

MET PARK NORTH

SEATTLE / WA



1220 HOWELL STREET
SEATTLE, WA

IDEAL FOR TECH & CREATIVE COMPANIES



FEATURES AND AMENITIES

±147,000 SF

CLASS A
OFFICE

PRIME

DENNY TRIANGLE
LOCATION



BUILDING INFO

- + ±147,000 SF Class A Office Building
- + 26,000 – 33,000 SF Floor Plates
- + 11'8" – 12' Typical Ceiling Heights
- + Two Private Patios on Every Floor
- + 1.45:1,000 SF Parking Ratio
- + 15 EV Charging Stations
- + Upgraded Bike Storage featuring Maintenance Area and New Showers
- + Rooftop Amenity Deck
- + Pet Friendly Building with Private Dog Park
- + Wi-Fi in Common Areas
- + 24 Hour Fitness Onsite
- + Abundant Surrounding Restaurants & Retail
- + One Block to I-5

ENHANCED INFRASTRUCTURE

ELECTRICAL

- 23 watts per square foot of electrical capacity (standard building is 11-13 watts).
- Two building generators, each 500KW. One is completely redundant and could be leveraged for tenant loads.

HVAC

- Base building features 293-ton air handler, with an additional 200 Tons of chilled water system.

PARKING

- Above standard parking ratio of 1.45 stalls/1,000 square feet.
- 9'6" clear entry height accessed by a 21'6" wide roll up access door with 16' internal ceiling heights.
- Dedicated parking for VIP and/or additional EV charging stations.
- LUUM parking technology.

