

first light collaboration space

The world does not need more office space. **The world needs collaboration space that will inspire your team to come together and create.**

Westbank is a practice dedicated to the creation of inspiring environments. We are not a development company, we are a culture company and in our real estate we attempt through many collaborations to find better, more inspiring solutions. We have seen an incredible demand for the creative living and workspace we have become known around the world for and we are committed to continually improving on our work to better serve those who live, work and visit there, or in any way experience them.

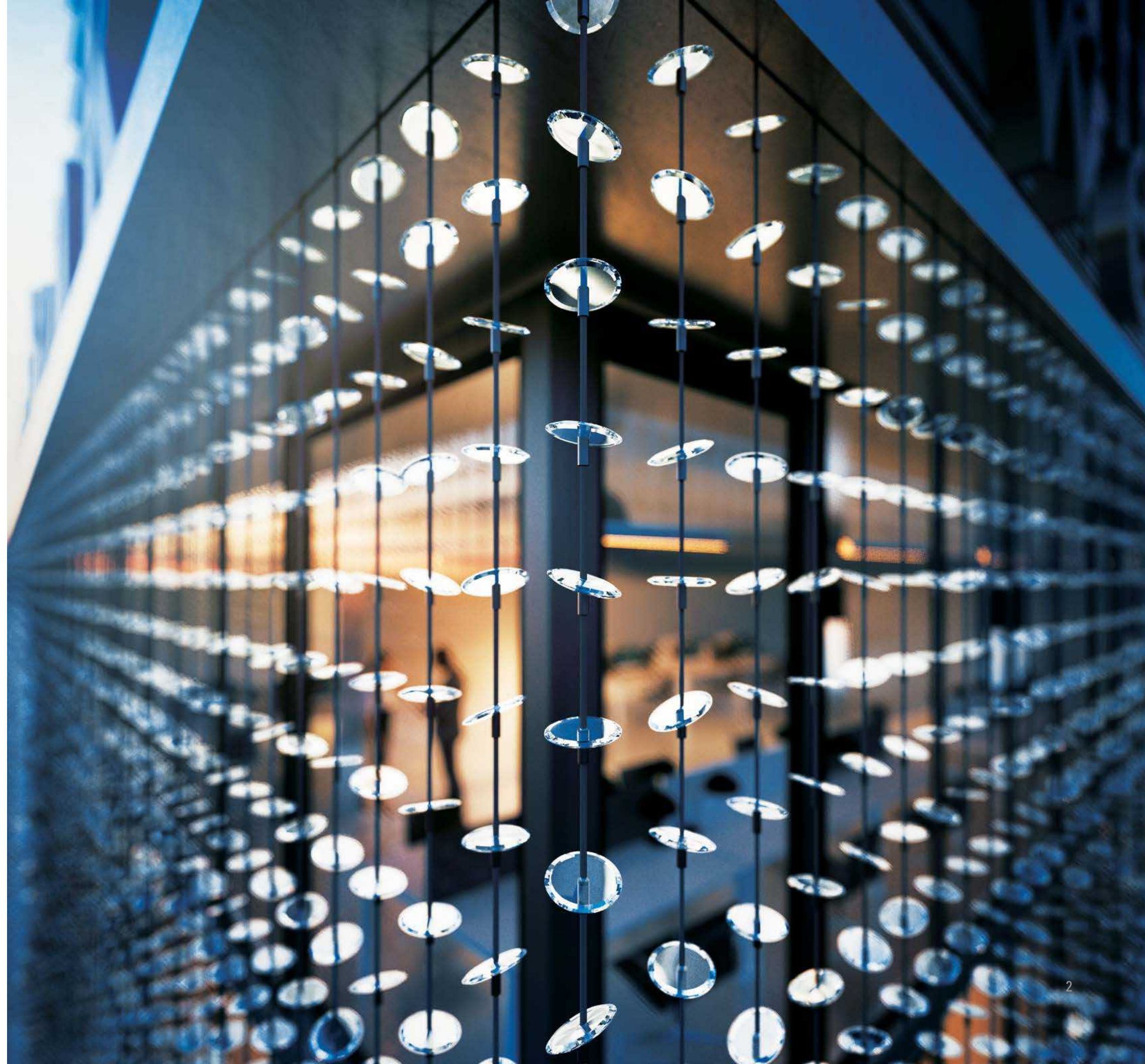
With First Light, it's hard to fully express the effect we are producing — it's all about light and how it makes us feel. Imagine the feeling when first walking into a boathouse at sunrise. Or when you look out onto the water at sunset having seen the light change against the water, as the sun moves across the sky. Until you experience First Light it will be difficult to comprehend the condition we have created there, the quality of the space, the light and the energy it will produce.

