



US RUBBER BUILDING

319 3RD AVE S



PROPERTY FEATURES



GYM, BIKE
STORAGE,
SHOWERS,
LOCKERS &
CONFERENCE
ROOM IN
BASEMENT SPACE



42+
RESTAURANTS,
BARS & RETAIL
WITHIN A
**5 BLOCK
RADIUS**



1800'S ERA
BUILDING BEING
BROUGHT UP
TO CURRENT
BUILDING CODE



WALK SCORE
98



ADJACENT TO
LIGHT RAIL,
STREET CAR,
AMTRAK &
BUS ROUTES



TRANSIT SCORE
100



WITHIN TWO
BLOCKS OF
LUMEN FIELD
AND T-MOBILE
PARK



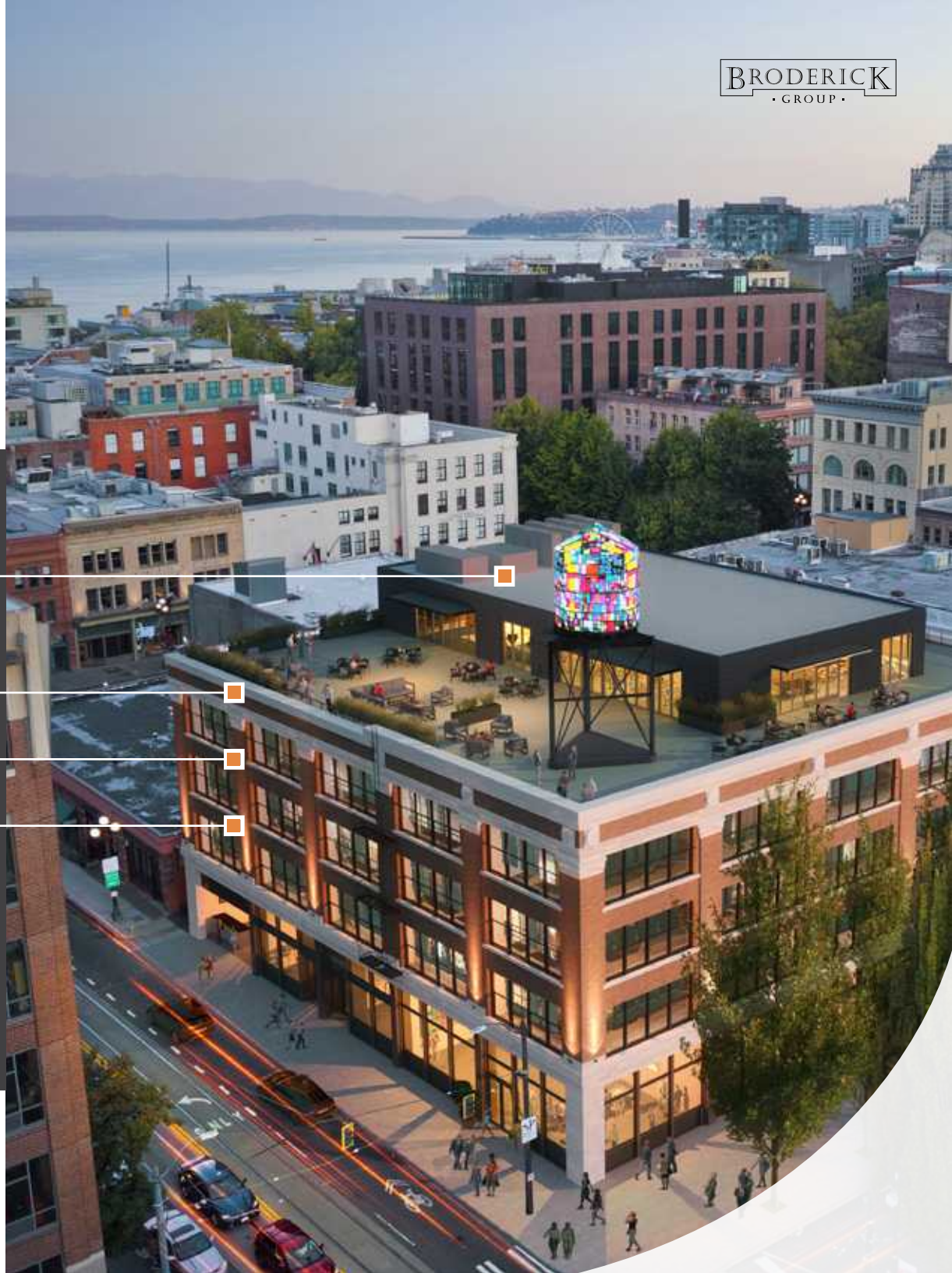
