



WASHINGTON ONE THOUSAND



1000 OLIVE WAY
SEATTLE, WASHINGTON 98101

Where Work *meets Wow.*

Washington 1000 is one of downtown Seattle's most amenitized, sustainable, and accessible office buildings. With a versatile mix of full floors and move-in ready suites, it is designed to help both companies and employees thrive.



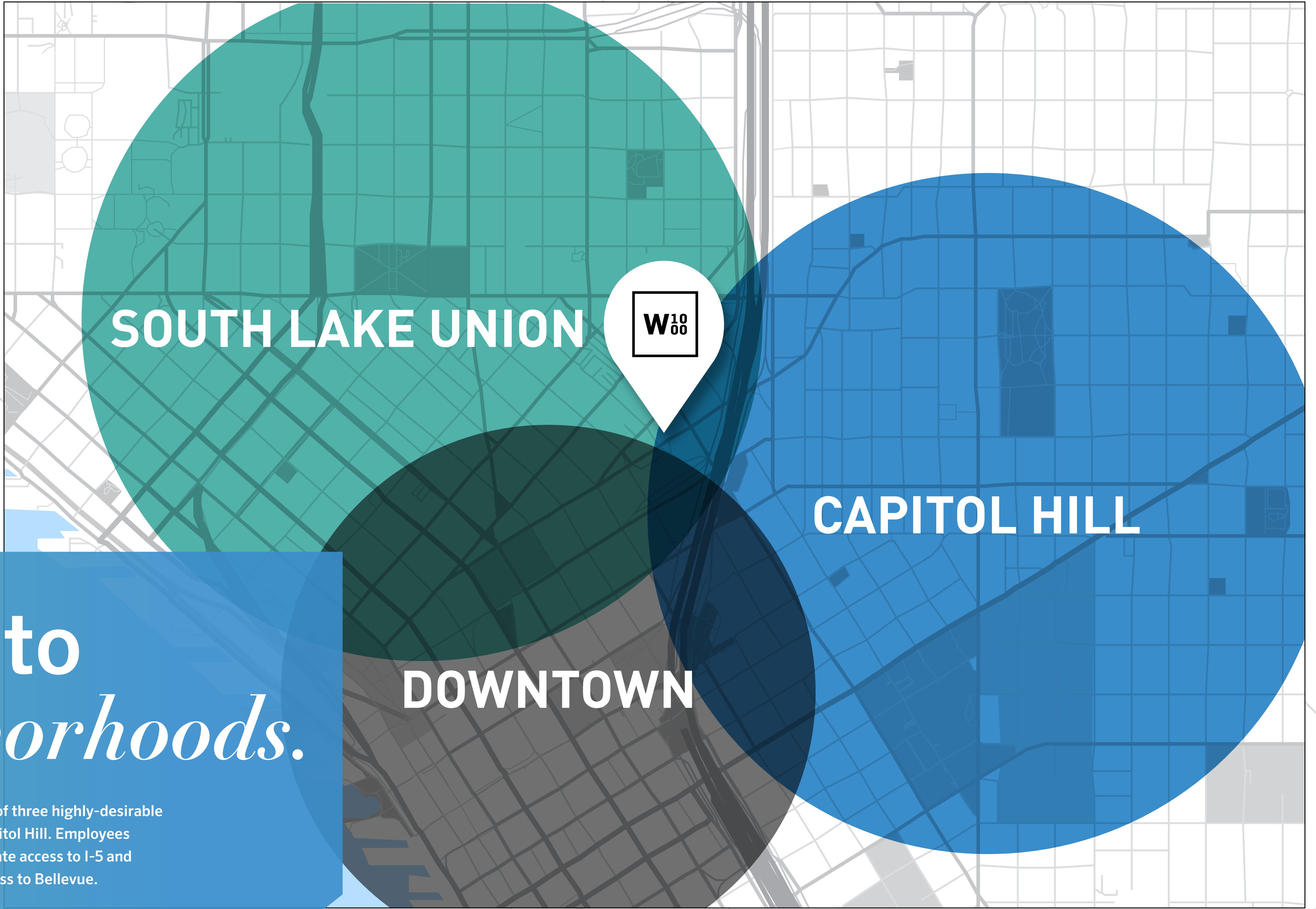
± 546,000 SF Class A Tower

± 10,000 SF Retail

± 36,500 SF Floor Plates

Best-in-Class Amenities





SOUTH LAKE UNION

W¹⁰₀₀

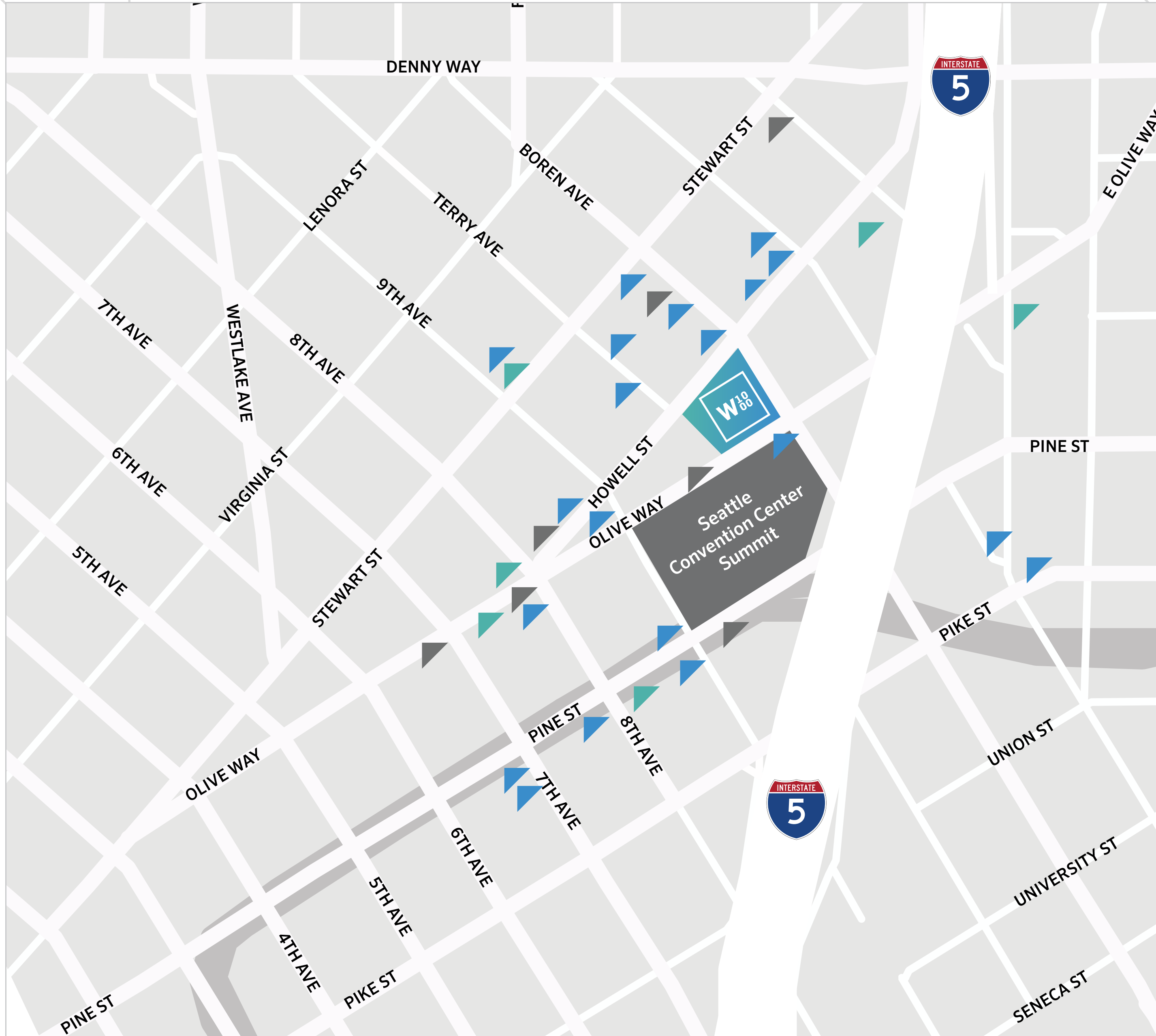
CAPITOL HILL

DOWNTOWN

Welcome to *the neighborhoods.*

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.

