

# 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

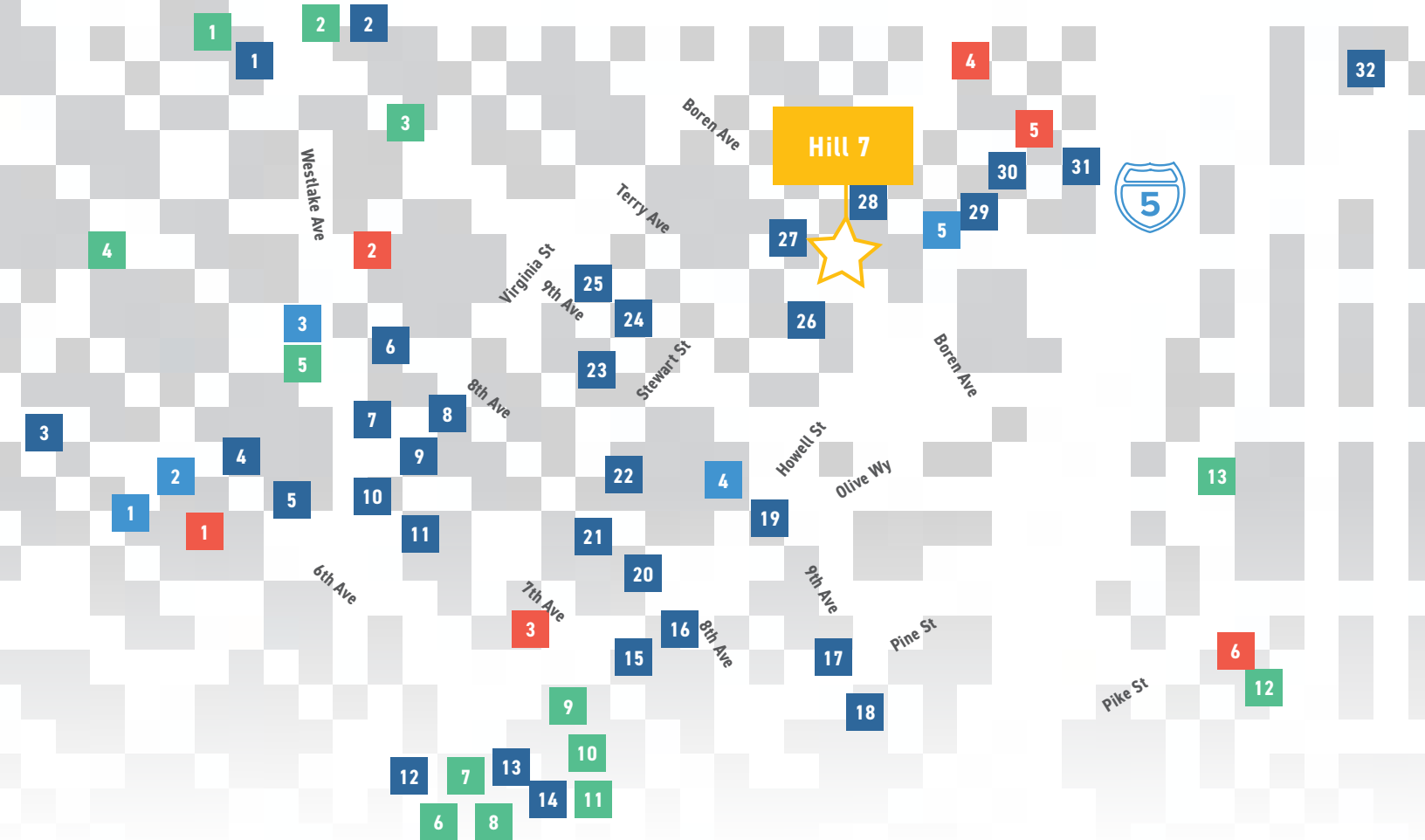


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## WELCOME TO THE NEIGHBORHOOD

