



RUSSELL INVESTMENTS CENTER

1301 2ND AVE

129,207 RSF
LED: 4/30/2031

SUBLEASE AVAILABLE

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PROJECT HIGHLIGHTS

LED: 4/30/2031

Sublease Available

Floor 13: 44,631 RSF (Avail. Jan 2027)

Floor 8: 39,121 RSF

Floor 7: 39,917 RSF

Floor 3: 5,538 RSF

Total: 129,207 RSF

Building Highlights



Views of the
Waterfront and
Seattle Skyline



Fitness center
with locker room



On-site **parking**, **EV
charging stations** and
secure **bike storage**
for 147 bikes



42 stories



24-hour
on-site **security**



LEED Platinum
with 97/100 Energy
Star rating



Tenant Amenity
Center and 23K SF
Landscaped
Rooftop Deck



14K SF Tenant
lounge with 4
conference rooms



Quick access to mass
transit and direct
access to the Seattle
Waterfront



Many restaurants,
shopping and
hotels within
walking distance



FLOOR 13

44,631 RSF



(17) Conference Rooms



(16) Zoom/Phone Rooms



Large Open Reception Area



Large Open Area with Pool Table & Soft Seating



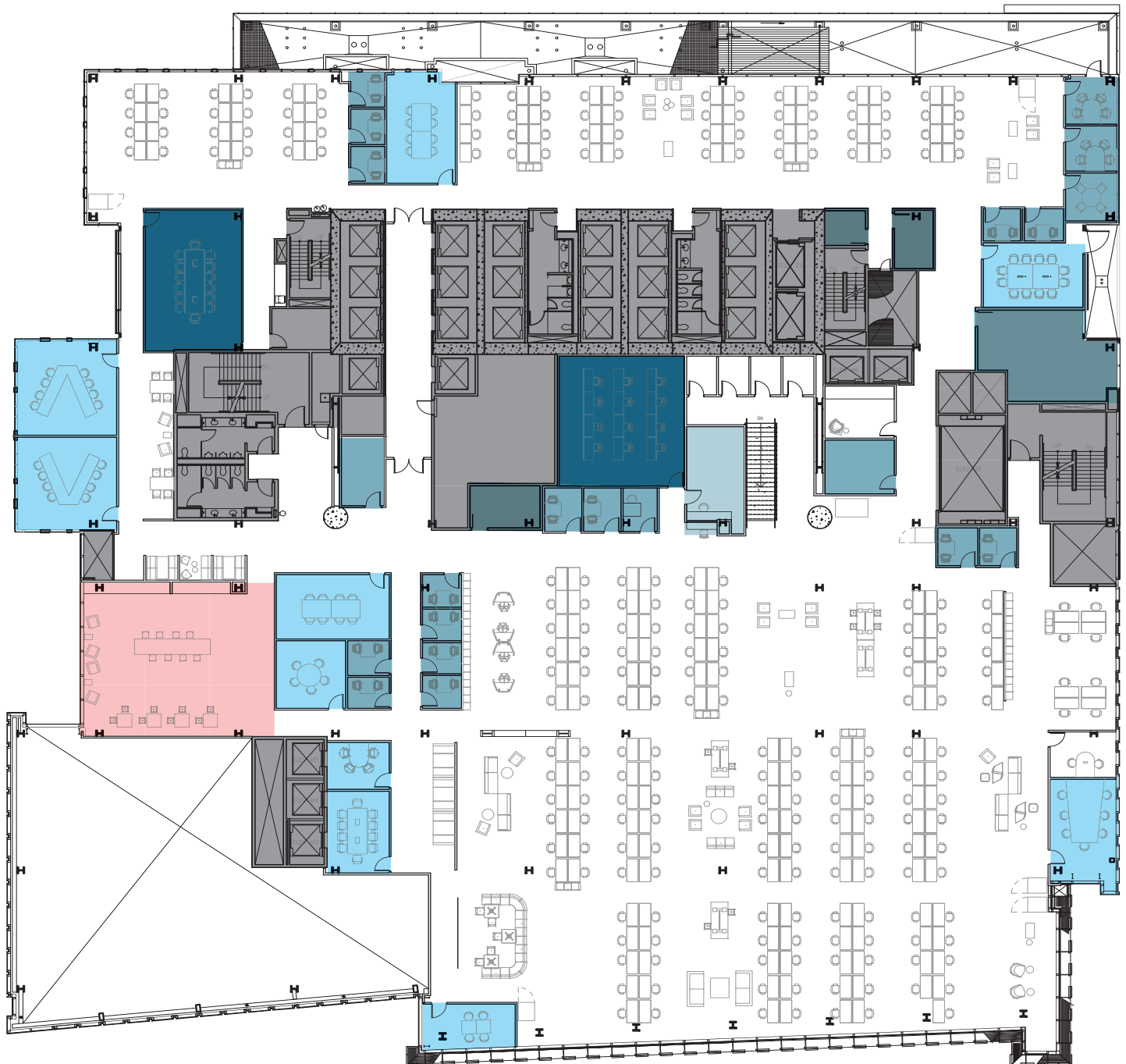
Open Seating Plan (245 Seats)






