WB1200

Seattle, WA





What we are hoping to convey with our WB1200 project is the story of Seattle's industry, innovation and evolution. Today, this pioneering spirit continues with Microsoft, Amazon and all the other creative economy innovators in Seattle. Through this project, we are looking to both recognize this legacy and at the same time, point to the future of Seattle.

At nearly1.2 million square feet, WB1 200 represents one of the larger mixed-use projects we have undertaken. The1 00% rental project is designed around the concept of fluidity, attempting through organic forms, to infuse humanism into the skyline.

We have anchored the project with Live Nation,Trader Joe's and Sonder which will help make this project into a gathering hub for the community.

We are looking for a collaborator to create a new flagship adjacent to Live Nation's venue.

The project has topped off and interior and exterior work is 75% complete.

The following pages provide an overview of the potential collaboration.

Why Seattle?

Why is Seattle's tech sector still one of the strongest in the world?

Seattle's Tech Sector has demonstrated strong growth over the years, despite recent layoffs, that indicates a constant vertical momentum and continued sector expansion. Ed Lazowska (Professor, and Bill & Melinda Gates Chair Emeritus, Paul G. Allen School of Computer Science & Engineering) notesin a recent article for GeekWire that the pre-pandemic peak of Washington State tech employment was 150,000 in March 2020, and in December 2022 it was 173,000. Despite recent layoffs, the state maintained a rise of 23,000 above pre-covid numbers, and is 68,000 jobs up from a decade ago, when top employment in tech was 105,000 (December 2012). Lazowska also cites observations by the University of Washington, who note that hiring continues, citing 1,886 "software engineer' job opening in Seattle alone, which was a higher count than their graduating students with degrees in that field.

Seattle's tech sector's growth is cyclical and subject to fluctuations, but the overall data shows that the industry is growing and continuing to retain more jobs than it loses overtime in the past decade. With advancements in research like AI, the job market is subject to expand again. Microsoft recently announced that they are investing $10B in OpenAi, the creators of ChatGPT. They are not the only backers, as Amazon and META are also listed as investors in ChatGPT, among many other companies flocking to invest in the platform as AI research and development expands due to increasing demand.

With Washington State tech giants pursuing AI advancement, the need for jobs with skillsets such as AI engineering are growing. Equally, in the medical sector, AI, machine learning, and computational research are paving a next generation of scientific innovation, placing Seattle in a leading role for growth in the medical and science sectors.

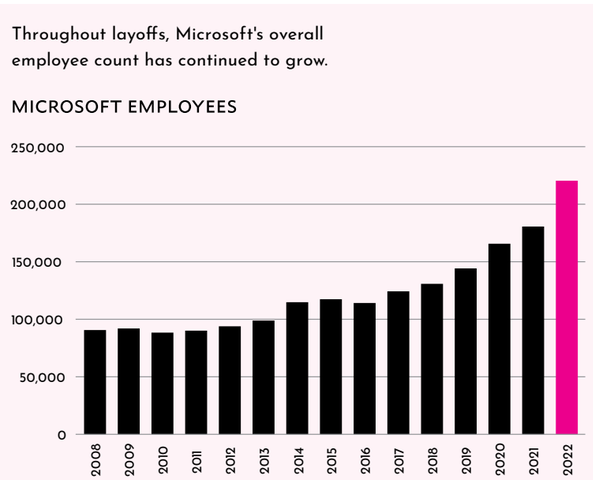
The Employment Security Department that analyzes King County's job market notes that the recent layoffs primarily affected groups whose skill set is in high demand and the department is not concerned, noting they anticipate those affected will be quickly hired elsewhere. The Employment Security Department also highlighted that the big tech layoffs are good for startups — they have released a lot of talent that would otherwise have been unobtainable for smaller businesses that can't compete with Amazon and Microsoft salaries.

Not including tech, companies such as Boeing are also experiencing a hiring boom. They grew by 8% in 2022 and are the second largest employer in Washington State behind Amazon, with Microsoft as the third.

Seattle's tech future is supported by the foundation of one of the best education systems in the world (the University of Washington places in the top 10 among global research universities), one of the best health care systems and the most educated, literate population in America (Seattle has more bookstores and libraries than any other U.S. city and 63% of its population has a college degree). The city is also known as a center of culture and entertainment, with the country's second-highest number of restaurants and live-music performance venues per capita, behind only New York City and it hosts some of America's great sports franchises: in football, the Seattle Seahawks; in baseball, the Mariners; and in soccer, the Sounders. A new National Hockey League franchise, the Seattle Kraken, began playing in the newly named Climate Pledge Arena in 2021. All of these teams sell out stadiums nearly every game.

