



**WASHINGTON  
ONE THOUSAND**



**1000 OLIVE WAY  
SEATTLE, WASHINGTON 98101**

# Built for *every venture.*

Washington 1000 presents an exciting opportunity to headquarter in a trophy building in the heart of downtown Seattle. This fully entitled, stunningly designed and LEED-targeted office tower will feature ground-floor retail, lush outdoor space and modern amenities—situated at the convergence of Seattle’s most vibrant and accessible downtown neighborhoods. The building’s shape celebrates the transition between two shifting urban grids, resulting in a harmonious, urban nexus with open, contemporary workspaces.



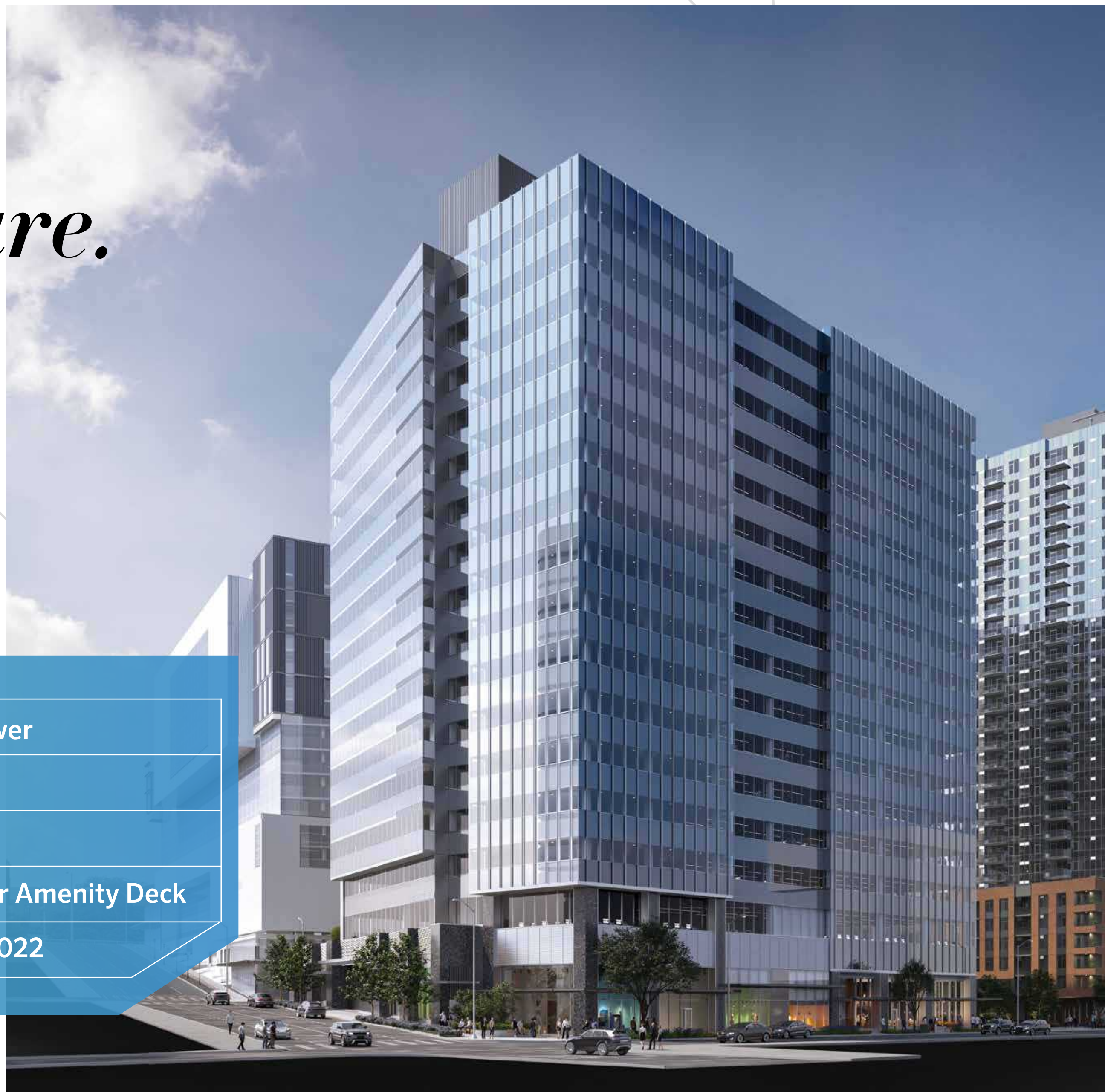
± 546,000 SF Class A Tower

± 12,000 SF Retail

± 36,500 SF Floor Plates

Rooftop Indoor / Outdoor Amenity Deck

Estimated Delivery Q4 2022





## FEATURES & AMENITIES

1.17-acre, full-block site

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

LEED Gold (target)

