

CHAPTER BLDGs.

I.

I.



12th & Brooklyn Aves. NE
Seattle—Washington

CHAPTER
BLDGS.



II.

I.

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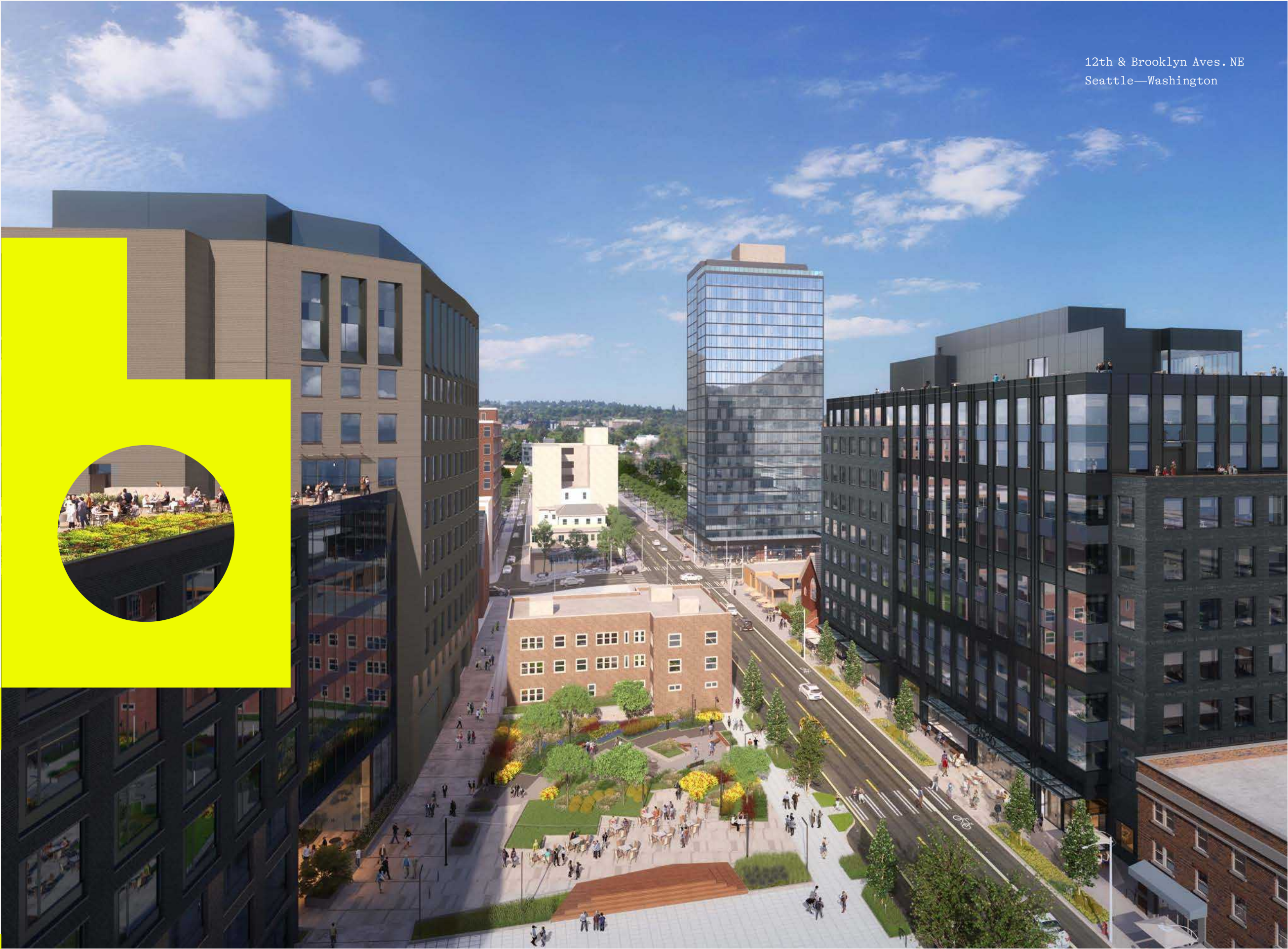
^ NORTH

Don't just learn, experience.
Don't just read, absorb.
Don't just change, transform.
Don't just relate, advocate.
Don't just promise, prove.
Don't just criticize, encourage.
Don't just think, ponder.
Don't just take, give.
Don't just see, feel.
Don't just dream, do.
Don't just hear, listen.
Don't just talk, act.
Don't just tell, show.
Don't just exist, live.

ROY T. BENNETT

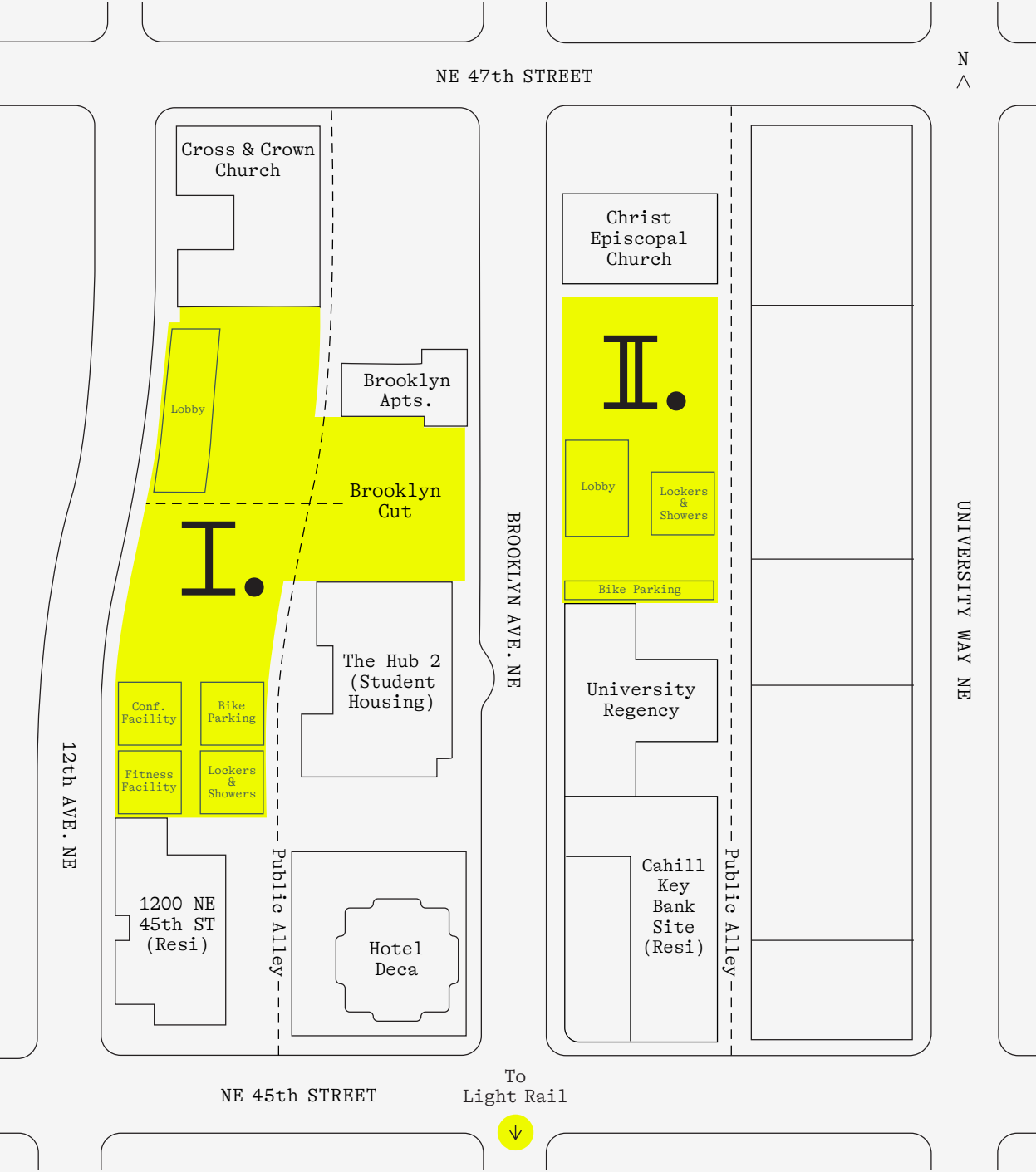


12th & Brooklyn Aves. NE
Seattle—Washington



Located in the heart of Seattle’s U District, Buildings I and II seamlessly connect to each other and the greater neighborhood.

