

# hill7

BRODERICK  
GROUP

HUDSON  
PACIFIC  
PROPERTIES



1099 Stewart Street  
Seattle, WA 98101

# A PERFECT WORK- LIFE NEIGHBORHOOD



## FEATURES AND AMENITIES

### PRIME DENNY TRIANGLE LOCATION

**±285,310 SF**  
CLASS A  
OFFICE

**LEED GOLD**  
**WIRED GOLD**  
CERTIFICATIONS

### BUILDING INFO

- + ±285,310 SF Class-A Office
- + ±28,000 SF average floorplate size
- + Located in the heart of Seattle's vibrant "Denny Triangle" neighborhood with Perfect 100 Walk and Transit Scores and immediate freeway access
- + 1,800 SF building conference center (SF to be verified)
- + Outdoor deck
- + Showers and bike storage
- + LEED Gold Certified
- + EV Charging Stations and DAS system throughout building parking garage
- + 1/1,000 SF parking ratio
- + On-Site retail amenities with Metropolitan Cafe and Artly Coffee



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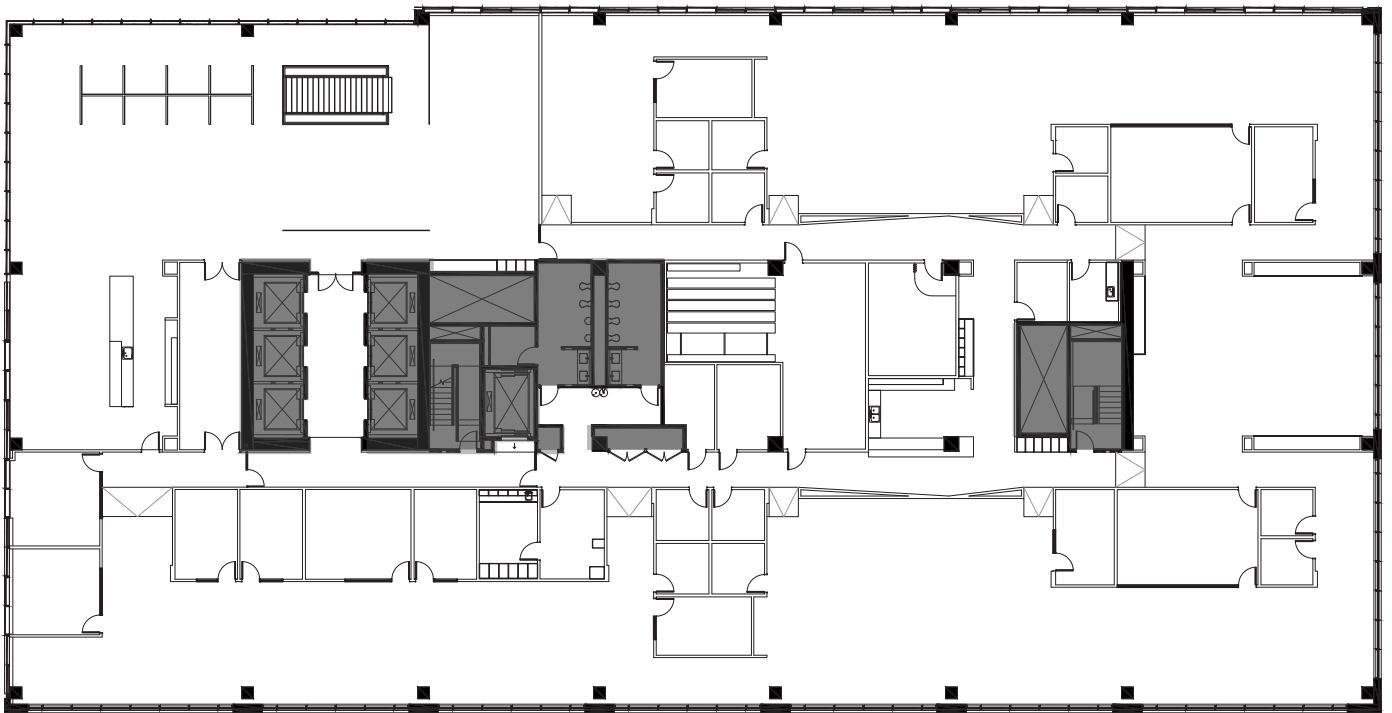
## FLOOR 11

