & Bars all within walking distance

10

Minutes to Nearby Transportation

5

Minutes to I-5 North or South



REIMAGINING NOW. TO CREATE WHAT'S NEXT.



FOR MORE INFORMATION CONTACT: 411 FIRST AVENUE SOUTH, SUITE 210, SEATTLE / WA 98104 | 206 467 5002



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.



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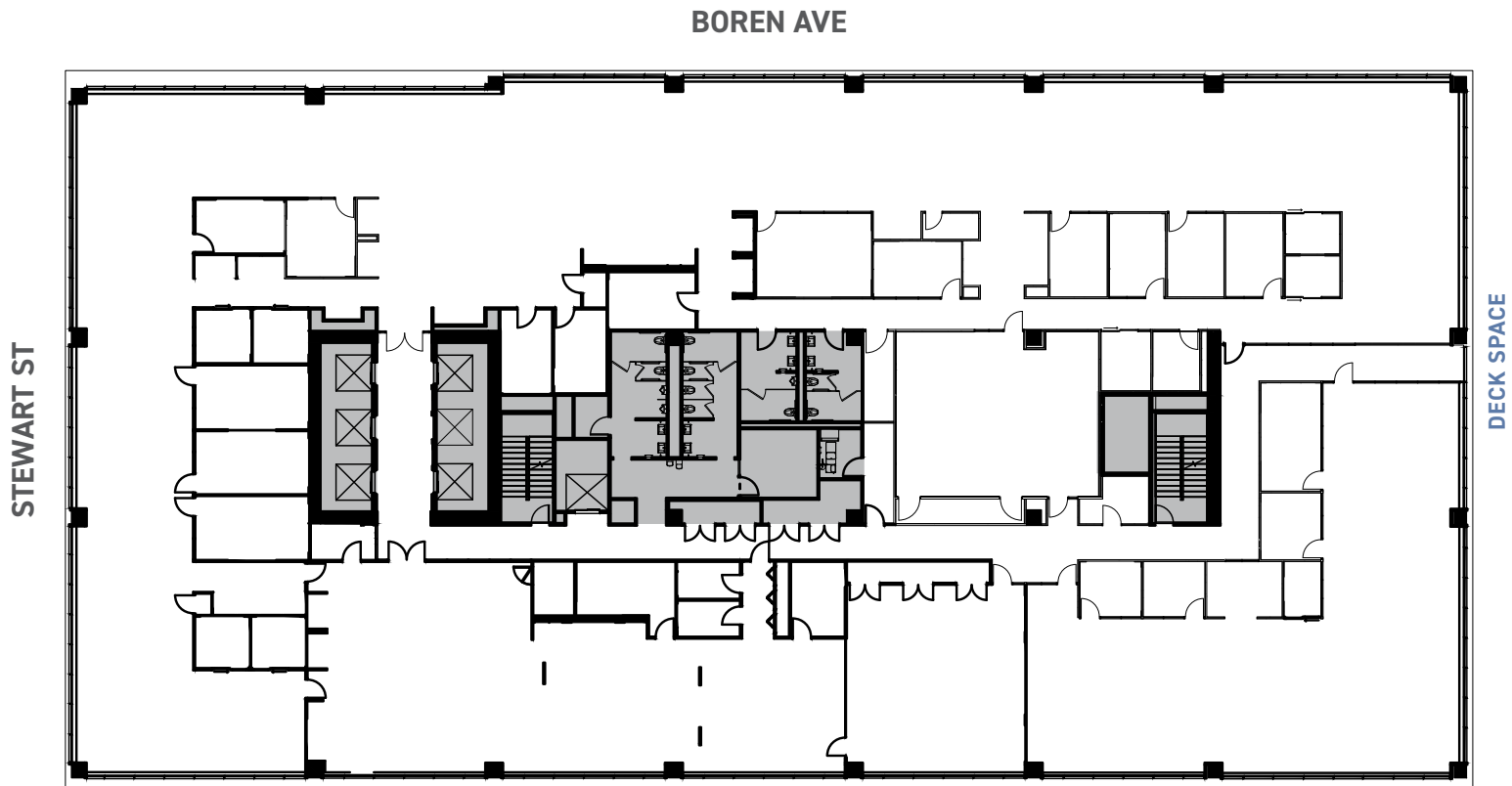
206.948.4440

