

JPMORGAN CHASE 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

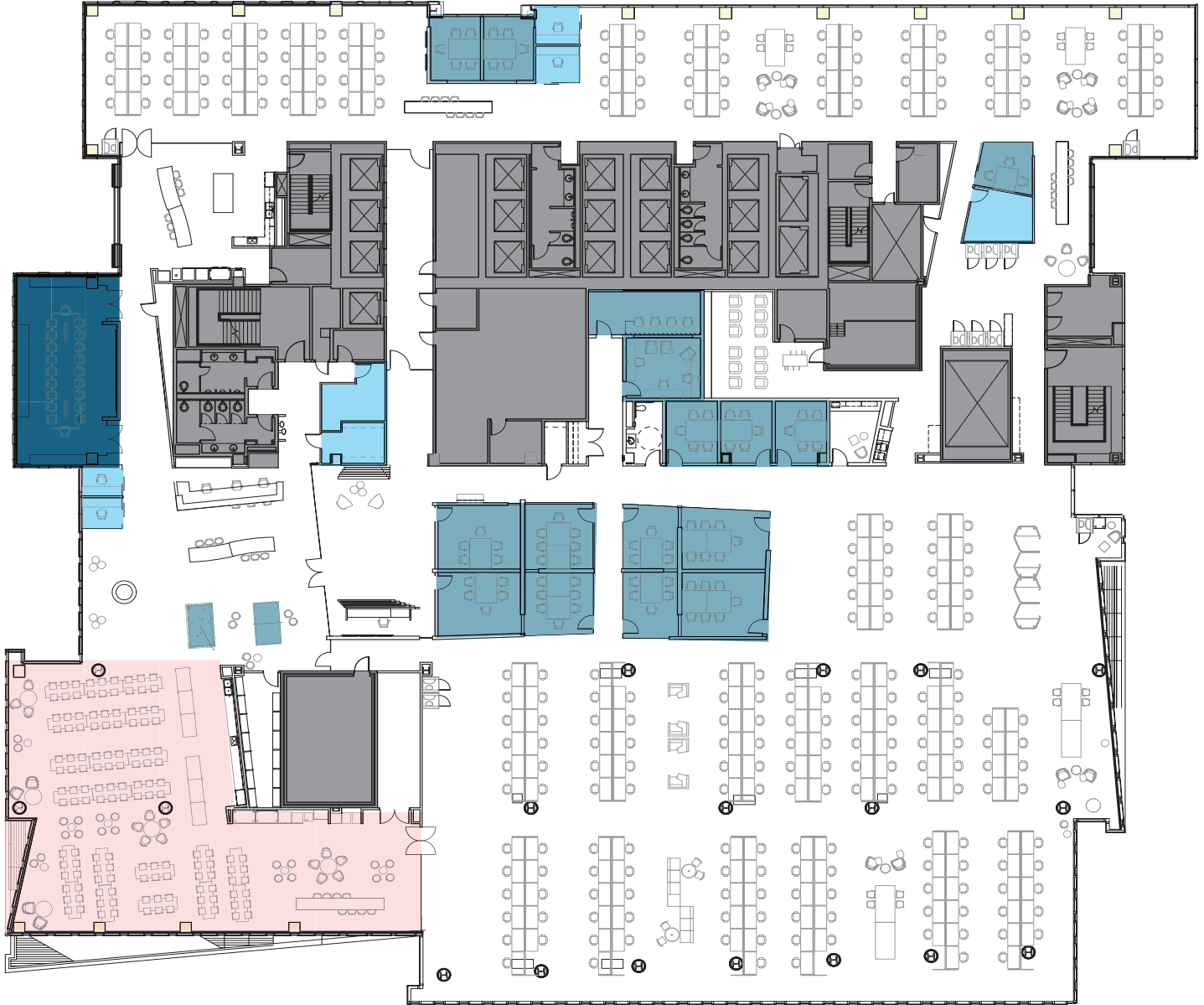


Many restaurants, shopping and hotels within walking distance




FLOOR 13

44,631 RSF