The opportunities presented by Seattle are compelling. A coastal gem with a beautiful harbor and proximity to nature in every direction, Seattle has fresh, clean air, a moderate climate and a strong economic foundation, and it is one of the U.S. cities best positioned to manage the impacts of climate change.

Throughout layoffs, Microsoft's overall employee count has continued to grow.



Source from GeekWire: Earnings reports and SEC filings. As of June 30 of each year. Does not include contractors / vendors.

Why Seattle?

GDP

$582B or +7.1%

Washington State ranks 3rd in the US for GDP Growth over the past 2 years, with an increase of 7.1%.

POPULATION

1M BY 2044

Seattle's growth rate of 21.1% between 2010 and 2020 made it one of the fastest-growing large cities in the US. Its population growth is expected to continue, projected at 1.2% in 2023 through 2027, above the forecasted US rate of 0.4%.

City officials project Seattle's population will hit 1 million people by 2044.

INCOME

4.4% ANNUAL INCOME INCREASE

State household incomes are increasing by 4.4% yearly – 40% of downtown residents earn $75K or more; high- income earners are rising quickly. Seattle Tech Employees Earn 56% more than NYC finance workers, with salaries averaging approximately $279,000 a year.

TECH EMPLOYMENT GROWTH

+23,000 ABOVE PRE-COVID EMPLOYMENT

The pre-pandemic peak of Washington State tech employment was 150,000 in March 2020, and in December 2022 value was 173,000. It maintained a rise of 23,000 above pre-covid numbers.