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

12,000 SF street-level retail

Street-level bike storage and service stations

Private showers/lockers

Code +2 fixture count

# The intersection *of innovation.*

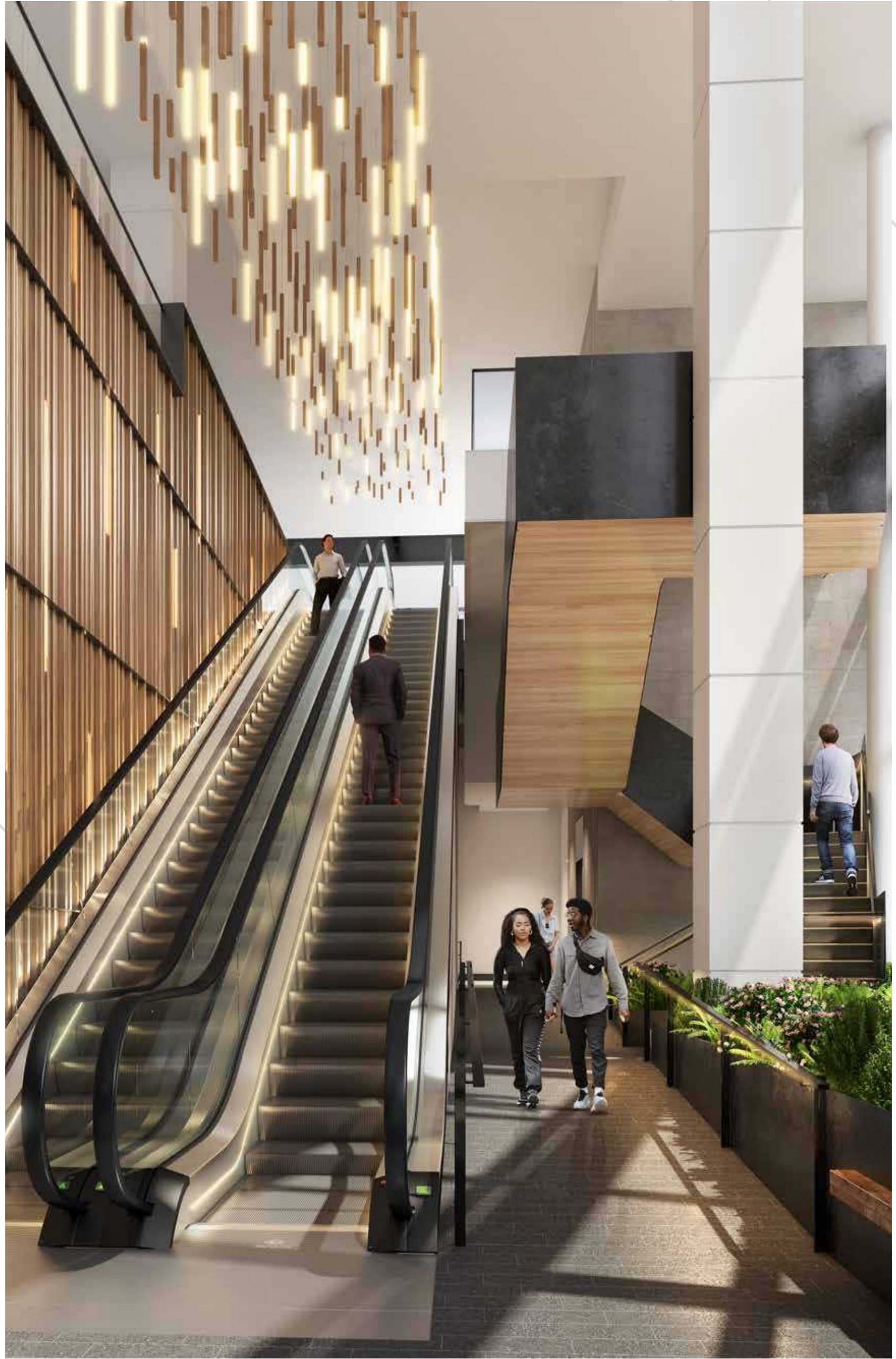
From highly glazed, ground-level retail spaces, to a welcoming two-story glassed and terraced office lobby, to an indoor amenity lounge with a roof deck amenity bathed in southern light, Washington 1000 provides an inspiring environment in which to dream and excel.















# Not your father's *Convention Center.*

The Washington State Convention Center Addition (“The Summit”) is dedicated to embracing its surrounding neighborhood. Rejecting the typical big-box design approach, one of The Summit’s primary objectives is to create a vibrant pedestrian street-level experience. A significant portion of The Summit’s development budget is allotted for outdoor seating, landscaping, pedestrian plazas and market hall. A bevy of new retail, both within The Summit and in the vicinity, will have an immeasurable impact on foot traffic, spending and neighborhood ambiance.



## **THE PIKE PINE RENAISSANCE**

\$30 million in public/private partnerships will connect the new Waterfront with the city’s densest neighborhoods via wide, continuous and landscaped pedestrian experiences.

