

# MASIN BLOCK

— SEATTLE, WA —

220-240 Second Ave S

SEATTLE'S PREMIER AI INNOVATION HUB

ABUNDANT POWER TO FUEL CUTTING-EDGE SOLUTIONS

4,500 AMPS THROUGHOUT

 CUSHMAN &  
WAKEFIELD

rubicon  
point  
partners

**MASIN  
BLOCK**

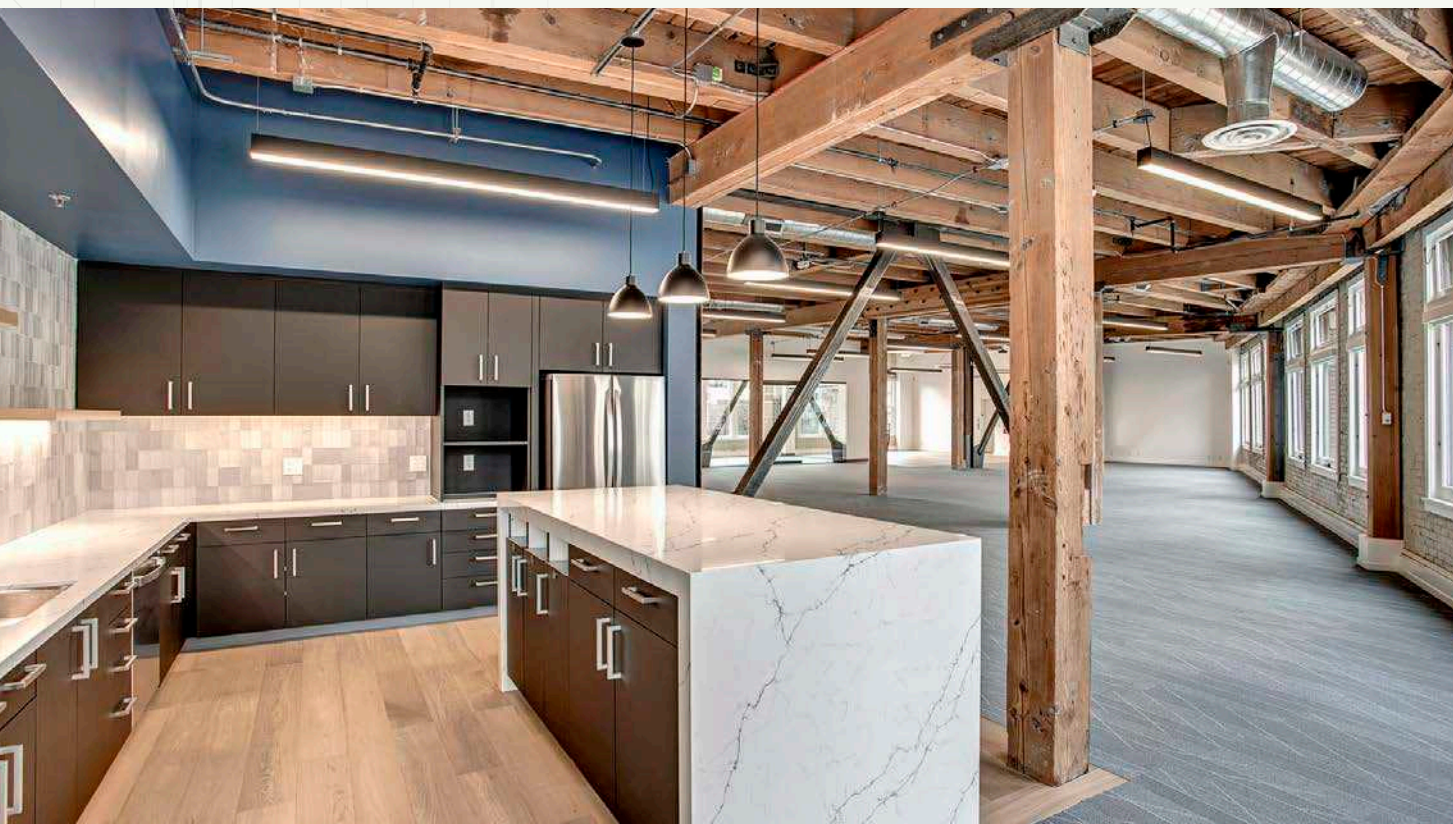
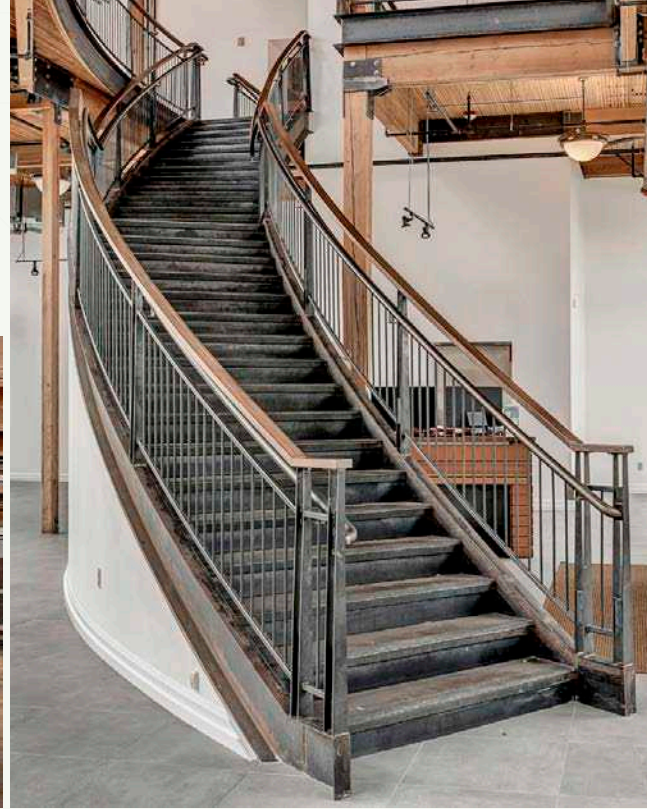
— SEATTLE, WA —