Centered on Brooklyn Ave, the Chapter Buildings connect via the Brooklyn Cut, a verdant midblock pedestrian passage, and sit just west of the bustling Ave.



12th Ave. frontage of Building I and entrance to Brooklyn Cut.

View looking south along 12th Ave NE.

*A Better
Workday*

We believe workplaces should be connective, comfortable and promote health and wellness. The Chapter Buildings match expansive floor plates and flexible spaces with considered design and materiality, to create spaces that just feel good. All spaces optimize natural light and use best-in-class systems and sustainable design features that reduce impact on the planet and your bottom line. This is a better work day.



Spaces that work
harder for companies,
communities and
individuals.



I.



II.

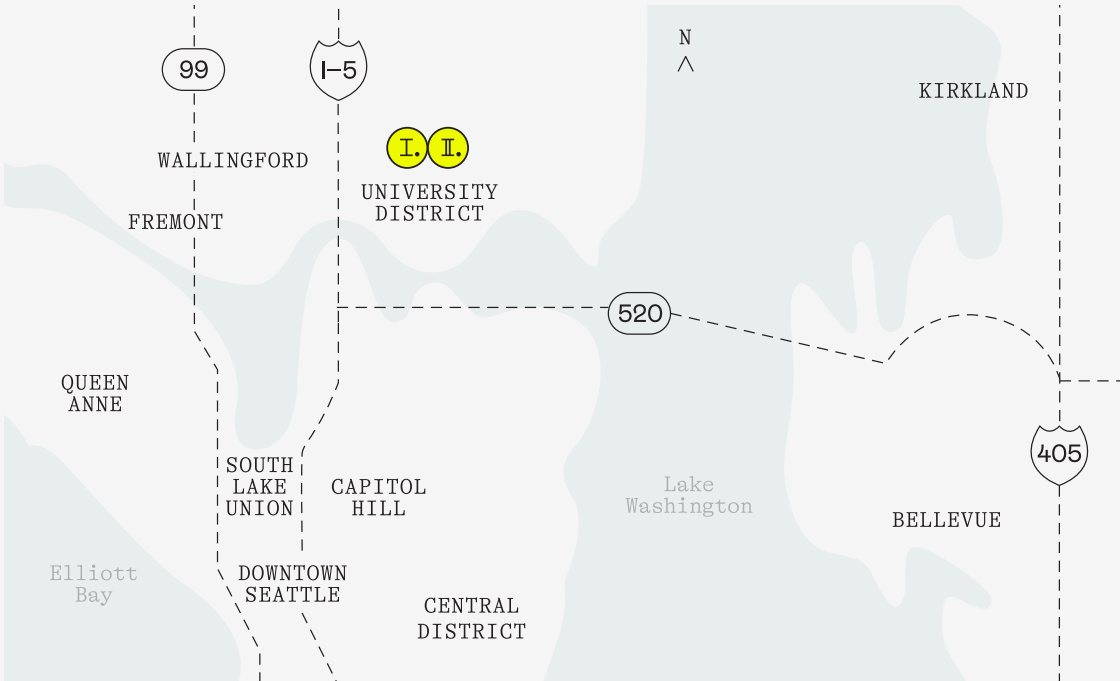


The Brooklyn Cut flows into the public park which creates a continuous green connection between Bldgs. I. and II.

WHY HERE

We're redefining what is central.

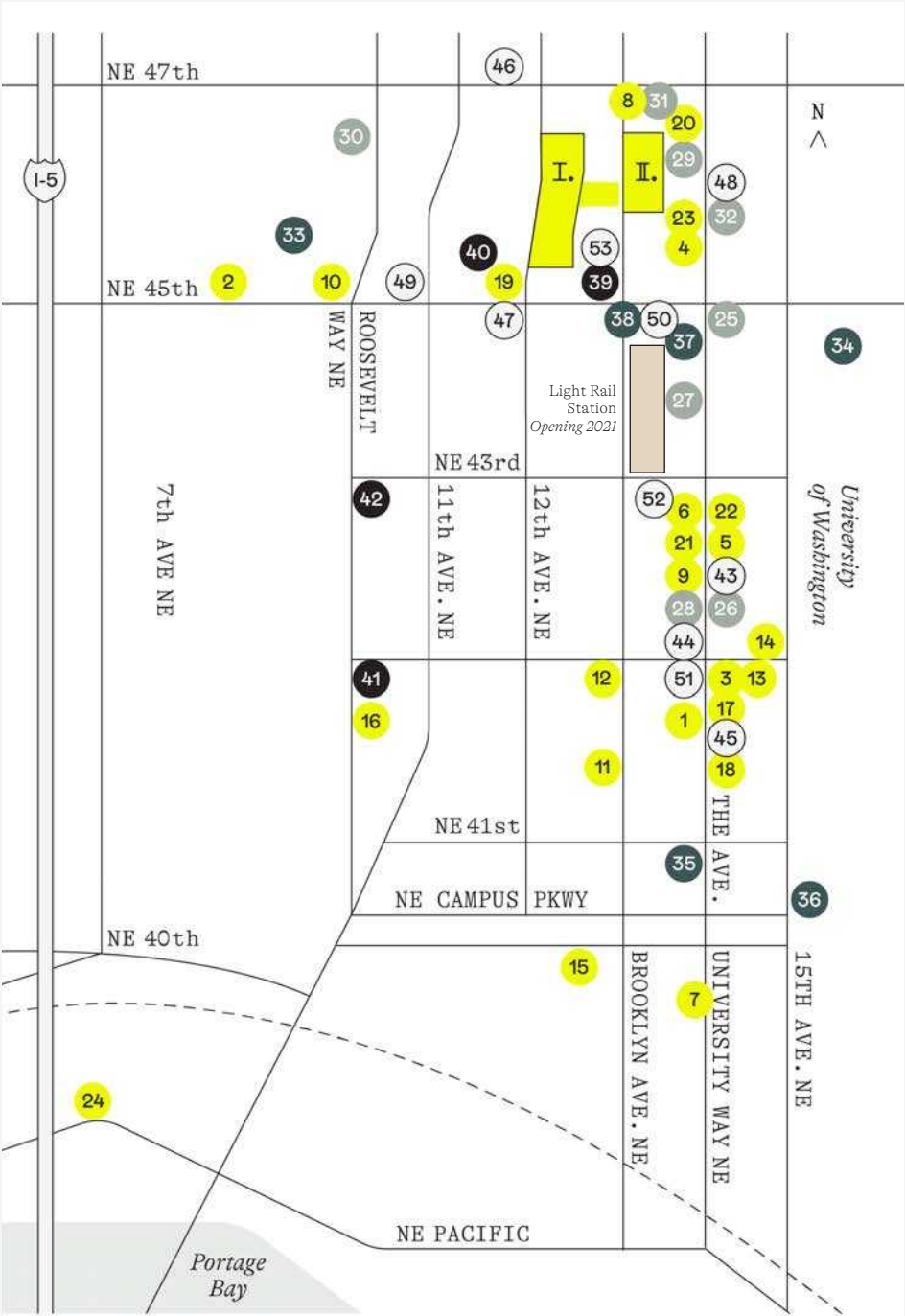
Just blocks from the University of Washington and the city's top talent, The University District is positioned to become Seattle's premier neighborhood for office. The Chapter Buildings are also steps from Light Rail and within 10 minutes of South Lake Union and Downtown.





This place has heart.

The University District is a neighborhood filled with engaged minds and rich culture. This is where leading companies connect with the brightest minds of today and tomorrow.