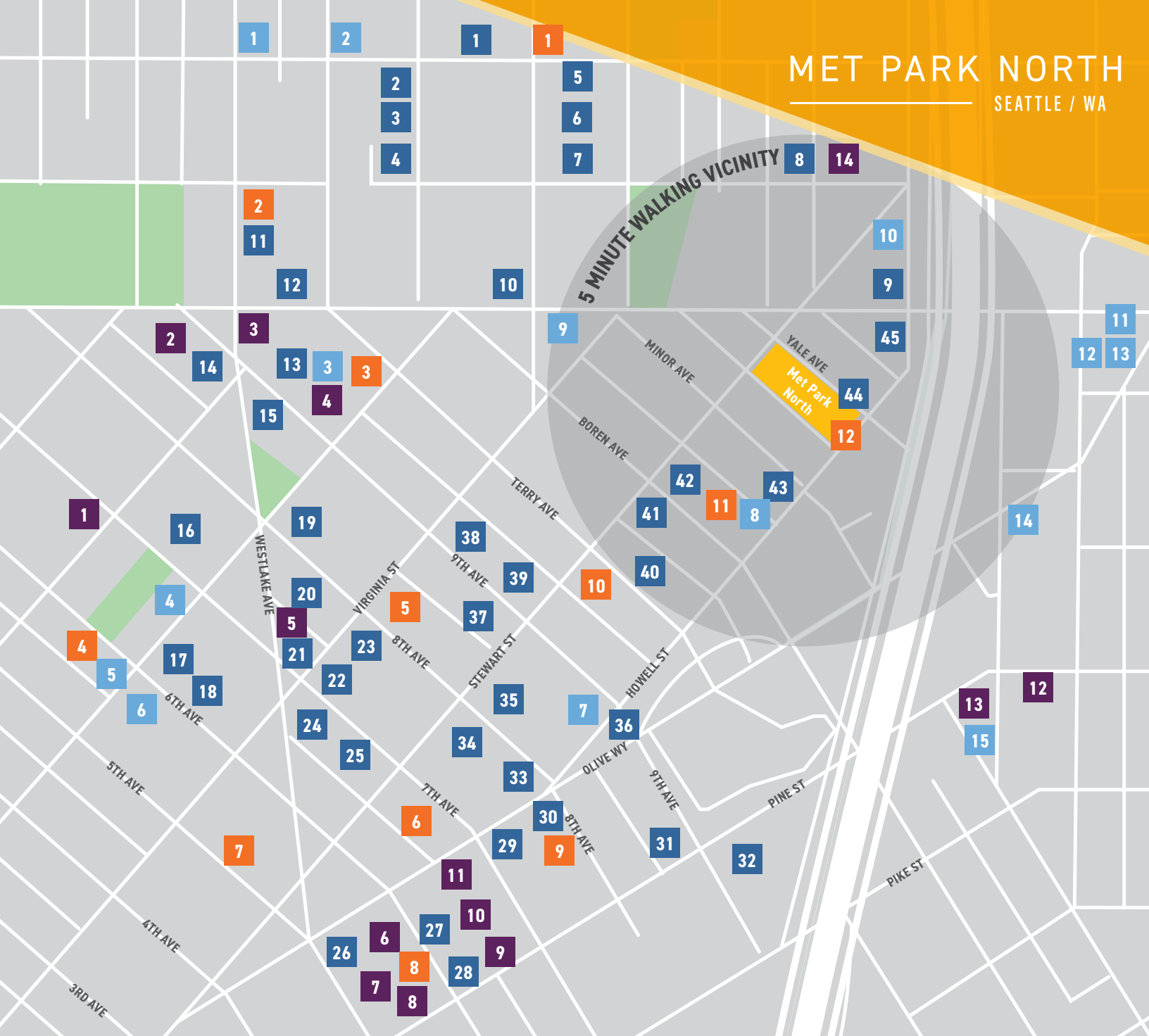
STRUCTURAL

- 70 pounds per square foot for office area (+/- 20 pounds higher than traditional office) with ability to add structural steel to increase capacity.

FIBER

- Fiber carriers are Lumen/Cogen/Comcast for redundant connectivity access.





COME TO THE NEIGHBORHOOD

RESTAURANTS & CAFES

1. Bictrola Coffee Roasters
2. The Deck
3. Evergreens
4. Thai Thani Kitchen
5. El Grito Taqueria
6. Urban Gyro
7. Seattle Pizza & Bar
8. Espresso Vivace SLU
9. Zema Bar & Restaurant
10. Pure Green - Juice Bar
11. Sushi Katsu-ya
12. Tous Les Jours
13. 45th Stop N Shop Poke Bar
14. Einstein Bros. Bagels
15. Mendocino Farms
16. Casco Antiguo
17. Potbelly
18. Marination
19. sweetgreen
20. Urban Sushi Kitchen
21. FareStart Restaurant
22. Cafe Madeline
23. Seoul Bowl Westlake
24. Barolo Ristorante
25. Pho Bac
26. Oliver's
27. Cherry Street Coffee House
28. Nordstrom Grill
29. Pike Place Chowder
30. Din Tai Fung

31. Tidal+
32. Dough Zone Dumpling House
33. Mr West Cafe
34. BENOFUL Salad
35. The Market
36. Just Poke Olive Way
37. Subway
38. Taco Del Mar
39. Chai Sutra
40. Nana's Green Tea
41. Nohm Sushi Bar
42. Market House Meats
43. Midori Teriyaki
44. Subway
45. Razzis Pizzeria

BARS & NIGHTLIFE

1. Flight Club
2. ALTITUDE
3. Drift
4. Deep Dive
5. The Victor Tavern
6. Dimitriou's Jazz Alley
7. Rickhouse Whiskey Bar
8. Keys on Main
9. The Lobby Bar @ REN
10. Funhouse
11. Hillside Bar
12. Revolve Bar
13. Montana
14. Donna's
15. Vice Seattle