If you are looking simply for office space there are dozens of options available to you. If you want an inspiring, sustainable collaboration space in Seattle, have a look.



The Veil Mock Up
First Light

F I R S T
L I G H T



First Light

Collaboration Space (L2-7)
At the crossroads of
Belltown and Downtown



specifications

Exterior

High performance, low-E coated curtainwall system with aluminum frames

Distinctive façade showcases a high-performance building envelope to improve thermal comfort

Glass veil at exterior created from glass disks hung from steel cables positioned to create an element of motion. Glass artist John Hogan developed the veil as one of the glass art pieces throughout the project

Structural Design

Concrete structure with a level of finish which enhances exposed ceilings and walls

Concrete lateral core system

Centralized floor loading for increased load

Interior

LED lighting throughout

Interior inner-connecting stair within glass enclosure for tenant access between floors

Interiors custom-designed by James KM Cheng Architects with Revery Architecture

Amenities

Westbank Cycle Club e-bike share program and amenity lounge for workspace tenants

The Orchard — Level 7 outdoor amenity space for individual and group meetings under an orchard

Dedicated end-of-trip facilities on P1 Mezzanine

Architecture

Architectural concrete, light oak and glass finishings throughout

Full height sliding doors for natural ventilation on each office floor and positioned on two sides of the floor plate to create cross ventilation

Building Systems and Security

Designed to LEED standards, with emphasis on water conservation, energy reduction and storm water management

Smart-metering system

Building-wide electronic control system with encrypted fob access

24-hour digital video recording surveillance of building entry points

Destination dispatch elevators with restricted floor access

Sustainability

High performance envelope and efficient mechanical system combine to reduce carbon emissions by 30% each year relative to a benchmark building in climate-conscious Seattle

40% reduction in the use of potable water consumption through water-wise plumbing fixtures, and a rainwater capture system

Embodied carbon emissions 20% lower at First Light than a benchmark building, through efficient architectural and structural design, and post-tensioned slabs that minimize concrete volumes in the building

Designed to accommodate a future connection to Creative Energy's zero-carbon district energy system

First Light

Overall GFA:	550,000 sf
Residential (Condo):	459 Homes
Retail:	6,356 sf
Number of Floors:	48 (1 Retail/6 Collaboration Space/ 41 Residential)

Construction Completion: Q1 2024

Collaboration Space

Office Area:	114,740 sf	Parking Ratio:	0.68 Stalls/1,000 sf
Typical Floorplate Size:	19,871 sf	Slab to Slab:	Levels 2-5 12'-3" Level 6 13'-8" Level 7 12'-4"
Orchard Terrace:	9,344 sf	Typical Bay Depth:	25' by 25'6"
Collaboration Space (Office):	6 Floors	Core Type:	Concrete core with concrete columns
Commercial Parking Stalls:	78		
Commercial Elevators	3		