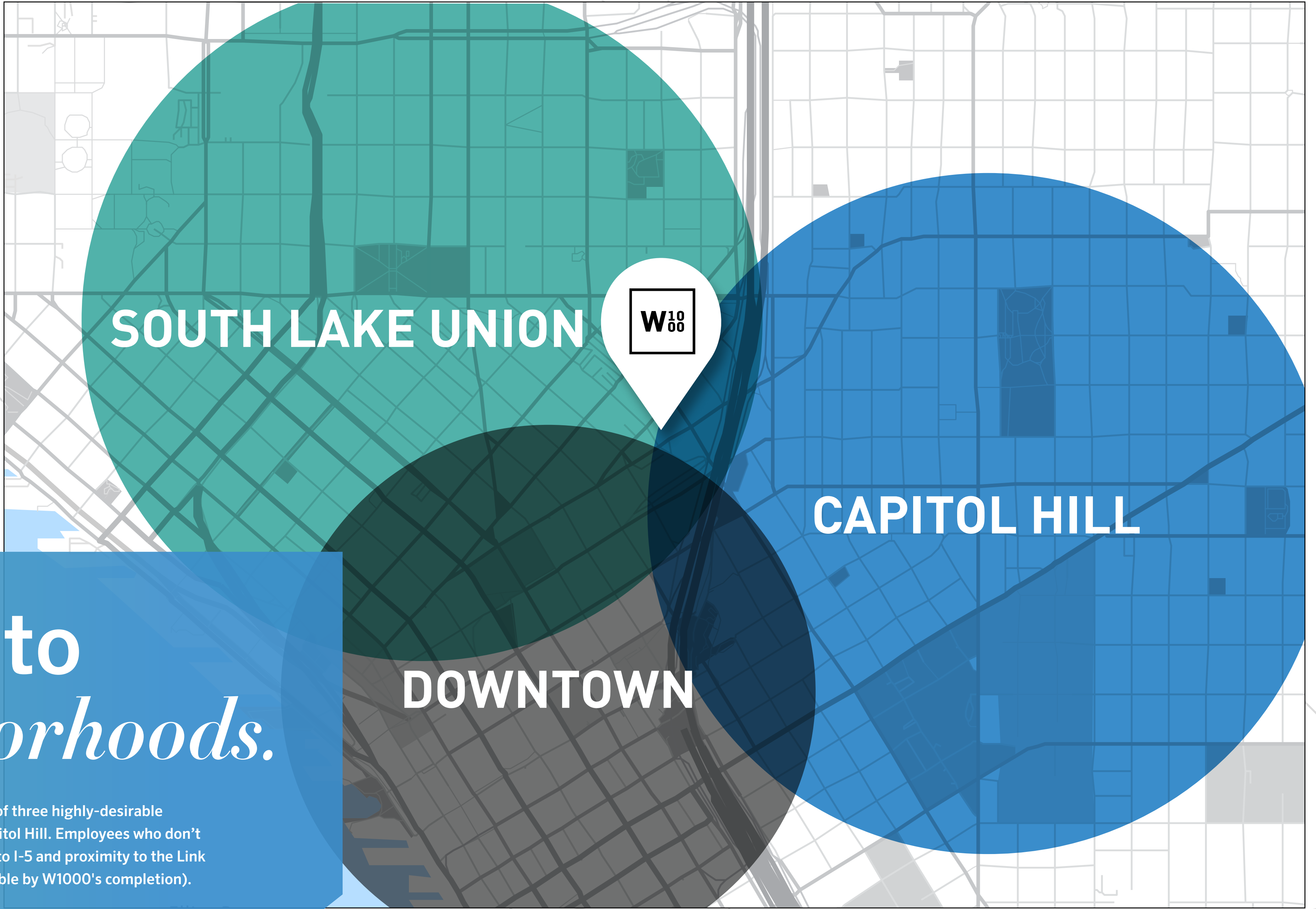
**Trees &  
Landscaping**

**Consistent  
Lighting**

**Paving &  
Crosswalk  
Upgrades**

**Protected  
Bike Lanes**

**Public Art**



**SOUTH LAKE UNION**

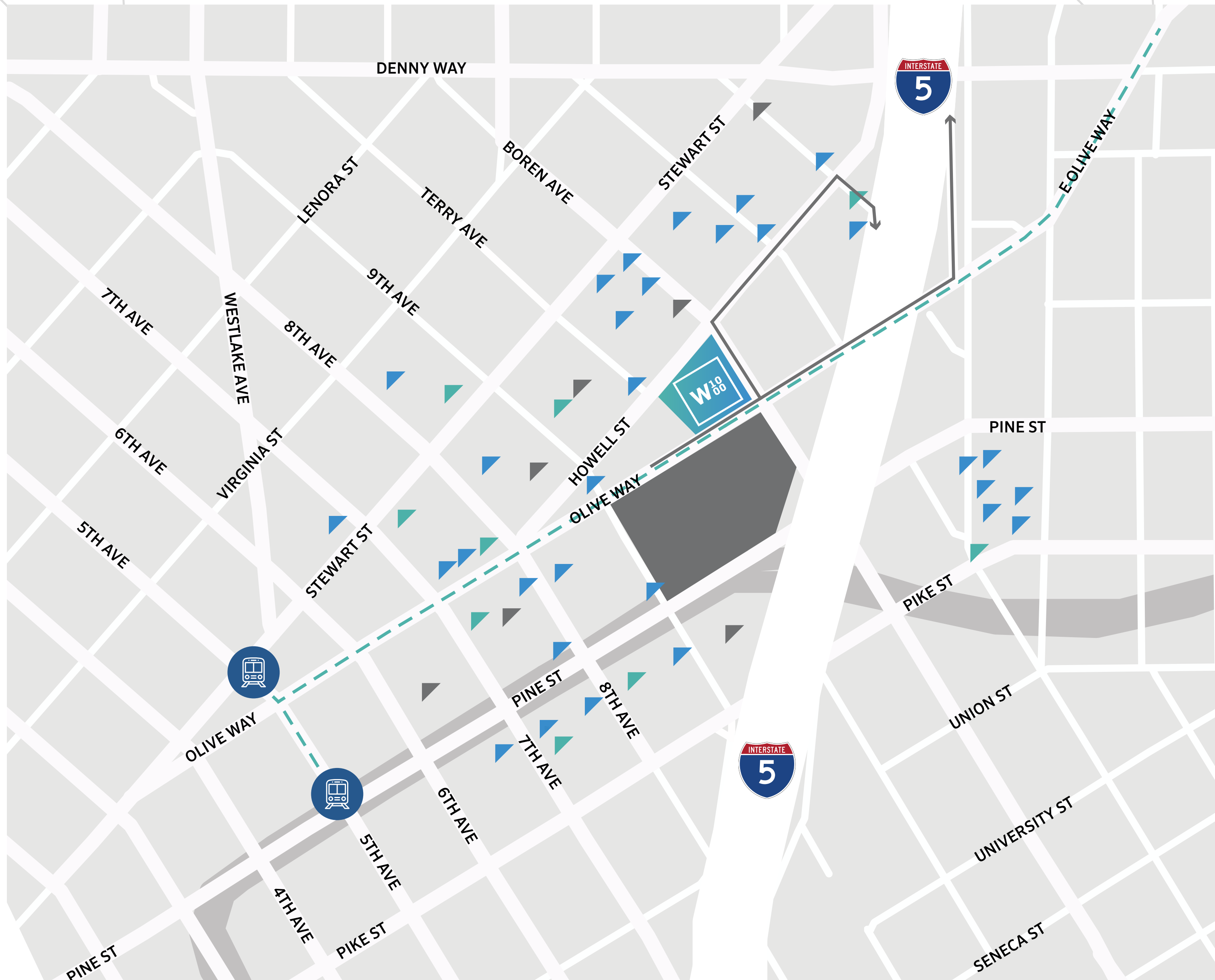
**W<sup>10</sup><sub>00</sub>**

**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 (available by W1000's completion).



# AMENITIES

## Restaurants

- Subway
- Little Maria's Pizza
- Mighty-O Donuts
- Midori Teriyaki
- Kigo Kitchen
- Freshy's
- Jars Juice
- Metropolitan Cafe
- Nana's Green Tea
- Craft Bar & Kitchen
- Specialty's Cafe & Bakery
- Eighteen 15 Bar
- Daniel's Broiler
- Citrus Thai
- Miller's Guild
- Juicy Cafe
- 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

## Coffee

- Starbucks
- Dilettante Mocha Cafe
- Caffe Ladro
- Mr. West Cafe Bar
- Anchorhead Coffee
- Starbucks Roastery

## Hotels & Etc.

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

--- Walking Path

— Freeway Access

	99 Walk Score
	100 Transit Score
	83 Bike Score*

\* Bike score expected to improve post-construction.