hallgrimson@broderickgroup.com

FLOOR 2

28,857 SF

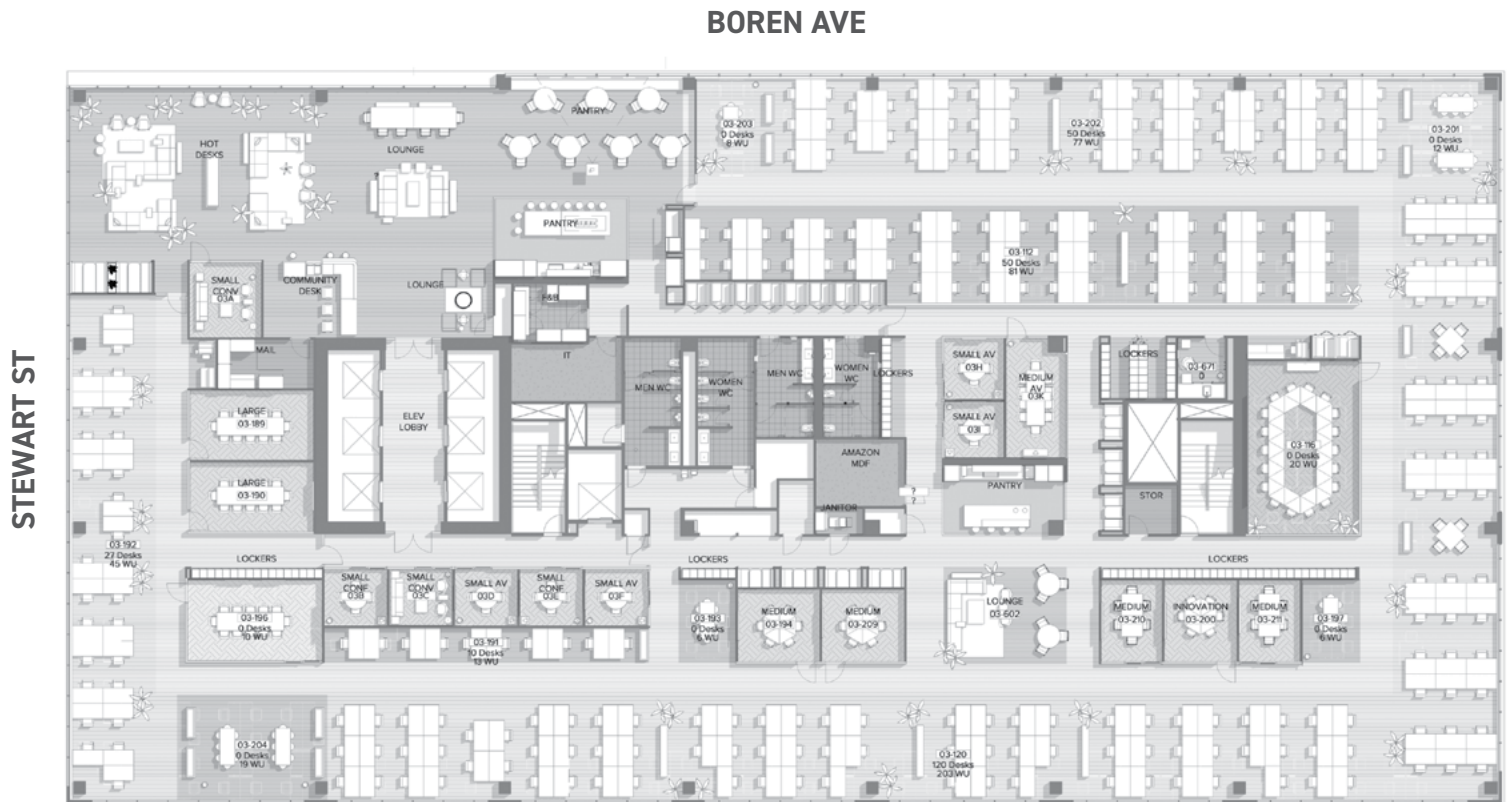
Available July 1, 2024



FLOOR 3

28,479 SF

Available March 1, 2025