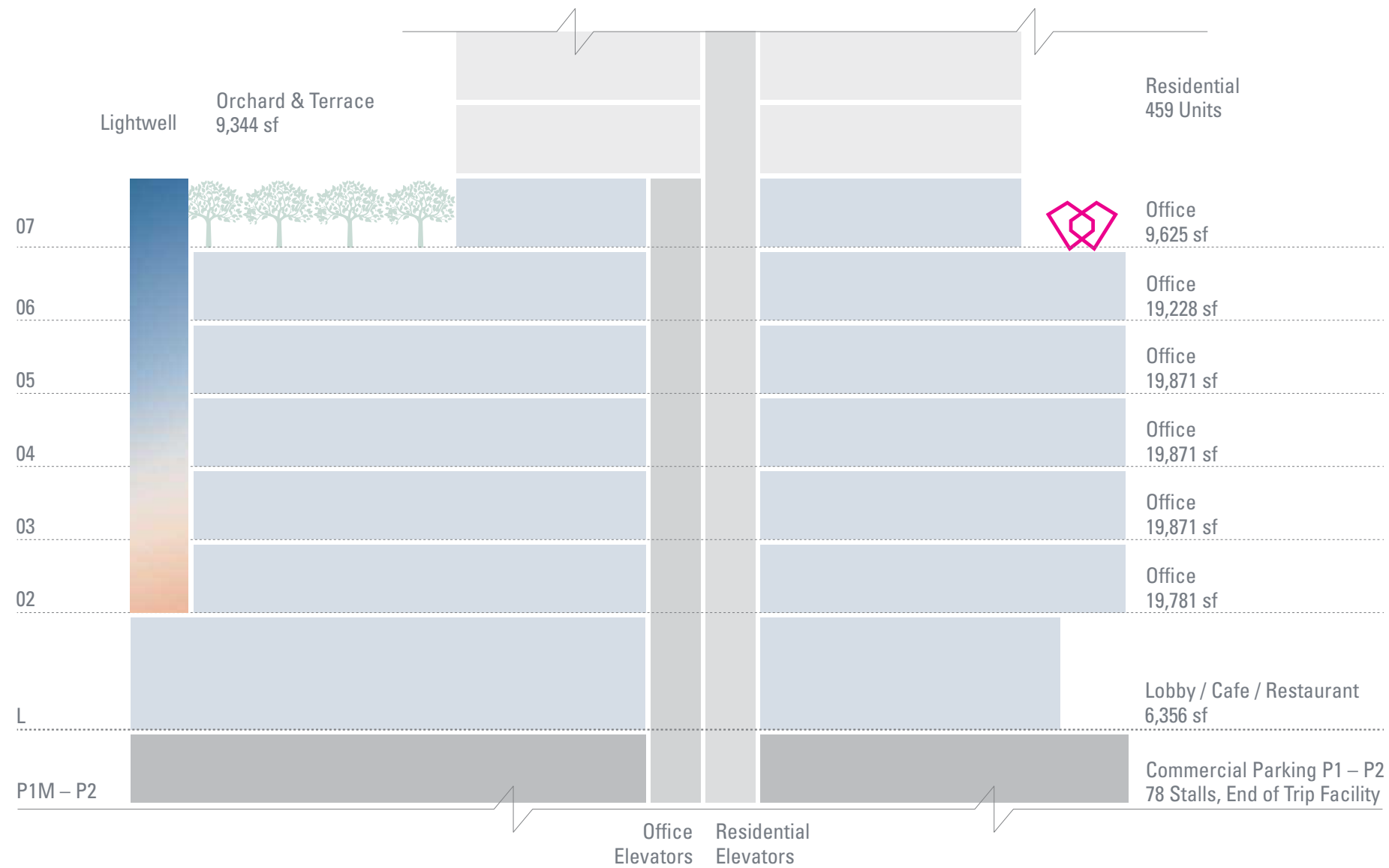
The Orchard
Level 7 outdoor office amenity terrace.



Westbank Cycle Club
E-bikeshare program and amenity lounge for workspace tenants.

stacking plan

114,740 sf Total Rentable Area
 9,344 sf Orchard Terrace
 6 Floors Office Space
 78 Commercial Parking Stalls
 3 Commercial Elevators



[View Floorplans](#)

Square footage is approximate only and may vary from the actual space as constructed, or as stated or calculated in a lease. Exterior walls, glazing, balcony fascia and guardrail patterning are approximate and will vary with actual construction and depending on the commercial space. Dimensions, sizes, specifications, layouts and materials are approximate only, may not be built as depicted, and is subject to change without notice. Depictions of furniture and other personal property are for illustrative purposes only and will not be included with a lease of any office or retail space. Please contact a commercial leasing representative for details.