28,056 SF  
Available Now



BOREN AVE

STEWART ST



[▶ CLICK TO VIEW VIRTUAL TOUR](#)

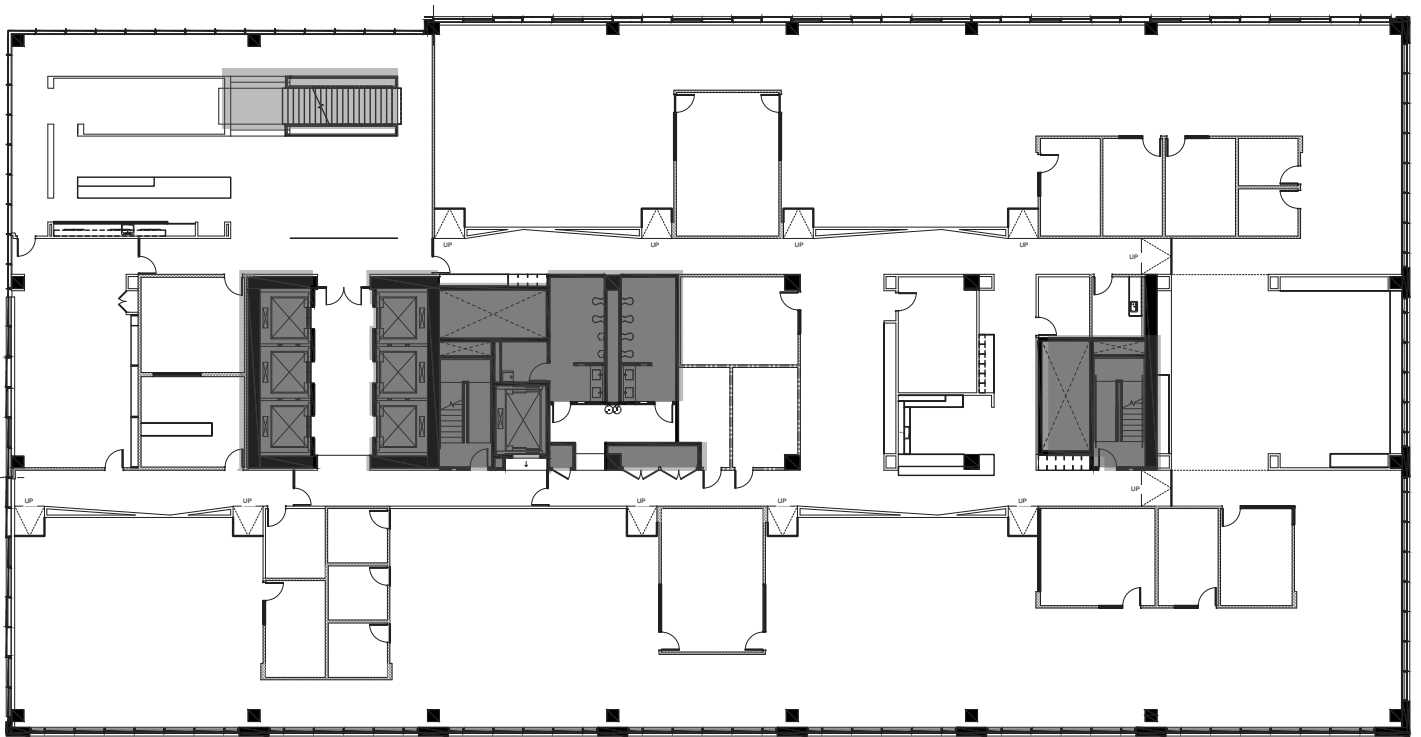
## FLOOR 10

28,057 SF  
Available Now



BOREN AVE

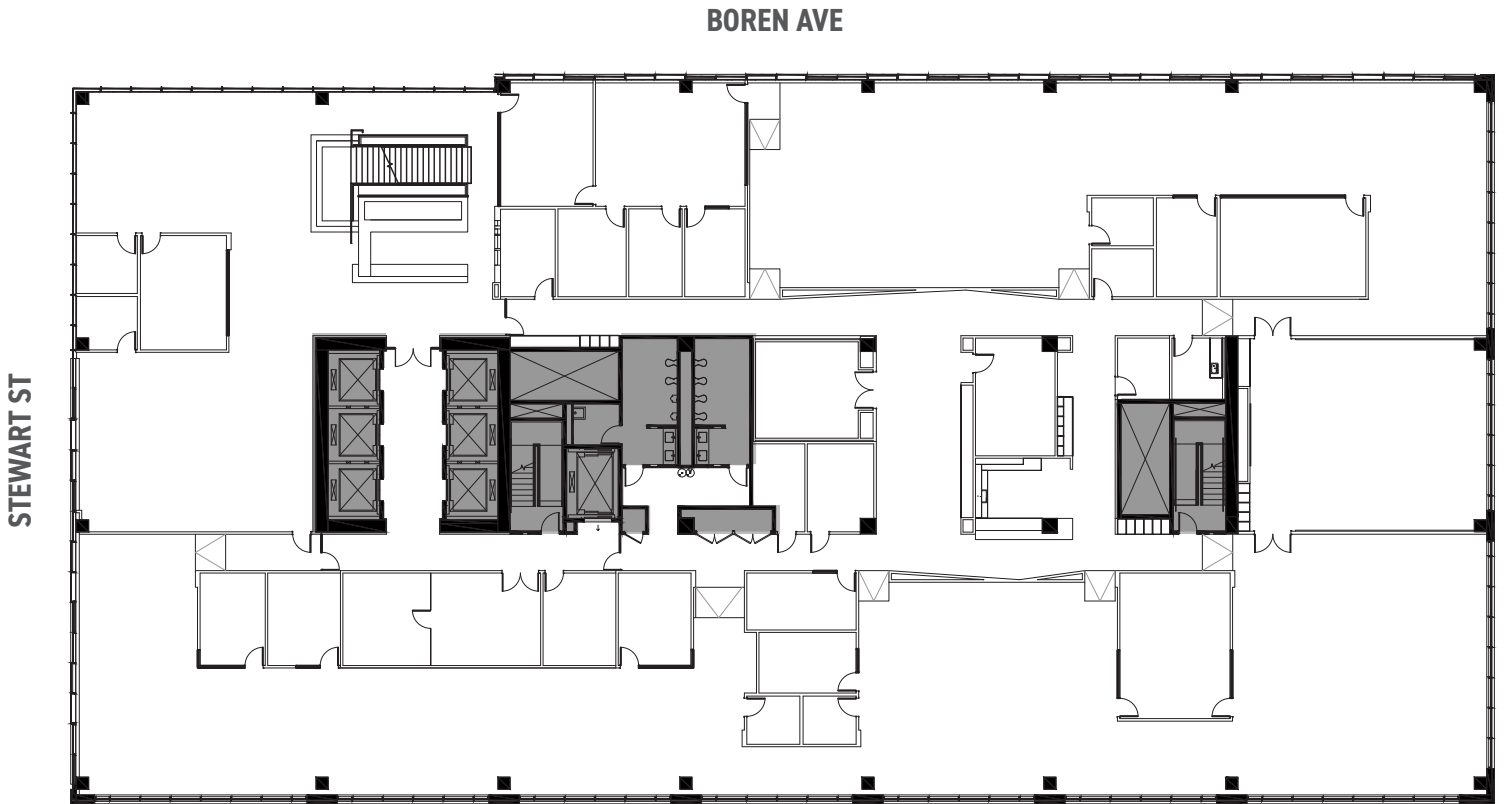
STEWART ST



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## FLOOR 9

28,052 SF  
Available Now

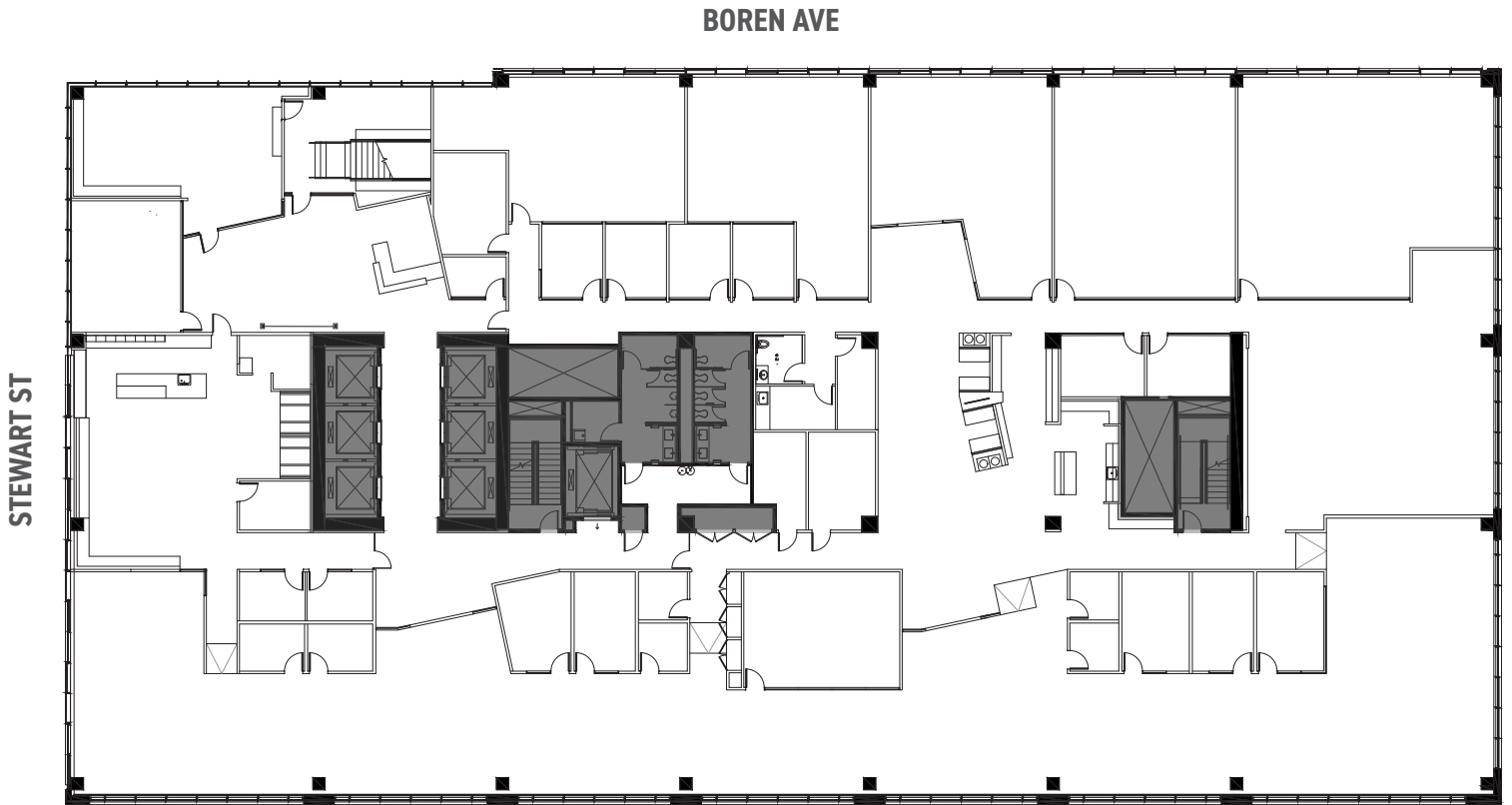


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## FLOOR 8

28,265 SF