W1000 WASHINGTON ONE THOUSAND

WASHINGTON STATE CONVENTION CENTER ADDITION

BOREN AVE

FERRY AVE

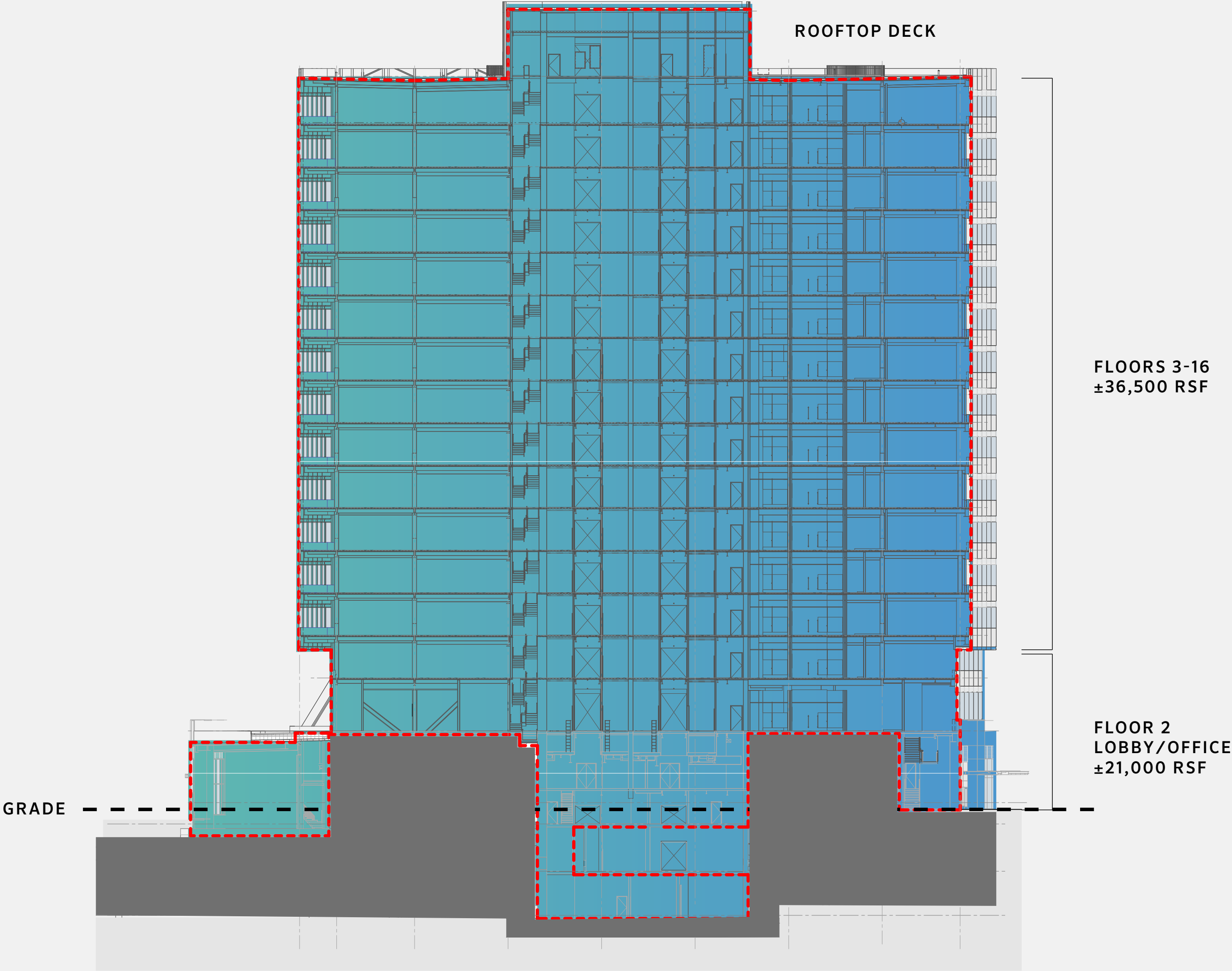
OLIVE WAY

9TH AVE

BOREN AVE

PINE ST

*Stacking Plan*



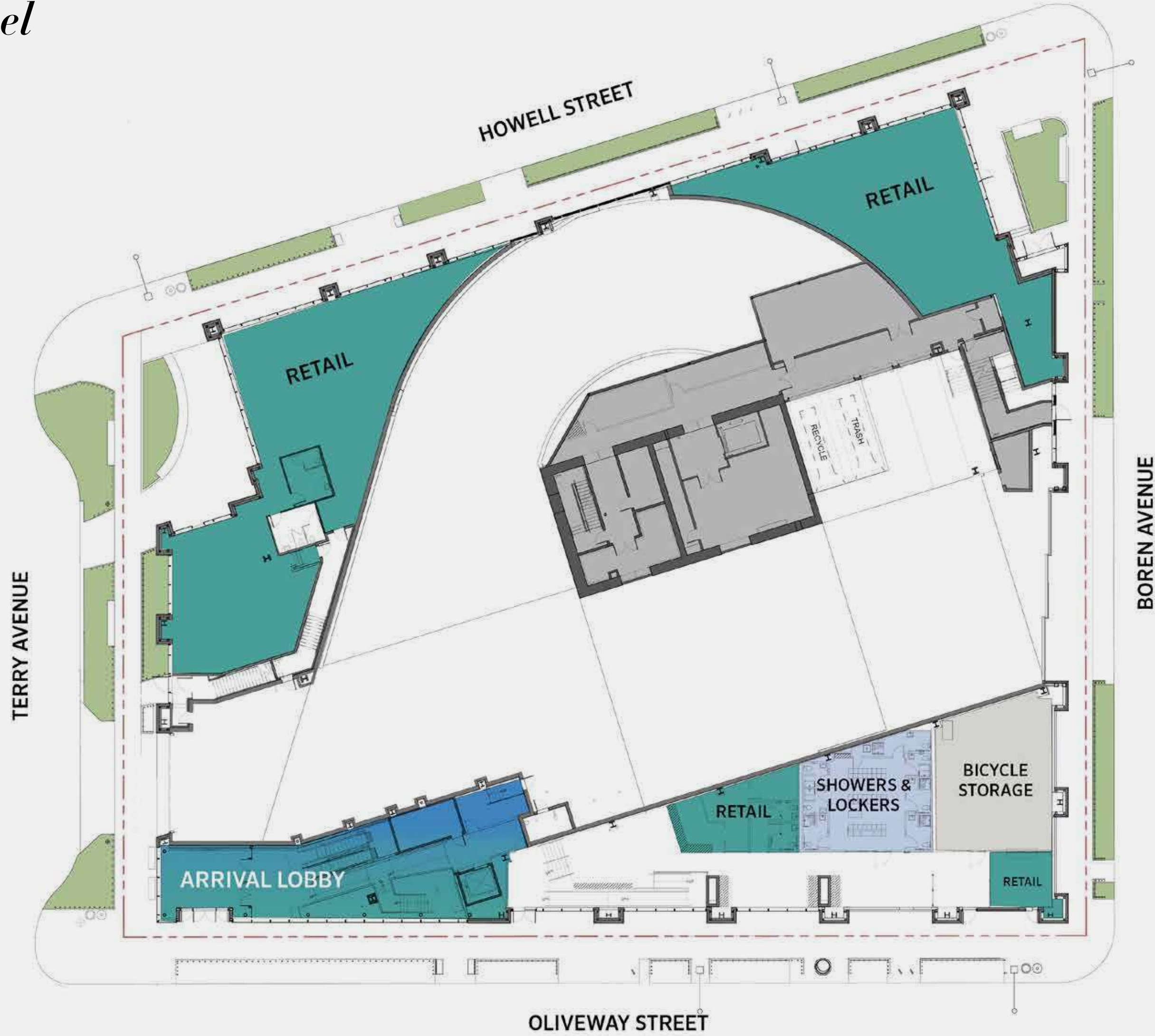
PODIUM ■ WASHINGTON 1000 OFFICE/RETAIL ■