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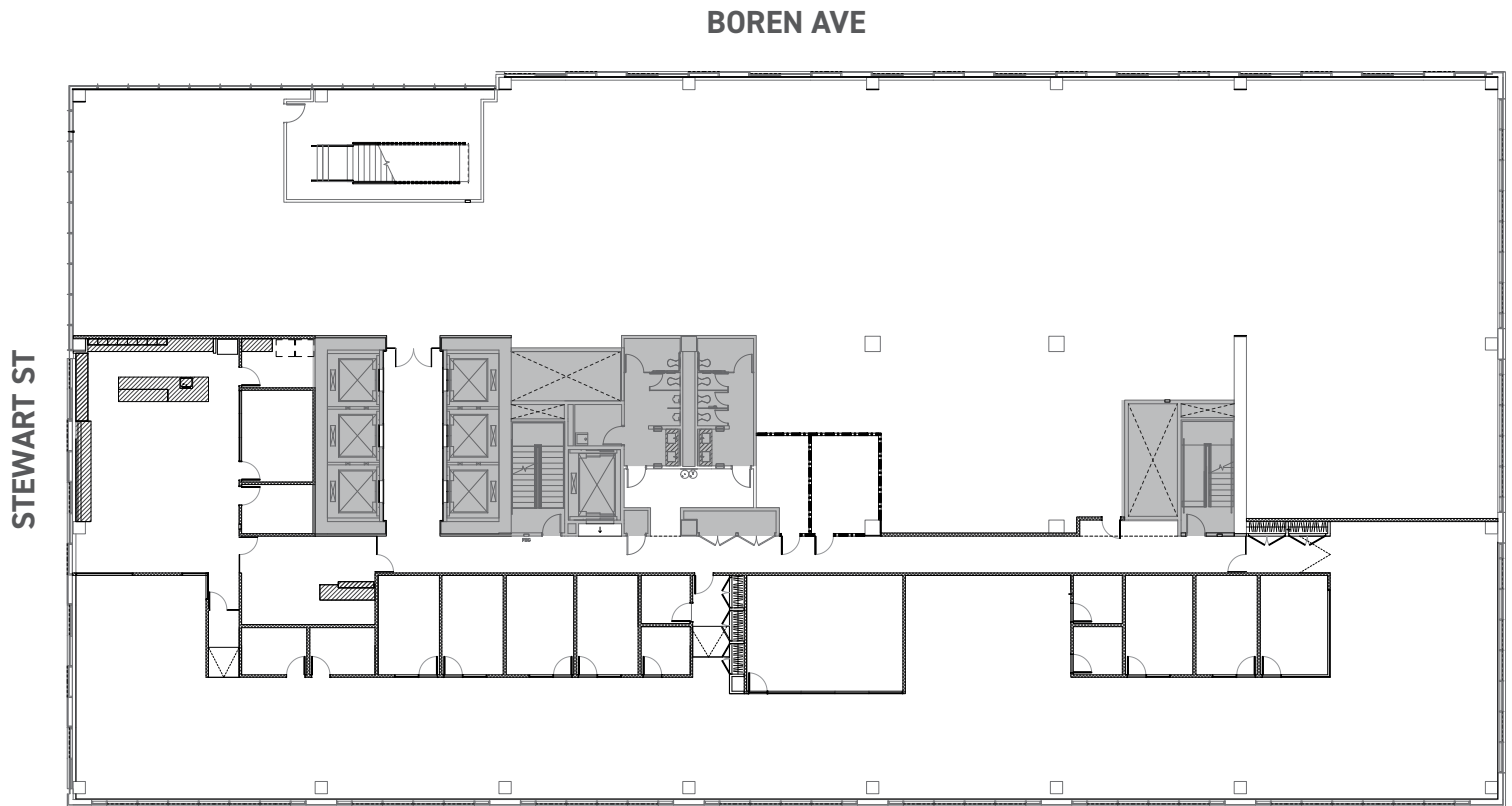
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FLOOR 8

