



KINGST XING

RETAIL



HUDSON
PACIFIC
PROPERTIES



PIONEER SQUARE AND WATERFRONT PARK LOCATION

It's All Happening in Pioneer Square

Pioneer Square, Seattle's original downtown, 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.

Retailers and restaurants are fed by an extensive and growing residential community, daytime office tenants, evening sports fans and 24/7 destination visitors. In addition, Hudson Pacific Properties has curated a collection of notable retailers within its King Street Crossing portfolio, alongside a dynamic year-round events calendar and dynamic public art streetscapes.

PURCHASING POWER:

\$117,000

AVERAGE ANNUAL
HOUSEHOLD INCOME
(WITHIN 3-MILE RADIUS)

CORE URBAN
CONSUMER BASE
OF NEARLY

50%

WORKING AGE
ADULTS (25-44)

DAYTIME DEMAND:

~70,000

JOBS

~13,000

RESIDENTS
WITHIN
½ MILE

OR NUMBER
OF HOUSING
UNITS

UP TO

116,000

VISITORS ON
SEAHAWKS,
MARINERS
& SOUNDERS
GAMEDAYS

97

WALK SCORE

100

TRANSIT SCORE



THE NEW SEATTLE WATERFRONT



In Good Company

- 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 Topsy Pizzeria
- Zeitgeist Kunst & Kaffee

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

GET TO KNOW KING STREET CROSSING

King Street Crossing's retail collection is ideally located a stone's throw from Lumen Field and T-Mobile Park—drawing year-round Seahawks, Sounders, and Mariners fans.

What's more, KSX is directly connected to Seattle's brand-new Waterfront Park via the city's Overlook Walk and promenade improvements.

With a Walk Score of 97 ("Walker's Paradise"), the neighborhood makes it effortless for diners and shoppers to arrive on foot or transit and linger among galleries, cafes, and historic streets.

For retailers, that unique combination of stadium energy, a reimagined waterfront destination, and exceptional pedestrian access creates a powerful setting to capture both locals and visitors.