LIFE SCIENCES EMPLOYMENT GROWTH

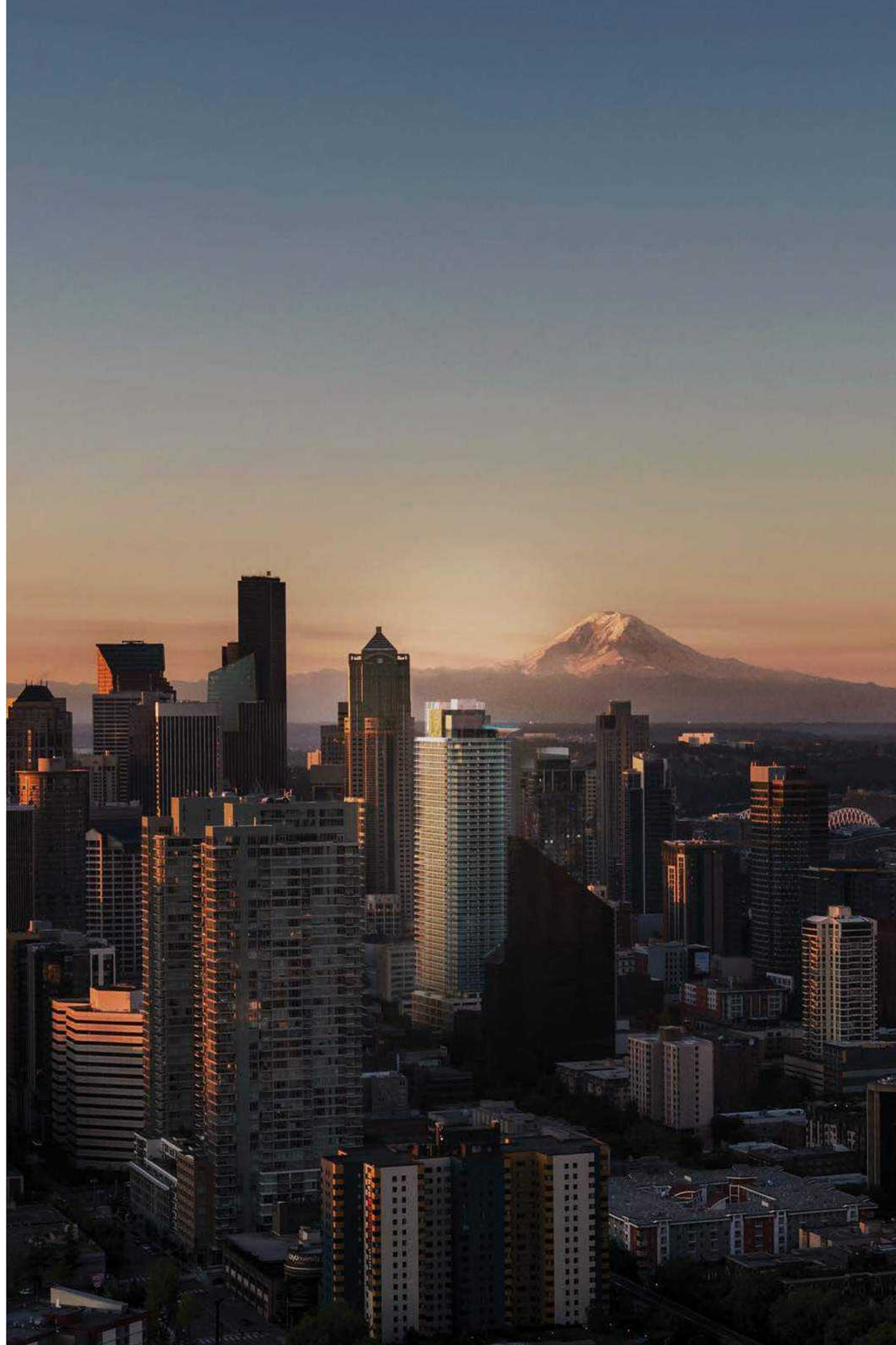
24% GROWTH FROM 2015 - 2020

Seattle ranked as the top emerging life sciences market by CBRE, and the firm's latest report also noted the talent pool here increased by 24% from 2015 to 2020 — 7 th in overall growth among top cities. As of 2022, The Puget Sound region has the fourth-highest density of medical scientists, and the third-highest density of data scientists among the clusters.

EDUCATION

63% OF POPULATION HAS A COLLEGE DEGREE

Seattle is most-educated big U.S. city — and 8 in 10 newcomers have a college degree.



The Denny Triangle Neighborhood

WB1200 is located in the Denny Triangle neighborhood, within walking distance of Seattle's downtown core, Pike Place Market and Capitol Hill. The immediate surrounding area is known for its vibrant cultural landscape including many of Seattle's renowned music venues, art galleries and cultural landmarks, and all of downtown's music and performance venues, markets, cultural institutions within walking distance.

Most of Seattle's major cultural institutions, music venues and performance centers are within a 25-minute walk of WB1200, including Amazon's Climate Pledge Arena, Benaroya Hall, the Seattle Art Museum, the Museum of Pop Culture and Chihuly Garden and Glass, to name just a few.

A nexus for the creative economy and the creative industries, the Denny Triangle is the one of the fastest growing neighborhoods in Seattle. Over the past decade the Denny Triangle's population has grown from approximately 3,000 to over 10,000. With upcoming developments currently underway, there will be nearly 6,000 new residents coming to this area in the next few years. WB1200 alone will bring over 2,000 new residents with our nearly 1,000 rental homes.

A space at WB1200 is an opportunity to establish a distinct presence in Seattle's creative and technology district, within a project that will form a community hub and gathering place in the city.



WB1200 Project Overview

1.2M sf

Program

- 1,048 Rental Residential Homes
- 20,000 sf Creative Workspace
- 50,000 sf Retail
- 40,000 sf Live Nation Venue
- Sonder (Short-Term Accommodation Units)
- Trader Joe's (16,000 sf)
- Galleria with Fuselage 747

Creative Economy District

Completion Q1 2025

WB1200 x Soho House, Seattle WA

westbank
Living



RETAIL

Retail conveniently located on the ground floor.



TRADER JOE'S

Exclusive Trader Joe's Grocery Program.



RESTAURANTS

A flagship restaurant adjacent to the Live Nation Fillmore Venue.

DAYCARE

Resident Daycare Program.



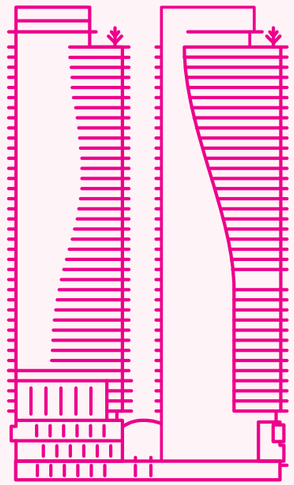
SONDER

Short-term Stay Program.