LOCAL NEIGHBORS



RESTAURANTS

Wild Rye Bakery
 Midori Teriyaki
 Metropolitan Café
 Market House Meats
 Nana's Green Tea
 Just Poké
 Craft Bar + Kitchen
 Eighteen 15 Bar
 Daniel's Broiler
 Tidal+

The Carlile Room
 Dough Zone
 Ruth's Chris Steak House
 Rider
 Taylor Shellfish Bar
 Terra Plata
 Keys on Main
 McMenamins
 Subway
 RIDER

COFFEE

Grumpy Bean
 Starbucks
 Bonito Café y Mercadito

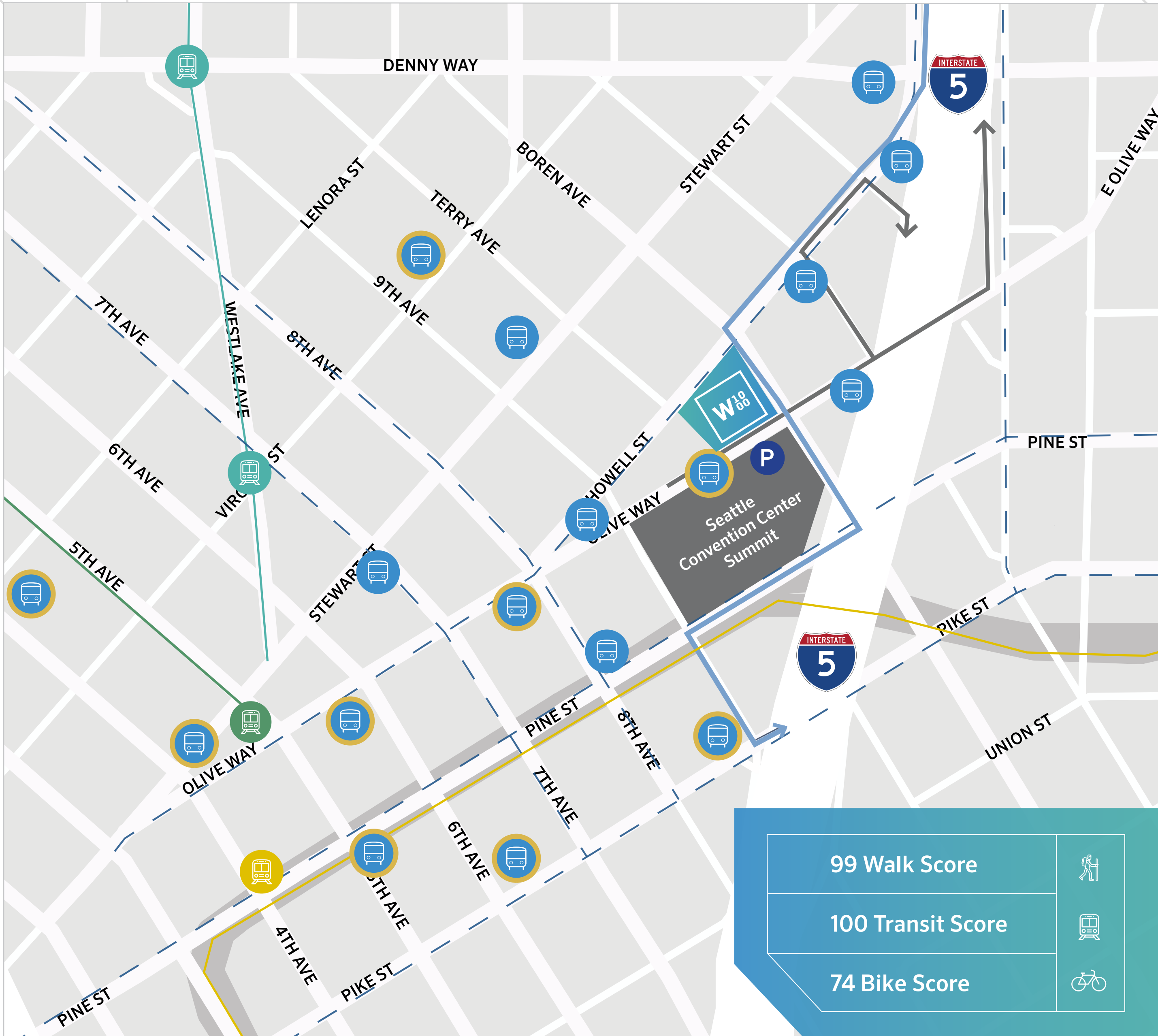
Caffe Ladro
 Mr. West Café Bar
 Anchorhead Coffee

HOTELS & ETC.