28,057 SF

Available June 1, 2025



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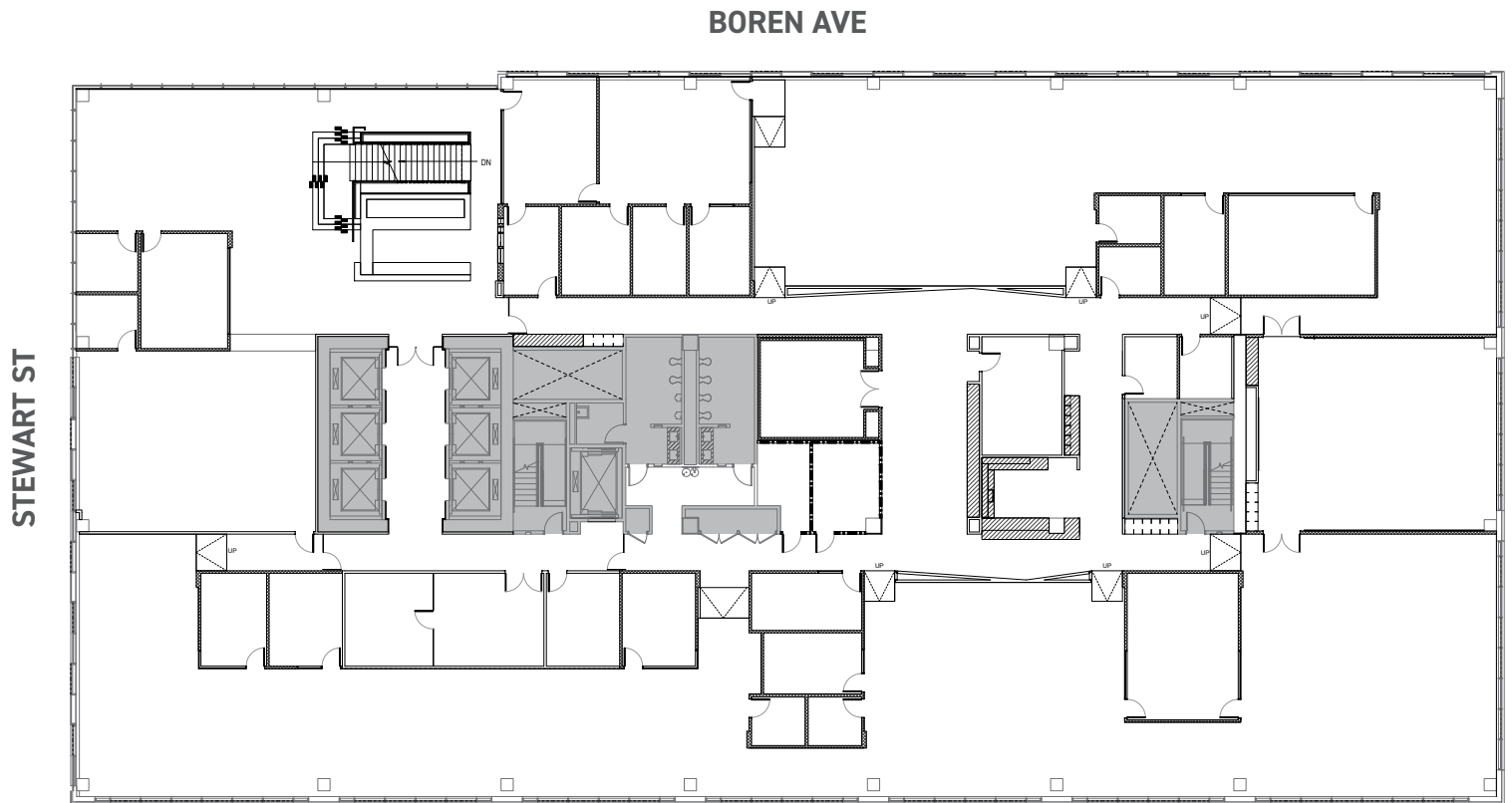
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FLOOR 9