ROOFTOP CLUBHOUSES & POOLS

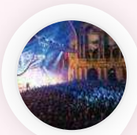
Each tower includes an expansive, two-story rooftop amenity space.



WB1200

WHAT IS WESTBANK LIVING DOING TO PROVIDE AN INSPIRED LIFE AT WB1200?

Completing in early 2024, there are a multitude of opportunities to connect WB1200 and Museum House to provide an exceptional resident experience that will eventually extend to the entire Seattle Platform.



LIVE NATION

Preferred access to concerts and events.



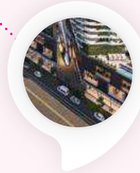
CREATIVE KITCHEN

Complimentary ready to cook meals.

HOUSE CONCEPTS

Resident Gym, by House Concepts.





NEIGHBORHOOD WALKSCORE / BIKESCORE

99 Walk Score 100 Transit Score 83 Bike Score.

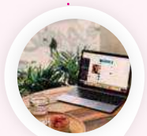
WESTBANK CYCLE CLUB

The Westbank Cycle Club includes a fleet of electric bikes and a custom bike lounge.

ENTERTAINMENT

Discounted music and TV subscription.





MANAGED WIFI

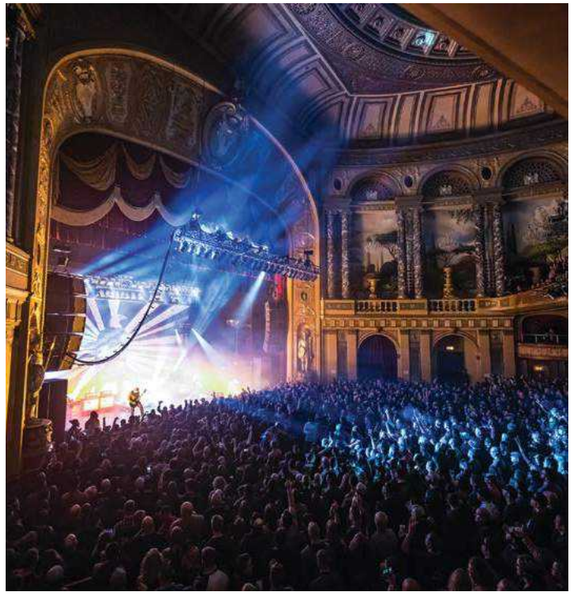
Complimentary High-Speed Internet.



WB1200 HUB

Smart Home Solution

There are several aspects of WB1200 that combined, will create an experience unlike any other project in the world.



A live music and performance venue by the world's largest live entertainment producer.

Fillmore Music Venue by Live Nation

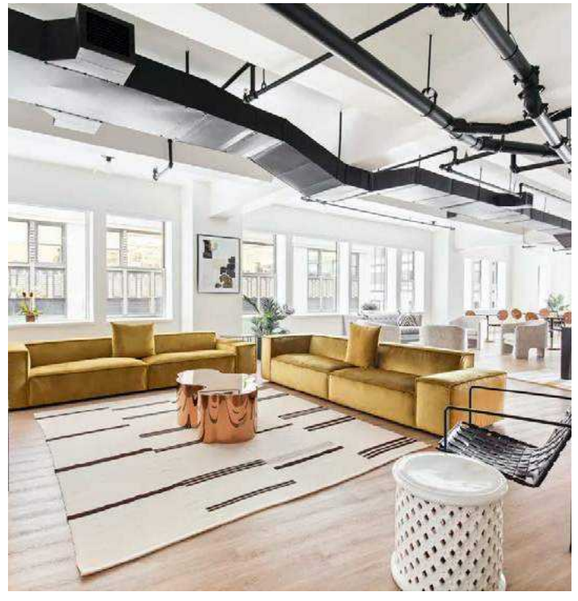
We are collaborating with Live Nation on a Fillmore music venue, a concept with a rich history of connecting artists and audiences in intimate settings. The Fillmore at WB1200 is part of a family of venues that Live Nation is extremely passionate about and will be your neighbor in the project, located on the 2nd floor and accessible through the Galleria. There are currently less than 10 Fillmore venues in the United States.



A Fuselage 747 transformed into a Galleria.