SHOPPING

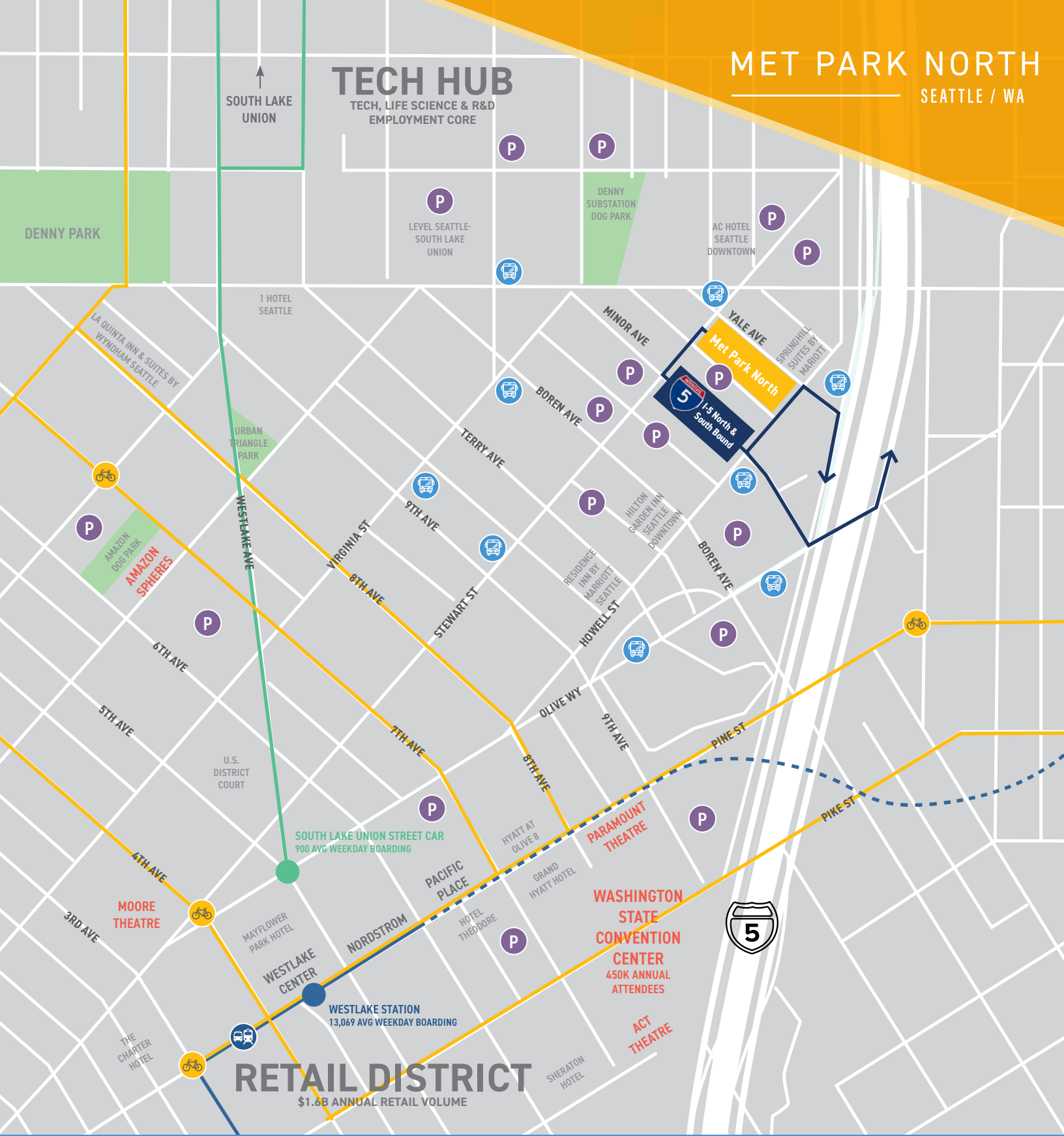
1. LIKELIHOOD
2. west elm
3. 2200 Westlake
4. Whole Foods
5. Sephora
6. Nordstrom
7. Yves St Laurent
8. Valentino
9. AGoodFun
10. Proto101
11. Dress For Success
12. Buck Mason
13. Melrose Market
14. REI