- Restaurants
- Shopping
- Experiences
- Hotels
- Caffeine

- 1 Big Time Brewery
- 2 Blue Moon Tavern
- 3 Burger and Kabob Hut
- 4 CaliBurger
- 5 Chili's South Indian
- 6 Chipotle
- 7 College Inn
- 8 Costas
- 9 Finn MacCool's Irish Pub
- 10 Floating Bridge Brewing
- 11 Guanaco's Tacos Pupuseria
- 12 Korean Tofu House
- 13 Madeline Bread & Dessert
- 14 MOD Pizza
- 15 Pagliacci Pizzeria
- 16 Portage Bay Café
- 17 Samurai Noodle
- 18 Shultz's Bar & Grill
- 19 T12 Social House
- 20 Thai Tom
- 21 Thahn Vi
- 22 Thaiger Room
- 23 U:Don Fresh
- 24 Voula's Offshore Café
- 25 Bartell Drugs
- 26 Bulldog News
- 27 CVS
- 28 H-Mart
- 29 Target
- 30 Trader Joe's
- 31 University Seafood
- 32 Urban Outfitters
- 33 AMC Seattle 10
- 34 Burke Museum
- 35 Floyd & Delores Jones Playhouse
- 36 Henry Art Gallery
- 37 The Varsity Theater
- 38 Neptune Theatre
- 39 Graduate Seattle & rooftop bar Mountaineering Club
- 40 Residence Inn by Marriot
- 41 University Inn
- 42 Watertown Hotel
- 43 Café Allegro
- 44 Café on the Ave
- 45 Café Solstice
- 46 Jake's Coffee
- 47 Kitanda
- 48 Oasis Tea Zone
- 49 Sharetea
- 50 Slate Coffee Roasters
- 51 Starbucks
- 52 Ugly Mug Café
- 53 Poindexter Coffee

Walk Score—98
Transit Score—100
Bike Score—93

*An easier commute
and access to it all.*



Getting here is easy. The Chapter Buildings are blocks from Light Rail, the Burke Gilman Trail and the I-5 corridor. University Way, dubbed the Ave by locals, is one block over. Once you're here, your favorite lunch spots and day-to-day conveniences are a short walk away.

Observation Deck
Floor 8 SE View



In minutes

Light Rail Travel Time
from U-District Station

Northbound

Roosevelt
Station
2

Northgate
Station
6

Southbound

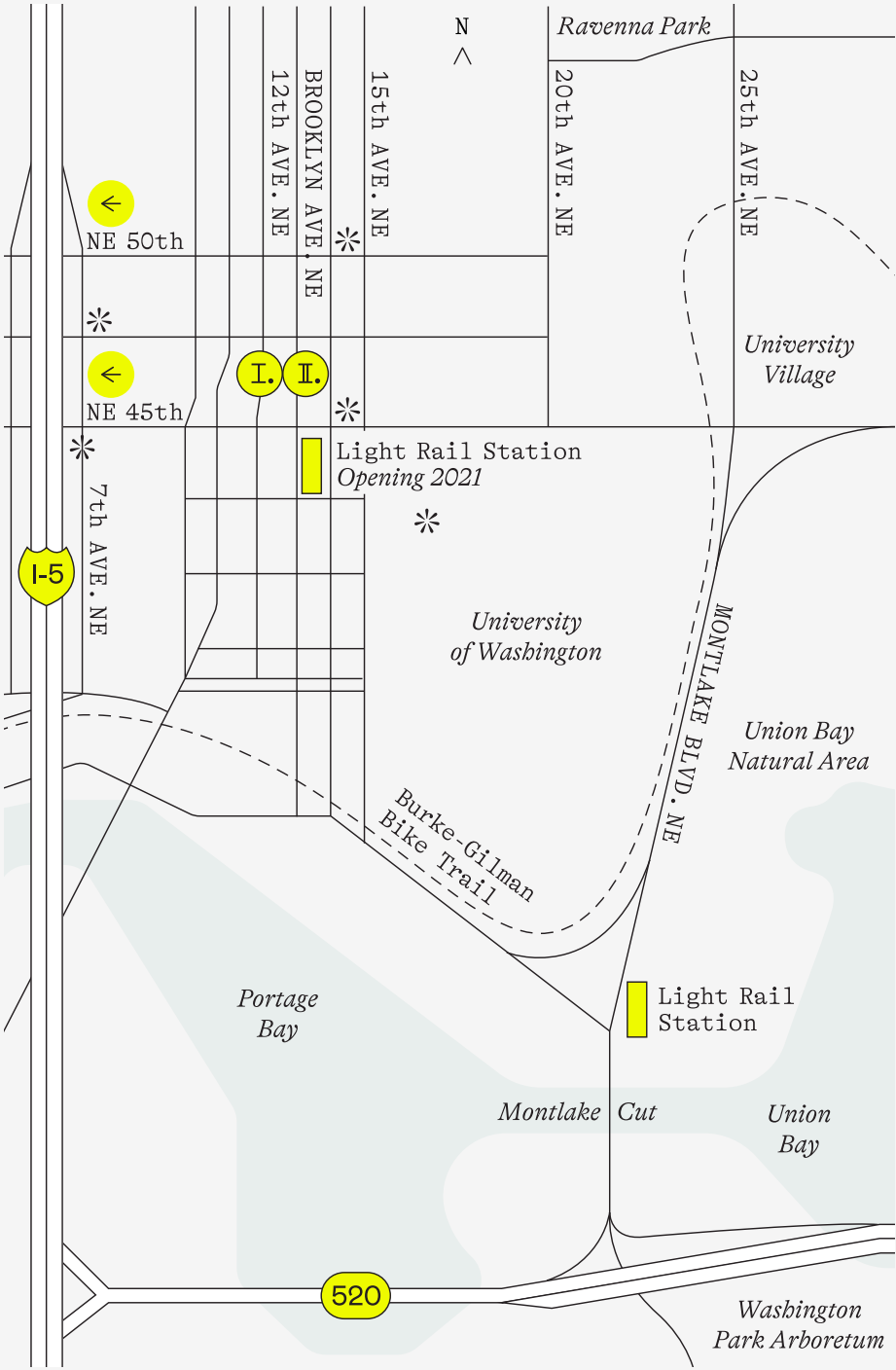
Capitol Hill
Station
6

Downtown
8

Downtown
Bellevue
32

SEATAC
Int'l Airport
42

ACCESS



- On-ramp to I-5
- Major bus stop designation

Get Outside.

From rooftop decks and outdoor cafés to the Brooklyn Cut and adjacent park space, working here means fresh air and fresh ideas.