The Galleria

Designed by OSO, an international design firm based in Tokyo, the Galleria at WB1200 integrates an airplane fuselage 747 suspended overhead, forming a visually arresting centerpiece. The fuselage will be home to an iconic restaurant and bar.



A hospitality brand redefining short-term stay accommodation.

Sonder

We are collaborating with a leading short-term accommodations company, Sonder. Sonder will be creating a 124-room location on levels 4-7 of the West Tower, immediately adjacent to our House Concepts fitness and wellness space.

While Sonder will be separate and distinct in the project, they can provide accommodation solutions through an integrated hotel offering.



A high-end health club with yoga, Pilates, and more.

Health and Wellness

We are collaborating with a social wellness club and urban retreat where humans go to relax, rejuvenate and socialize with wellness and good times. It is a holistic lifestyle brand that combines several distinct categories in one highly creative natural space. Reimagining the antiquated spa, fitness and movement industries to serve the new customer mindset.

Fillmore by Live Nation

Live Nation is the world's largest producer of live entertainment

In a Year

93M Fans Attend	**35,000** Annual Concerts	**100 +** Festivals
4,000 Artists Tour	**200+** Venues	**40** Countries

Founded in 1966 in San Francisco by Bill Graham, **the Fillmore** created the original club experience that allowed intimate connections between artists and guests. To this day, the Fillmore family of venues represents a form of music and performance venue that Live Nation is extremely passionate about. Live Nation continues to operate the Fillmore in San Francisco in a new location and there are less than 10 Fillmore venues currently operative in the United States. While each is unique, each reflects the distinct stylistic and design elements that make the experience inspiring: Emphasizing an authenticity and grit over glam these venues create a rock-n-roll atmosphere in an intimate space, allowing audiences to connect with each other and the musician. Fillmore capacity typically ranges from 2,000-6,000.

The Fillmore at WB1200 will provide artists and audiences an unforgettable experience with exceptional sound quality, where both the audience and the artist can create amazing connections through music and unforgettable performances.

The Fillmore Detroit. Live Nation Music Venue.