 (17) Conference Rooms

 (16) Zoom/Phone Rooms

 Large Open Reception Area

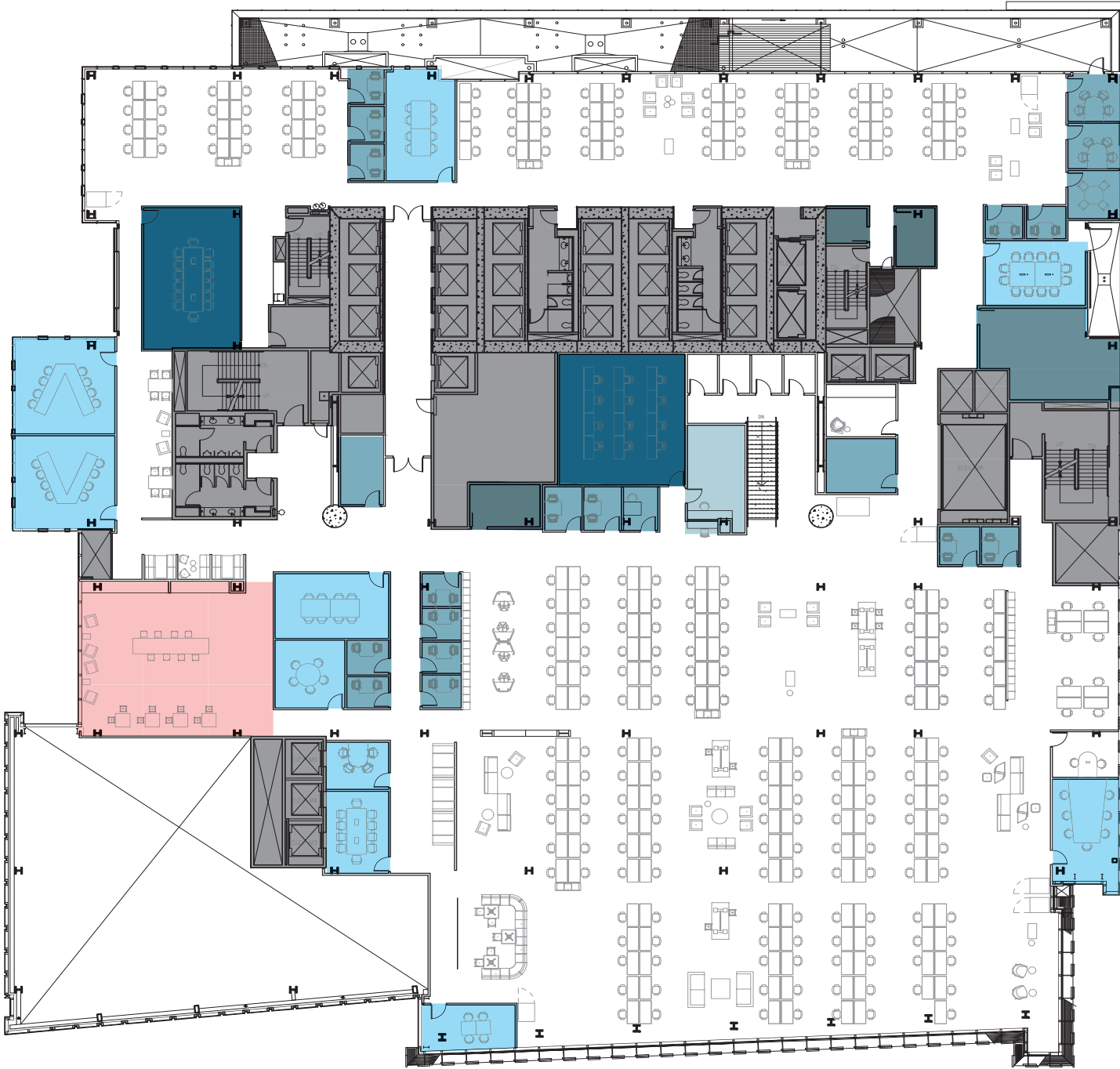
 Large Open Area with Pool Table & Soft Seating




 Open Seating Plan (245 Seats)