OUTDOOR

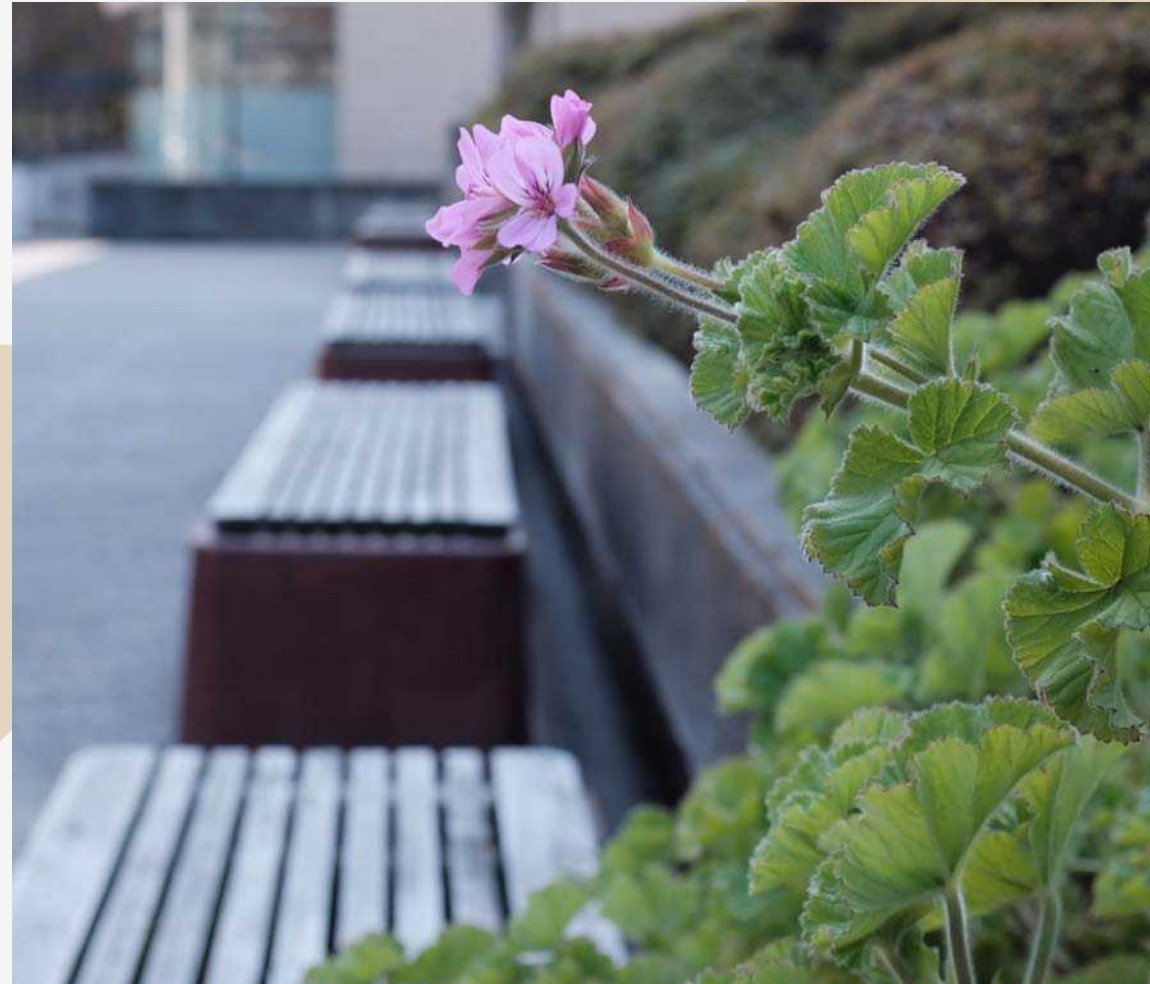
The Brooklyn Cut

Designed for walk and talk meetings or a quicker path to lunch. The Brooklyn Cut brings you through the space and welcomes you to stop along the way.

- Creates a continuous green connection between 12th and Brooklyn Avenues, Bldg I and II
- Multiple gathering spaces
- Bench seating among lush plantings
- Large volume space with warm wood wall and integrated lighting
- Fronted by the building lobby and retail spaces



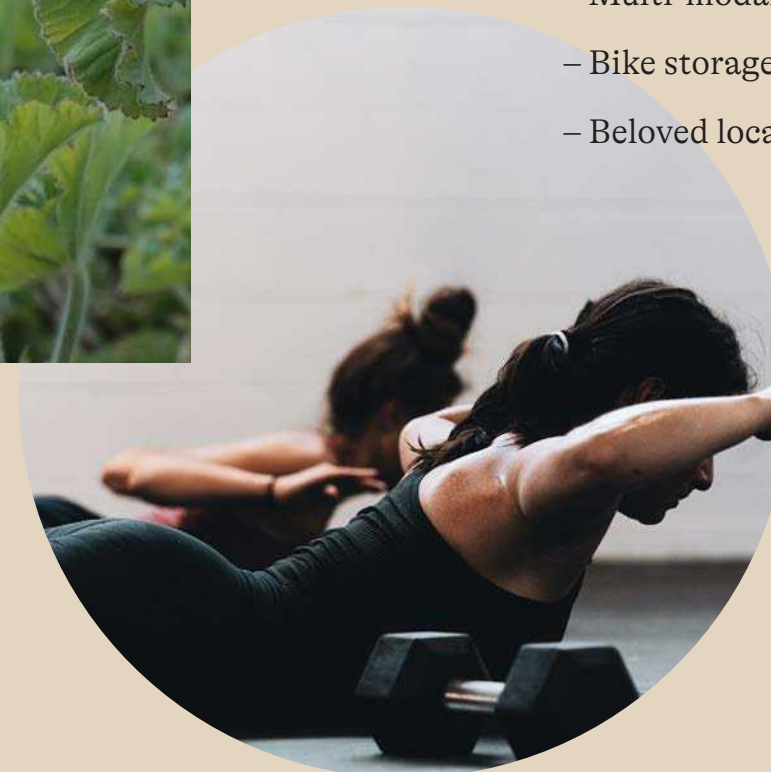
*Amenities
that matter.*



AMENITIES

Where showing up is the best part of your day. We've prioritized health, wellness and happiness. Bright gym spaces with top equipment, and comfortable locker rooms make mid-day workouts easy.

- Rooftop decks with territorial and skyline views
- Conference and independent work spaces
- Touchless fixtures throughout including touchless destination dispatch elevators
- Inspired outdoor spaces for mid-day reflection
- Upscale fitness center
- Spa-like shower and locker rooms
- Multi-modal transit access
- Bike storage and servicing
- Beloved local retail and cafés





Our space will be 100% non-smoking and include opportunities for active design.

Sustainably Built

SUSTAINABILITY

The Chapter Buildings run on planet and budget friendly systems. Targeting LEED Gold and Fitwel certifications, these are healthy work environments with amenities focused on wellbeing, and beauty around each corner.

-  Ventilation
-  Thermal Health
-  Air Quality
-  Lighting & Views
-  Water Quality

- Air Quality: Dedicated outdoor air system (DOAS) and MERV 13 filters
- Sensible cooling HVAC system
- Low flow fixtures
- Operable windows
- Touchless features including destination dispatch elevators
- Daylight and views
- Low emission materials
- Advanced energy monitoring and optimized performance
- Exceptional public transit access and bike parking and repair facilities
- 8,000+ SF of landscaped outdoor space

Project Highlights

Owner / Developer

- Touchstone
- Portman Holdings

Property Manager

Urban Renaissance Group

Team

DESIGN ARCHITECT
Portman Architects

ARCHITECT OF RECORD
Collins Woerman

LANDSCAPE ARCHITECT
GGLO

CIVIL ENGINEER
CPL

STRUCTURAL ENGINEER
DCI

MECHANICAL AND PLUMBING ENGINEER
MacDonald-Miller

ELECTRICAL ENGINEER
Sequoia

GENERAL CONTRACTOR
Lease Crutcher Lewis

BRANDING PARTNER
Fuzzco

Certifications

- Projected LEED Gold
- Projected Fitwell Certified

Design Details

- Midblock pedestrian connector
- Brick facades with operable punch windows
- Multiple slab knockouts per floor for communicating stairs
- Touchless fixtures throughout including touchless destination dispatch elevators
- Sensible cooling HVAC system
- Dedicated outdoor air system (DOAS) and MERV 13 filters

PROJECT HIGHLIGHTS

	CHAPTER BLDG. I.	CHAPTER BLDG. II.
ADDRESS	4530 12th Avenue NE	4536 Brooklyn Avenue NE
PROJECT SIZE	249,000 RSF	151,444 RSF
AVERAGE FLOOR PLATE	32,000 SF (mid-rise) / 11,000 SF (high-rise)	19,400 SF
PARKING RATIO	0.8 / 1,000	0.5 / 1,000
FLOOR-TO-FLOOR HEIGHT	13’	12’8”

Building Area

TOTAL
Office: 388,000 RSF
Retail: 12,444 RSF

BUILDING I.
Office: 240,000 RSF
Retail: 9,000 RSF

BUILDING II.
Office: 148,000 RSF
Retail: 3,444 RSF

ROOF DECKS
13,000 SF

Floors

BUILDING I.
12

BUILDING II.
10

Average Floor Sizes
BUILDING I. FLOORS 3–7
32,000 RSF

BUILDING I. FLOORS 8–12
11,700 RSF

BUILDING II. FLOORS 2–9
19,400 RSF

Amenities

- Rooftop decks with territorial and skyline views
- Conference and independent work spaces
- Connective indoor / outdoor amenity space
- Direct access to new public park
- Upscale Fitness center
- Spa-like shower and locker rooms
- Bike storage and service
- Multi-modal transit access
- Beloved local retail and cafes

Parking

BUILDING I.
205 stall underground garage accessed via 12th Avenue NE

BUILDING II.
85 stall underground garage accessed via alley

I.