HEALTH & FITNESS

1. Transform 180 Fitness
2. Barry's Seattle
3. Queen Bee Salon & Spa
4. [solidcore]
5. Dan Lippman Fitness
6. ZUM Fitness
7. RowdyBox
8. Spa Nordstrom
9. Elaia Spa
10. Dana Head Spa
11. Shred415 Seattle
12. Paramount Dental Center

TECH HUB
TECH, LIFE SCIENCE & R&D
EMPLOYMENT CORE

SOUTH LAKE UNION



TRANSIT MAP

5
Minutes to I-5
North or South

3
Minutes to
City Center

 BIKE LANE

 PARKING

 SLU STREET CAR

 UNDERGROUND TUNNEL

 BUS STOP

REIMAGINING NOW. TO CREATE WHAT'S NEXT.



FOR MORE INFORMATION CONTACT: 1220 HOWELL STREET, SEATTLE WASHINGTON 206.462.1895

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.

We're driven to find the next amazing space for today and tomorrow's leading companies—building it from the ground up or reimagining it from the inside out. With Hudson Pacific Properties, everything is possible.



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FLOOR 7

32,973 SF
Available Now



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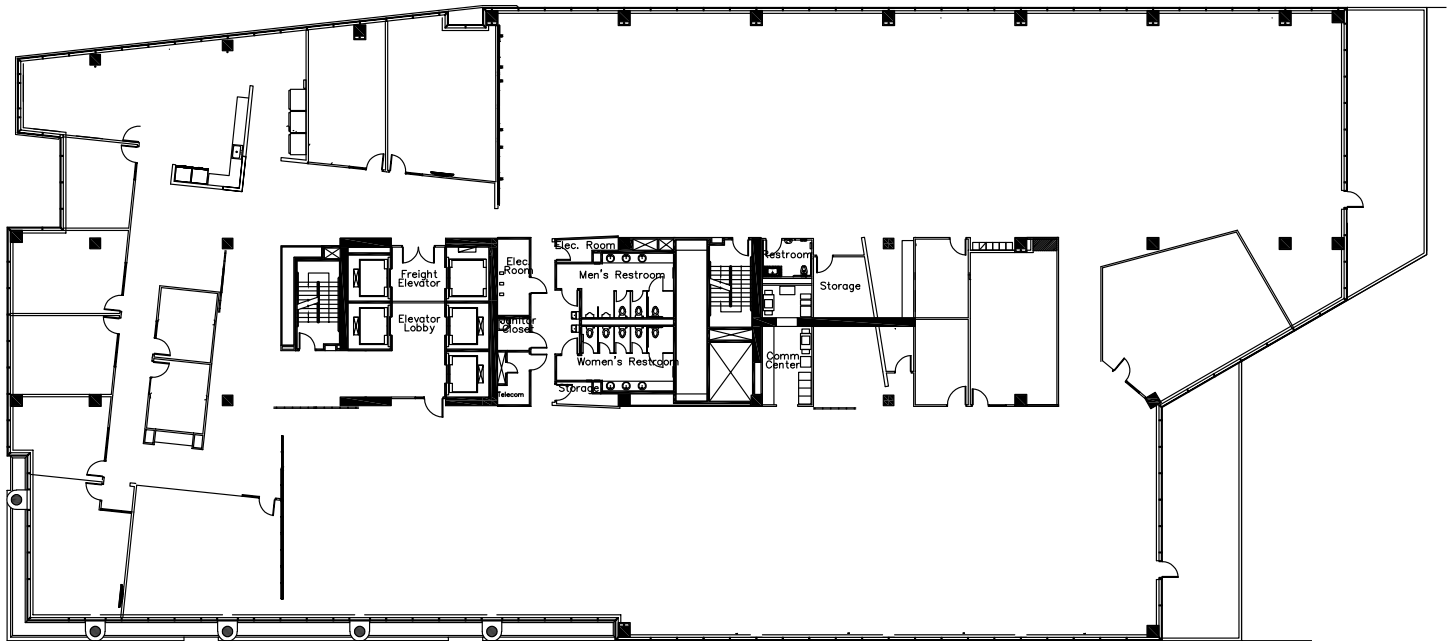