28,052 SF

Available June 1, 2025



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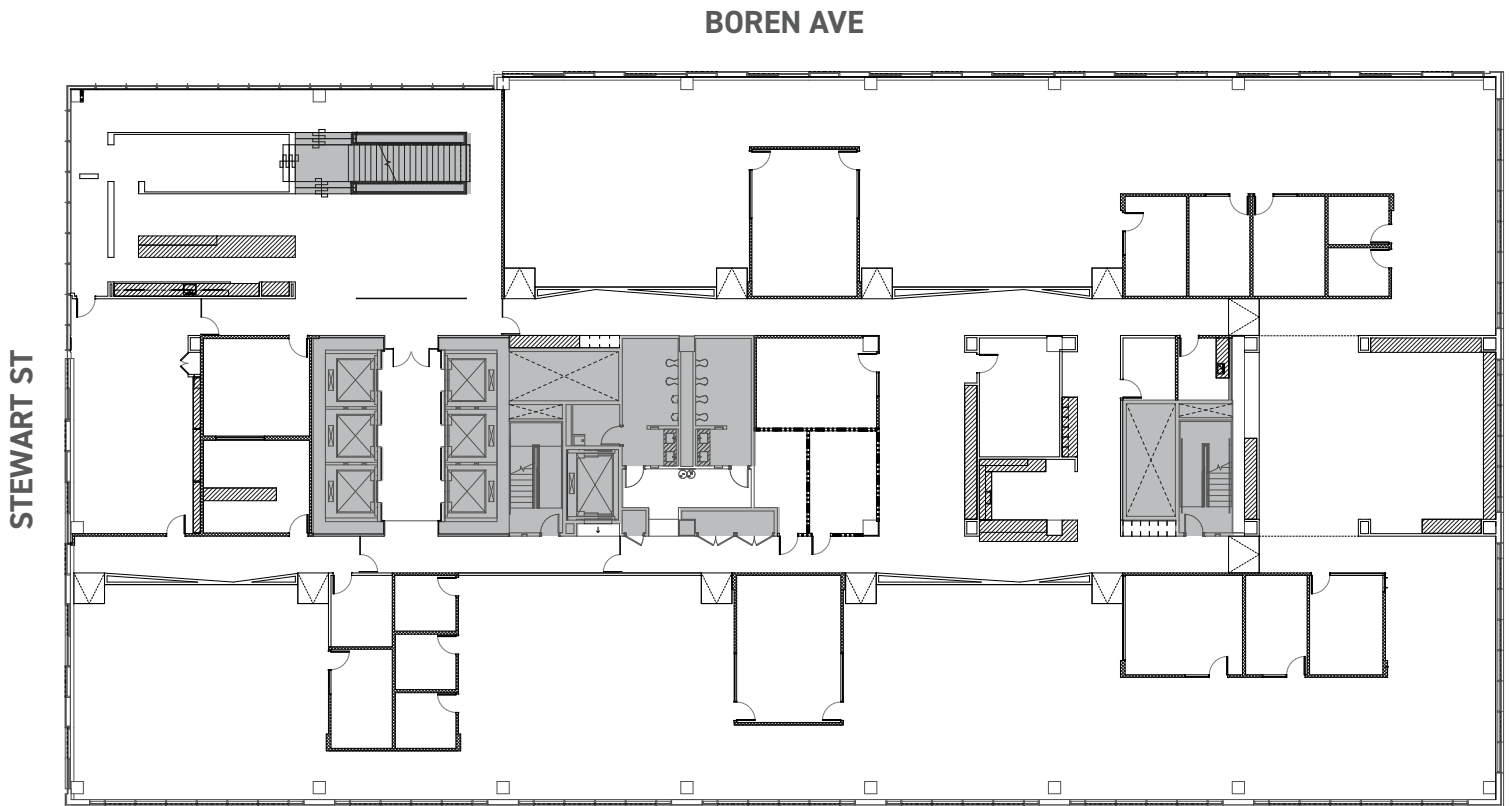
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FLOOR 10

