



WASHINGTON ONE THOUSAND



1000 OLIVE WAY
SEATTLE, WASHINGTON 98101

Where Work *meets Wow.*

Washington 1000 presents the ideal opportunity to headquarter in one of Seattle's most amenitized, sustainable and accessible environments. What's more, Hudson Pacific has extensive expertise in workplace design and construction to help bring your company offices to life.



± 546,000 SF Class A Tower

± 10,000 SF Retail

± 36,500 SF Floor Plates

Indoor-Outdoor Rooftop Amenity





Elevating *the Everyday.*

This stunning LEED Gold building was designed with all the features and amenities that today's employees desire. Imagine public spaces humming with activity by the building's onsite events team. Picture a club-like bike lounge with private showers & lockers, state-of-the-art conference facilities, lush outdoor spaces and indoor workspaces awash in natural light. In short, W1000 has it all, and more.



FEATURES & AMENITIES

1.17-acre, full-block site

17 stories; 13'8" slab to slab; 10' ceiling height

150 parking spaces + EV charging stations

Additional 100 parking spaces at Hill7

Large 36,500 SF floor plates with limited columns

Two 3,000 SF terraces off the 2nd floor main lobby

Rooftop amenity indoor lounge and outdoor deck

10,000 SF street-level retail

Street-level bike storage with service stations