FLOOR 8



30,841 SF
Available Now

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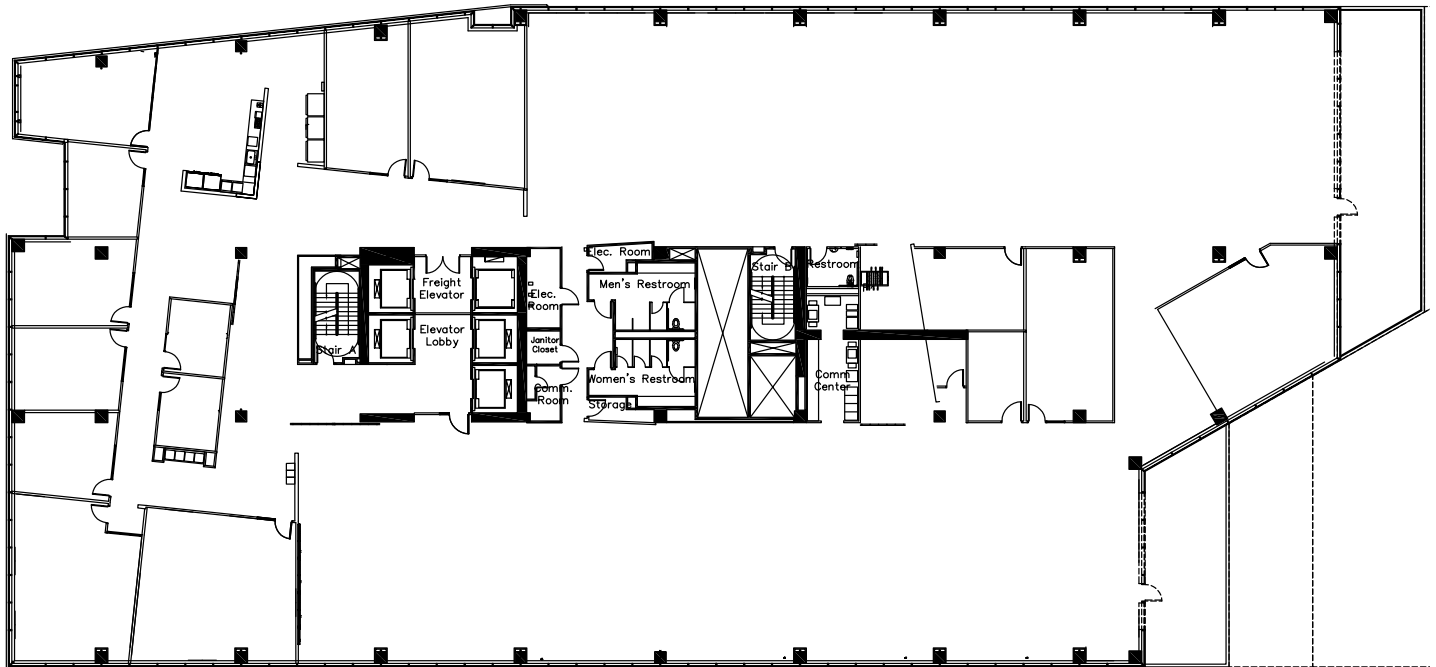