*Site Plan*



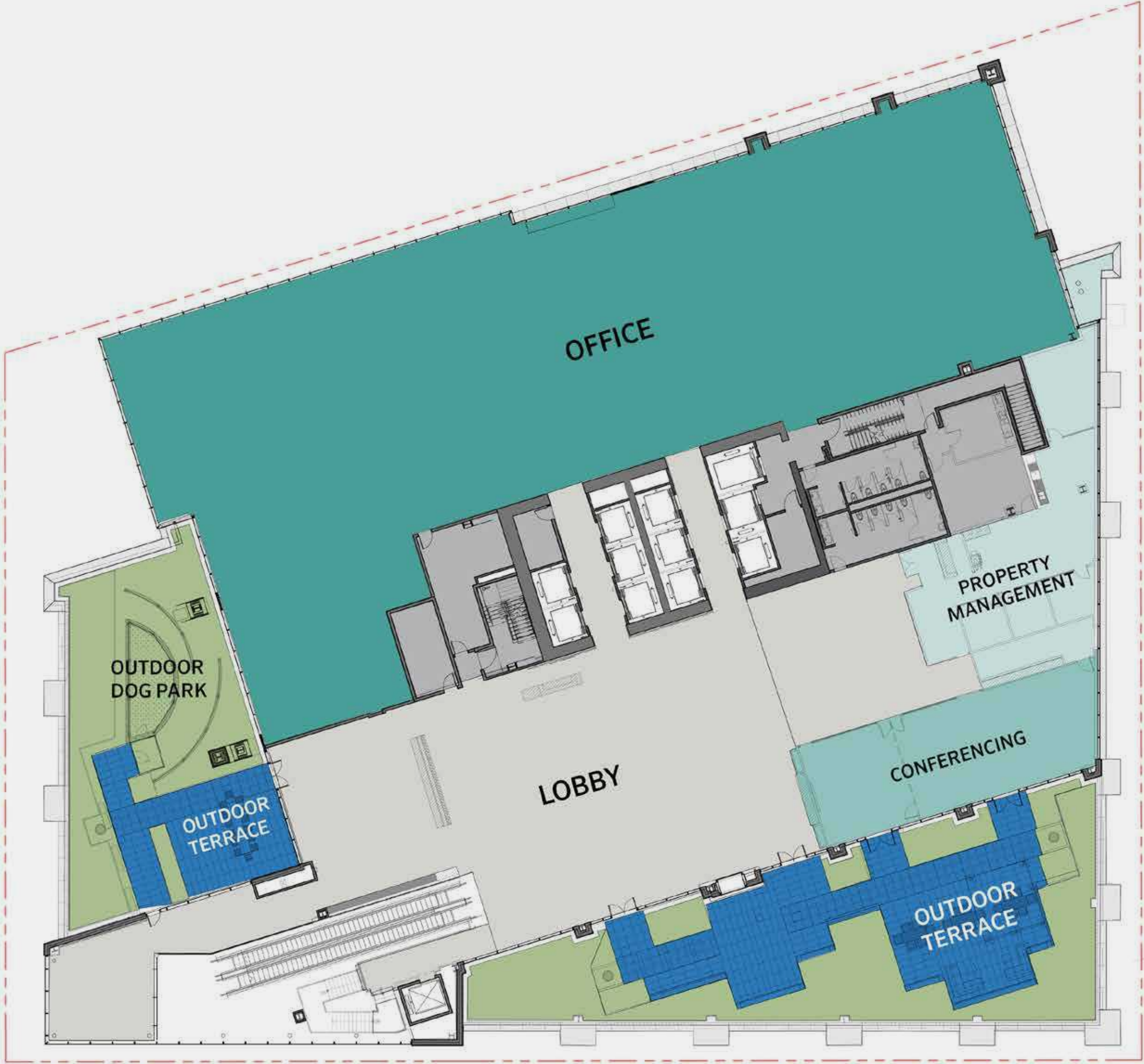
 **ENTRYWAYS**

*Floorplan Ground Level*





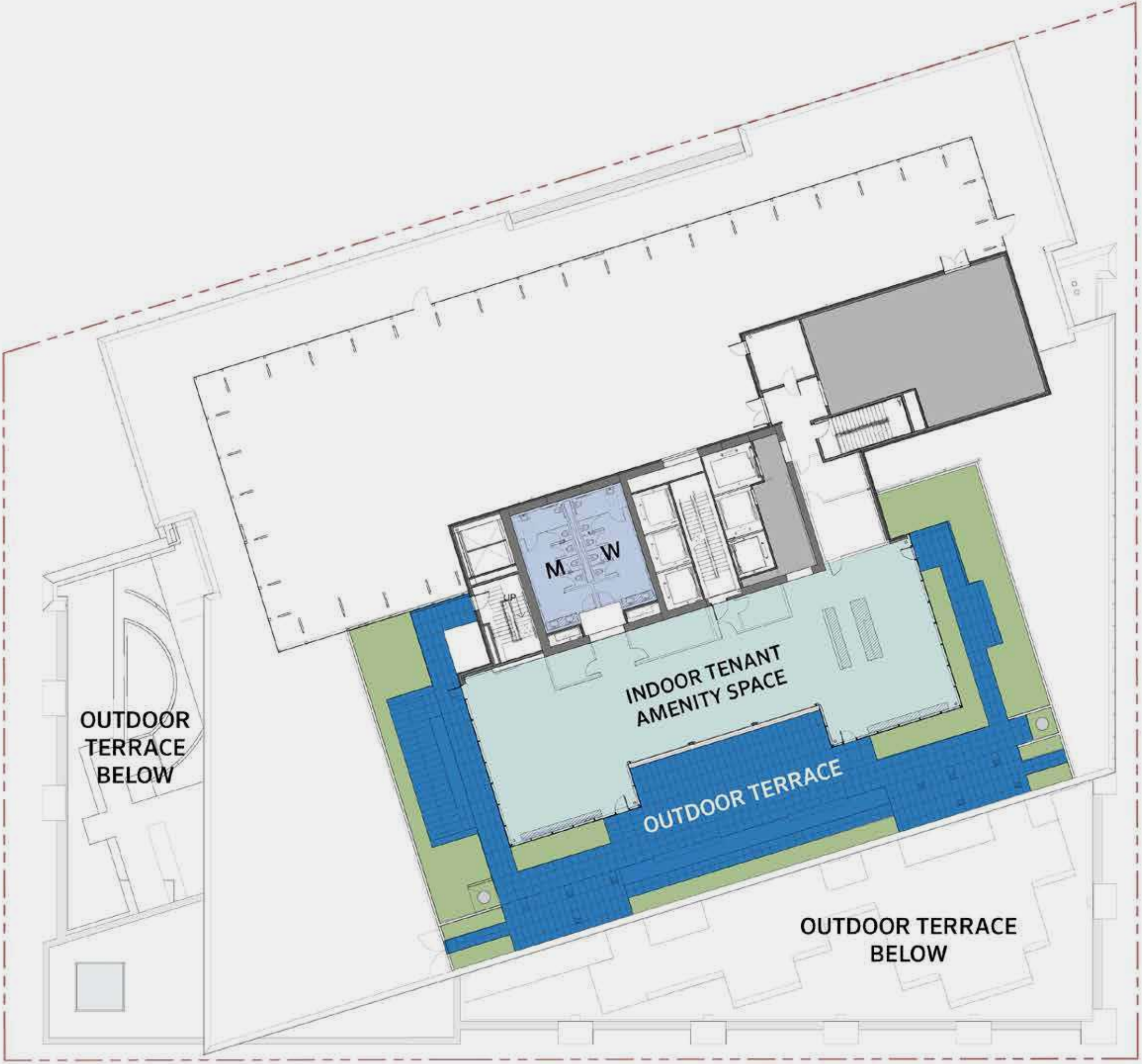
*Floorplan Level II*



*Floorplan Typical  
Tower Level*



*Floorplan Roof Level*





# The sky *is the limit.*

Our story is simple: we build, transform and operate marquee office properties in the West Coast's most innovative markets. We understand that finding and opening your company's new home is a big deal—not only for your business, but for you and your employees. Because where we work is more than just where we work. It's part of who we are, and where we thrive.