FULL SEISMIC
UPGRADE
WILL BE
COMPLETED



US RUBBER
BUILDING

AVAILABLE SPACE

BRODERICK
GROUP



FLOOR	RSF
5	4,604 SF - OFFICE 3,701 SF* - ROOFTOP 8,305 SF - TOTAL
4	13,293 SF
3	13,293 SF
2	13,293 SF
BUILDING TOTAL	48,184 SF

**3,701 RSF is specific to the rooftop deck
Limited in building parking is available.*

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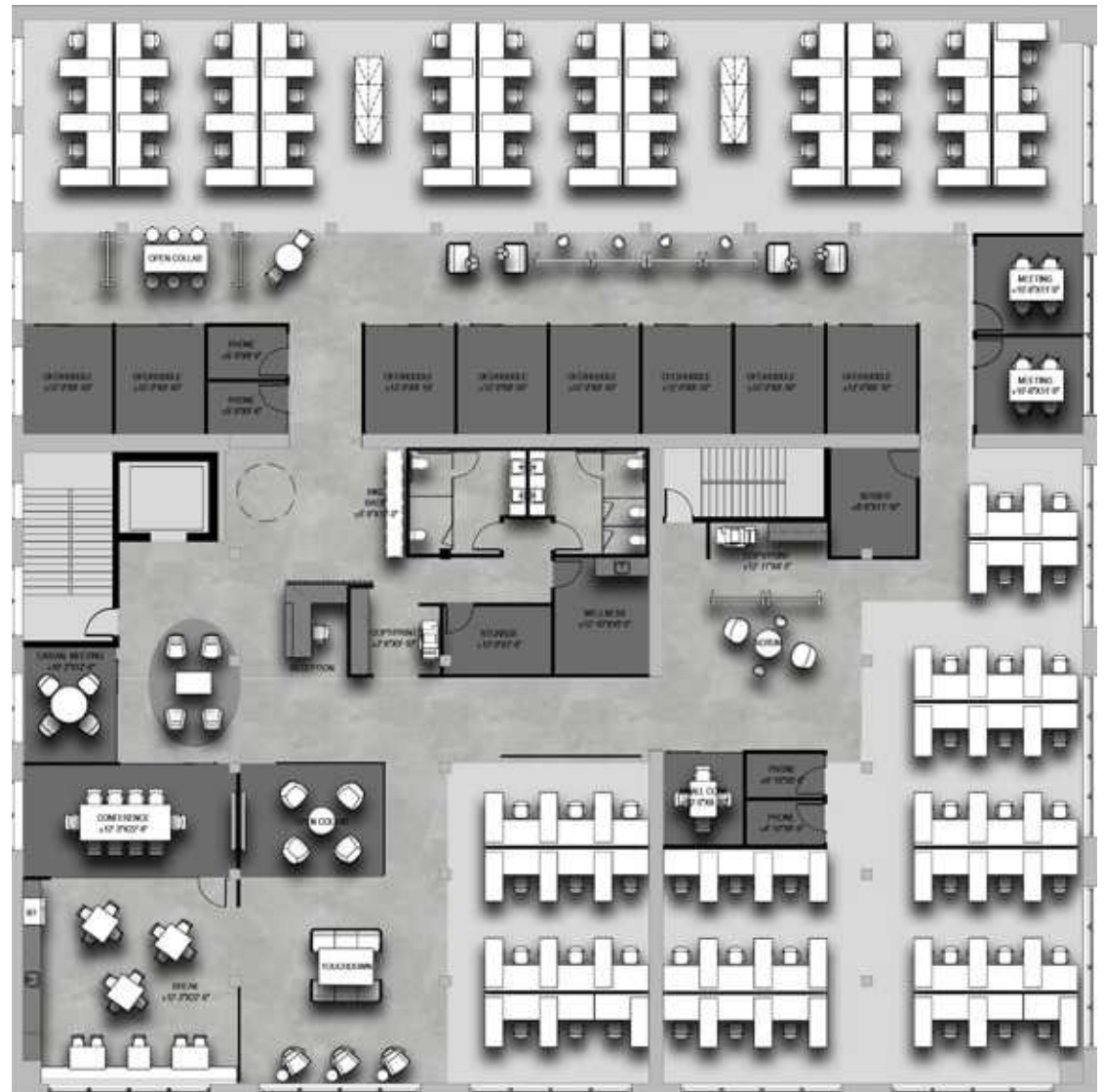
SPACE PLAN