 Large Kitchen

FLOOR 8

39,121 RSF



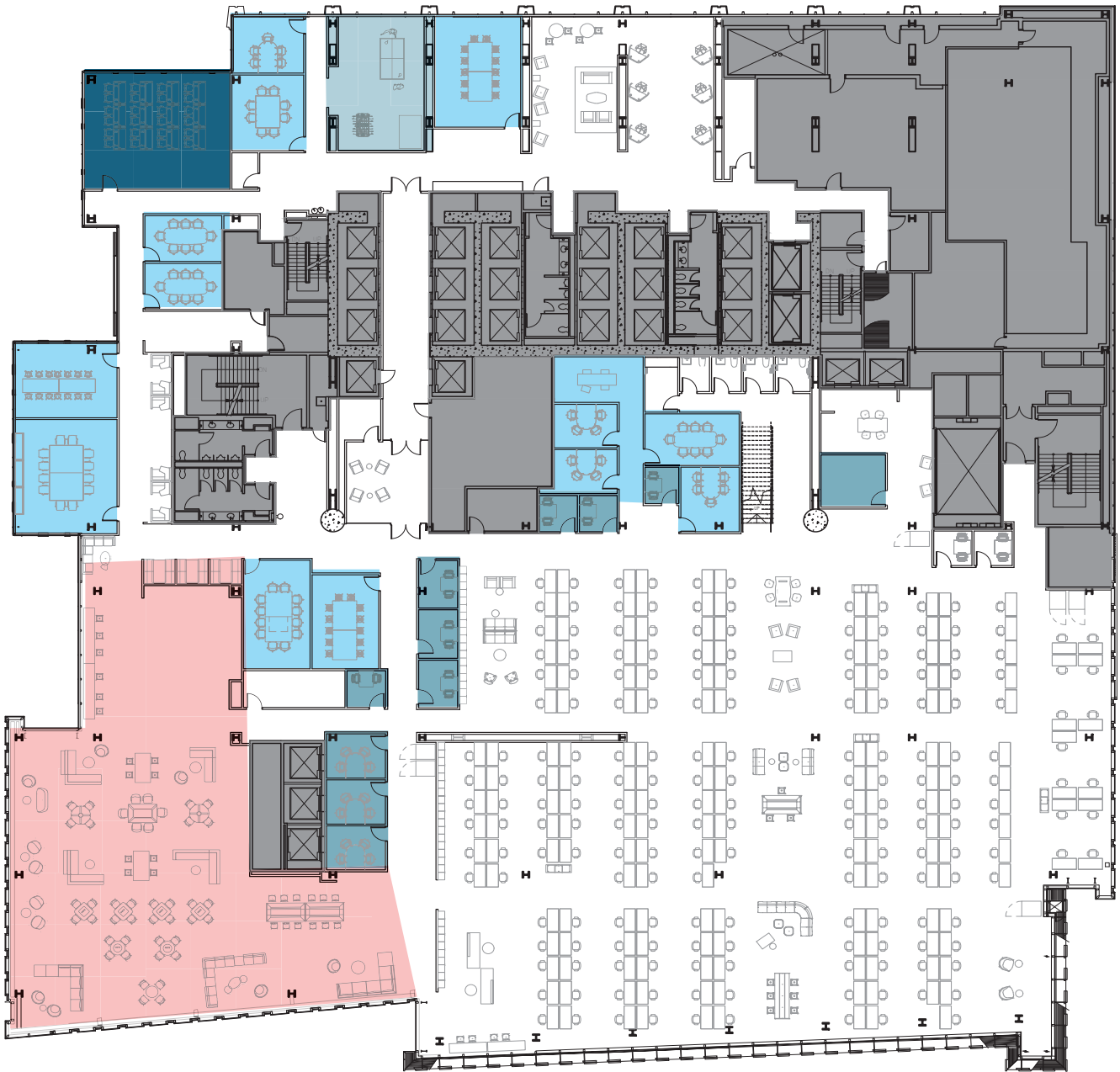
 (12) Conference Rooms
  (25) Zoom/Phone Rooms
  (1) Rest/Wellness Room

 (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



Restaurants

- 1. Wild Ginger
- 2. Purple
- 3. Din Tai Fung
- 4. Pasta Casalinga
- 5. DeLaurenti

Coffee

- 1. Starbucks
- 2. Victrola
- 3. Cherry Street
- 4. Caffe Landro
- 5. Caffe Migliore

Hotels

- 1. Motif
- 2. Mayflower Park
- 3. Fairmont Olympic
- 4. The State Hotel
- 5. Thompson Seattle

