

# hill7

HUDSON  
PACIFIC  
PROPERTIES



1099 Stewart Street  
Seattle, WA 98101

# PRIME DOWNTOWN PREMIUM WORKSPACE



## FEATURES AND AMENITIES

### PRIME DENNY TRIANGLE LOCATION

**±285,310 SF**  
CLASS A  
OFFICE

**LEED GOLD**  
**WIRED GOLD**  
CERTIFICATIONS

#### BUILDING INFO

- + ±285,310 SF Class A Office
- + ±28,000 SF average floor plate size
- + Located in the heart of Seattle's vibrant Denny Triangle neighborhood.
- + Perfect 100 Walk and Transit Scores, immediate freeway access
- + Large state of the art conference facility
- + Outdoor deck
- + Showers and bike storage
- + LEED Gold Certified
- + EV Charging Stations and DAS system throughout building parking garage
- + 1/1,000 SF parking ratio
- + On-site retail amenities



# WELCOME TO THE NEIGHBORHOOD

## RESTAURANTS & CAFES

- |                                    |                                |
|------------------------------------|--------------------------------|
| 1. Tutta Bella Neapolitan Pizzeria | 17. The Carlile Room           |
| 2. Einstein Bros. Bagels           | 18. Dough Zone Dumpling House  |
| 3. Top Pot Doughnuts               | 19. Just Poke                  |
| 4. FareStart                       | 20. Mr. West Cafe Bar          |
| 5. Marination                      | 21. BENTOFUL Salad             |
| 6. Urban Sushi Kitchen             | 22. Daniel's Broiler           |
| 7. FareStart                       | 23. Subway                     |
| 8. Cafe Madeline                   | 24. Grumpy Bean                |
| 9. Seoul Bowl-Westlake             | 25. Taco Del Mar               |
| 10. Pho Bac                        | 26. Nana's Green Tea           |
| 11. Barolo Risorante               | 27. Artly Coffee               |
| 12. Charry Street Coffee House     | 28. Mighty-O Donuts            |
| 13. Nordstrom Grill                | 29. Market House Meats         |
| 14. Din Tai Fung                   | 30. Bloom                      |
| 15. Anchorhead Coffee              | 31. Starbucks                  |
| 16. TIDAL+                         | 32. Crumble & Flake Patisserie |

## SHOPPING

1. west elm
2. 2200 Westlake
3. Seattle Diamonds
4. LIKELIHOOD
5. Fantasy Unlimited SLU
6. Nordstrom Shoe Shine
7. Gucci - Nordstrom Downtown Seattle
8. Nordstrom
9. lululemon
10. Pacific Place
11. Tiffany & Co.
12. VAIN
13. Melrose Market

## BARS & NIGHTLIFE

1. Palace Kitchen
2. Dimitriou's Jazz Alley
3. The Devil's Triangle
4. Rickhouse Whiskey Bar
5. Keys on Main

## HEALTH & FITNESS

1. Robert Leonard
2. Personal Time Spa
3. ZUM Fitness
4. 24 Hour Fitness
5. Paramount Dental Center
6. Club Z







**99**  
Walk Score

**100**  
Transit Score

## TRANSIT MAP

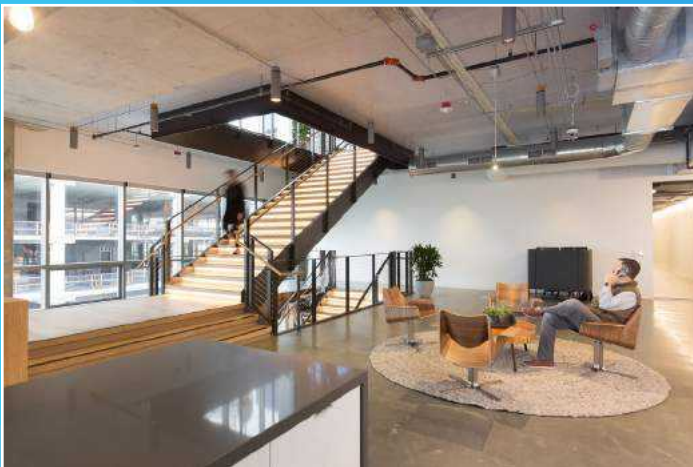
### TRAVEL KEY

-  SOUTH LAKE UNION STREET CAR
-  LIGHT RAIL ROUTE
-  I-5 INGRESS
-  I-5 EGRESS

**50+**  
Restaurant & Bars all within walking distance

**10**  
Minutes to Nearby Transportation

**5**  
Minutes to I-5 North or South



# REIMAGINING NOW. TO CREATE WHAT'S NEXT.



FOR MORE INFORMATION CONTACT: 411 FIRST AVENUE SOUTH, SUITE 210, SEATTLE / WA 98104 | 206 467 5002



WHERE WE WORK IS NOT JUST WHERE WE WORK. IT'S PART OF WHO WE ARE AND HOW WE THRIVE. AT HUDSON PACIFIC PROPERTIES, THAT'S WHAT DRIVES US TO STAY ONE STEP

AHEAD, LOOKING FOR OPPORTUNITIES IN JUST THE RIGHT PLACES TO BRING INNOVATION TO LIFE.

When you partner with us you get a lasting relationship focused on addressing your every need. From an entrance that signals you've arrived to an environment that fosters collaboration, creativity and success, we provide the state-of-the-art infrastructure and excellent service necessary to fulfill your business strategy. And when you're ready, we're here to help you expand for the future, because the sky's the limit.

We're driven to find the next amazing space for today and tomorrow's leading companies—building it from the ground up or reimagining it from the inside out. With Hudson Pacific Properties, everything is possible.



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