Large Kitchen

FLOOR 8

39,121 RSF



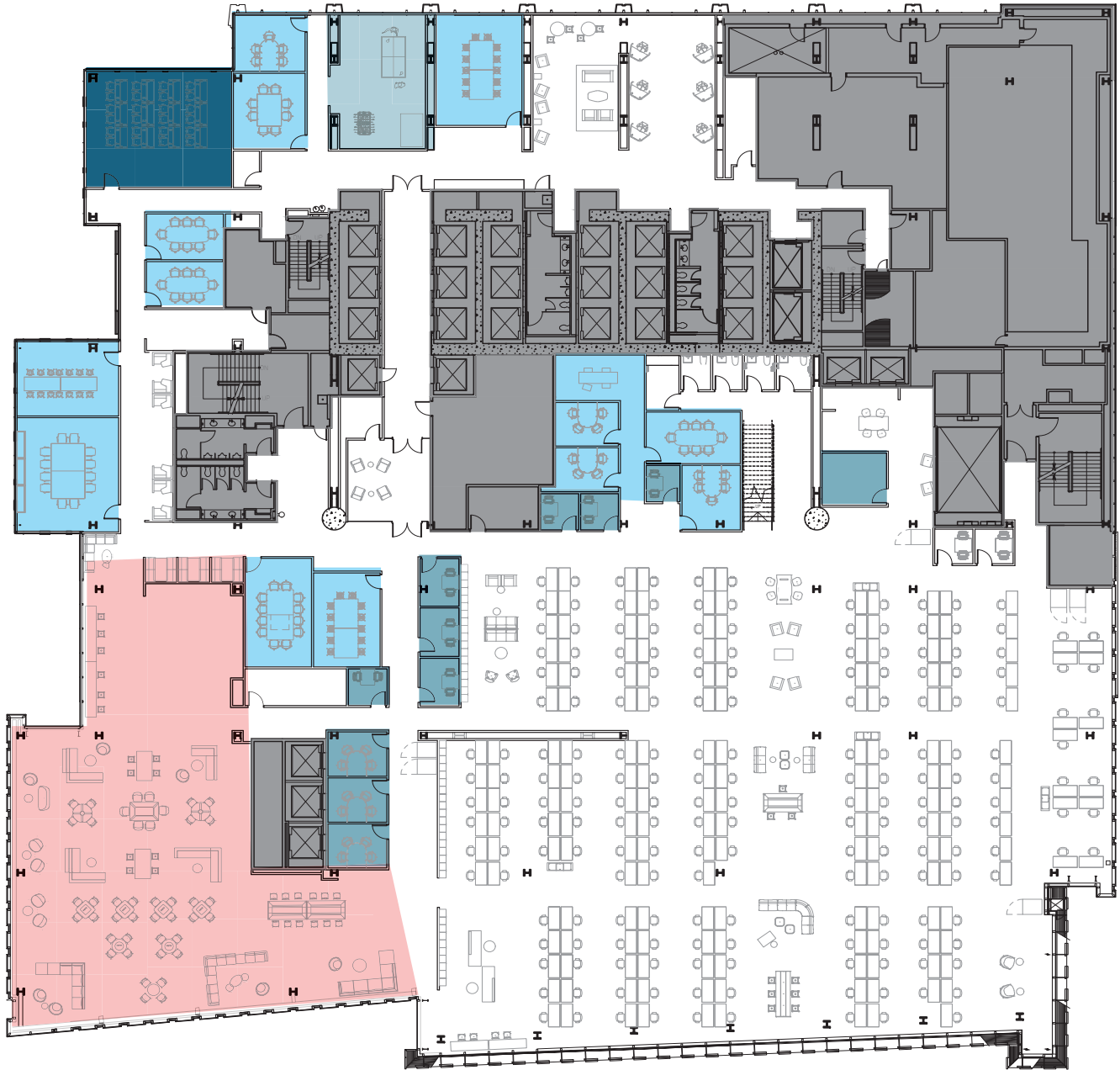
 (12) Conference Rooms
  (25) Zoom/Phone Rooms
  (1) Rest/Wellness Room

 (1) IT help desk
  Open Seating Plan (238 Seats)
  1 Large Kitchen

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FLOOR 7

39,917 RSF



(12) Conference Rooms



Secure Reception Area



(14) Small/Medium Meeting Rooms



1 Game Area



Open Seating Plan
(194 Seats)