28,057 SF

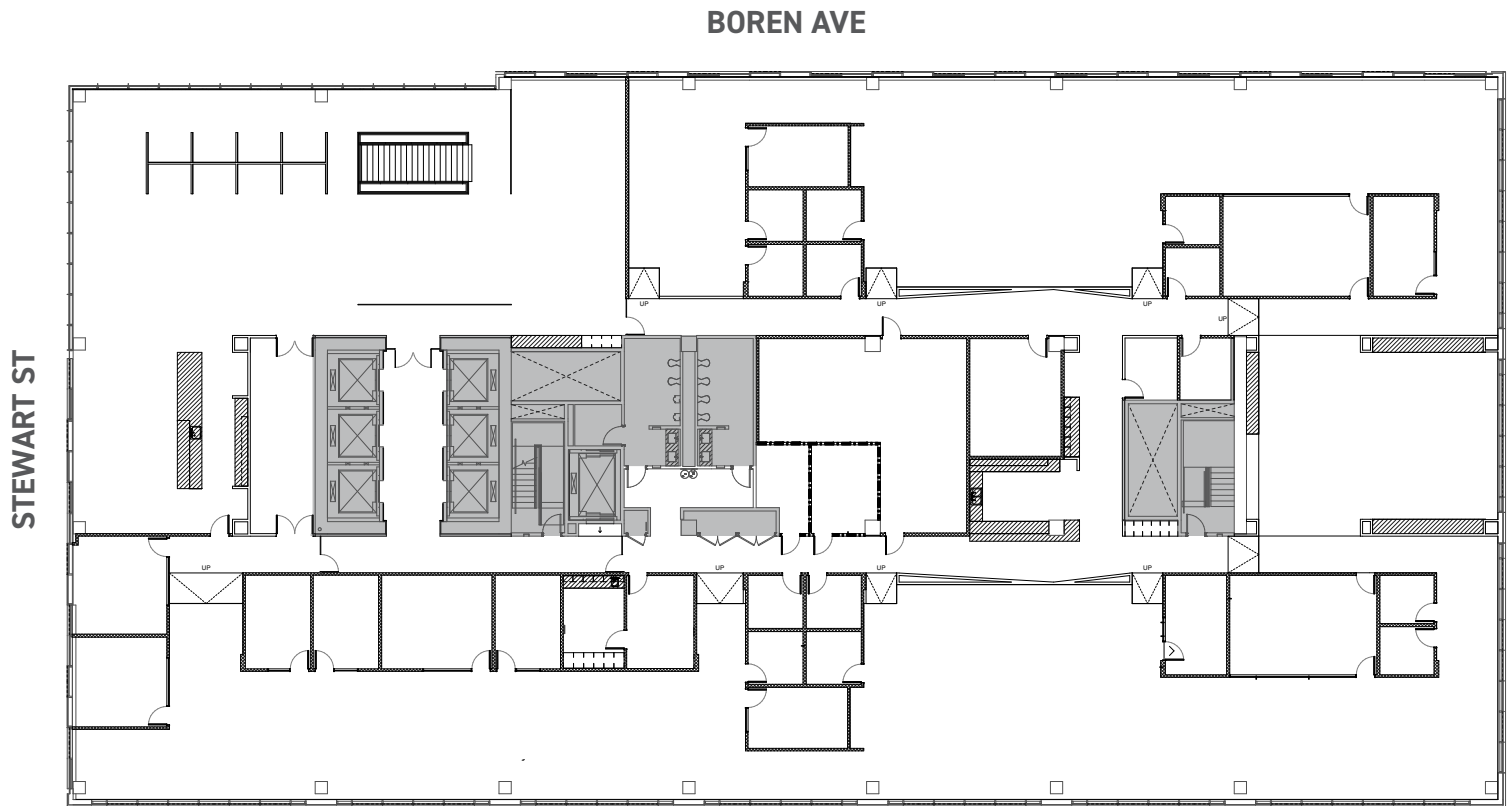
Available June 1, 2025



FLOOR 11

28,056 SF

Available June 1, 2025



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