The concept for the Collaboration Space at First Light is founded upon a sense of openness and immersion in light. Expansive floor plates allow light to permeate each space, while glass artist John Hogan's veil wraps the podium, diffusing light and transforming views or complementing them, depending on perspectives. Architectural concrete, light oak finishings and glass partitions define open concept layouts.





Westbank City

westbank
a culture company

Westbank is a practice dedicated to the creation of inspiring environments. We fundamentally believe in the power of well-functioning cities and the overarching values best described as the common good — that the solutions to our greatest challenges will be found in helping our cities live up to their full potential. Established 30 years ago, Westbank is a private company that partners with likeminded global organizations to become ever more impactful. We concentrate primarily on projects that serve as catalysts for broader change in our core cities of focus: Vancouver, Toronto, Seattle, Tokyo and San Jose. As a global leader in net zero development and the co-owner of one of North America’s largest district energy providers, we are committed to largescale net zero carbon initiatives. Our body of work includes residential, hotels, retail, creative workspace, district energy, affordable housing, exhibitions and public art, with over \$50B of projects completed or under development. As our practice has evolved, we have woven together an ecosystem of cultural enterprises including restaurants, gyms, spas, music venues, private members clubs, fashion, dance schools and food halls. We bring this ecosystem to life through collaborations with some of the most talented artists, architects, designers and entrepreneurs in the world. We look for every opportunity to strengthen the bonds that unite us — to create shared experiences that bring people together and help build more inspiring, sustainable communities. Through these and other endeavours, our evolution continues as we become a cultural platform for the creative city.

F I R S T
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John Hogan, Select Work

john hogan
artist

The Puget Sound area is renowned as one of the world’s most creative regions for glass art. Seattle-based artist John Hogan is creating works in cast and blown glass that facilitate and complement the beauty, intensity and radiance of light. The Studio Glass Movement was born in the Mid-West 50 years ago, when artists in Toledo Ohio started making art with glass. Hogan grew up next to a glassblowing studio and from the age of six knew he wanted to be a glass artist. At 15, Hogan enrolled in his first glass blowing courses at the Toledo Museum of Art. In 2010, Hogan co-founded “5416” studio in Seattle, named after its Ballard street address, and was soon showing in local galleries as well as in New York, Miami and Europe. His work, characterized by its subtlety and simplicity, began attracting a following of designers from around the country. In 2017 we discovered Hogan through his Chicago Biennial project and invited him to collaborate on First Light to create glass art at the largest scale he has yet attempted.



Shangri-La Toronto by James KM Cheng for Westbank

james km cheng
architect

James Cheng’s designs have catalyzed the growth of Vancouver’s built environment for decades, and now with First Light for Westbank, he is set to do the same for Seattle. The signature architecture of downtown Vancouver – thin high-rise residential towers atop a podium of townhouses at street level – was invented with his entire block redevelopment at 888 Beach. Westbank’s Residences on Georgia extended and improved the tower-podium concept in projects by his firm and many others. Today, downtown Vancouver has been shaped by James Cheng more than any other architect, hosting a dozen of his residential and mixed-use tower designs, many in collaboration with Westbank, and dozens more works by other architects who have followed in his footsteps.

The First Light tower will bridge Belltown with Seattle’s downtown, offering a fresh take on urban living. On a personal level, this project marks an important return for James Cheng to the city where he was educated and created his first award-winning designs.

first light
testfit 1 / levels 3 - 5

Traditional Office Layout
19,871 sf / 143 sf / person
108 Workstations
16 Private Offices
4 Private Conference Rooms
13 Collaboration Spaces
3 Offices



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first light
testfit 2 / levels 3 - 5

Traditional Office Layout
19,871 sf / 130 sf / person
128 Workstations
4 Private Offices
6 Private Conference Rooms
8 Collaboration Spaces
3 Office Elevators



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