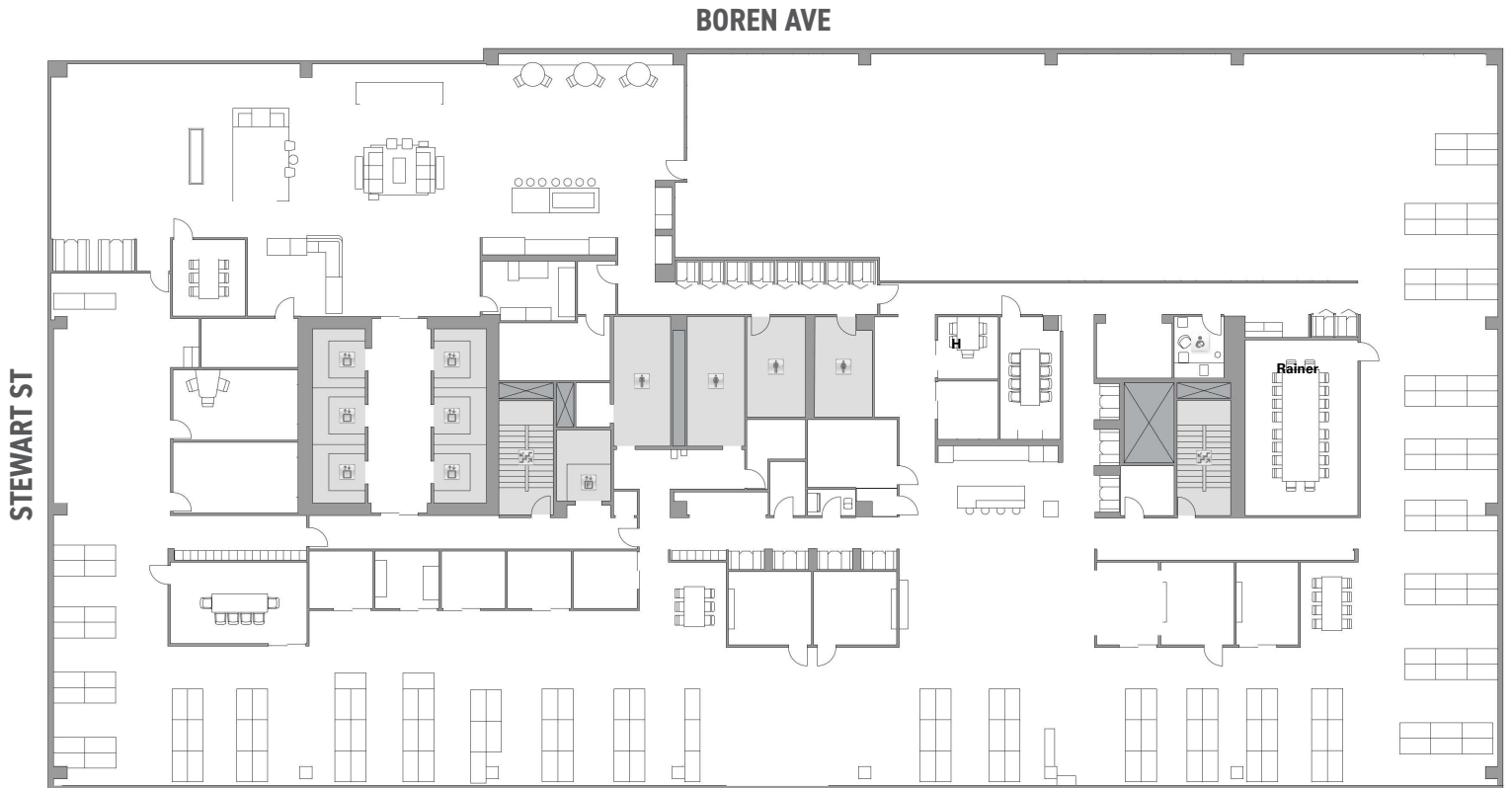
Available Now



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## FLOOR 3

28,479 SF  
Available Now



## FLOOR 2

6,247 SF

Available Now





## WELCOME TO THE NEIGHBORHOOD

### RESTAURANTS & CAFES

- |                                    |                                |
|------------------------------------|--------------------------------|
| 1. Tutta Bella Neapolitan Pizzeria | 17. The Carlile Room           |