1 Large Kitchen

FLOOR 3

5,538 RSF

LED: 4/30/2031

As Built



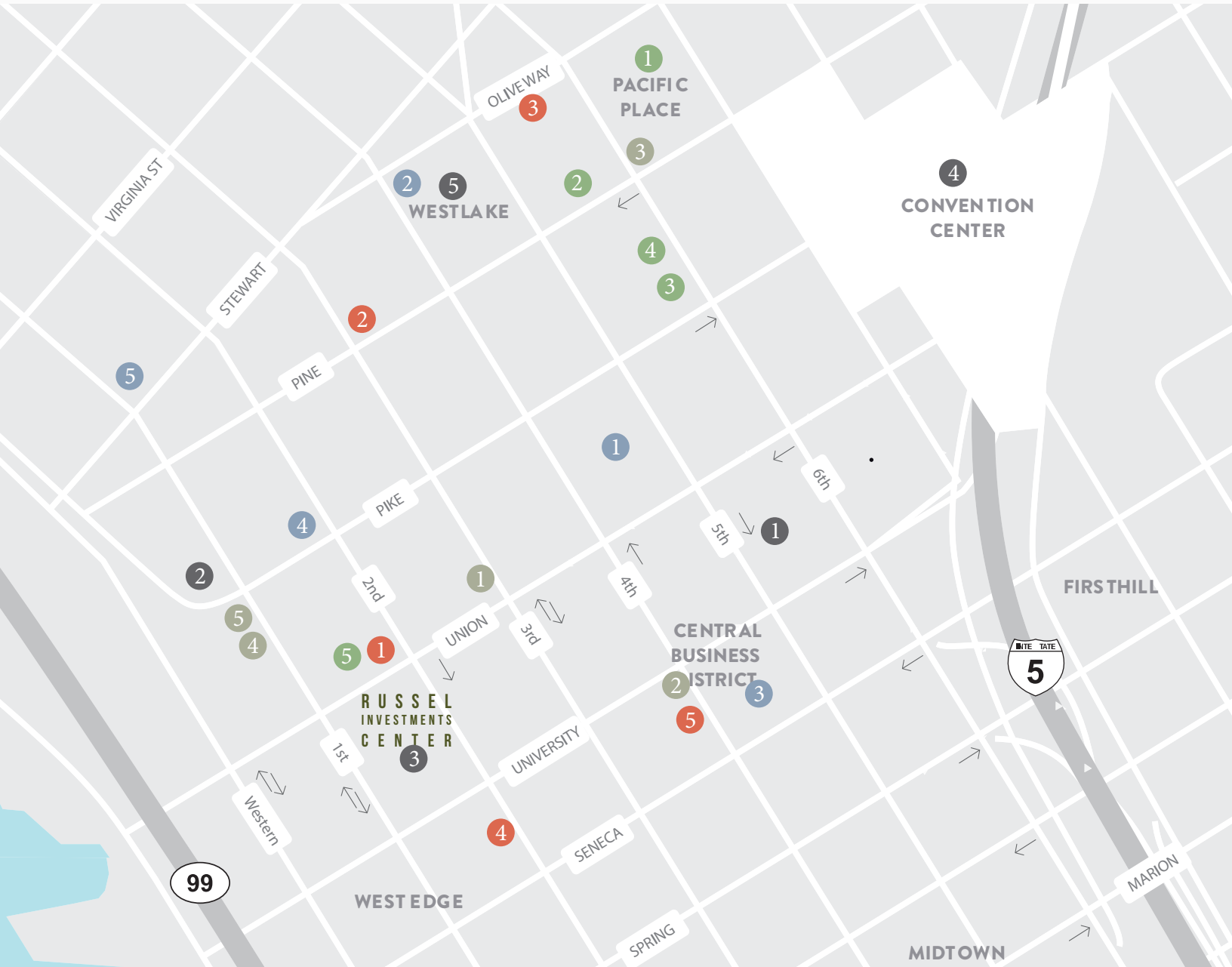
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|----------------------|-------------------|---------------------|-------------------|-----------------------------|
| ● Restaurants | ● Coffee | ● Hotels | ● Shopping | ● Seattle Highlights |
| 1. Wild Ginger | 1. Starbucks | 1. Motif | 1. Pacific Place | 1. 5th Ave Theatre |
| 2. Purple | 2. Victrola | 2. Mayflower Park | 2. Nordstrom | 2. Pike Place Market |
| 3. Din Tai Fung | 3. Cherry Street | 3. Fairmont Olympic | 3. North Face | 3. Seattle Art Museum |
| 4. Pasta Casalinga | 4. Caffe Landro | 4. The State Hotel | 4. Marios | 4. Convention Center |
| 5. DeLaurenti | 5. Caffe Migliore | 5. Thompson Seattle | 5. Target | 5. Westlake Center |



WALK SCORE
99



TRANSIT SCORE
100



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