Private showers/lockers

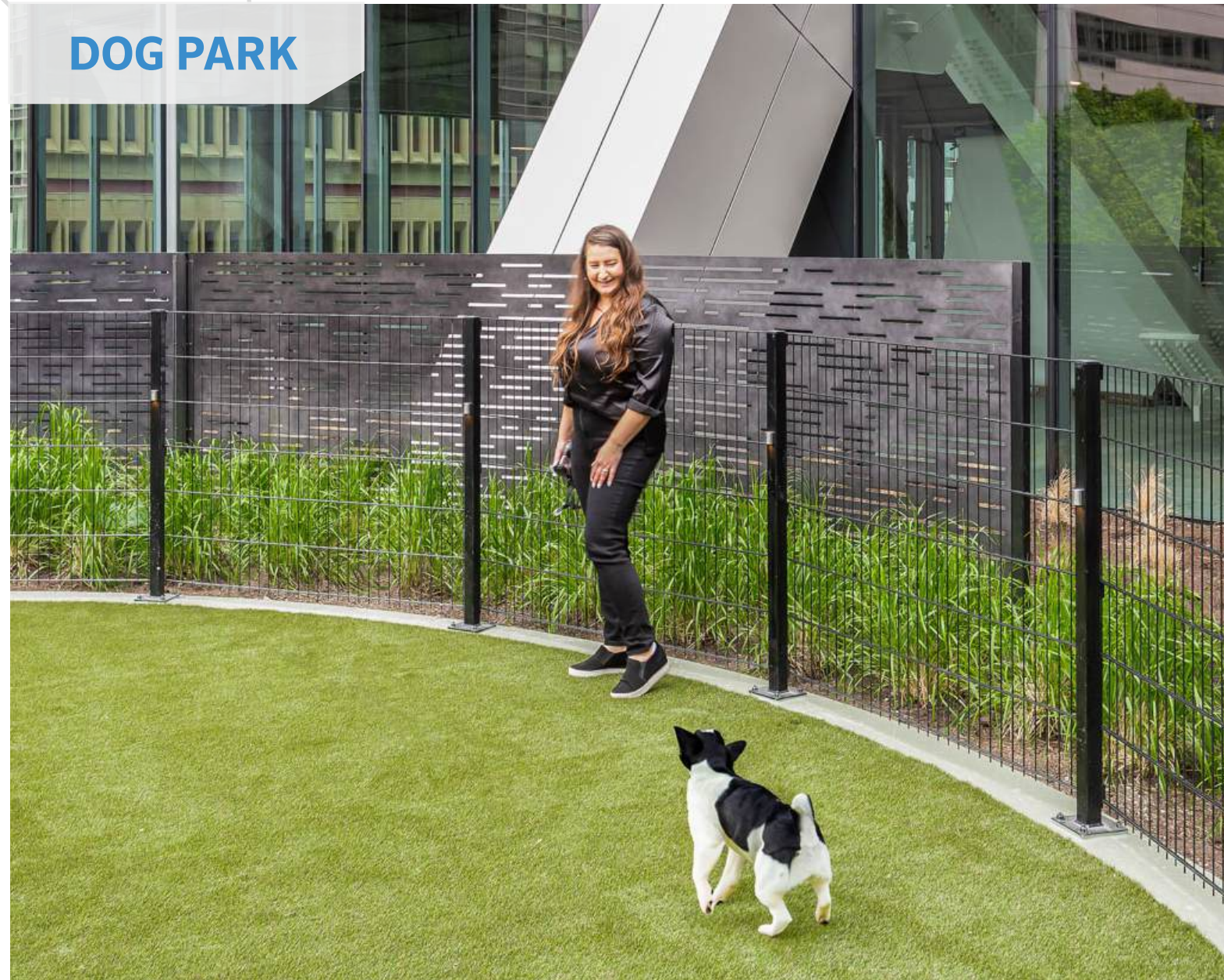
Code +2 fixture count

Abundant natural light throughout





DOG PARK



2ND FLOOR TERRACE



2ND FLOOR TERRACE

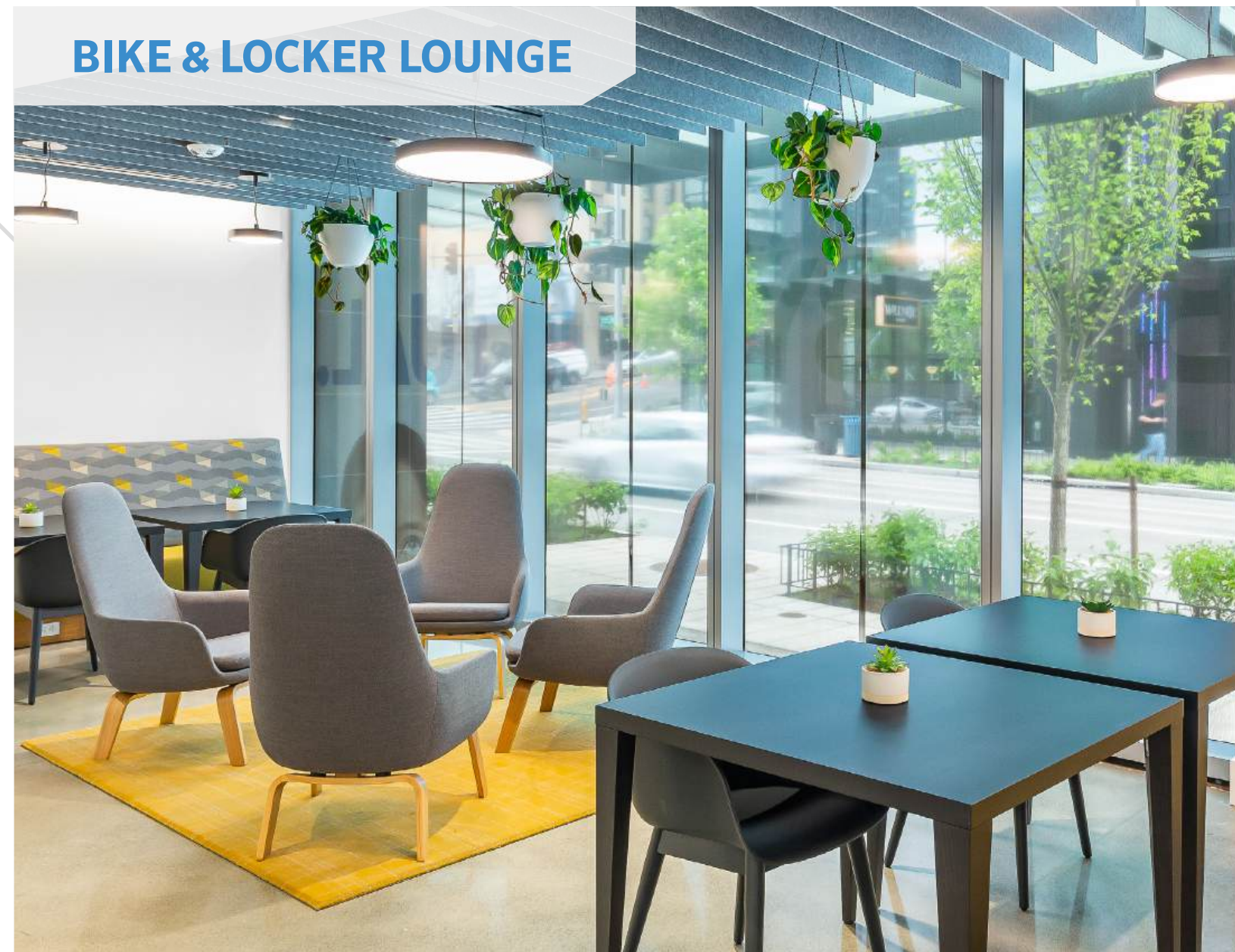


BIKE STORAGE



BUILDING AMENITIES

BIKE & LOCKER LOUNGE



CONFERENCE CENTER



Not your father's *Convention Center.*

The Seattle Convention Center's newest Summit location sits directly across the street from W1000 and contributes to a vibrant neighborhood street experience. A bevy of new retail, both within and around The Summit has had an immeasurable impact on foot traffic, safety and neighborhood ambiance.