FLOOR 9

29,691 SF
Available Now



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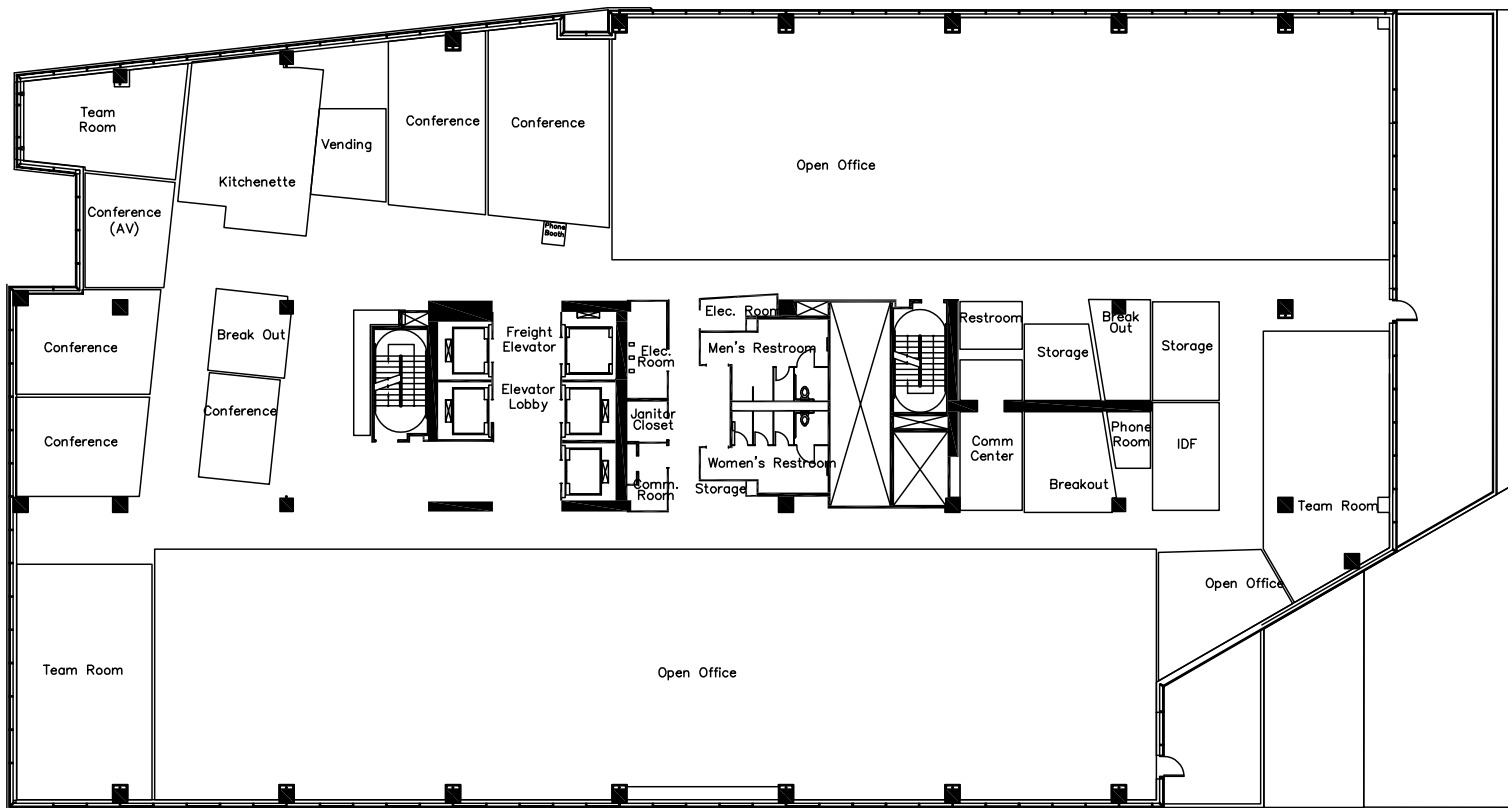