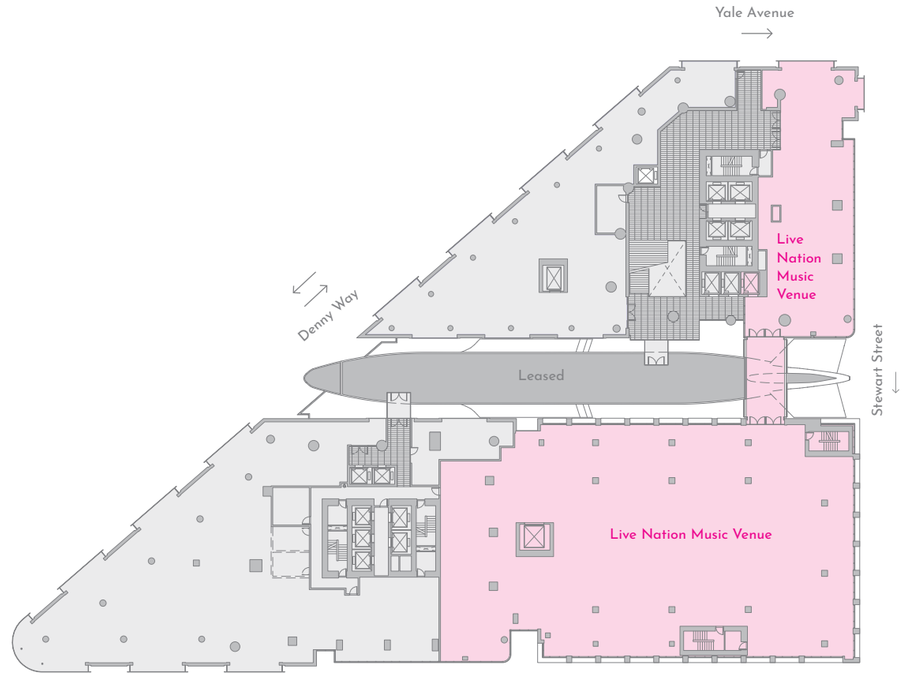
Live Nation

The Fillmore at WB1200

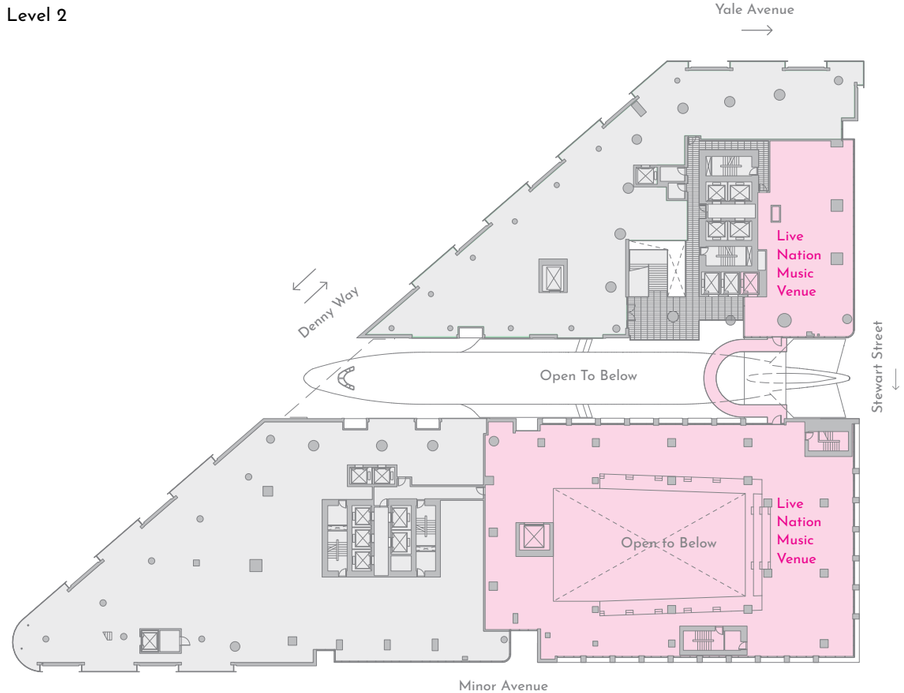
The Fillmore at WB1200 will feature a design fusing the Pacific Northwest context with influences from Seattle's history of grunge and rock.

The ~2,500 capacity venue will comprise a 40,000 sf, 2-story live music hall and VIP lounge with flexible seating and standing areas. This venue will provide artists and audiences an unforgettable experience with exceptional sound quality, where both the audience and the artist create amazing connections. The flexible, multi-functional venue will be usable for concerts, conferences, private events, social and community offerings, and conventions.

Floorplans The Fillmore at WB1200 will comprise of a 40,000 sf 2-story music hall and VIP lounge.



Level 2



Level 3

The Galleria

The unique geometry of the Galleria at our project, WB1200, presents the opportunity to create a distinct presence downtown, for a company that has played an integral role in Seattle, historically as well as today as an economic leader and global innovator.

Through a visually arresting design that transforms a 747 airplane into a reimagined space, we envision the 747 stripped down, suspended in the center of the Galleria, exposing its raw aluminum fuselage as a work of art. The rear assembly, the landing gear and the nose of the plane will remain intact, with only the wings being shortened to fit into the space. While the polished metal fuselage of the aircraft will create tantalizing distortions on the plane's exterior, the design for the interiors will create an equally inspiring environment within. Influenced both by the plane's history in Seattle and the unique shape of the space, our design manifested organically. Currently programmed as a workspace, we intend for the interior of the plane to become Westbank's Seattle office.





Sonder

In 2013, Francis Davidson, then a university student in Montreal managed a handful of apartments. When subletting, he greeted guests with wine, parked their cars and began to envision a new set of ideals around hospitality. In 2014, he and cofounder Lucas Pellan created a startup matching travelers with vacant student apartments across cities. That startup become Sonder.

Now located in 36 cities around the world, Sonder has established themselves as a leader in the furnished short-term accommodation space, offering guests curated rooms that feel like home with options for services and amenities similar to that of a high end hotel.

Sonder Select homes

Sonder at WB1200

- 124 Rooms
- West Tower L4 – L7

Sonder's clients are global citizens, travelers, creatives and technology professionals.