SOUTH LAKE UNION

W¹⁰₀₀

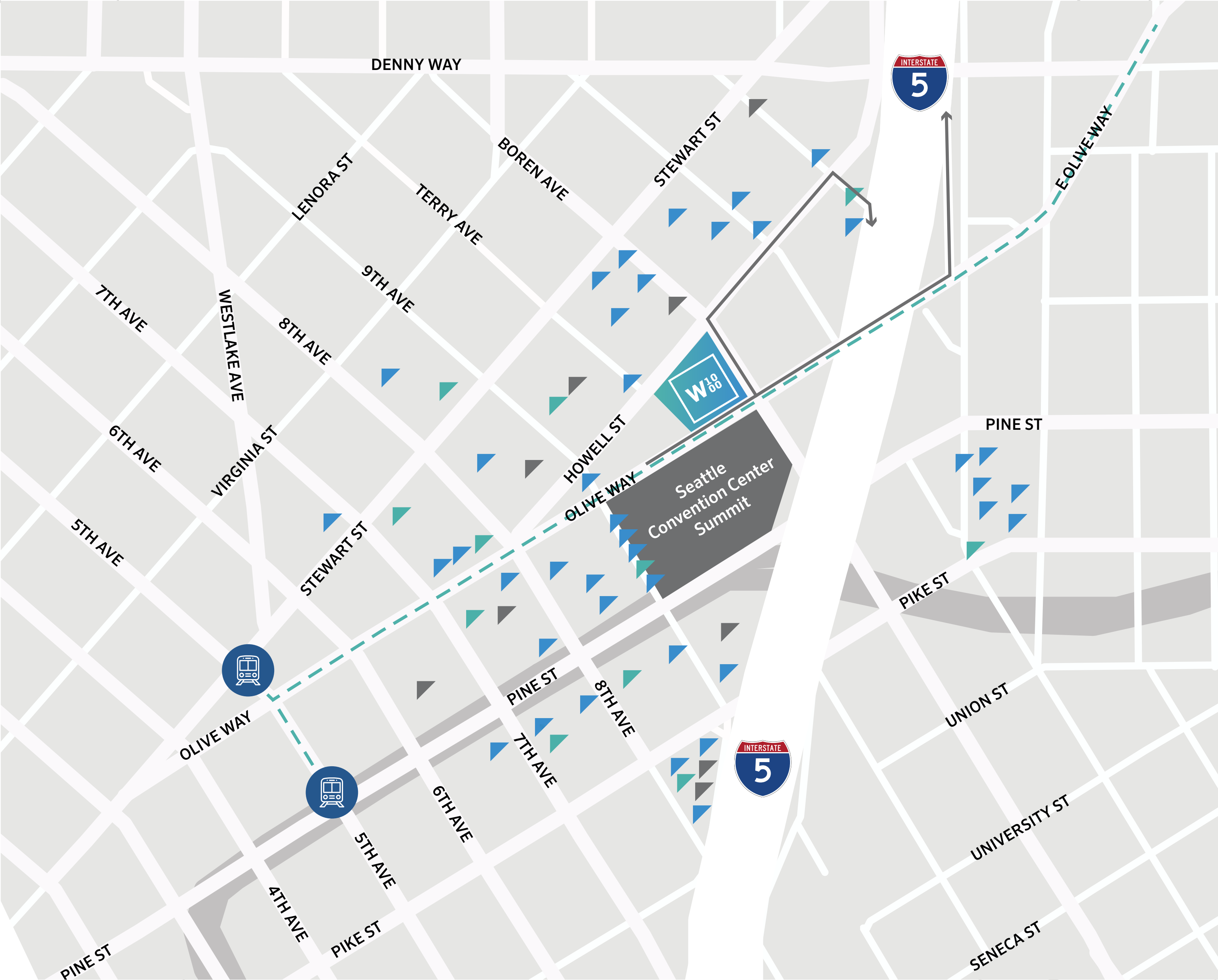
CAPITOL HILL

Welcome to
the neighborhoods.

DOWNTOWN

Washington 1000 is enviably placed at the crossroads of three highly-desirable neighborhoods: South Lake Union, Downtown and Capitol Hill. Employees who don't walk or bike to work will appreciate immediate access to I-5 and proximity to the Link Light Rail, which will include access to Bellevue.

TRANSIT & AMENITIES



Restaurants

- Little Maria's Pizza
- Mighty-O Donuts
- Midori Teriyaki
- Kigo Kitchen
- Metropolitan Cafe
- Nana's Green Tea
- Craft Bar & Kitchen
- Specialty's Cafe & Bakery
- Eighteen 15 Bar
- Daniel's Broiler
- Citrus Thai
- Miller's Guild
- Blueacre Seafood
- Tribeca
- Urbane
- The Carlile Room
- Dragonfish Asian Cafe
- Dough Zone
- Ruth's Chris Steak House
- Cafe Yum
- Rider
- Sitka and Spruce
- Homegrown
- Taylor Shellfish Bar
- Terra Plata
- Mamnoon
- McMenamin's
- Bombo Italian Kitchen
- Daawat Indian Grill & Bar
- Ethioblu C-Store
- Juicy Café
- Pike Brewing Company
- Piroshky Piroshky
- Taco Del Mar

Coffee

- Starbucks
- Dilettante Mocha Cafe
- Caffe Ladro
- Mr. West Cafe Bar
- Anchorhead Coffee
- Starbucks Roastery
- Espresso Caffé Dior
- Monorail Espresso

Hotels & Etc.

