

KINGST XING



450 *Alaskan*

RETAIL AVAILABLE. PIONEER SQUARE.

Building Highlights

- 450 Alaskan is a fully leased office building within blocks of Railroad Way, a planned pedestrian gateway that will link the redeveloped waterfront to Pioneer Square and the stadiums
- First Hill Street Car is 2 blocks away seamlessly connecting Pioneer Square to Capitol Hill, First Hill, and the International District
- Neighboring Lumen Field hosts 300 events per year welcoming more than 1.5 million visitors annually
- With the recent influx of technology and creative startups leasing office space in Pioneer Square, restaurants and retail have flocked to the neighborhood to serve this emerging population
- Office tenants located within the King Street Crossing portfolio include Nestle, Spaces by Regus, Dell, Qualtrics, Lyft, McGraw Hill, and RealSelf

Suite D

- 7,073 RSF (divisible)
- Waterfront facing
- Large storefront windows
- Building standard lighting
- Common area restroom
- Double door entry
- Sidewalk seating potential

Suite 192-E

- Vanilla shell condition
- 849 RSF
- One (1) single-stall ADA restroom
- 200 amp/3-phase electrical panel and outlets
- Tankless water heater
- HVAC
- Building standard lighting
- Double door entry

Address

450 Alaskan Way South, Seattle

Available Square Footage

849 RSF & 7,073 RSF (divisible)

Total Office Portfolio Square Footage

810,000 SF

Asking Rent

\$25.00 - \$30.00 + NNN

2025 NNN's

\$18.17 PSF (estimated)

Parking

Available in building garage

Tenant Improvement Allowance

Negotiable

Available

Available Now



FOR LEASING INFORMATION, CONTACT:

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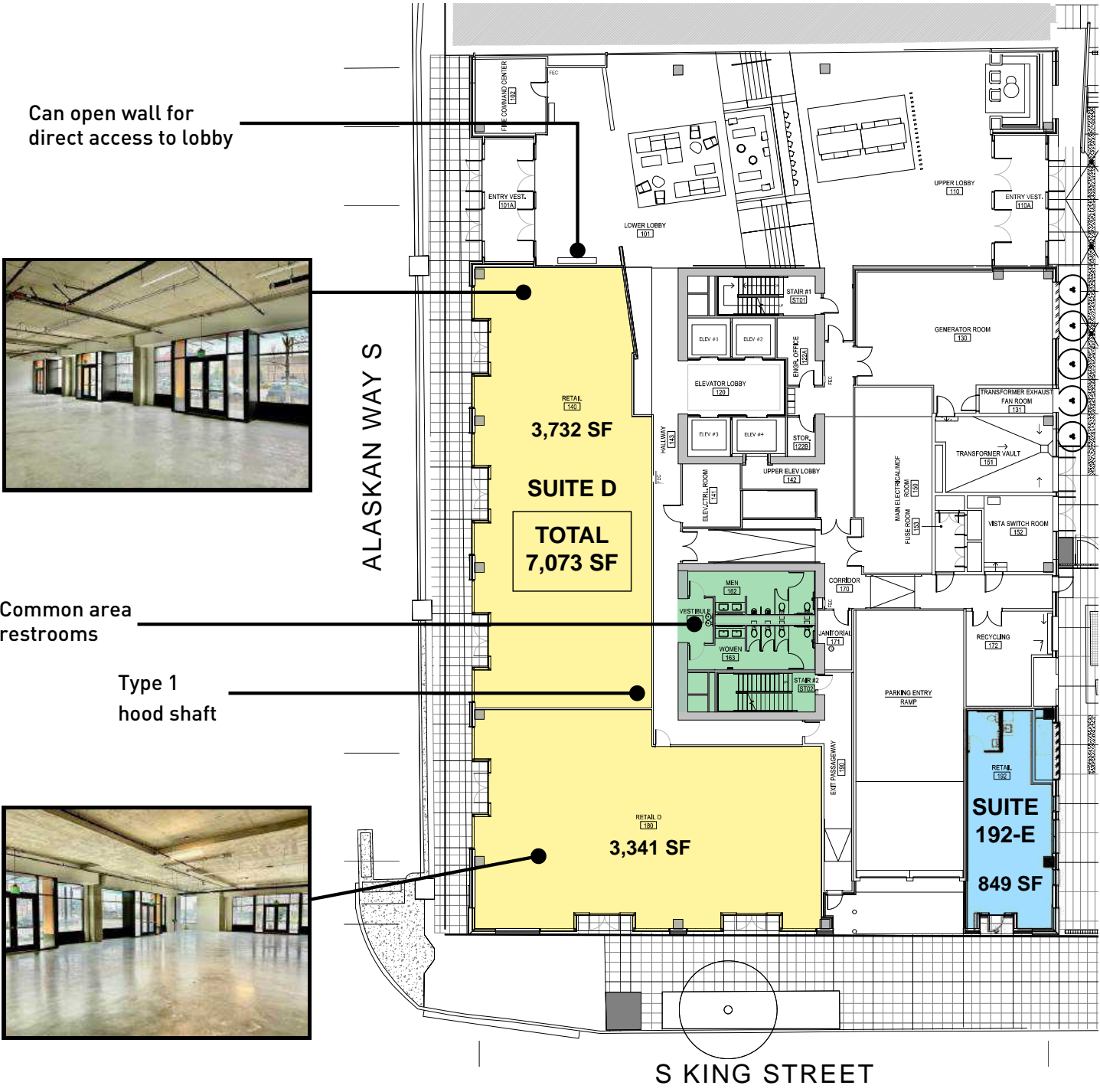
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