## CREATIVE SPACES, **BOLD IDEAS**

The Masin Block, located in the heart of Pioneer Square, seamlessly combines historic charm with modern functionality. The project's brick and beam architecture features high ceilings and expansive windows that provide an abundance of natural light. The Masin Block has also been fully renovated with new building systems and ample power, designed to deliver unmatched performance for AI applications and high-power users with heavy computational needs. Just steps from some of the city's major attractions and convenient access to the light rail, this connected and creative workspace is perfectly suited for forward-thinking tenants.



# PROJECT HIGHLIGHTS



**MASIN  
BLOCK**  
— SEATTLE, WA —



**BRICK & BEAM ARCHITECTURE  
WITH EXPOSED HEAVY TIMBER**

**HIGH CEILINGS &  
LARGE WINDOWS**

**ABUNDANT POWER - 4,500 AMPS  
THROUGHOUT**

**RETAIL AMENITIES ON-SITE  
(FLATSTICK PUB, THE GOOD BAR  
& ELM ROASTERS)**

**EXCELLENT PUBLIC TRANSIT  
OPTIONS NEARBY**

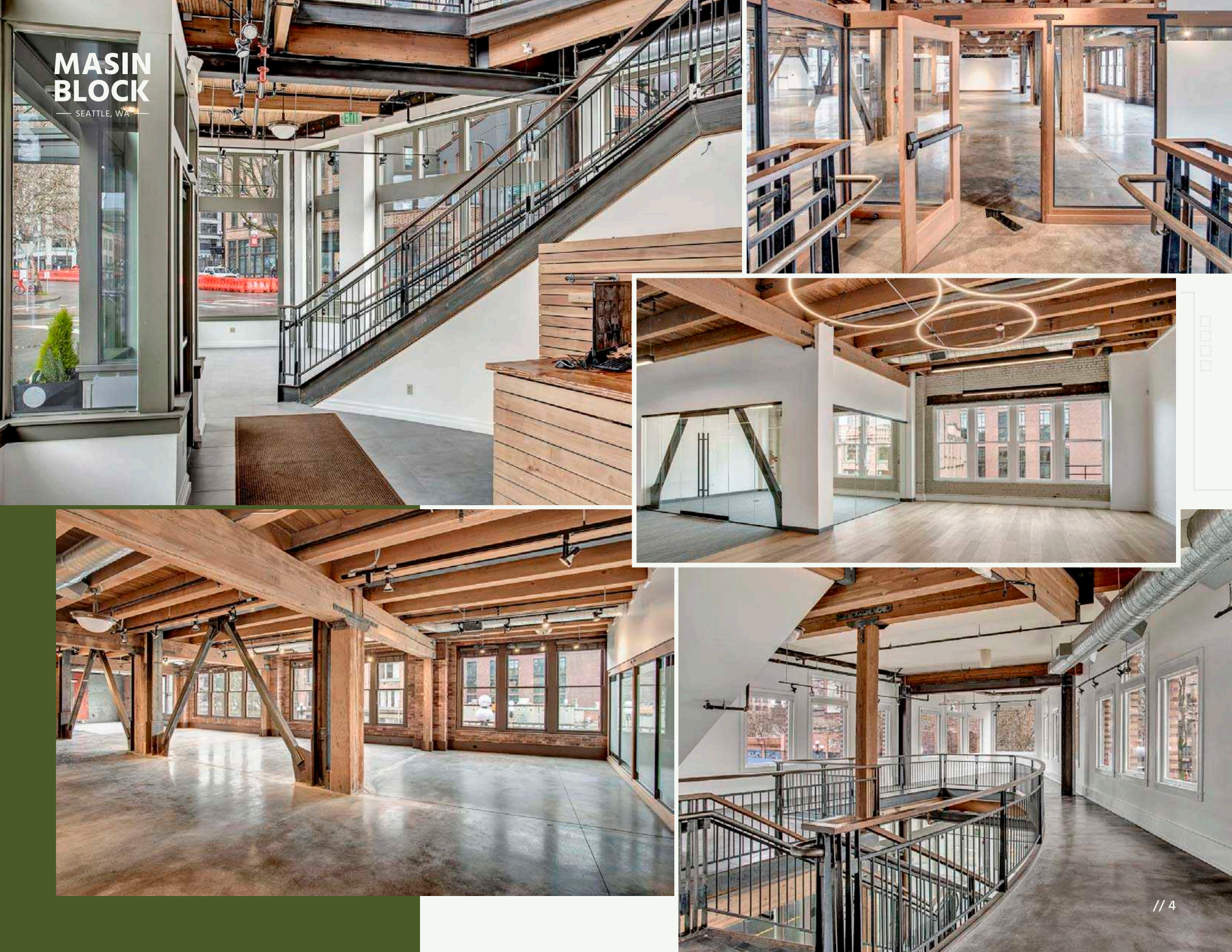
**EASY ACCESS TO I-5, SR-99, I-90  
AND THE WASHINGTON STATE  
FERRY TERMINAL**

**CLOSE PROXIMITY TO THE  
WATERFRONT, LUMEN FIELD  
& T-MOBILE PARK**

**SIGNIFICANT BUILDING  
RENOVATIONS AND COMMON  
SPACE UPGRADES UNDERWAY**

# MASIN BLOCK

SEATTLE, WA



# A TRUE DESTINATION FOR THE EVOLVING WORKFORCE

**MASIN BLOCK**  
— SEATTLE, WA —

Located in Seattle's historic Pioneer Square, the Masin Block offers unparalleled access to some of the city's most notable attractions. Experience the best of Seattle at your doorstep.

- 1 PIONEER SQUARE (OUTLINED)**  
Seattle's first neighborhood known for its historic architecture, vibrant shops & restaurants, exciting nightlife and thriving art community
- 2 LUMEN FIELD (0.3 MI AWAY)**  
Home of the Seattle Seahawks
- 3 THE WATERFRONT (0.7MI AWAY)**  
20 acres of new public space with parks, waterfront activities, restaurants and retail
- 4 T-MOBILE PARK (0.6 MI AWAY)**  
Home of the Seattle Mariners