Sonder Today

35+
Cities

7
Countries

5,000+
Listings

825,000+
Guests

$189
Avg. per night

$560M
Investor Funding















Westbank /
A Culture Company

Westbank is a practice dedicated to the creation of beauty, in all forms and in the broadest definition. As we have grown the category of a developer has become too narrow to contain the essence of our practice. We are not motivated by the same things as a developer, our values are different: we invite collaborations with cultural pioneers, showcasing their work and allowing it to inform and influence our projects. We strive to develop relationships with creaives so that we function as patrons of their art, rather than as consumers of artistic services. We embrace our eclectic nature, broadening our interests and seeking out willing collaborators in art, culture, music, fashion, technology, sustainability, and architecture, while taking on projects at every scale, from the micro to the macro level. We are and have always been a practice seeking to make meaningful contributions to the cities in which we work and we see the creation of beauty as the means to this end. Through these and other endeavors, we have come to realize that too often, beauty is mistaken as a luxury, an option or an accessory, when we have never seen it as anything less than essential. Recognizing this, we have taken it upon ourselves to fight for it; to create it, to foster it and to celebrate it. In committing our efforts fully to this end, we have evolved beyond the definition of a real estate development firm, to become a culture company.




Woodward's


TELUS Garden



Deloitte Summit


Vancouver House



Toronto House


Mirvish Village


Oakridge Park


150 W Georgia


Union Center


TELUS Sky


Main Alley


First Light Seattle



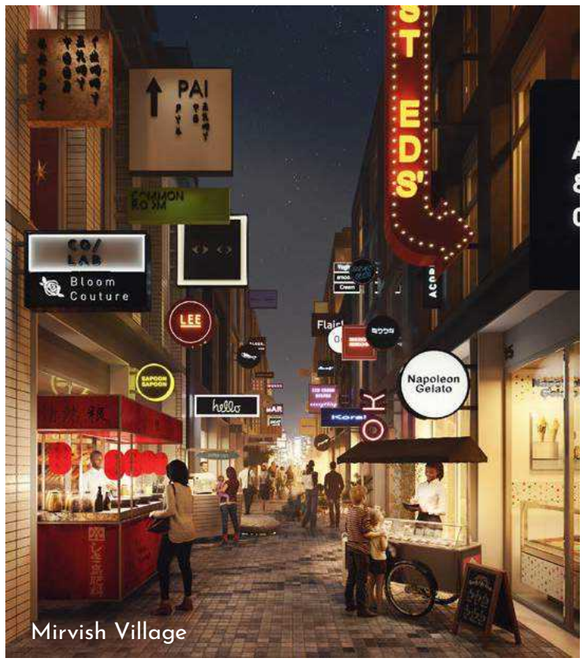
Blood Alley



Fairmont Pacific Rim



Oakridge Kitchen



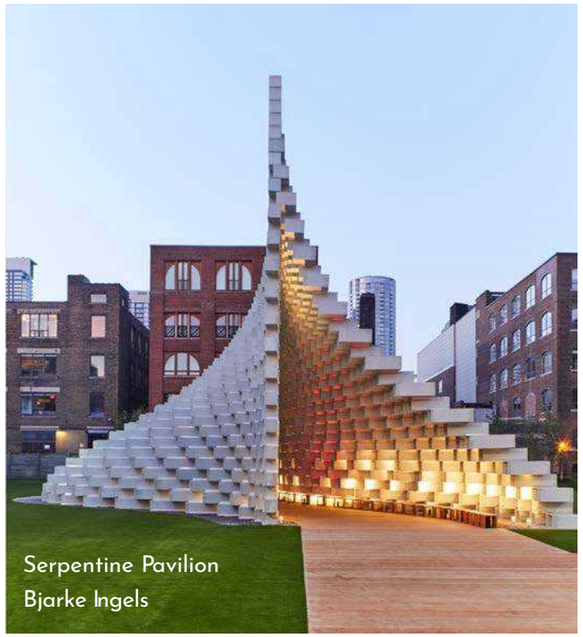
Mirvish Village



Fresh Street Market, Vancouver House



Botanist, Fairmont Pacific Rim



Serpentine Pavilion
Bjarke Ingels



Fazioli Piano
Kengo Kuma



Fight for Beauty
Westbank Exhibition



Teahouse
Kengo Kuma



Galleria
OSO



Westbank Fashion Collection
Alexander McQueen

For Leasing

REAL **RETAIL**

Deborah Ross
206.849.2351 cell
deborah@real-retail.net

Maria Royer
206.464.0600 office
mroyer@real-retail.net

WB1200

Seattle, WA



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