

SEATTLE, WASHINGTON



skyblox

The happiest and healthiest creative office building in Seattle

As we emerge out of the pandemic, our office paradigm has changed. The hybrid work environment is the future and the ability for offices to respond and compete with the coffee shop and home office is critical.



Property Details

Typical Floorplate

Podium: ± 30,000 RSF (Levels 1 – 6)

Tower: ± 24,000 RSF (Levels 7 – 9)

Floor-to-Floor Height

Ground Floor: 17'0"

Levels 2 – 9: 13'3"

Drop Ceiling Height

10'6"

Parking

205 stalls (0.84 / 1,000 ratio)

Delivery

Q2 2025

Sustainability

LEED Gold

Fitwel 2 Star

WELL Health and Safety Rating

Type of Core

Side Core

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

Location Map



95

Walker's Paradise



90

Rider's Paradise



83

Very Bikeable

PROXIMITY
TO CREATIVE
TENANTS



Across the street
(333 Dexter)



2 blocks away
(Arbor Blocks)

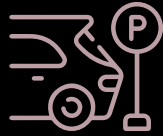
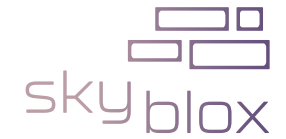


6 blocks away
(520 Westlake)



3 blocks away
(Apollo and 9th & Thomas)

Building Amenities



0.84 / 1,000 SF PARKING RATIO



ROOFTOP TENANT LOUNGE/CO-WORKING AND OUTDOOR DECK



EV CHARGES



ROOFTOP FITNESS CENTER



TENANT TERRACES ON MULTIPLE FLOORS



GROUND LEVEL CONFERENCE CENTER



ELECTROCHROMIC GLAZING



GRAND AND FLEXIBLE LOBBY WITH COFFEE KIOSK OPPORTUNITY



GROUND LEVEL BIKE STORAGE AND REPAIR STATION



SHOWERS/LOCKERS WITH ENTRANCE ON DESIGNATED THOMAS GREEN STREET



MULTIFUNCTIONAL OUTDOOR PLAZA ADJACENT TO CONFERENCE CENTER



FLEXIBLE MEDITATION/ NURSING ROOM



MULTIFUNCTIONAL OUTDOOR PLAZA



THOMAS GREEN STREET



BIKERS' GATEWAY



OUTDOOR CO-WORKING TERRACES

Stacking Plan



LEVEL 10 • Rooftop Deck

LEVEL 9 • 24,297

LEVEL 8 • 24,378 RSF

LEVEL 7 • 27,794 RSF

LEVEL 6 • 29,391 RSF

LEVEL 5 • 30,954 RSF

LEVEL 4 • 30,904 RSF

LEVEL 3 • 30,931 RSF

LEVEL 2 • 28,304 RSF

LEVEL 1
Lobby/Retail/Bike Storage



Click to view floor plan

Proximity to Creative Tenants



Amazon



Facebook (Meta)

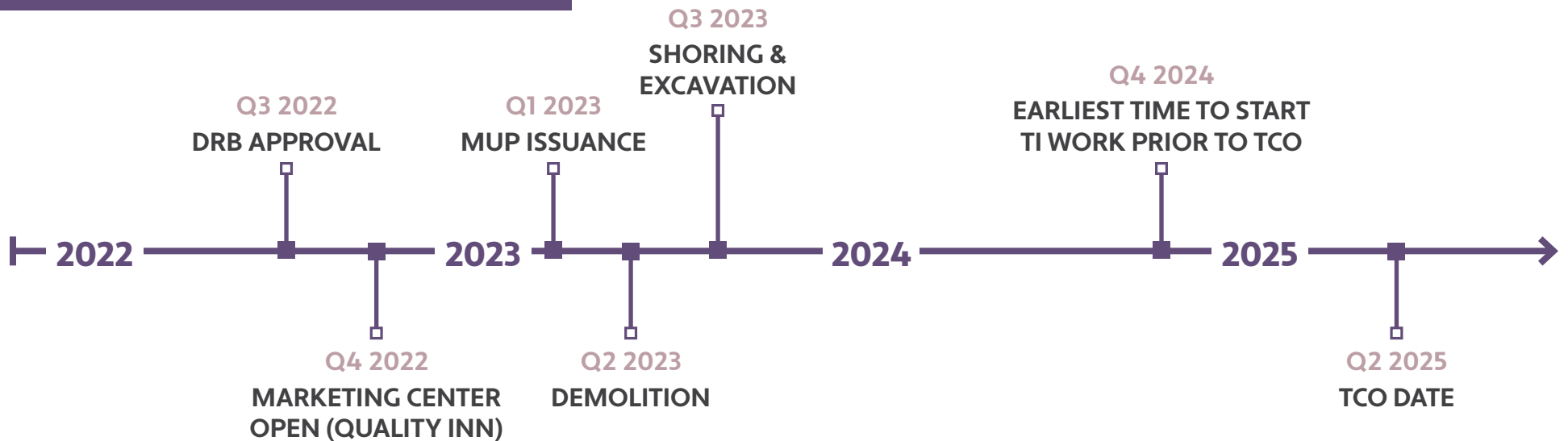
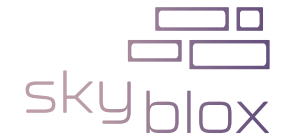