### RESTAURANTS & CAFES

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

### SHOPPING

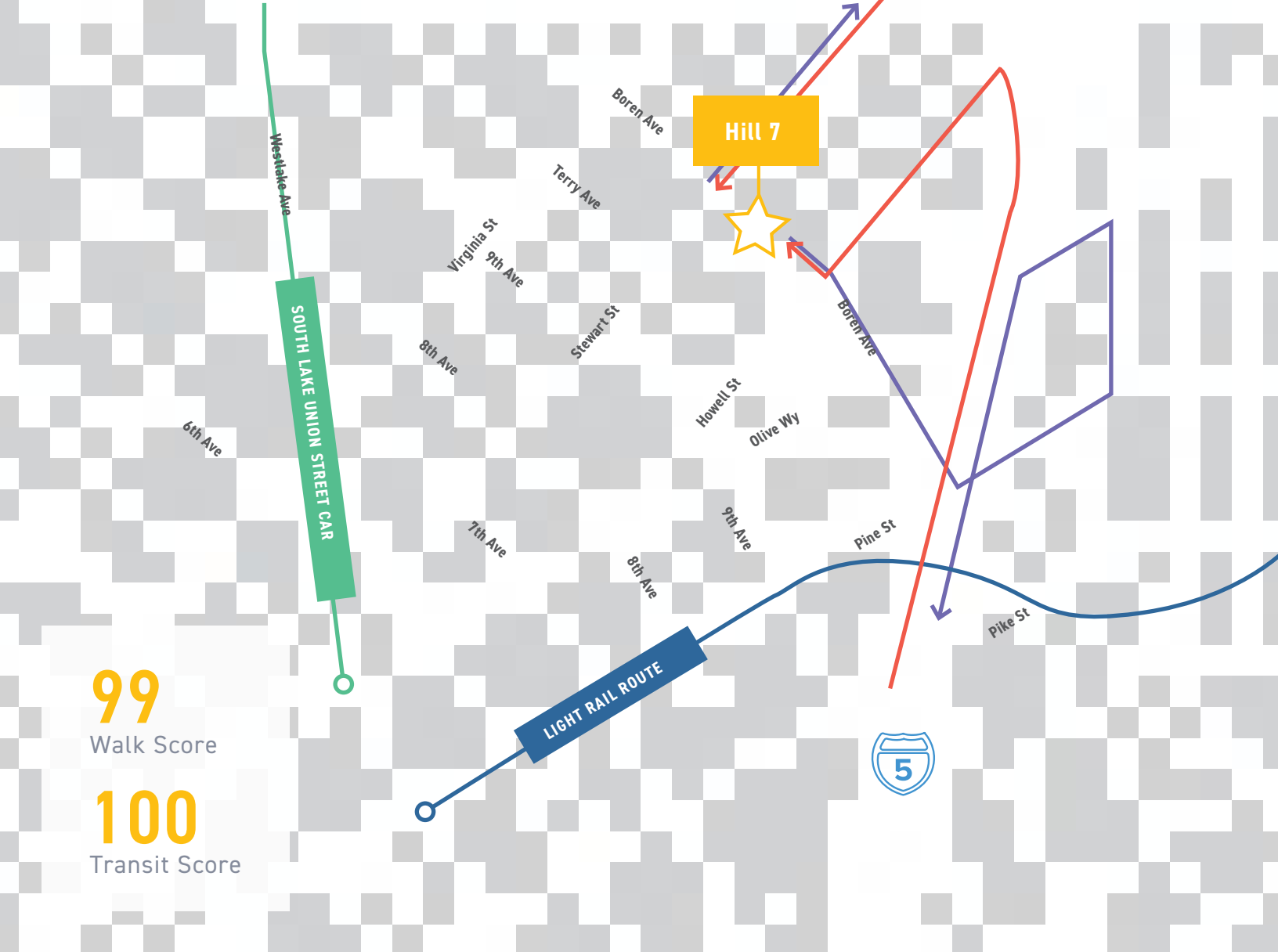
1. west elm
2. 2200 Westlake
3. Seattle Diamonds
4. LIKELIHOOD
5. Fantasy Unlimited SLU
6. Nordstrom Shoe Shine
7. Gucci - Nordstrom Downtown Seattle
8. Nordstrom
9. lululemon
10. Pacific Place
11. Tiffany & Co.
12. VAIN
13. Melrose Market

### 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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