| 2. Einstein Bros. Bagels           | 18. Dough Zone Dumpling House  |
| 3. Top Pot Doughnuts               | 19. Just Poke                  |
| 4. FareStart                       | 20. Mr. West Cafe Bar          |
| 5. Marination                      | 21. BENTOFUL Salad             |
| 6. Urban Sushi Kitchen             | 22. Daniel's Broiler           |
| 7. FareStart                       | 23. Subway                     |
| 8. Cafe Madeline                   | 24. Grumpy Bean                |
| 9. Seoul Bowl-Westlake             | 25. Taco Del Mar               |
| 10. Pho Bac                        | 26. Nana's Green Tea           |
| 11. Barolo Risorante               | 27. Artly Coffee               |
| 12. Charry Street Coffee House     | 28. Mighty-O Donuts            |
| 13. Nordstrom Grill                | 29. Market House Meats         |
| 14. Din Tai Fung                   | 30. Bloom                      |
| 15. Anchorhead Coffee              | 31. Starbucks                  |
| 16. TIDAL+                         | 32. Crumble & Flake Patisserie |

### SHOPPING

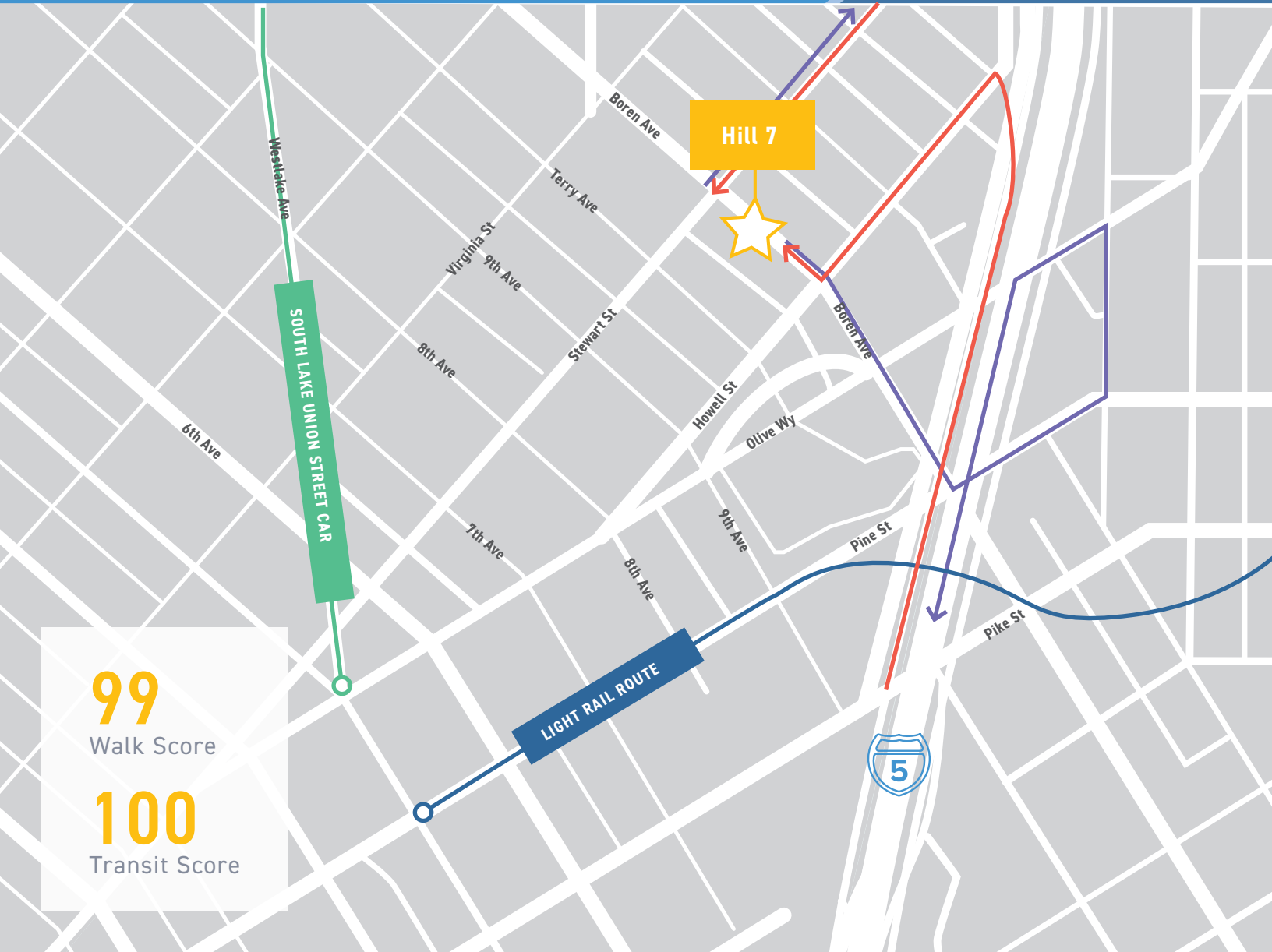
1. west elm
2. 2200 Westlake
3. Seattle Diamonds
4. LIKELIHOOD
5. Fantasy Unlimited SLU
6. Nordstrom Shoe Shine
7. Gucci - Nordstrom Downtown Seattle
8. Nordstrom
9. lululemon
10. Pacific Place
11. Tiffany & Co.
12. VAIN
13. Melrose Market