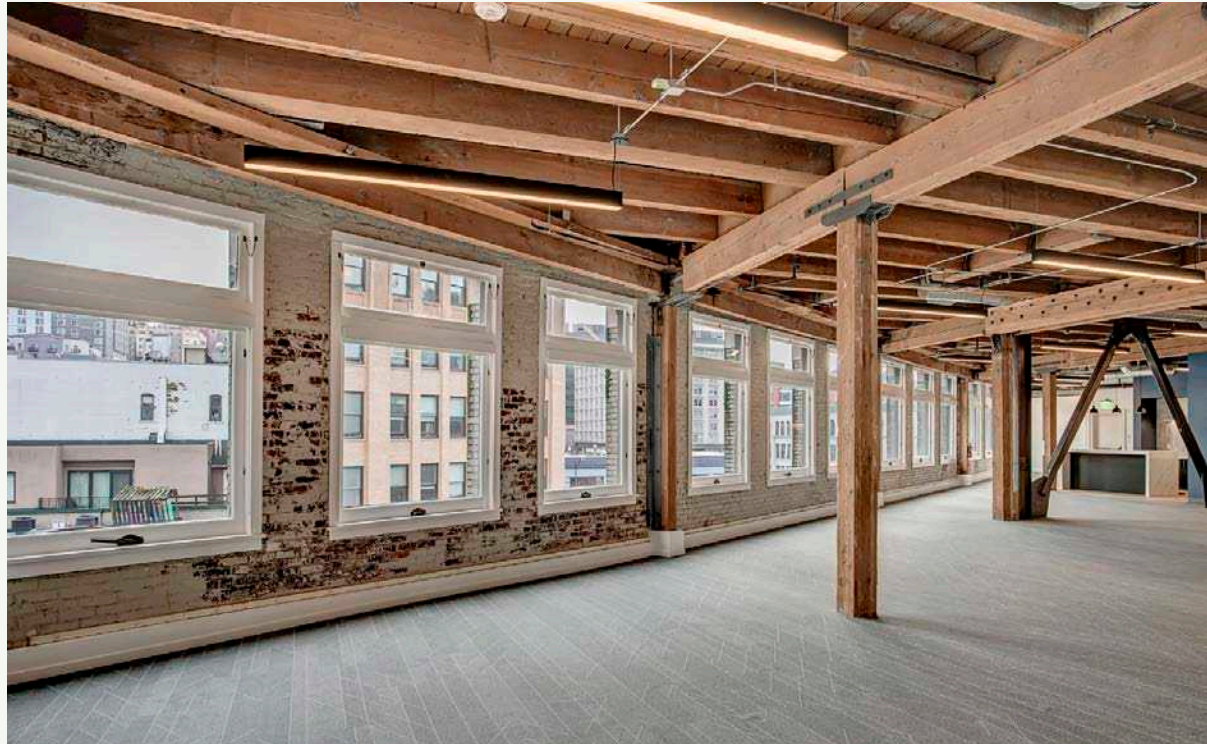
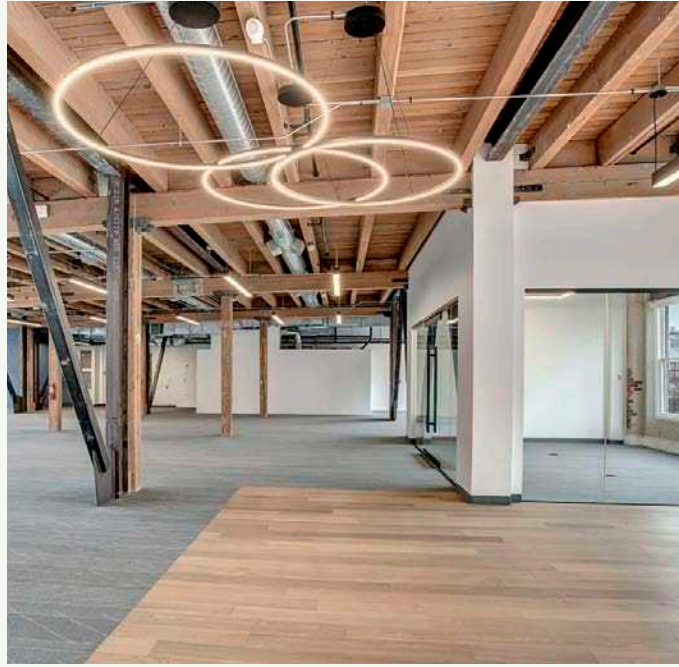
## AVAILABILITIES