Henry's Gymnasium
 Hilton Garden Inn
 Residence Inn
 Hyatt Regency

Hyatt Olive 8
 Paramount Theatre
 Pacific Place

TRANSIT & PARKING



99 Walk Score	
100 Transit Score	
74 Bike Score	

TRANSIT

- 28 inner-city routes within a 5 minute walk
- 5 routes to Eastside within a 5 minute walk
- Routes: 550, 545, 556, 554, 256

PARKING

- \$260 per month, 22% less than standard market rate
- 2023 new construction
- 709 parking stalls
- 8 EV charging stations

MAP KEY

- | | |
|------------------------------|----------------|
| Bus Stops | Light Rail |
| Seattle - Eastside Bus Stops | SLU Street Car |
| Freeway Access | Monorail |
| Express Lanes | Parking |
| Protected Bike Lane | |

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.



What Makes Washington 1000 *Exceptional*?



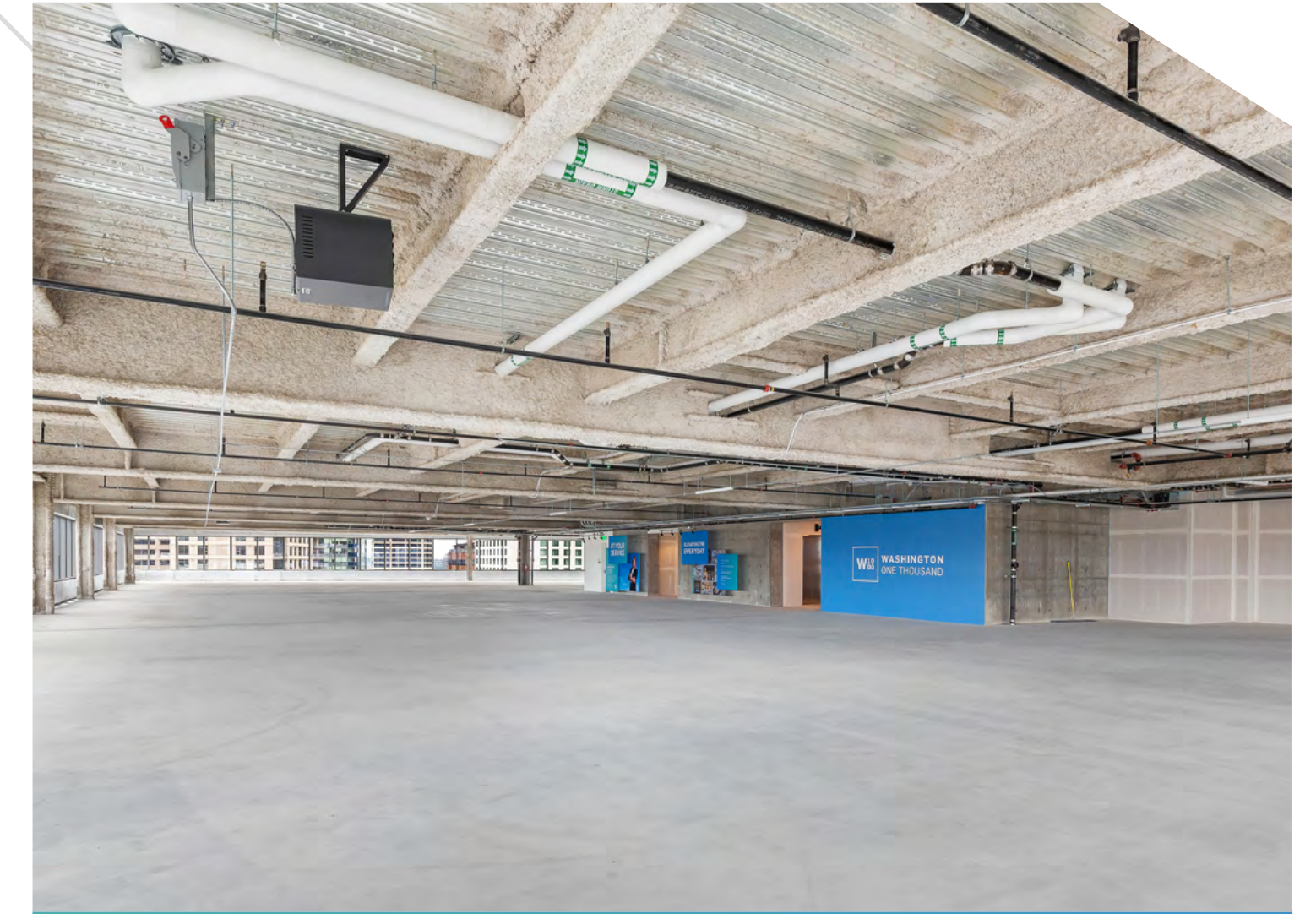
LOCATION

- Immediate access to I-5, providing connectivity throughout the neighborhood and region
- Commuter friendly via light rail and transit
- At the crossroads of South Lake Union, Downtown, and Capitol Hill