FLOOR 10

27,985 SF
Available Now



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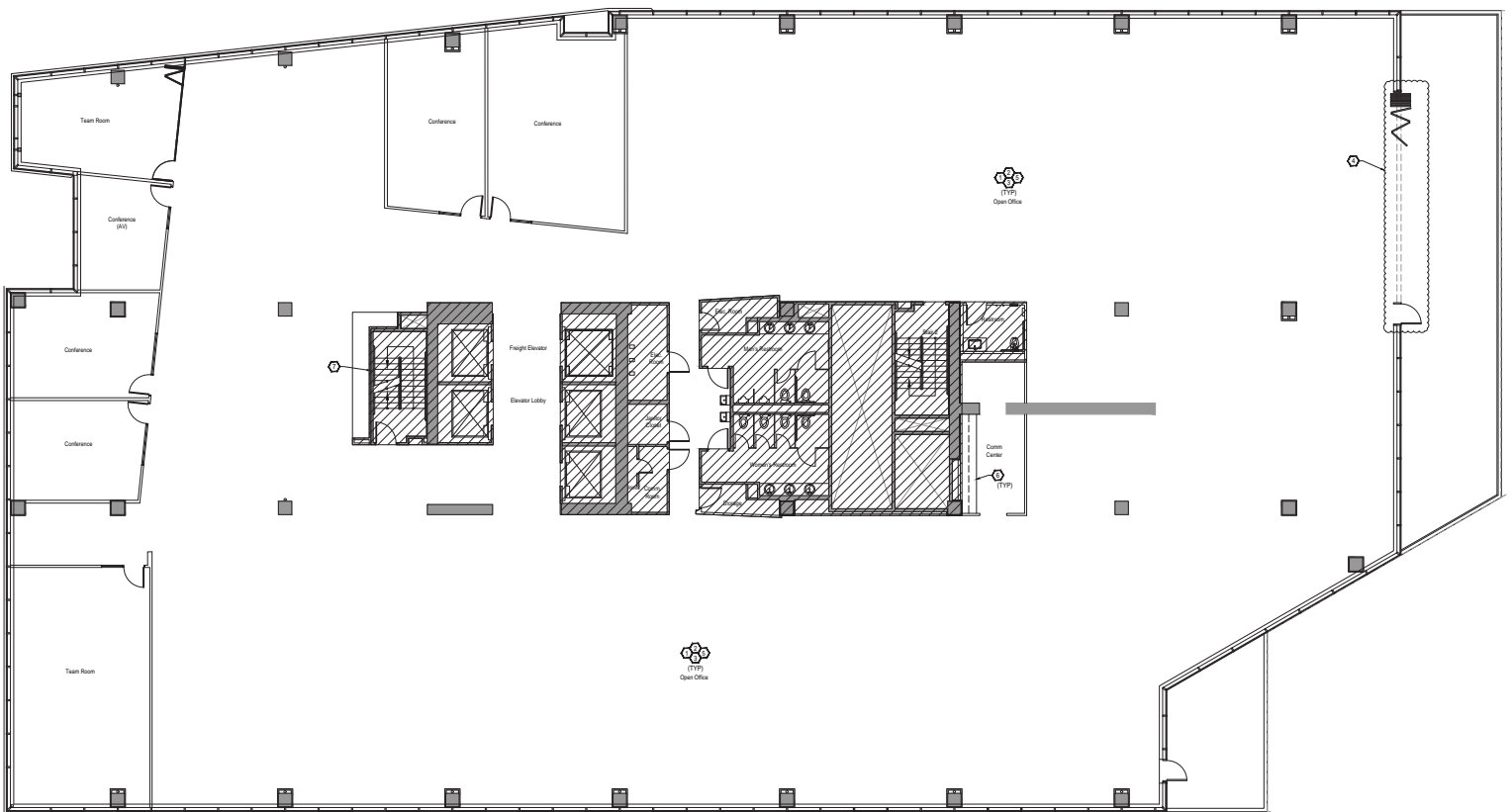


FLOOR 11

26,322 SF
Available Now



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