### 220 SECOND AVE S

Suite 400	8,432 SF	<a href="#">View Floor Plan</a>
Suite 300	8,308 SF	<a href="#">View Floor Plan</a>
Suite 200	8,236 SF	<a href="#">View Floor Plan</a>
Suite 100	8,624 SF	<a href="#">View Floor Plan</a>
Suite LL	1,509 SF	<a href="#">View Floor Plan</a>
Full Building	35,109 SF	

### 240 SECOND AVE S

Suite 500	6,611 SF	<a href="#">View Floor Plan</a>
Suite 303	1,466 SF	<a href="#">View Floor Plan</a>
Suite 302	1,855 SF	<a href="#">View Floor Plan</a>
Suite 203	1,480 SF	<a href="#">View Floor Plan</a>
Suite 202	1,866 SF	<a href="#">View Floor Plan</a>
Suite 201	7,279 SF	<a href="#">View Floor Plan</a>



# CLOSE PROXIMITY TO EVERYTHING

## FOOD & DRINK

- |                                    |                                 |
|------------------------------------|---------------------------------|
| 1. Good Bar                        | 22. TAT's Delicatessen          |
| 2. Flatstick Pub - Pioneer Square  | 23. Nirmal's Indian Restaurant  |
| 3. Elm Coffee Roasters             | 24. Caffe D'arte                |
| 4. McCoy's Firehouse Bar & Grill   | 25. Cade Paloma                 |
| 5. Asia Ginger Teriyaki Restaurant | 26. Underbelly                  |
| 6. Xtadium                         | 27. Smith Tower Observatory Bar |
| 7. The Pastry Project              | 28. Shawn O'Donnell's           |
| 8. Caffe Umbria                    | 29. Boiling Point               |
| 9. The Halal Guys                  | 30. Samurai Noodle              |
| 10. Domino's Pizza                 | 31. Jardin Tea                  |
| 11. Dead Line                      | 32. Saigon Streets              |
| 12. Damn the Weather               | 33. Waji's Poke Bar             |
| 13. Central Saloon                 | 34. Dough Zone                  |
| 14. Il Terrazzo Carmine            | 35. Momosan Seattle             |
| 15. General Porpoise               | 36. Chung Chun Rice Dog         |
| 16. Cowgirls Inc.                  | 37. Ping's Dumpling House       |
| 17. Taylor Shellfish Oyster Bar    | 38. Chengdu Memory              |
| 18. Salumi Italian Restaurant      | 39. Onibaba by Tsukushinbo      |
| 19. Zeitgeist Coffee               | 40. Fuji Sushi                  |
| 20. King Street Bar & Oven         | 41. Oasis Tea Zone              |
| 21. 13 Coins Seattle               |                                 |

## FITNESS

- |                    |                      |
|--------------------|----------------------|
| 1. Kinesia Pilates | 2. Bodytonic Pilates |
|--------------------|----------------------|