Shopping

- 1. Pacific Place
- 2. Nordstrom
- 3. North Face
- 4. Marios
- 5. Target

Seattle Highlights

- 1. 5th Ave Theatre
- 2. Pike Place Market
- 3. Seattle Art Museum
- 4. Convention Center
- 5. Westlake Center



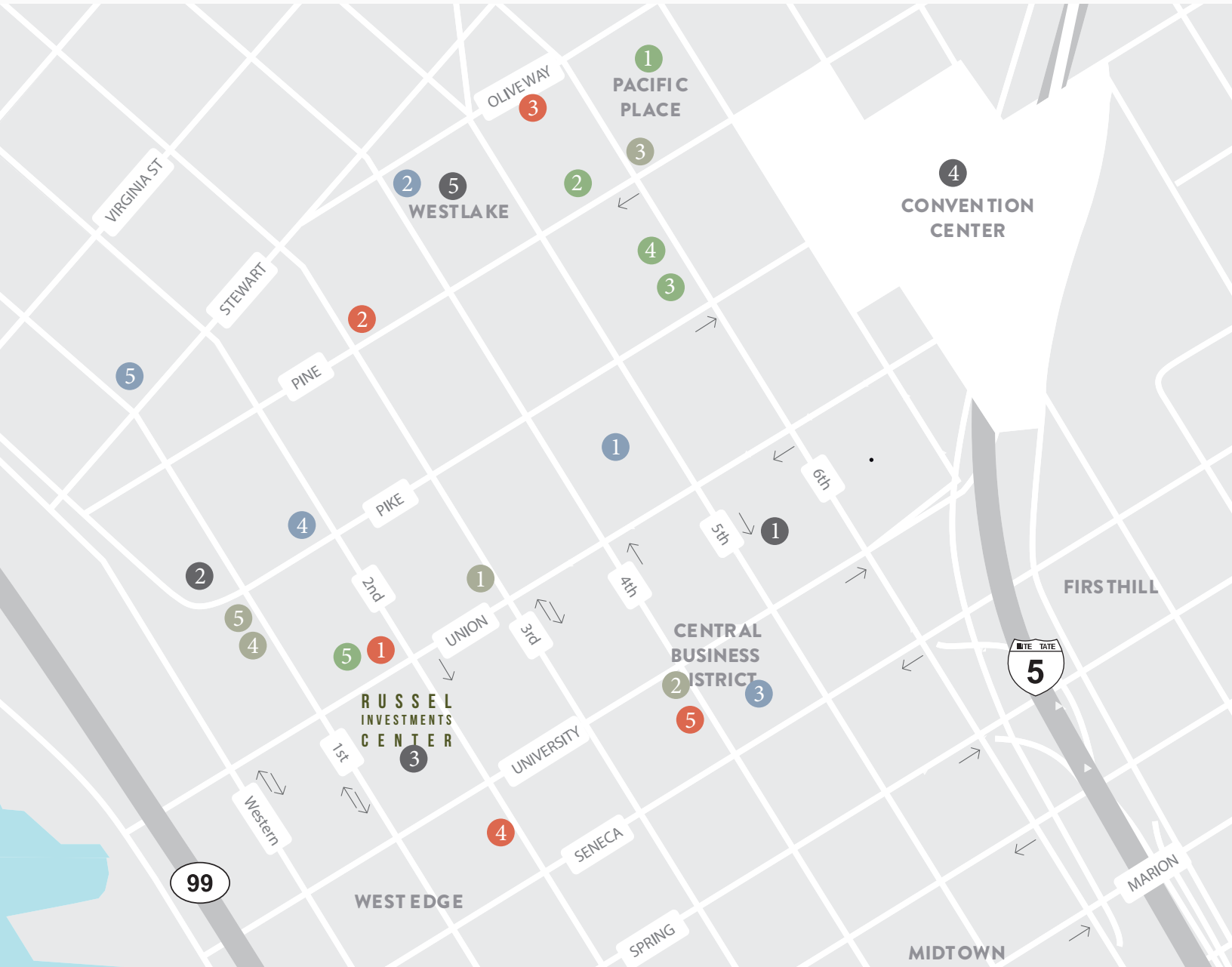
WALK SCORE

99



TRANSIT SCORE

100



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