- Dynamic Denny Triangle location, directly across the street from Summit Seattle Convention Center
- Unmatched urban access — a near-perfect Walk Score of 99 and Transit Score of 100



AMENITIES

- Rooftop indoor lounge and outdoor deck
- State-of-the-art conference facilities
- Year-round tenant and community events calendar
- Two 3,000 SF terraces off the 2nd floor main lobby
- Fitness & wellness center
- Private showers and lockers
- On-site dog park
- Street-level bike storage with service stations
- 150 parking spaces + EV charging stations, with additional 100 spaces at Hill7



SPACE

- New construction class-A office tower
- LEED Gold certified
- Large, columnless 36,500 SF floor plates with abundant natural light
- Perfect for both established and growing companies
- Versatile move-in ready suites
- Code +2 fixture count for enhanced comfort
- Fitwel 2-star certification



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

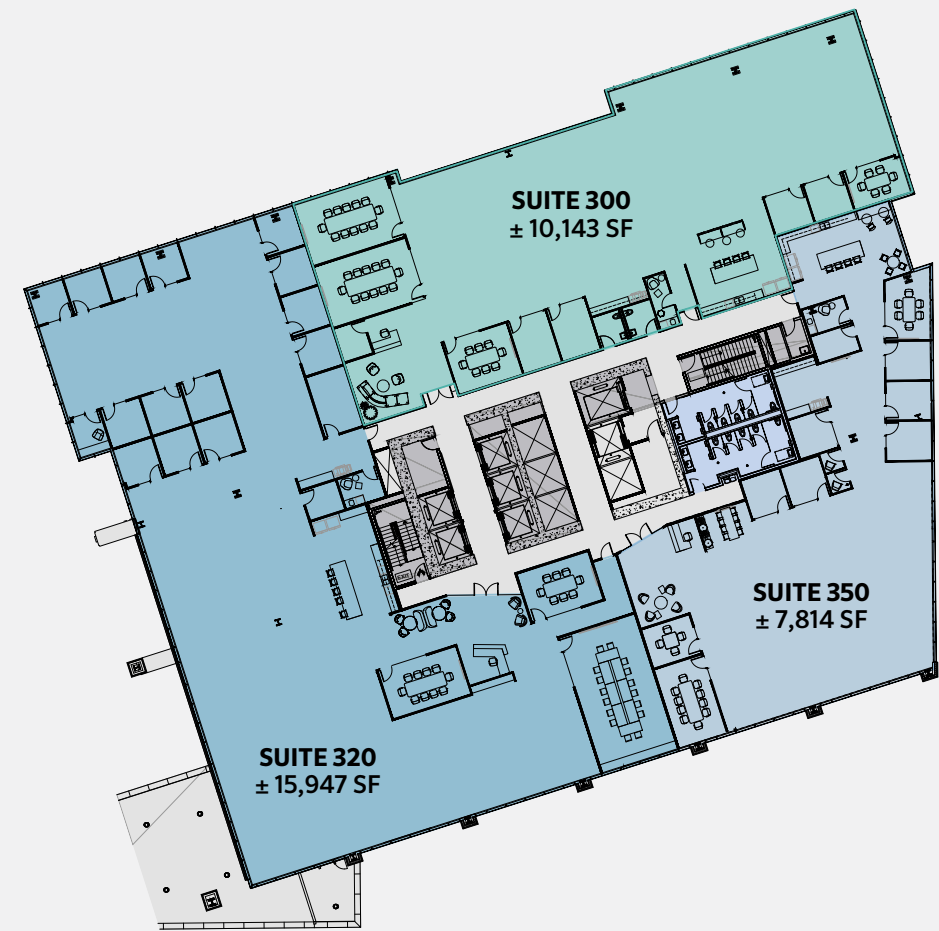
Multiple move-in options available to grow with you