## GROCERY

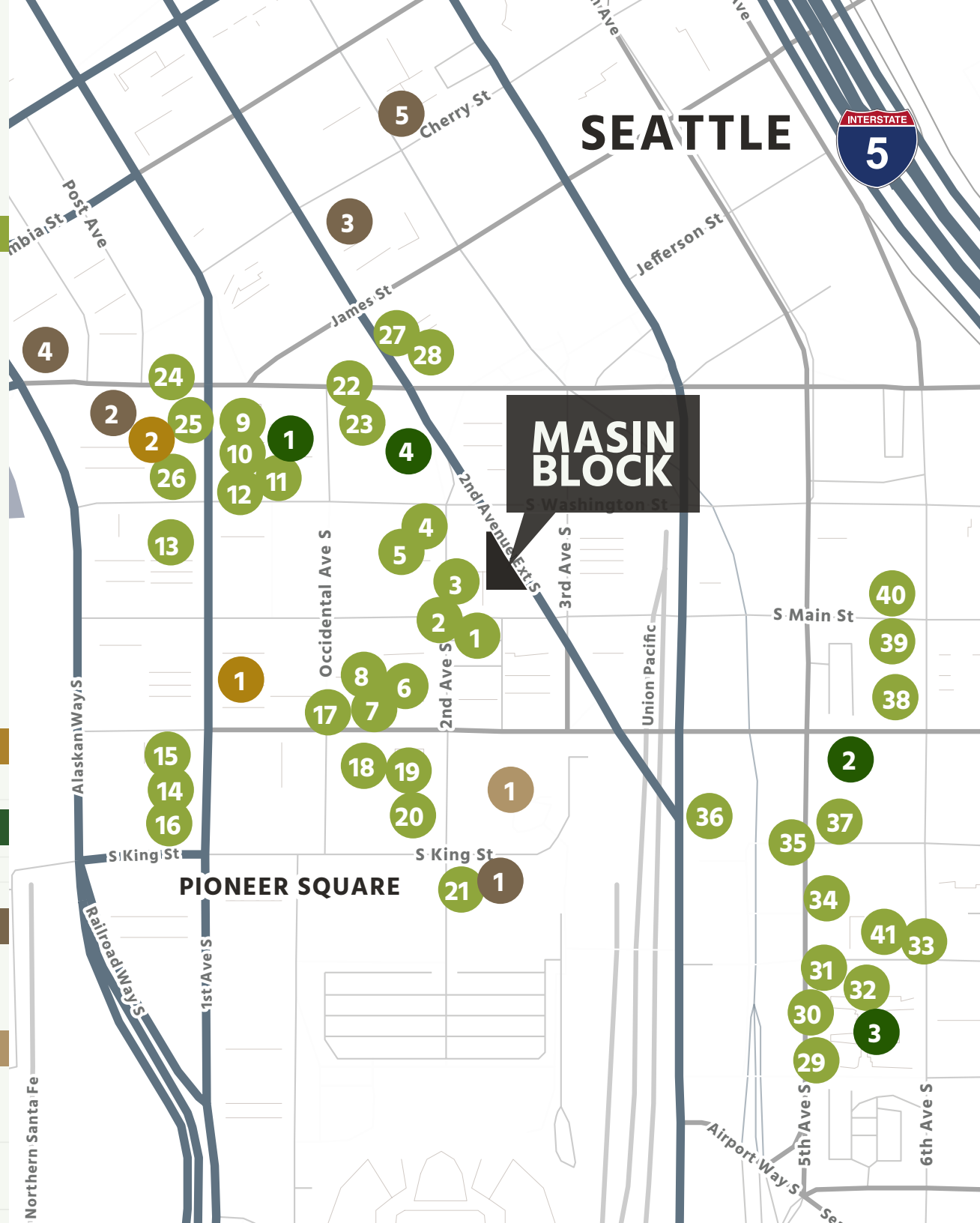
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|-------------------------|----------------------|
| 1. Saveway Market       | 3. Uwajimaya Seattle |
| 2. Union Station Market | 4. Seattle Mart      |

## LODGING

- |                          |                      |
|--------------------------|----------------------|
| 1. Embassy Suites        | 4. citizenM          |
| 2. Best Western Plus     | 5. Arctic Club Hotel |
| 3. Courtyard by Marriott |                      |

## OTHER AMENITIES

- |                     |
|---------------------|
| 1. ORCA Card Office |
|---------------------|