FLOORS 2-4 | 13,293 SF

SUMMARY

TOTAL SEAT COUNT	87
OFFICE/HUDDLE	8
WORKSTATIONS	79
LARGE CONFERENCE	1
SMALL CONFERENCE/MEETING	4
PHONE	4
OPEN COLLAB	3
WELLNESS ROOM	1
COPY/PRINT	2
BREAK ROOM/CAFE	1
STORAGE	1
SERVER	1

13,293 SF
153/SF PER SEAT



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BRICK & BEAM CEILING HEIGHTS





WATERFRONT REDEVELOPMENT

The Seattle Waterfront is undergoing a complete makeover with the goal of re-connecting the city to the waterfront. Take a stroll along the walkways starting at the homes of the Seattle Seahawks, Sounders and Mariners all the way to Olympic Sculpture Park in Belltown, stopping at various docks, beaches, and waterfront parks along the way to take in the breathtaking views of the mountains surrounding the city. Craving fresh seafood? Wander over to the recently renovated piers and try any of the numerous restaurants including The Crab Pot, Elliott's Oyster House or Anthony's Home Port. Along with good eats and hard to beat views, the Seattle Waterfront offers abundant entertainment such as the Seattle Great Wheel, Wings Over Washington, and the Seattle Aquarium. US Rubber Building offers easy access to all of these new renovations and attractions.