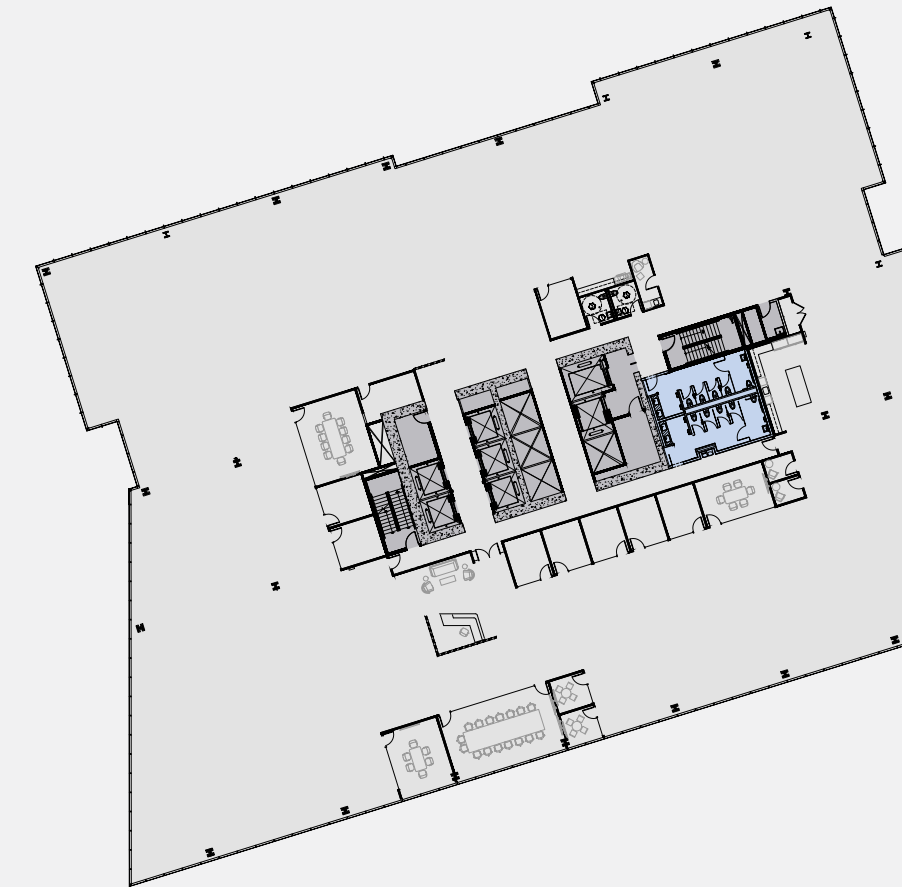
FLEXIBLE FLOOR PLANS

A variety of sizes and configurations to accommodate the way you work

Sample *Move-in Ready Suites*



FLOOR 3 - PARTIAL*	SUITE 300	SUITE 320	SUITE 350
RECEPTION AREA	1	1	1
LARGE CONFERENCE ROOM	0	1	0
MEDIUM CONFERENCE ROOM	2	2	1
SMALL CONFERENCE ROOM	2	4	2
MOTHER'S ROOM	1	1	1
PRIVATE OFFICE	4	10	6
BREAK ROOM	1	1	1
PRINT STATION	1	2	1
SERVER/STORAGE ROOM	1	1	1
OPEN OFFICE SEATING	56	74	24
COLLABORATION/TEAM AREA	4	12	3
RENTAL SF	±10,143	±15,947	±7,814
TOTAL HEADCOUNT	61	85	31
RSF/PERSON	166	188	252