# TRANSPORTATION OPTIONS



WALK SCORE

98

BIKE SCORE

91

TRANSIT SCORE

100



Bus Stops



Bus Lane



Bike Lane



Light Rail Station



Link Light Rail



Train Station



First Hill Street Car

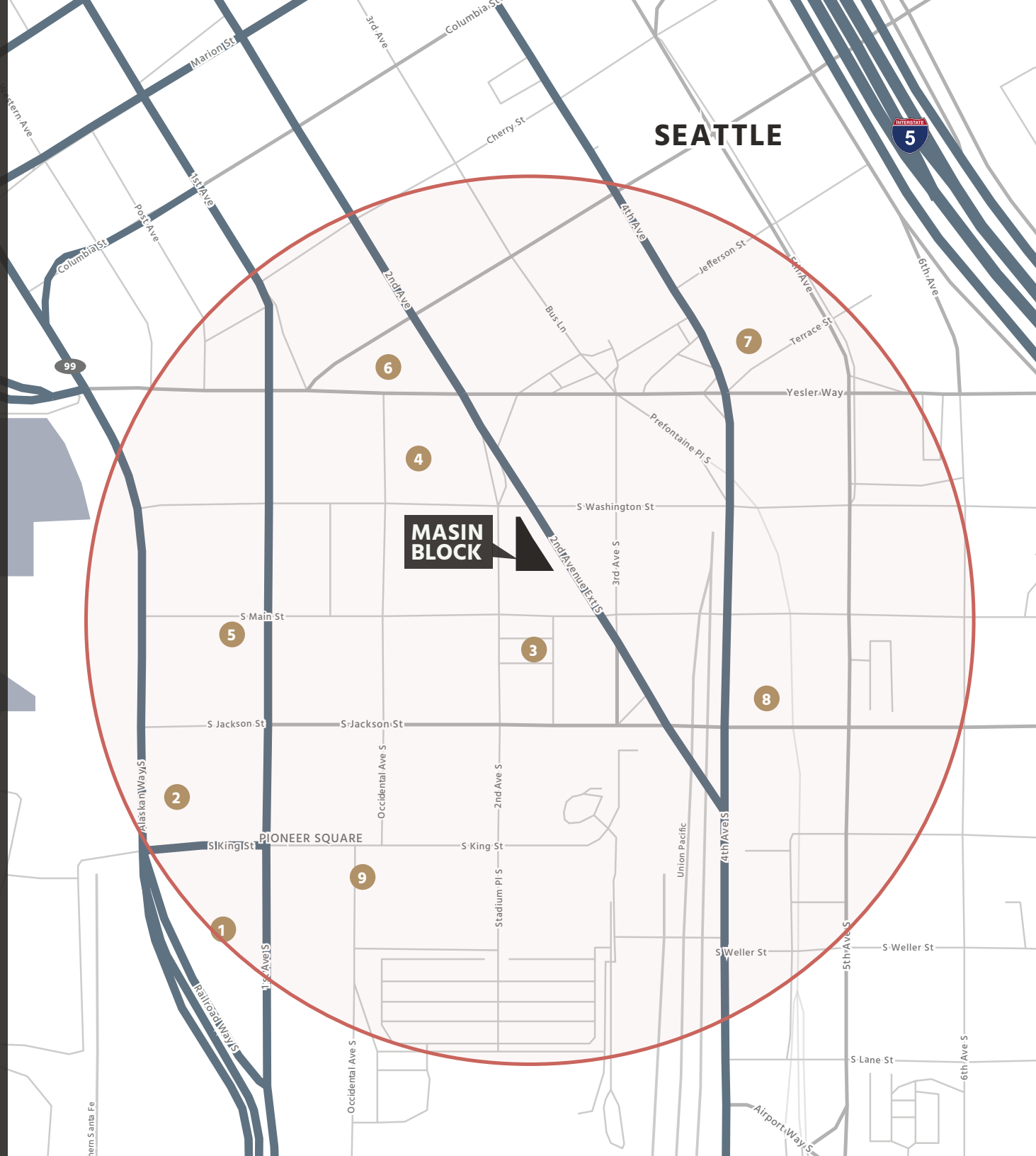




# PARKING

## WITHIN .25 MILES

- 1 LUMEN FIELD PARKING**  
505 1st Ave S  
50 stalls @ \$260/half month
- 2 IPM**  
450 Alaskan Way S  
162 stalls @ \$6.00/hr
- 3 DIAMOND PARKING**  
300 2nd Ave S  
54 stalls @ \$8.00/hr
- 4 DIAMOND PARKING**  
112 Occidental Ave S  
60 stalls @ \$8.00/hr
- 5 DIAMOND PARKING**  
305 1st Ave S  
20 stalls @ \$8.00/hr
- 6 SINKING SHIP GARAGE**  
515 2nd Ave  
50 stalls @ \$263/month
- 7 DIAMOND PARKING**  
400 4th Ave  
24 stalls @ \$10.00/hr
- 8 DIAMOND PARKING**  
400 S Jackson St  
10 stalls @ \$263/month
- 9 STADIUM PLACE**  
530 Occidental Ave S  
77 stalls @ \$3/hr





rubicon  
point  
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# MASIN BLOCK

— SEATTLE, WA —

220-240 Second Ave S

## PLEASE CONTACT THE LEASING TEAM FOR MORE INFORMATION:

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