

1501 & 1521 1ST AVENUE S | SEATTLE, WA 98134



# HOME PLATE CENTER

CBRE





Renderings



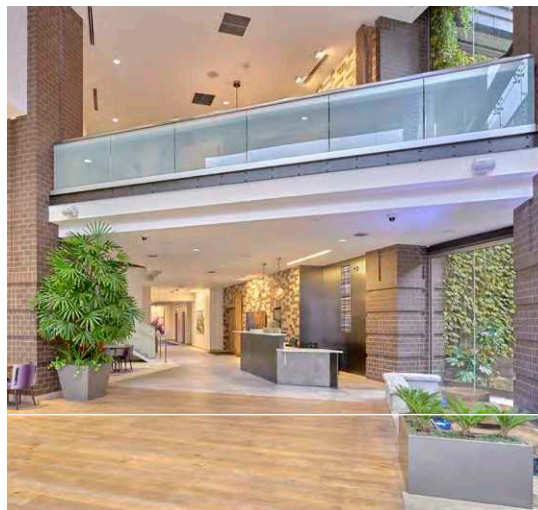


# BUILDING HIGHLIGHTS

- + Two-building, Class A office campus
- + Generous parking ratio of 1.5/1,000 RSF
- + High ceilings with full-floor windows
- + Impressive views of Elliott Bay, Mount Rainier and city skyline
- + Efficient large floor plates
- + Fully wired building conference room
- + UV-C air filters
- + Fitness center, bicycle storage, showers and lockers
- + Great room lobby with in-floor radiant heating
- + On Safari Espresso Bar and Vinason Pho onsite
- + Backup generators on site, redundant power capacity
- + LEED® Gold certified
- + Adjacent to T-Mobile Park and Lumen Field
- + Great commuter access to I-5, I-90 and SR-99
- + Excellent access to mass transit, including light rail, ferries, commuter train and bus systems via tenant shuttle service



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HOME PLATE CENTER SOUTH

# OFFICE SUITE 501

**44,552 SF**

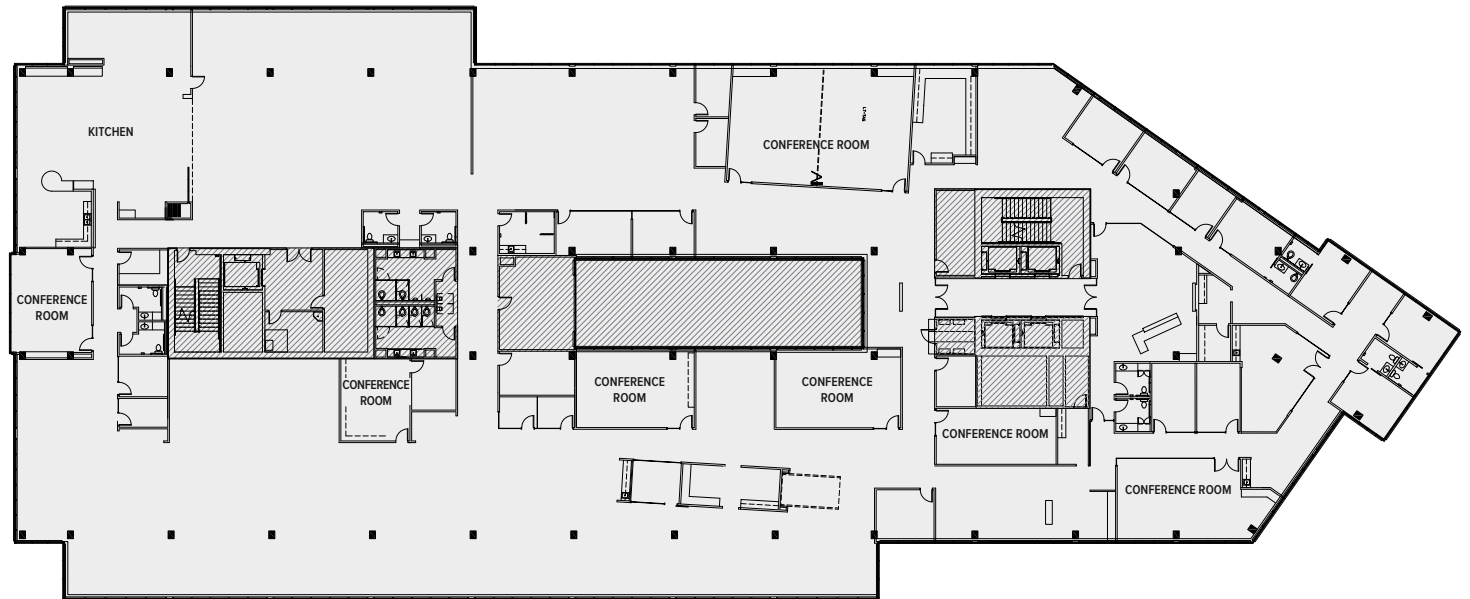
- + Available now
- + Full floor available with mix of offices, conference rooms and open space
- + High-end, Class A tech build-out
- + Large kitchen area with views of the Olympic Mountains