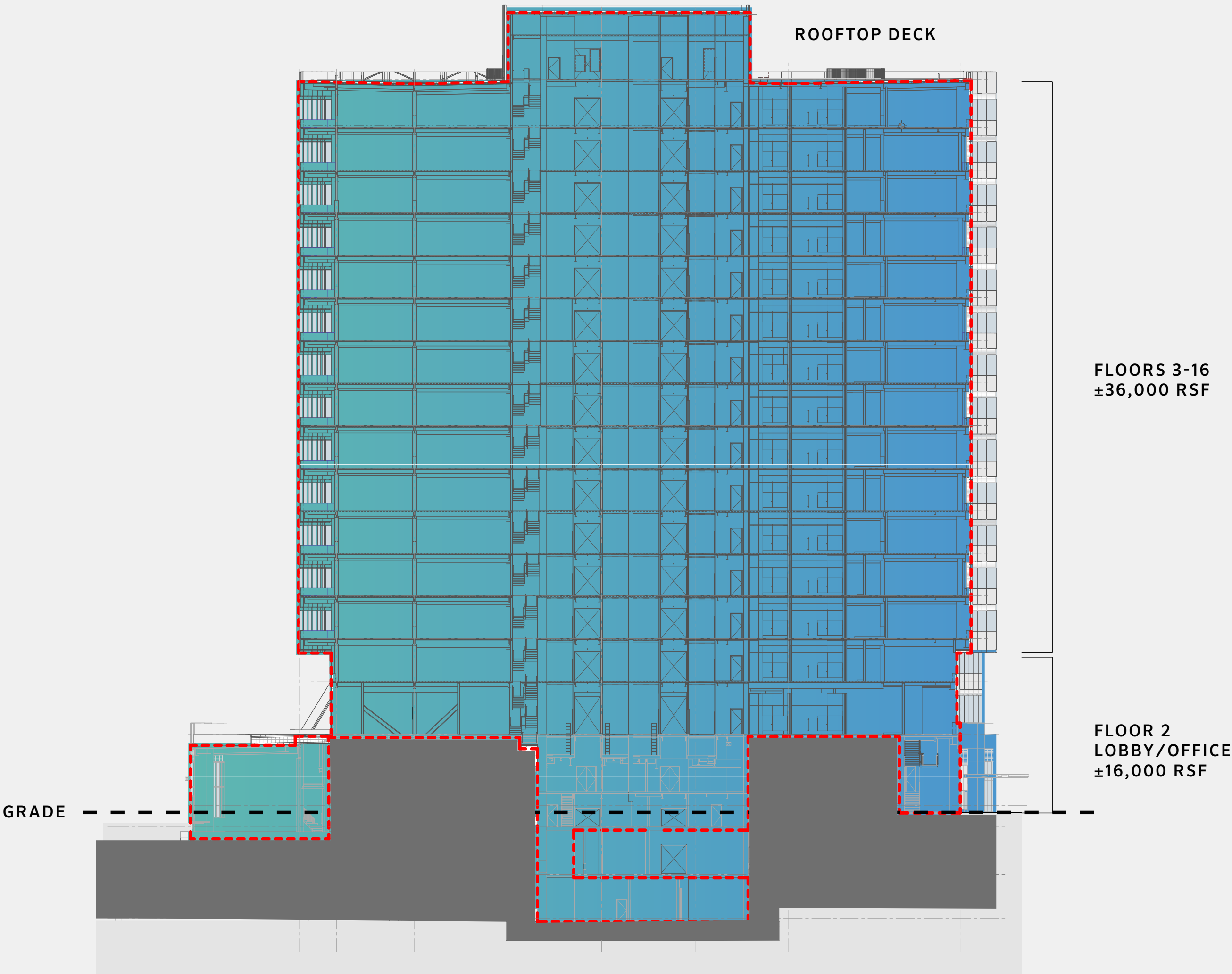
- Hilton Garden Inn
- Residence Inn
- Hyatt Regency
- Hyatt Olive 8
- Paramount Theatre
- Pacific Place
- 24-Hour Fitness
- FASTSIGNS
- FedEx Office