### BARS & NIGHTLIFE

1. Palace Kitchen
2. Dimitriou's Jazz Alley
3. The Devil's Triangle
4. Rickhouse Whiskey Bar
5. Keys on Main

### HEALTH & FITNESS

1. Robert Leonard
2. Personal Time Spa
3. ZUM Fitness
4. 24 Hour Fitness
5. Paramount Dental Center
6. Club Z



**99**  
Walk Score

**100**  
Transit Score


## TRAVEL KEY

- SOUTH LAKE UNION STREET CAR
- LIGHT RAIL ROUTE
- I-5 INGRESS
- I-5 EGRESS

**50+**  
Restaurant & Bars all  
within walking distance

**10**  
Minutes to Nearby  
Transportation

**5**  
Minutes to I-5  
North or South



# REIMAGINING NOW TO CREATE WHAT'S NEXT

**WHERE WE WORK IS NOT JUST WHERE WE WORK. IT'S PART OF WHO WE ARE AND HOW WE THRIVE. AT HUDSON PACIFIC PROPERTIES, THAT'S WHAT DRIVES US TO STAY ONE STEP AHEAD, LOOKING FOR OPPORTUNITIES IN JUST THE RIGHT PLACES TO BRING INNOVATION TO LIFE.**

When you partner with us you get a lasting relationship focused on addressing your every need. From an entrance that signals you've arrived to an environment that fosters collaboration, creativity and success, we provide the state-of-the-art infrastructure and excellent service necessary to fulfill your business strategy. And when you're ready, we're here to help you expand for the future, because the sky's the limit.



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- + ±285,310 SF Class-A Office
- + Located in the heart of Seattle's vibrant "Denny Triangle" neighborhood with a Perfect 100 Walk and Transit Scores
- + Lobby's expansive window lines and premier corner frontage (both Stewart St and Boren Ave) offer high visibility with strong vehicle and pedestrian traffic
- + 1,800 SF building conference center
- + Outdoor deck
- + Showers and bike storage
- + Office tenants include prominent creative and technology companies
- + LEED Gold Certified
- + EV Charging stations
- + Multiple on-site amenities including end of trip facilities

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