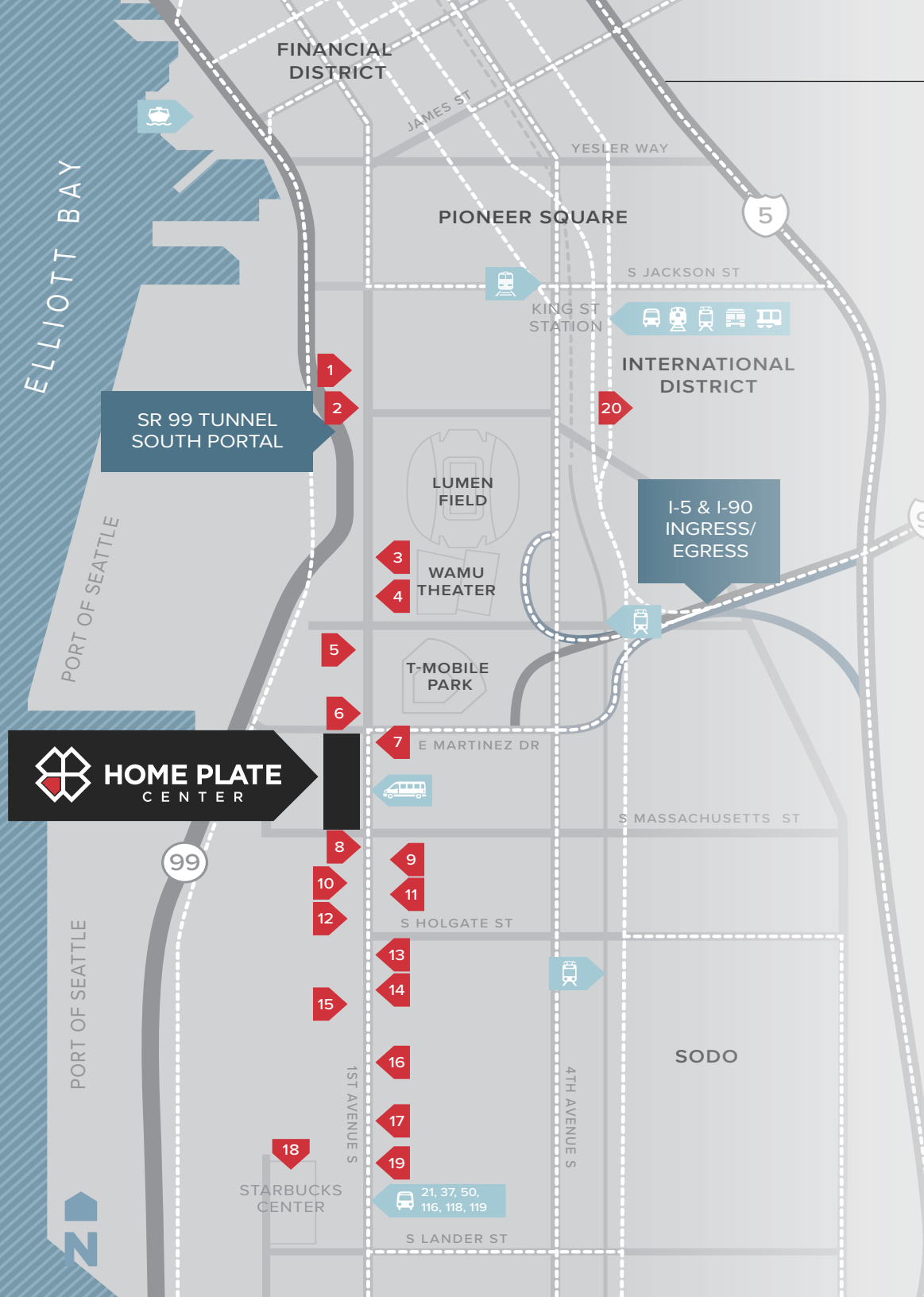


**CLICK**  
FOR VIRTUAL TOUR



**CLICK**  
FOR 3D TOUR





## NEIGHBORHOOD AMENITIES

- |   |                       |
|---|-----------------------|
| 1 SLUGGERS SPORTS BAR & GRILL               | 11 PASEO              |
| 2 ELYSIAN FIELDS                            | 12 BLAZING BAGELS     |
| 3 LOCKER ROOM BY LIDS                       | 13 KRISPY KREME       |
| 4 JIMMY'S ON FIRST                          | 14 MACRINA BAKERY     |
| 5 HATBACK BAR & GRILLE AND STEELHEADS ALLEY | 15 JIMMY JOHN'S       |
| 6 ON SAFARI ESPRESSO BAR                    | 16 STARBUCKS          |
| 7 TONY T'S SPORTS LOUNGE                    | 17 PECOS PIT BARBEQUE |
| 8 VINASON PHO                               | 18 STARBUCKS          |
| 9 SHOWBOX SODO                              | 19 SODO POKE & MORE   |
| 10 HOOVERVILLE BAR                          | 20 UWAJIMAYA          |

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