Overview

BUILDING I.

Building I features large open floor plates, expansive views, and the Brooklyn Cut. Spaces that boast tons of natural light, diversity in work environments, and a grand arrival.



Floor plans

Level 1



Area

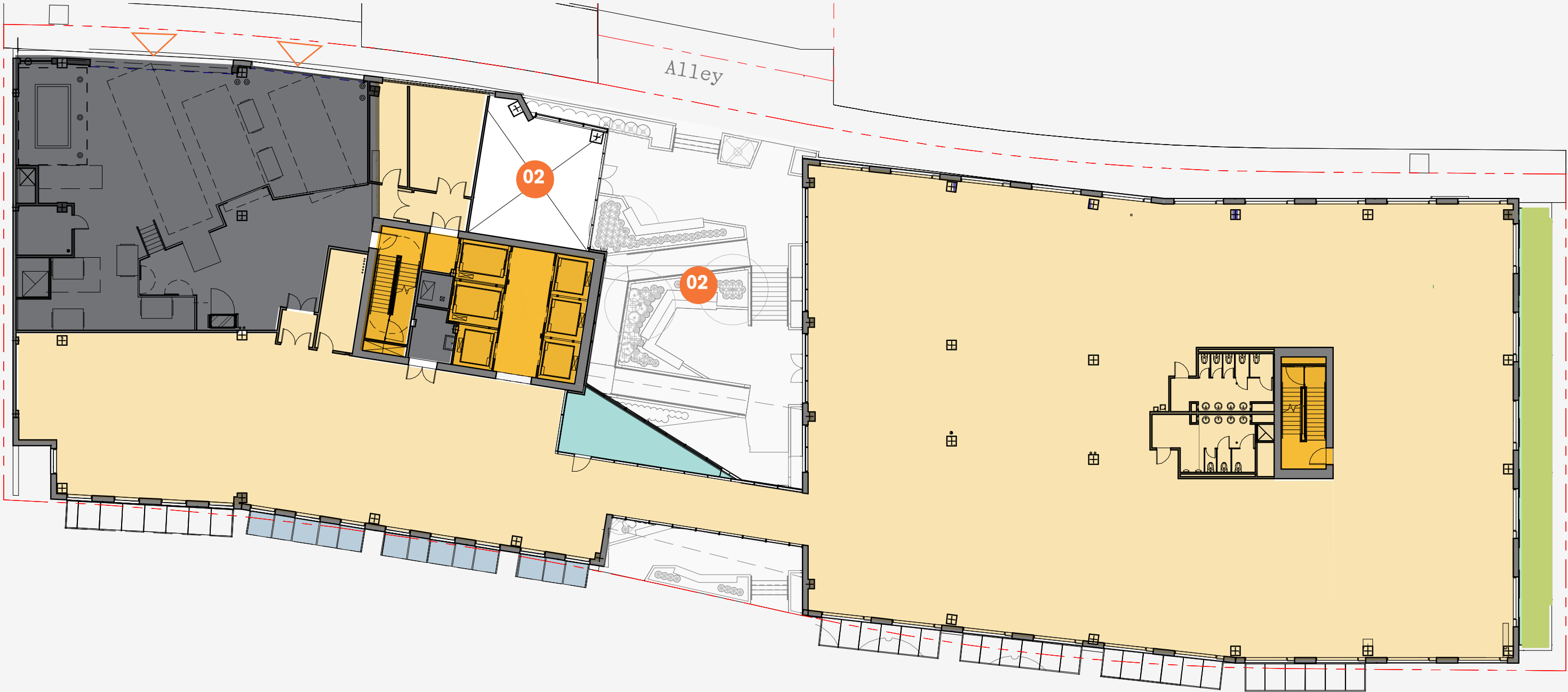
- | | |
|--------------------|---------------|
| Retail | Parking |
| Office | Amenity |
| Circulation | Outdoor space |
| Mechanical/service | |

Keynotes

- | | | |
|----------------------|-------------------------|------------------|
| Mid-block Connection | Neighborhood Open Space | Lockers/Showers |
| Open to Below | Operable Glass Wall | Fitness Facility |
| Overhead Canopy | Bike Storage | Conference Room |

Floor plans

Level 2



Area

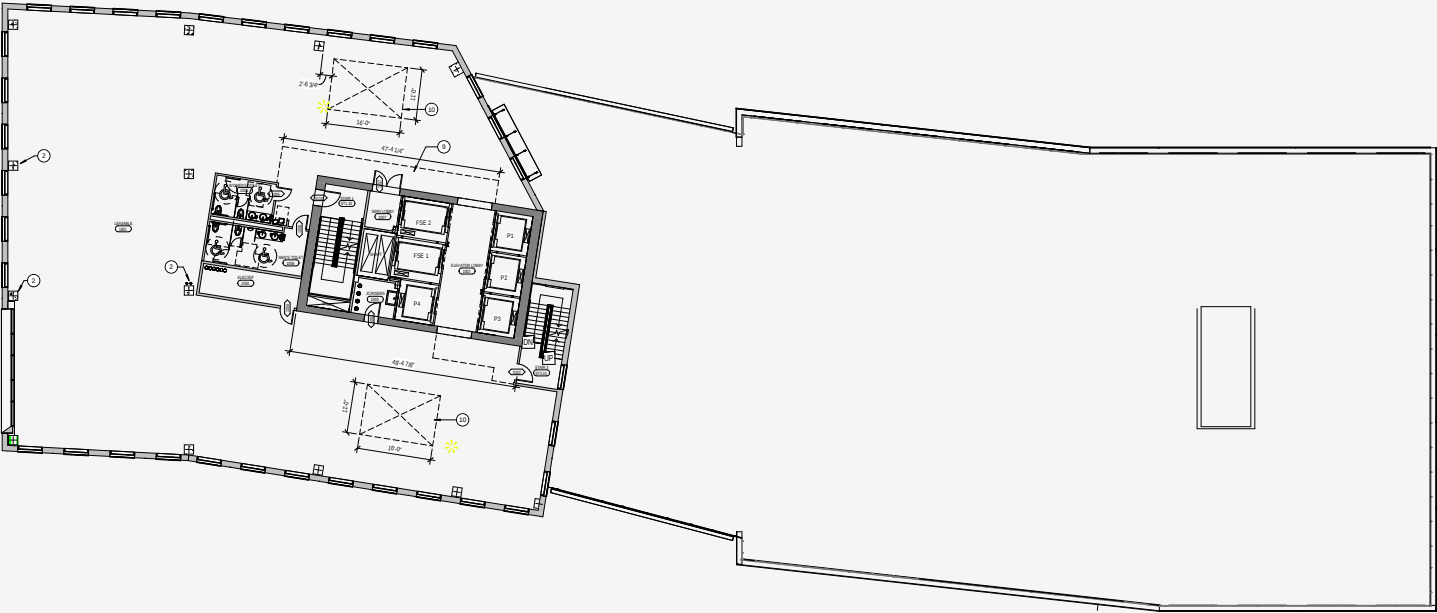
- | | |
|--------------------|---------------|
| Retail | Parking |
| Office | Amenity |
| Circulation | Outdoor space |
| Mechanical/service | |