Google

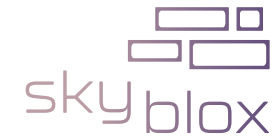


Attractions

Project Timeline



About Gemdale USA



COMPLETED GROUND-UP OFFICE DEVELOPMENTS

\$3.5 B

OF OVERALL ASSETS UNDER
MANAGEMENT

2.2 M

OFFICE SQUARE FEET IN PORTFOLIO

8

OFFICE PROJECTS



350 BUSH STREET SAN FRANCISCO, CA

A 19-story, 287,000 SF Class A office incorporating the historic facade and columns of the iconic San Francisco Mining Exchange Building. The office was built spec, and 100% pre-leased by the end of construction with investment-grade and investment-grade similar credit tenants.



500 PINE STREET SAN FRANCISCO, CA

A five-story, Class A 56,000 SF office/retail development in San Francisco's NOMA District. This project is 100% leased and was sold at a San Francisco record price of ~\$1,300 PSF to an institutional buyer in Sept. 2018.



13 @ NORTH FIRST SAN JOSE, CA

21.3 acres of land developed into 4 Class A Office/R&D buildings, totaling 415,000 SF located in Silicon Valley. 3 of the 4 buildings totaling 332,000 SF were sold in May 2019 to one of the largest Market Cap companies in the world (confidentiality agreement prevents disclosure). Gemdale's VC Arm owns the remaining building to seed its venture capital arm investments.



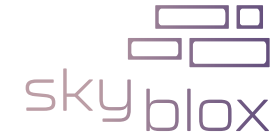
UNDER CONSTRUCTION

APERTURE DEL MAR SAN DIEGO, CA

A 5-building, 535,000 SF life science campus located in Del Mar Heights, San Diego's premier office market.

- The only large scale, life science zoned, development site in Del Mar Heights with prime freeway visibility and access
- San Diego life science market as a high supply demand imbalance with few blocks of available contiguous space
- Two phase project offering tenant the ultimate flexibility for expansion

Gemdale Seattle Team



MICHAEL DALY

CO-PRESIDENT, SEATTLE CITY HEAD

Michael Daly serves as the Co-President of Gemdale USA. He is responsible for all East Coast investments and day-to-day management and operations of the New York City and Seattle offices. Mr. Daly brings over 38 years of experience as a real estate executive. Mr. Daly served as Chief Operating Officer and Managing Director of Development at Jonathan Rose Companies in New York. Prior to joining Jonathan Rose Companies, Mr. Daly served over 25 years at Forest City Enterprises and related companies, where he was most recently President of Mesa Del Sol, responsible for the overall master plan and development of a 9,000-acre mixed-use, master-planned community in Albuquerque, NM. Prior to his work at Mesa Del Sol, Mr. Daly served as President and Founder of Sterling Glen Communities, an industry-leading developer, owner, and manager of luxury senior housing, with a portfolio of 11 buildings in New York, Connecticut, and Pennsylvania. Mr. Daly holds a Bachelor's degree in Economics from Fairfield University.



PJ SANTOS

SENIOR MANAGING DIRECTOR OF DEVELOPMENT AND ACQUISITIONS

PJ Santos is responsible for leading Gemdale USA's real estate development activities in the greater Puget Sound Region. Mr. Santos brings over 30 years of design, development and construction experience from original vision to completion. His successful delivery of a broad portfolio of completed projects includes urban office, retail high-rise, mid-rise, and single family residential, and complex large scaled public-private civic and mixed-use developments. Prior to joining Gemdale, PJ worked in executive roles for Opus Northwest and Sipson Housing as well as the founding principle of his private development company - Lorax Partners. Mr. Santos attained a Bachelor of Arts from UCLA, a professional Master of Architecture from UCLA, and an MBA from the University of Washington. Mr. Santos is also a licensed real estate broker in Washington and California.