--- Walking Path

— Freeway Access

	99 Walk Score
	100 Transit Score
	74 Bike Score

Stacking Plan

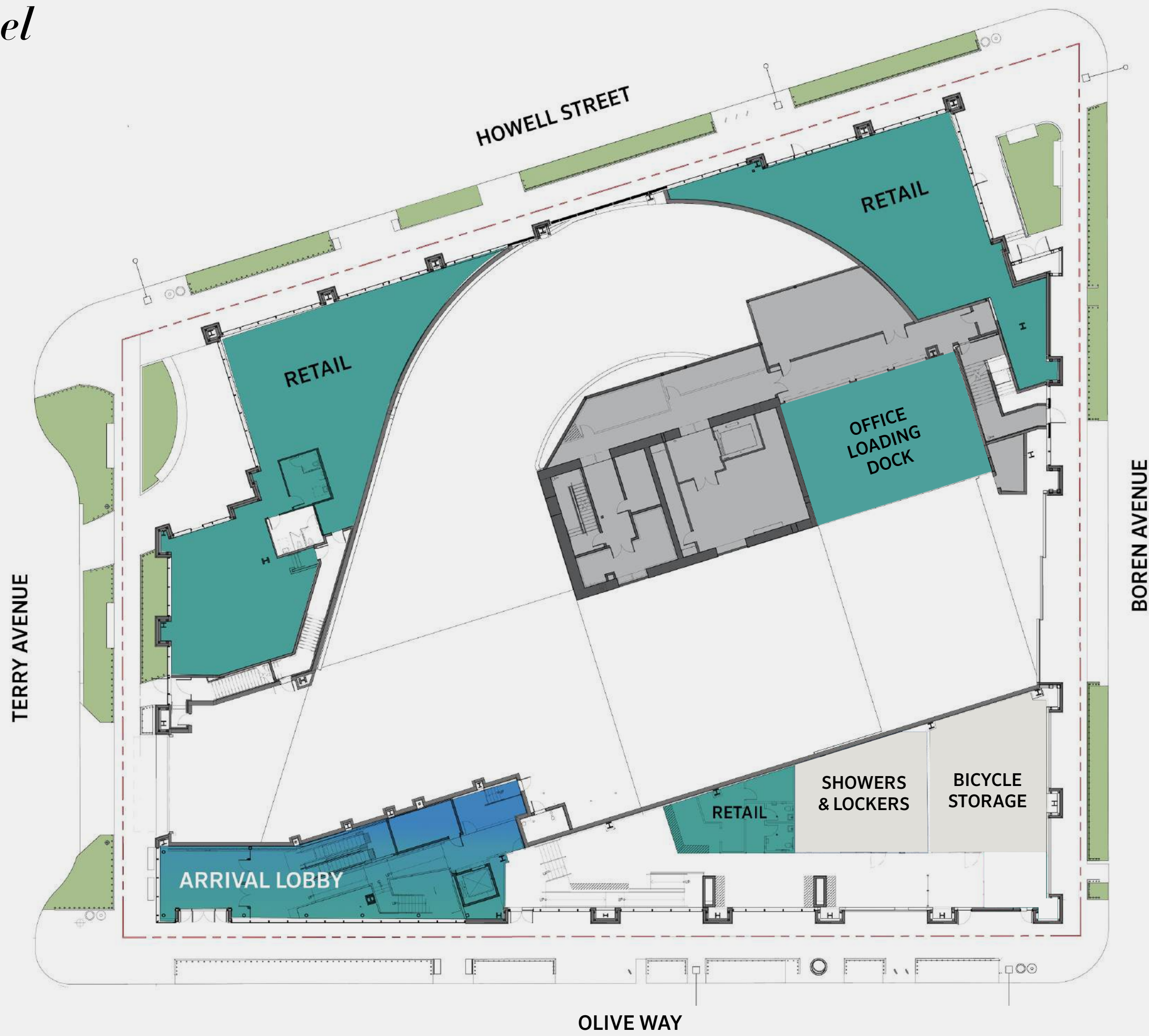


PODIUM WASHINGTON 1000 OFFICE/RETAIL

Site Plan