Keynotes

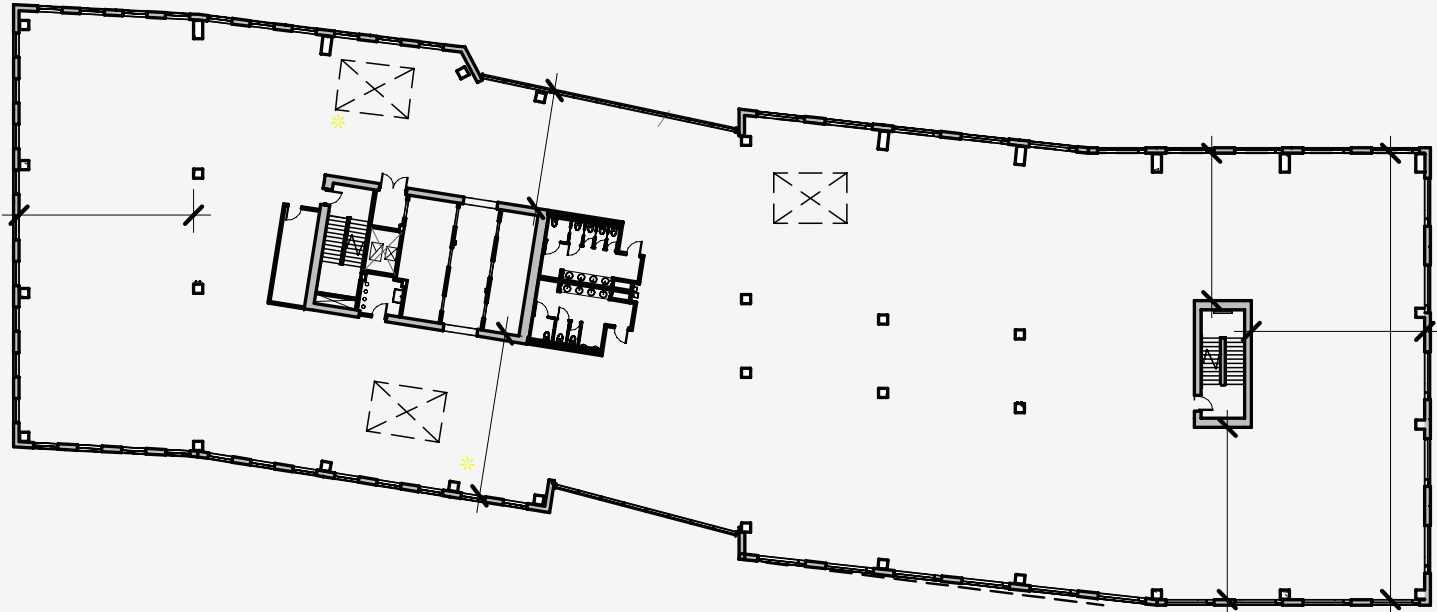
- | | | |
|-------------------------|----------------------------|---------------------|
| 01 Mid-block Connection | 04 Neighborhood Open Space | 07 Lockers/Showers |
| 02 Open to Below | 05 Operable Glass Wall | 08 Fitness Facility |
| 03 Overhead Canopy | 06 Bike Storage | 09 Conference Room |

Floor plans

Level 10 (high-rise)



Level 4 (mid-rise)



- 32,000 Average RSF on floors 3-7
- 11,700 Average RSF on floors 8-12
- 6,500 RSF Outdoor Amenity Space on floor 8
- 13' floor to floor height
- Code +1 plumbing fixtures on all floors
- Full gym, locker rooms, bike storage and service
- Brick exterior with operable punch windows and curtain wall accent
- *Knockouts in slab for communicating stairwells between offices
- Covered mid-block pedestrian corridor connecting to an 8,000 SF park space
- 205 stall underground garage



Test Fits

Typical high-rise (272 SF / person)



Program Summary - 11,700 RSF

- 36 Workstations
- 6 Offices
- 6 Phone / huddle rooms
- 1 Small conference rooms
- 2 Large conference rooms
- 1 Mother / wellness
- 2 Collab
- 1 Lounge / break room
- 1 Copy area
- 2 Closets
- 1 Coffee area
- 1 Reception

Typical mid-rise (250 SF / person)



PROGRAM SUMMARY

Program Summary - 32,000 RSF

- 98 Workstations
- 29 Offices
- 8 Phone / huddle rooms
- 3 Small conference rooms
- 2 Medium conference rooms
- 1 Large conference room
- 12 Collab
- 1 Lounge / break room
- 1 Game room
- 2 Storage
- 2 Reception
- 1 Copy area

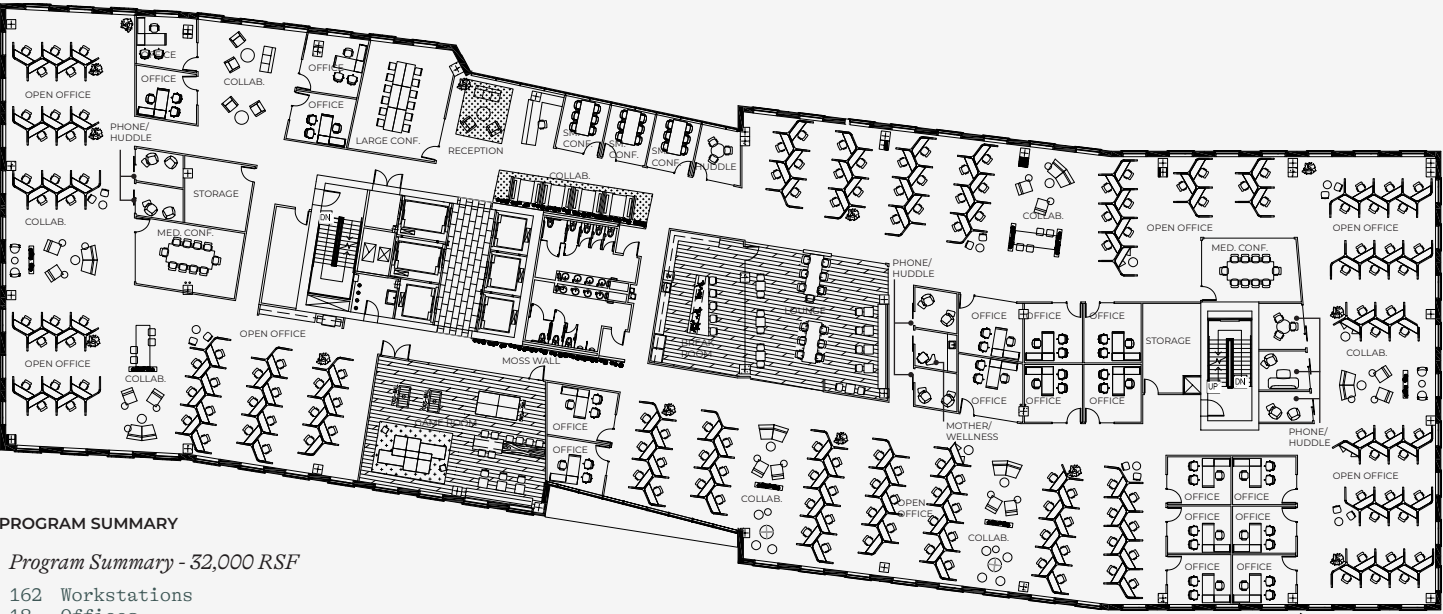
Typical high-rise (201 SF / person)



Program Summary - 11,700 RSF

- 53 Workstations
- 4 Offices
- 6 Phone / huddle rooms
- 1 Small conference rooms
- 2 Large conference rooms
- 1 Mother / wellness
- 6 Collab
- 1 Lounge / break room
- 1 Copy area
- 2 Closets
- 1 Coffee area
- 1 Reception

Typical mid-rise (176 SF / person)



PROGRAM SUMMARY

Program Summary - 32,000 RSF

- 162 Workstations
- 18 Offices
- 8 Phone / huddle rooms
- 3 Small conference rooms
- 2 Medium conference rooms
- 1 Large conference room
- 16 Collab
- 1 Lounge / break room
- 1 Game room
- 2 Storage
- 1 Reception
- 1 Copy area



II.