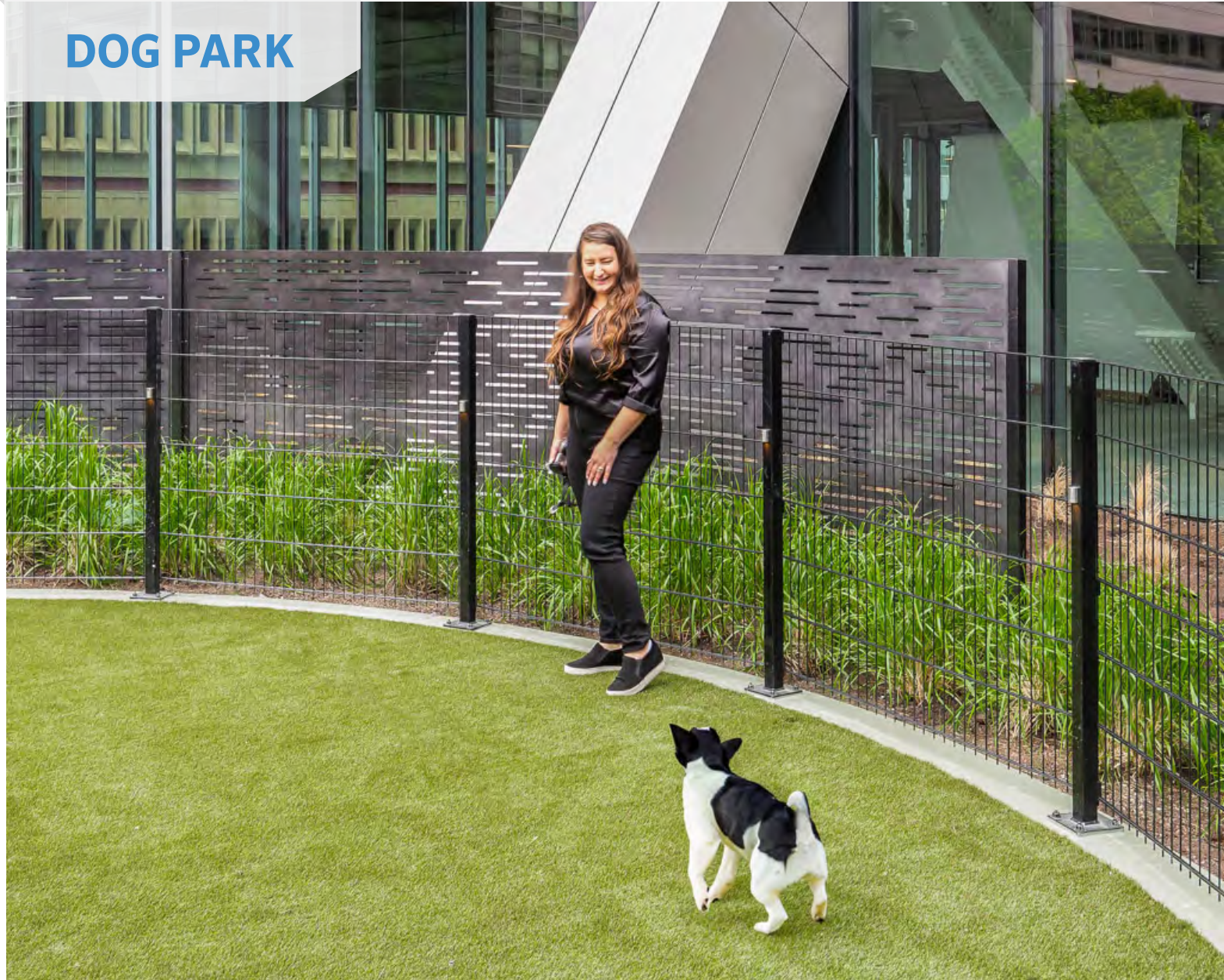
FLOOR 4 - FULL*	
RECEPTION AREA	1
LARGE CONFERENCE ROOM	1
MEDIUM CONFERENCE ROOM	3
SMALL CONFERENCE ROOM	4
MOTHER'S ROOM	1
PRIVATE OFFICE	8
BREAK ROOM	1
PRINT STATION	1
SERVER/STORAGE ROOM	1
OPEN OFFICE SEATING	TBD
COLLABORATION/TEAM AREA	TBD
RENTAL SF	±36,873
TOTAL HEADCOUNT	TBD
RSF/PERSON	TBD