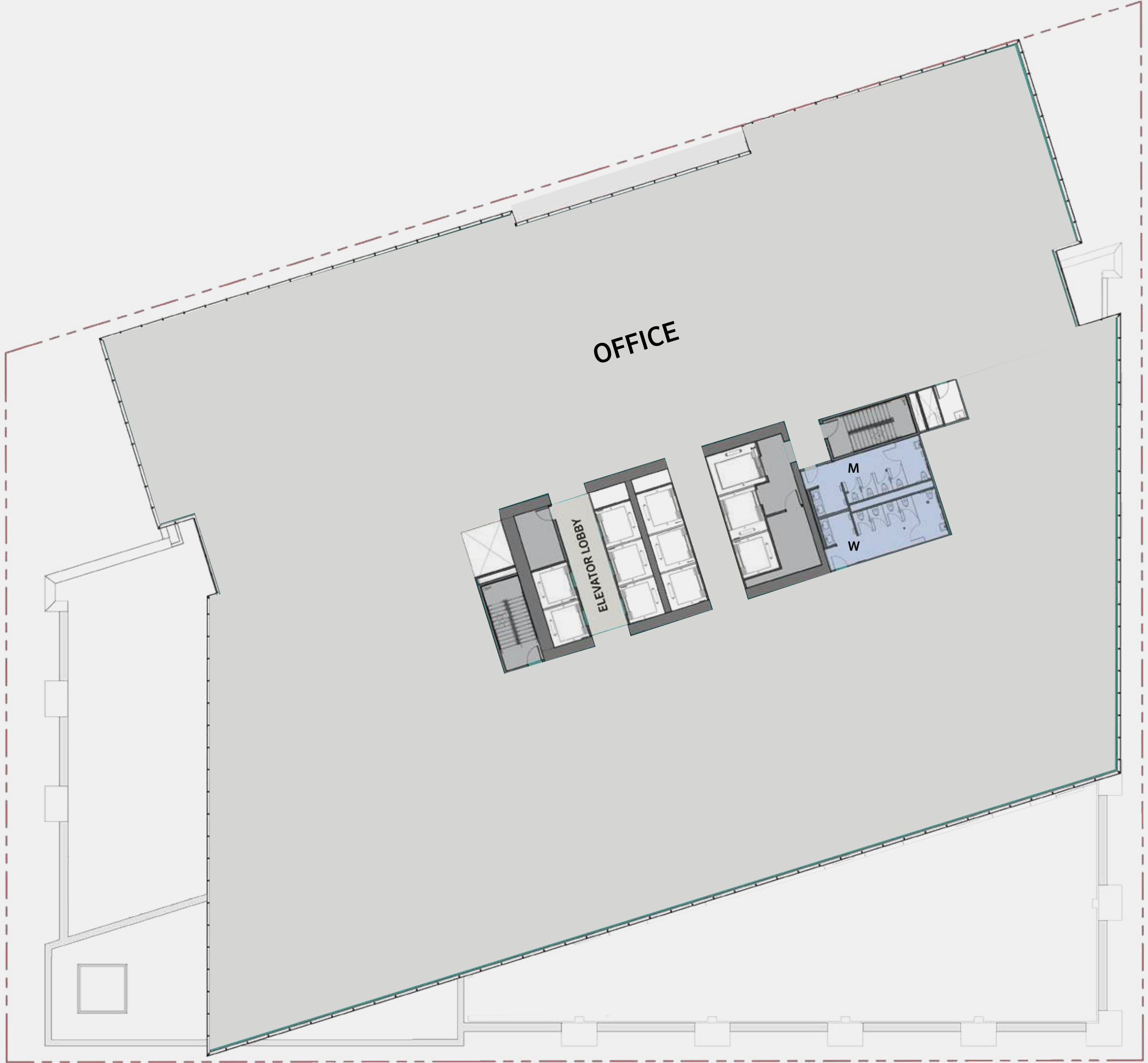
Floorplan Ground Level



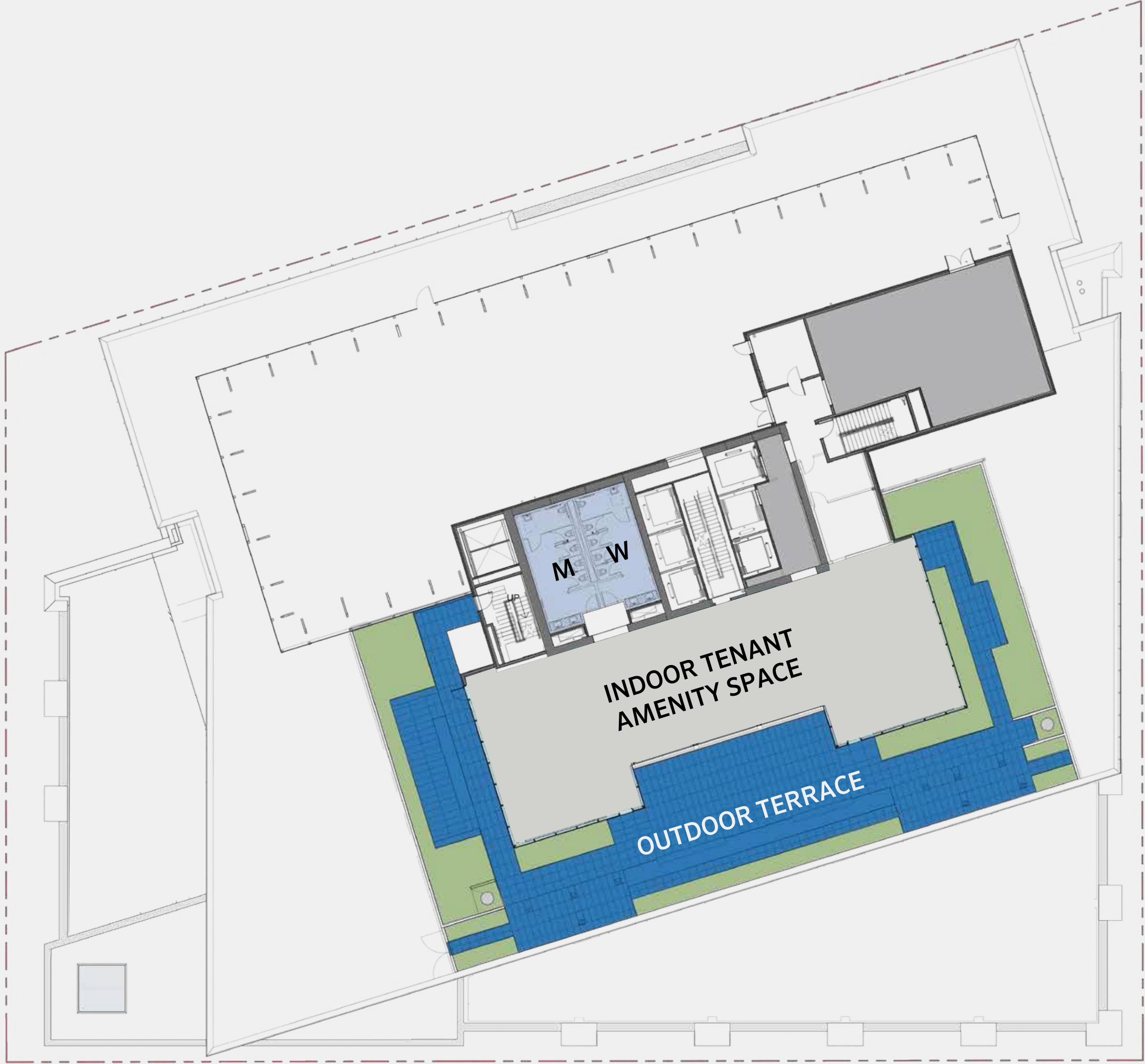
Floorplan Level II



*Floorplan Typical
Tower Level*



Floorplan Roof Level





Washington1000HPP.com

Greg Inglin

206 292 6128
greg.inglin@cbre.com

David Abbott

206 292 6133
david.abbott@cbre.com

Laura Ford

206 280 4688
laura.ford@cbre.com

Tim Owens

206 292 6120
tim.owens@cbre.com

Katie Nagle

925 876 2111
katie.nagle@cbre.com