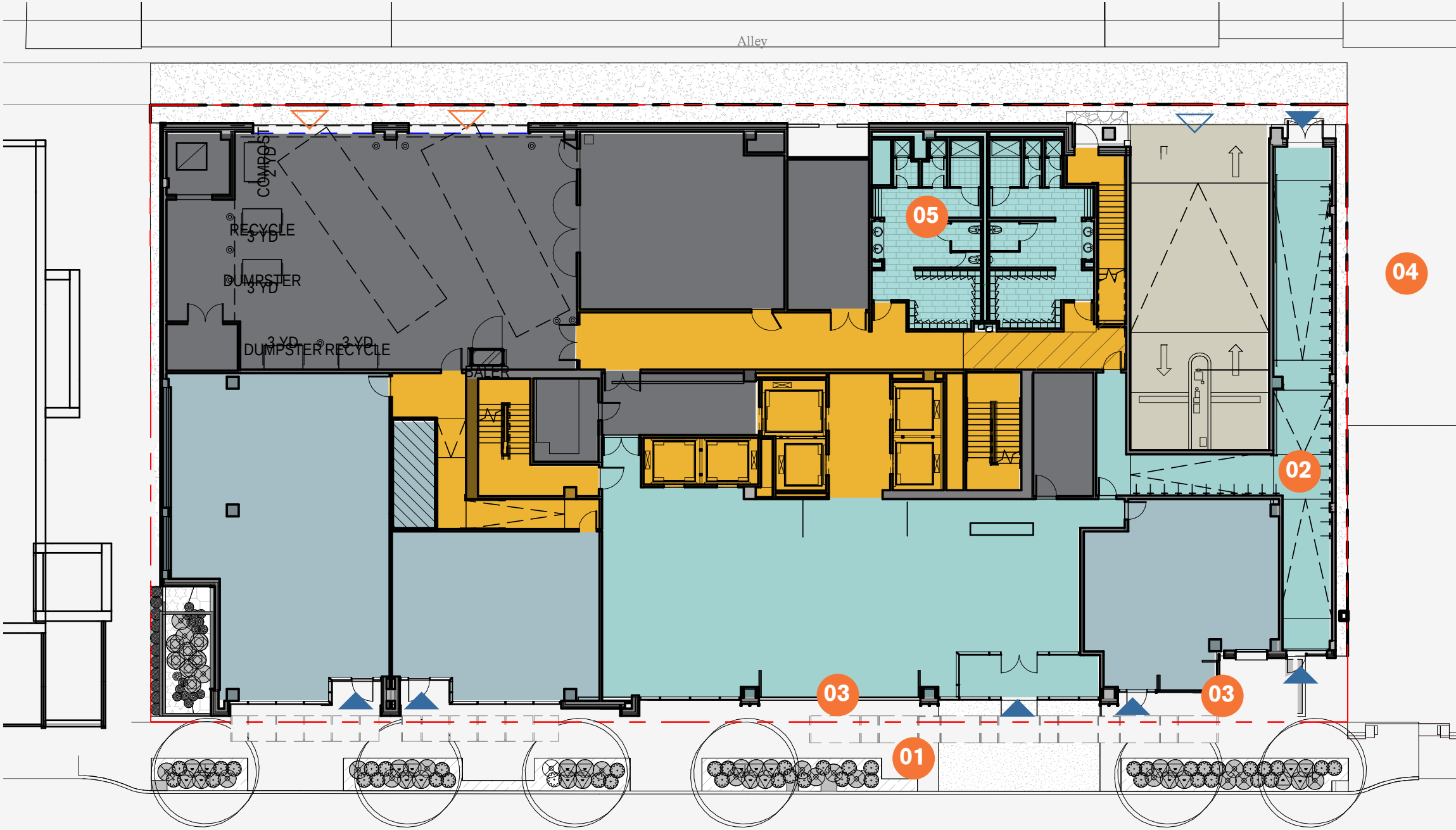
Overview

Building II features an entrance designed with the bike commuter in mind, large open floor plates, and multiple outdoor amenity spaces.



Floor plan

Level 1



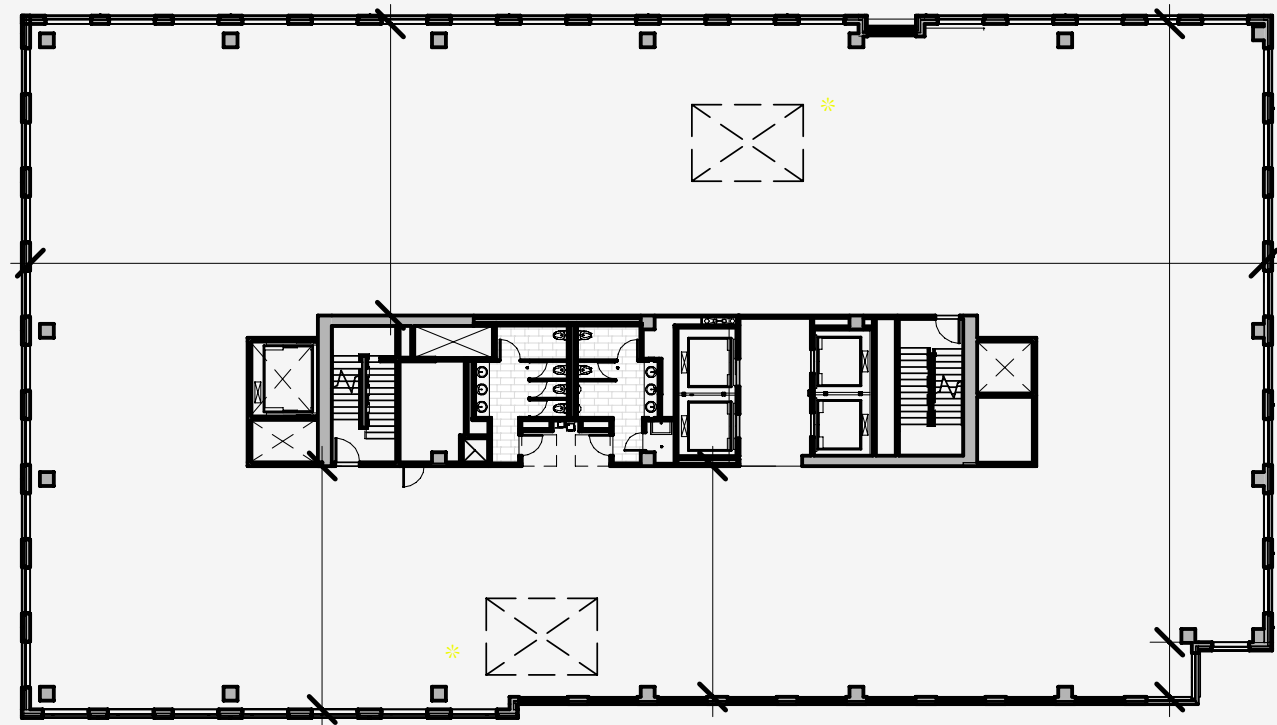
- Area
- Retail
 - Office
 - Circulation
 - Mechanical/service
 - Parking
 - Amenity
 - Outdoor space

- Keynotes
- 01 Canopy Above
 - 02 Bike Storage
 - 03 Operable Glass Wall
 - 04 Surface Parking
 - 05 Lockers/Showers