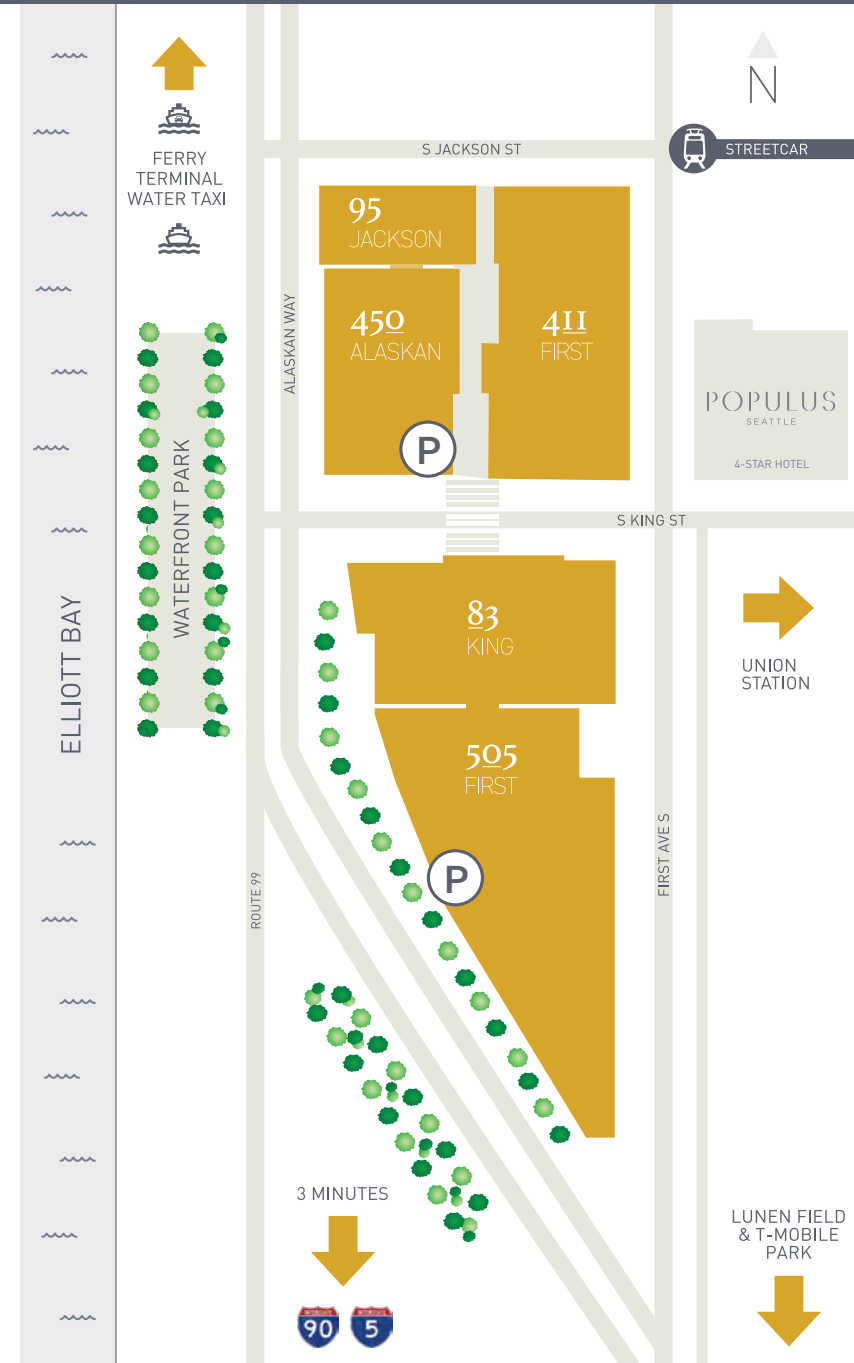
Five
Building
Collection

590 Onsite
Parking Spaces
Available



50,000 SF
of Prime
Retail Space

±500,000 SF
of Office Tenants
incl. Airbnb, Dell, & WPP



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 convenient, subterranean parking. Spanning 14,000 square feet, these retail spaces sit a short walk away from both the new Seattle Waterfront and Lumen Field. 505 First positions retailers at the center of Seattle's culture, connectivity, and energy.

- 14,000 SF street frontage retail
- 7-Story office building
- 3 store fronts
- 2 Blocks from Lumen Field



83 KING



± 187,000
SF



LEED GOLD
CERTIFIED



FITWEL 1 STAR
CERTIFICATION

Originally constructed in 1904 as the Seattle Hardware Company Building, 83 King marries authentic brick-and-beam character with modern upgrades to create a standout ground-floor retail address in Pioneer Square. Street-front spaces open directly onto Railroad Way South. With immediate access to the revitalized waterfront, regional transit, and year-round event energy, 83 King offers retailers a rare combination of heritage, prominence, and daily demand.

- 2,800 SF street frontage retail
- 8-Story office building
- 2 Store fronts
- Historic retail entry point



411 FIRST



± 165,000
SF



LEED GOLD
CERTIFIED

Built in 1906 as the Seller Building, 411 First consists of 3 interconnected buildings spanning an entire city block. Just behind the building, a quaint, twinkle-lit alleyway connects King Street to Jackson Street. Well-known restaurants and retailers make 411 First a destination location, including beloved Italian eatery, Ill Terrazzo Carmine, as well as Bar Sosta, The Dandy, Flora & Henri boutique, General Porpoise Donuts and Browne Family Vineyards.



BAR SOSTA

BROWNE
FAMILY VINEYARDS



Il Terrazzo
CARMINE

THE
DANDY

- 19,000 SF street frontage retail

- 7 Store fronts

- 7-Story office building

- 14 Onsite residential condos



95 JACKSON



± 35,000
SF



LEED GOLD
CERTIFIED

Built in 1909 and renovated for the future, 95 Jackson is a boutique icon in Seattle's original downtown. The building is the perfect balance of modern convenience and historic charm and includes one 3,400 square foot retail space.

- 3,400 SF street frontage retail
- 4-Story office building
- 1 Store front
- Basement space below retail



450 ALASKAN



± 172,000
SF



LEED GOLD
CERTIFIED

At 450 Alaskan, modern design meets Seattle's iconic shoreline. This 8-story building, completed in 2017, lies directly across from the new Seattle Waterfront and features 2 street-level store fronts.

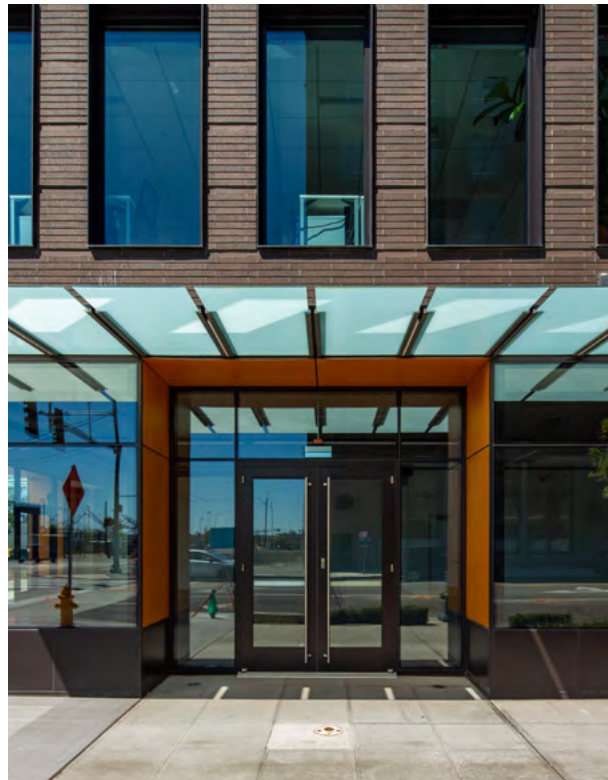
These charming spaces are positioned along Alaskan Way and King Street — one anchored by full waterfront exposure with commanding views of Elliott Bay and the other adjacent to a charming, string-lit passageway that connects King to Jackson.

- 7,500 SF street frontage retail

- 9-Story office building

- 2 Store fronts

- Retail along new Seattle Waterfront



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.

HUDSON PACIFIC PROPERTIES
REIMAGINING NOW.

TO CREATE
WHAT'S NEXT

Partial Client List

NETFLIX

 **airbnb**

Google

WPP

DELL EMC

Nestlé

NUTANIX

 **shopify**

 **GitHub**





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KINGST XING

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