KEVIN CAO

DIRECTOR OF ACQUISITIONS

Kevin Cao is a Director of Acquisitions at Gemdale USA Corporation, where he is responsible for sourcing and executing office, residential and life sciences development land transactions, as well as value-add projects throughout the Pacific Northwest. He also leads leasing, financing, and asset management functions for Gemdale in the PNW region. During his tenure, he has acquired over \$420 million in development projects. Prior to joining Gemdale, Mr. Cao worked at Kinzer Partners, where he advised large corporations, public entities, and non-profit organizations on office portfolio management as well as various leasing and sales transactions in the Seattle area. Mr. Cao received a Bachelor of Laws degree from Xiamen University in China, and he holds a Master's degree in International Studies from the University of Washington and a Master of Finance from Seattle University.



ELAN MATLOVSKY

SENIOR DIRECTOR OF LEASING AND ASSET MANAGEMENT

Elan Matlovsky is a Senior Director at Gemdale USA where he leads leasing oversight and asset management for Gemdale's office development portfolio in the Western Region. He also works closely with acquisitions for project underwriting, market analysis and product positioning. Mr. Matlovsky brings over 15 years of real estate asset management, property management, transaction services, redevelopment and leasing experience to the team. Prior to joining Gemdale USA, Mr. Matlovsky was the leasing director for SteelWave, Inc. where he was responsible for leasing, marketing, and asset management of over 3M and was involved in the purchase and sale of over \$800M of assets in SoCal. Mr. Matlovsky studied Biomedical Engineering at Boston University and serves as an executive board member for the Los Angeles Commercial Realty Association (LACRA).



BRIANNA HOLAN

DEVELOPMENT MANAGER

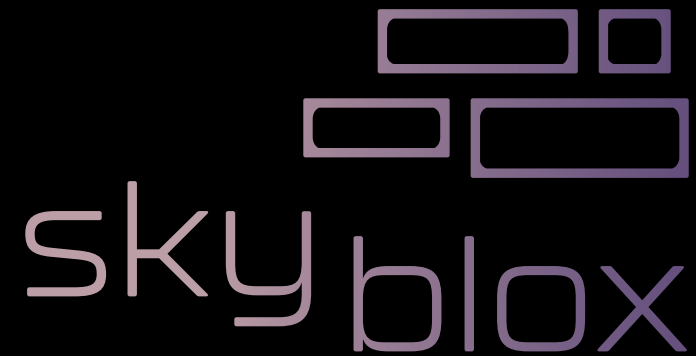
Brianna joined Gemdale in 2019 bringing over 15 years of city building experience to the team. Throughout her career, Brianna has used her background in urban planning and design to guide a wide range of public and private sector urban development projects, including large-scale urban infrastructure of the SR 520 Corridor and Sound Transit Ballard to West Seattle Extension, district and master plans such as Kirkland Parkplace (now Kirkland Urban), and commercial and residential real estate development projects (Skyglass Tower and 618 John). Brianna is passionate about contextually rooted and sustainable design and development practices that result in community-oriented activated places. She is a certified planner that has served as Chair on the City of Seattle Design Commission as well as a University of Washington Runstad School of Real Estate Affiliate Fellow 2018.



LUIS MARTINEZ

SENIOR DIRECTOR OF DESIGN AND CONSTRUCTION

Luis Martinez is the Senior Director of Design and Construction at Gemdale USA Corporation in Seattle, where he is responsible for executing office, residential, and life sciences development projects, as well as value-add projects throughout the Pacific Northwest. Mr. Martinez's primary responsibility at Gemdale is leading the design and construction teams to maximize project budget dollars as well as management and mitigation of risk. During his tenure at Gemdale he has successfully started our 222 Dexter project and leads the Preconstruction Team for the 618 John project. Prior to joining Gemdale, Mr. Martinez has enjoyed over two decades of construction experience in the Seattle area. Mr. Martinez received a Bachelor of Science degree from The University of Phoenix, is a Lean Construction Certified Practitioner and a Certified Gallup Strengths Finder coach.



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