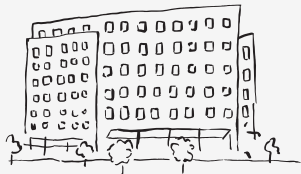


Floor plan

Levels 4-7

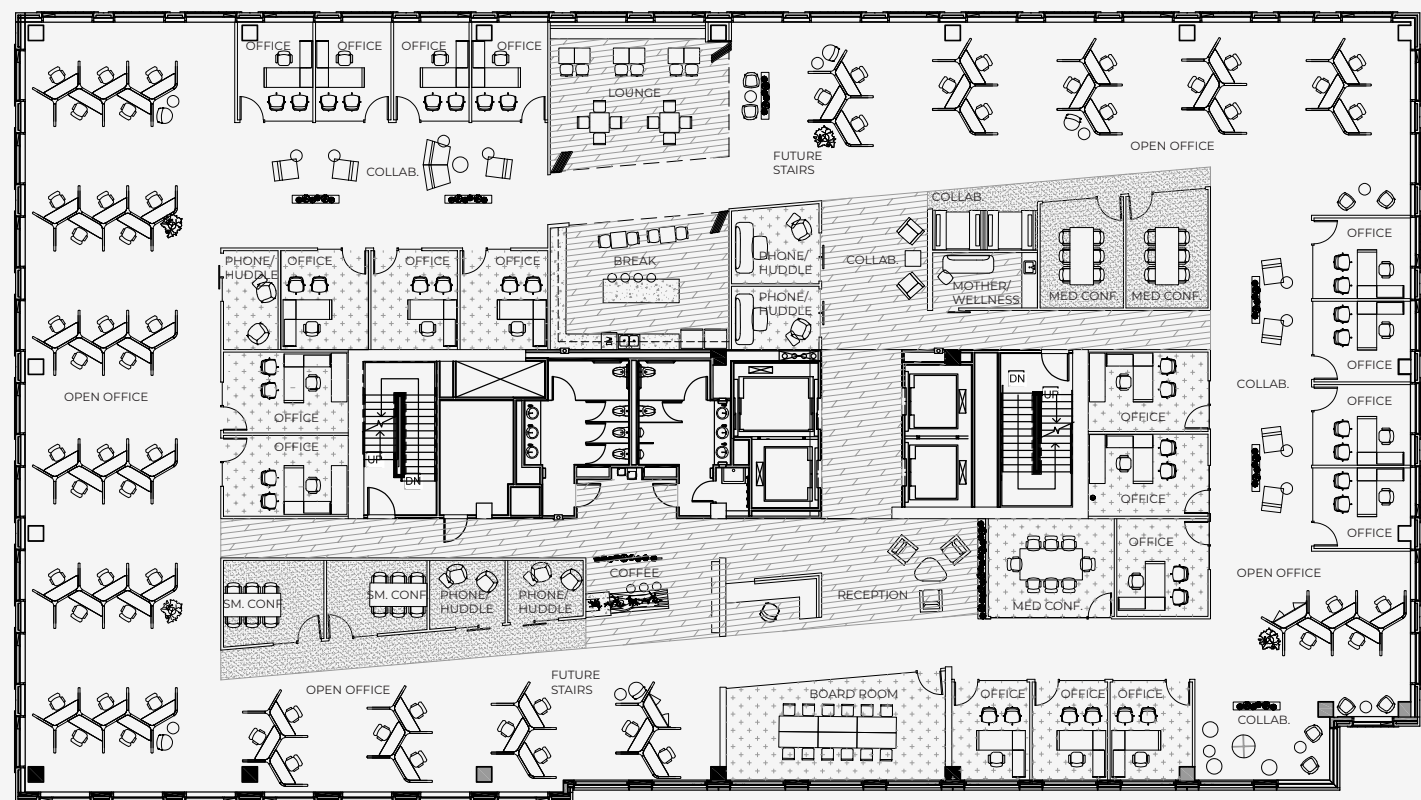


- 19,400 Average RSF on floors 2-9
- 2,400 SF outdoor roof deck with 1,400 SF indoor amenity space
- 850 SF outdoor amenity deck on floor 8
- 13’ 8” floor to floor heights
- Code +1 plumbing fixtures on all floors
- Locker rooms, bike storage and service
- Brick exterior with punch windows
- Knockouts in slab for communicating stairwells between offices
- 85 stall underground garage



Test Fits

Levels 4-7 (243 SF / person)

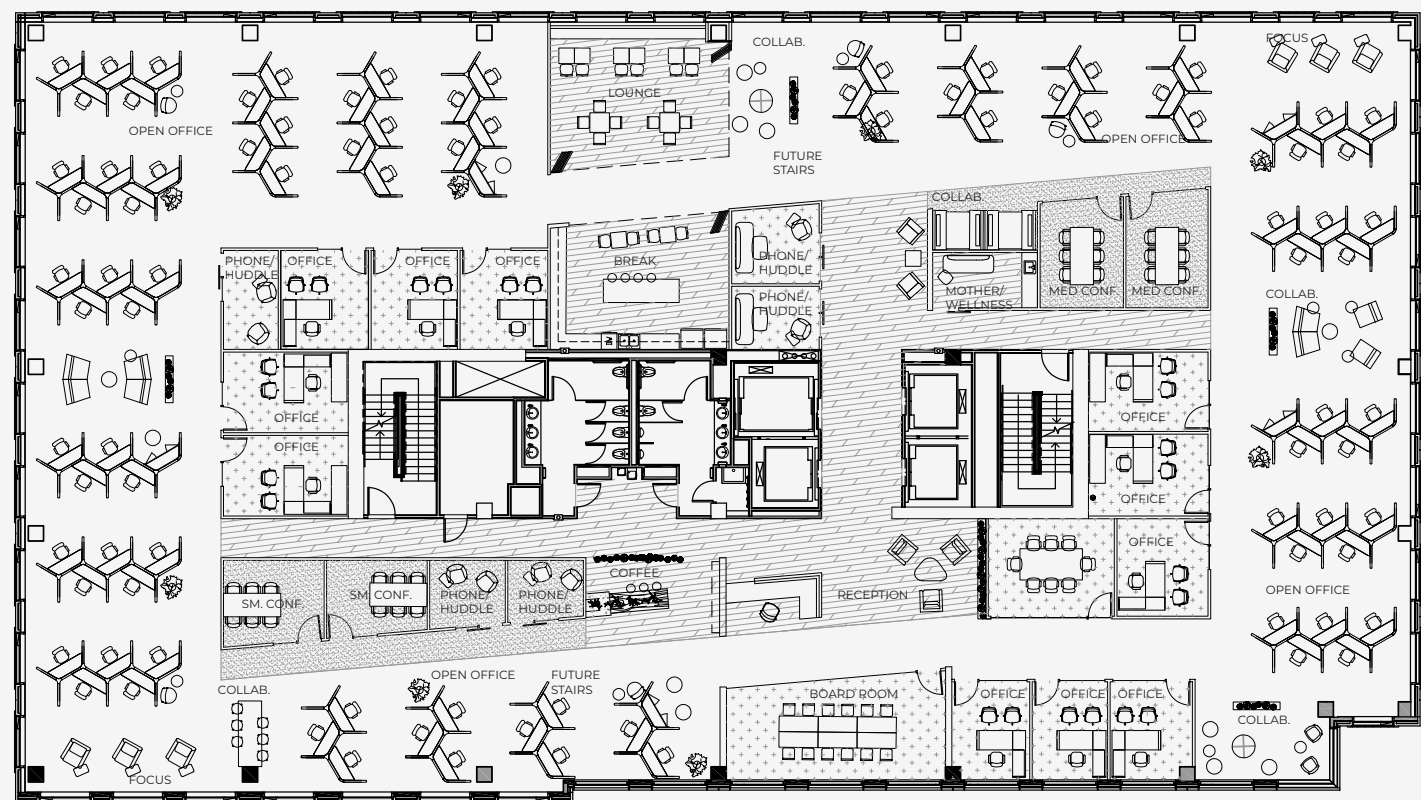


Program Summary - 19,400 RSF

- 60 Workstations
- 19 Offices
- 5 Phone / huddle rooms
- 2 Small conference rooms
- 3 Medium conference rooms
- 1 Large conference room
- 8 Collab
- 6 Focus booths
- 1 Mother / wellness
- 1 Lounge / break room
- 1 Reception
- 1 Coffee



Levels 4-7 (192 SF / person)



Program Summary - 19,400 RSF

- 89 Workstations
- 11 Offices
- 5 Phone / huddle rooms
- 2 Small conference rooms
- 3 Medium conference rooms
- 1 Large conference room
- 8 Collab
- 6 Focus booths
- 1 Mother / wellness
- 1 Lounge / break room
- 1 Reception
- 1 Coffee





Your new HQ

Be part of the neighborhood’s next chapter—embrace the character or make it your own.

A Better Workday

Work should be more connective and comfortable. We’ve focused on creating spaces and amenities that support each team and individual as best we can.

Connective Spaces

These spaces create opportunities for people to move freely—from block to block, inside to outside, front door to the neighborhood, work to recreation.

Get Outside

From park like spaces to rooftop decks and natural light in communal areas and offices, we have emphasized the connection to nature and the world around us.

Commute With Ease

We can now extend our thinking about what is central—with light rail around the corner, access to several bus lines and I-5 as well as the Burke Gilman—it’s easy to get here.

CHAPTER BLDGS.

CBRE

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