**Actual build-out subject to change*



2-STORY LOBBY

DOG PARK



2ND FLOOR TERRACE



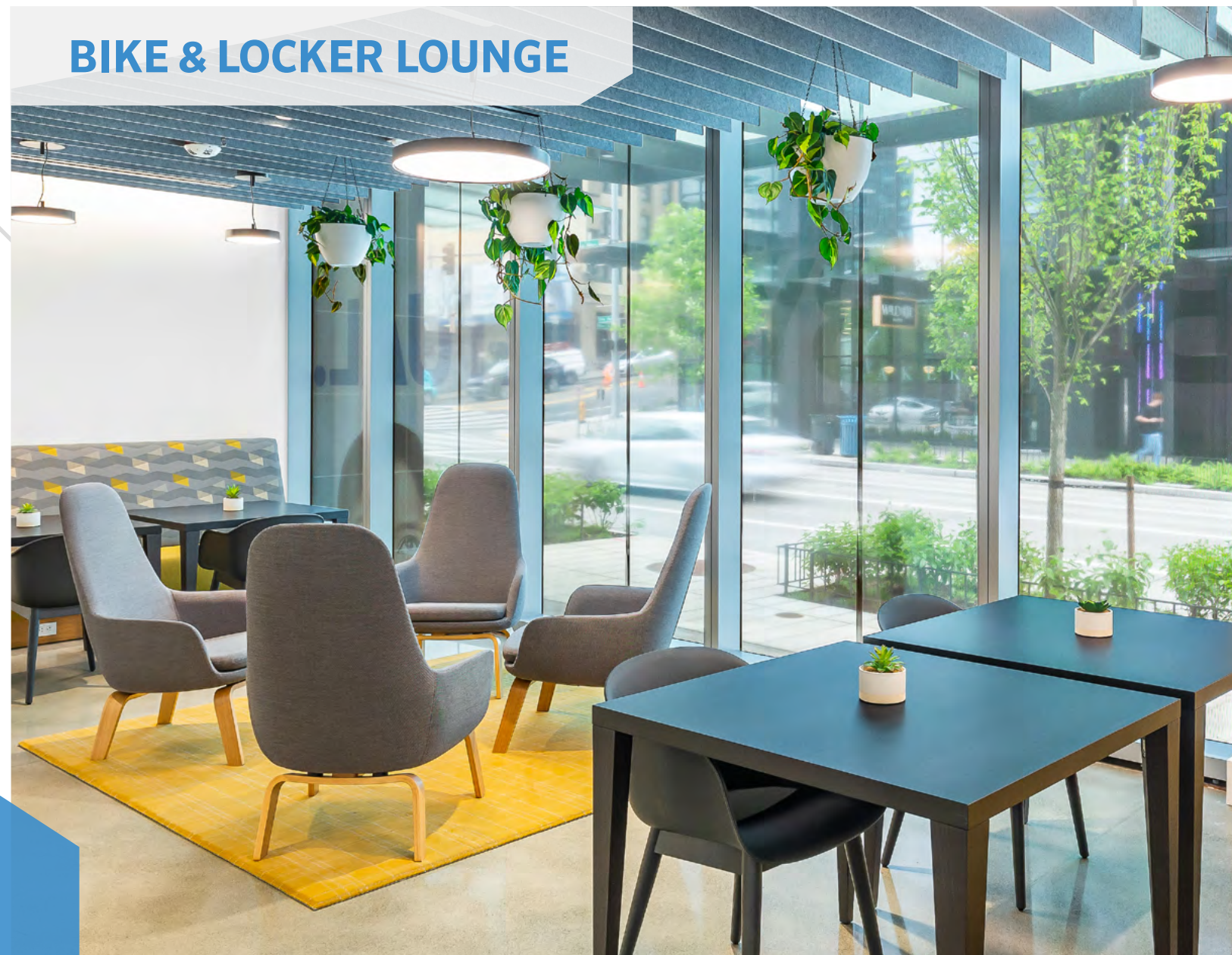
2ND FLOOR TERRACE



BIKE STORAGE



BIKE & LOCKER LOUNGE



CONFERENCE CENTER



BEST-IN-CLASS AMENITIES



ROOFTOP AMENITY





Your Trusted On-Site Partner Hudson Pacific Properties

Experience unparalleled service with Hudson Pacific Properties' on-site property management team. With a proven track record managing ~3 million SF in Seattle, HPP is at the forefront of redefining seamless operations across its 10 best-in-class commercial properties.

The team is easily within reach via its lobby level office, delivering responsive, concierge-style service you can count on. Partner with ownership that's invested in your success.



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