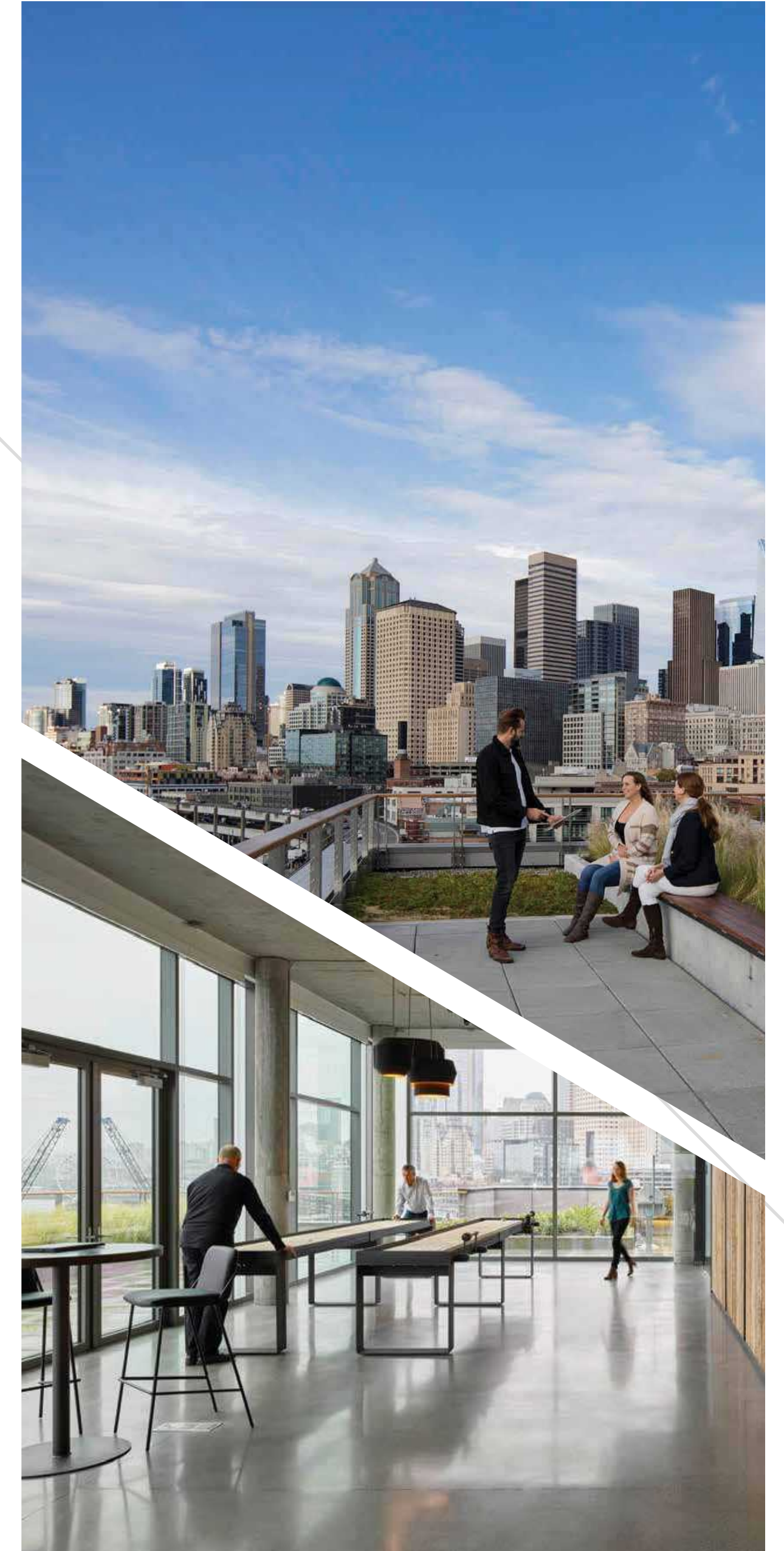
At Hudson Pacific, our mission is to provide the state-of-the-art facilities and excellent service necessary to allow your business to achieve its full potential. Our team has decades of experience delivering ground-up developments in complex urban environments on time and on budget. Our creative office developments are home to global corporations like Netflix, Google, Lyft and Square.



## CASE STUDY

### *450 Alaskan*

We constructed this state-of-the-art creative office building to accommodate the growing number of companies locating in Pioneer Square. Tucked between existing brick-and-beam buildings, it was essential to seamlessly incorporate the development into its historic surroundings, as well as anticipate the changes ahead with the demolition of the viaduct and the development of the waterfront. Today, this mid-rise office tower, home to Saltchuk's headquarters, combines a timeless brick façade with modern features, unobstructed views of Elliott Bay, a breathtaking rooftop amenity deck and street-level retail.





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\*ALL RENDERINGS AND FLOORPLANS SUBJECT TO CHANGE