US RUBBER BUILDING



FOOD

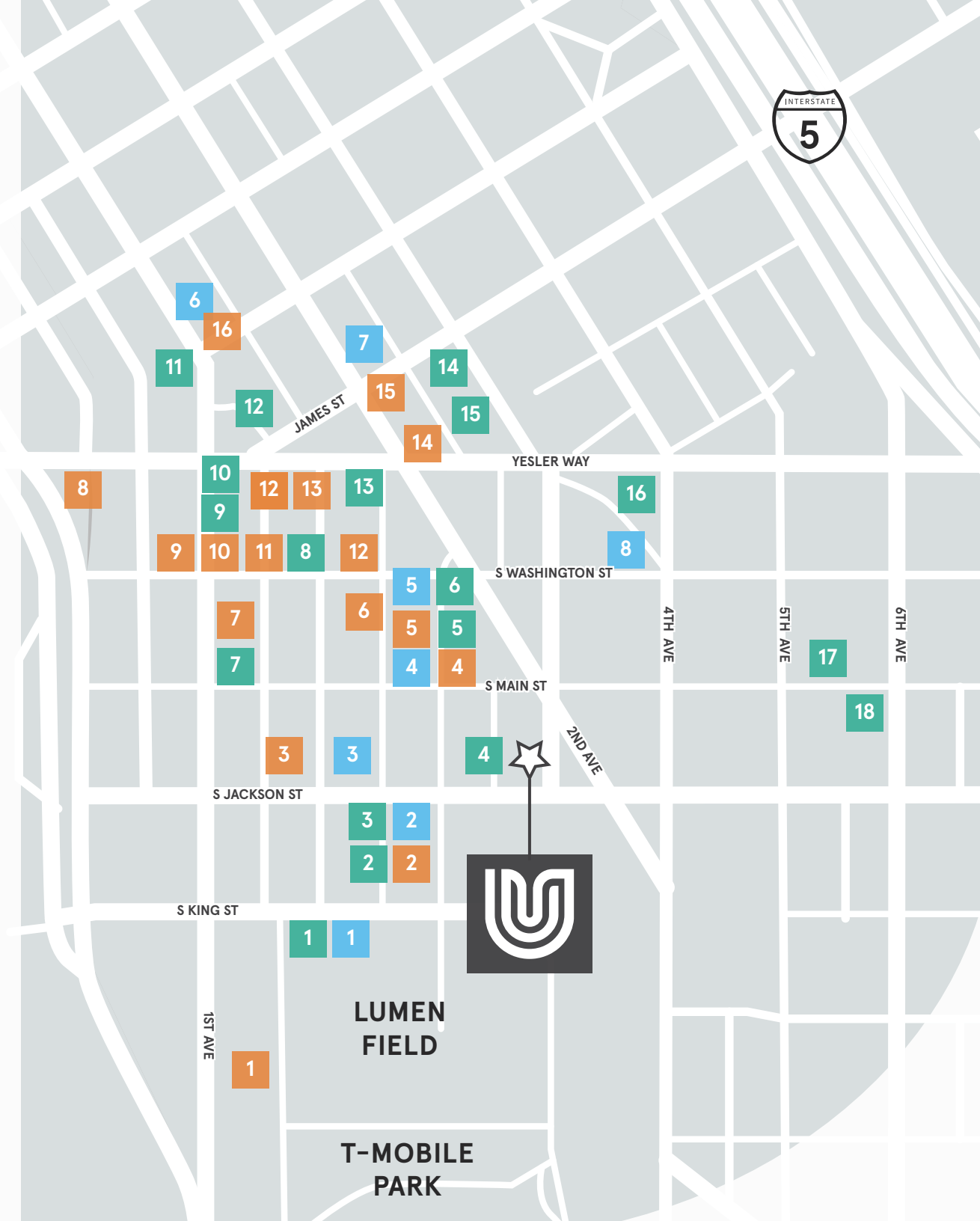
- | | |
|------------------------------|-------------------------------|
| 1. Quality Athletics / Girin | 10. The Halal Guys |
| 2. Taylor Shellfish | 11. Luigi's Italian Eatery |
| 3. Salumi | 12. The Stop |
| 4. D&E Famous Fried Chicken | 13. Tat's |
| 5. Main Street Gyros | 14. Il Corvo |
| 6. Asia Ginger Teriyaki | 15. Commissary Korean Kitchen |
| 7. i5 Pho Seattle | 16. Manu's Bodega |
| 8. Casco Antiquo | 17. Fuji Sushi |
| 9. Dead Line | 18. Tsukushinbo |

COFFEE

- | | |
|---------------------|------------------|
| 1. Cone & Steiner | 5. Convoy Coffee |
| 2. Zeitgeist Coffee | 6. Cherry Street |
| 3. Caffe Umbria | 7. Slate Coffee |
| 4. Elm Coffee | 8. Caffe Vita |

DRINKS

- | | |
|--------------------------|-----------------------|
| 1. Sluggers | 9. Underbelly |
| 2. Lodge | 10. Damn The Weather |
| 3. Temple Billiards | 11. Casco Back Bar |
| 4. Flatstick Pub | 12. Merchant's |
| 5. Good Bar | 13. Bar Shoppe |
| 6. McCoy's | 14. Shawn O'Donnell's |
| 7. Swannies Sports Bar | 15. Collin's Pub |
| 8. Pioneer Square Saloon | 16. Bad Bishop |





US RUBBER BUILDING



LINK LIGHT RAIL



STREETCAR LINES

MULTI-USE TRAIL



SOUND TRANSIT STOP



SEATTLE FERRY TERMINAL

NEIGHBORHOOD GREENWAY



KING STREET STATION
SOUNDER & AMTRAK

BIKE PATH

99

SEATTLE
FERRY
TERMINAL



YESLER WAY

JAMES ST

S WASHINGTON ST

PIONEER
SQUARE

2ND AVE

4TH AVE

5TH AVE

6TH AVE



INTERNATIONAL
DISTRICT

S MAIN ST

S JACKSON ST

OCCIDENTAL
AVENUE

S KING ST



CRUISE SHIP
FACILITY

WATERFRONT

1ST AVE

STADIUM
DISTRICT





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