

800 5th Ave



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Hines

800 FIFTH AVENUE | SEATTLE

building Facts



Located in the heart of Seattle's CBD, 800 5th Ave offers spectacular views of Elliott Bay, Olympic Mountains, the Cascade Mountains and the Bellevue skyline. With easy access to I-5, Metro, Sound Transit and the Washington State Ferries, the building location allows for quick and easy access for all tenants. On-site amenities include a landscaped public plaza with outdoor seating, a coffee shop, deli, postal service, sundry shop, Asian restaurant and an underground tunnel to Municipal Tower and Columbia Center.

completion date 1981

FLOORS Forty-two floors

building size 934,115 square feet

Load Factor Single tenant ~13%
Multi-tenant ~ 18.5%

parking

- \$280+tax per stall per month (unreserved parking)
- 612 parking spaces on 4 floors of underground parking
- One level of executive reserved parking with direct lobby access

property management

The building has been managed by Hines since its inception and includes onsite engineers available to respond to tenant requests and/or emergencies.

plaza area

Located above the lobby with outdoor seating and a water feature.

CONSTRUCTION

- Structural Steel frame with pan decking and aluminum curtain wall
- 12' slab to slab, 10' main beam height, 9' finished ceiling

Fiber

Comcast, CenturyLink, Integra, Level 3 and Cogent

HVAC system

The HVAC system consists of a 3,160 ton capacity chilled water plant with 10+ ton capacity per floor for above standard 24 hour chill water cooling. Due to the original design of the building, a robust mechanical and electrical system is in place providing excellent capacity and redundancy for tenants.

sustainability LEED EB Gold
Green Building Council
93 Energy Star Score
BOMA 360



BUILDING FACTS



View From Building Looking North

ELEVATORS

6 low-rise cabs, 6 mid-rise cabs, 6 high-rise cabs. One penthouse elevator, one common use freight elevator, 3 parking garage elevators.

POWER SUPPLY

277/480 Volt three phase power is distributed via buss duct to each floor. Transformers for 120/208 Volt power are available for tenant use.

AUXILIARY GENERATION

Life safety loads / tenant dedicated services available

SECURITY SYSTEM

Security on-site and present in main lobby 24 hours a day.

LIFE SAFETY SYSTEMS

Fully sprinklered, fully addressable fire alarm and signaling system.



Exclusive Leasing Team



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The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective tenants should carefully verify all information contained herein.

amenities

800 5th ave is located in the Heart of Seattle's Financial district and is surrounded by Food, retail and service amenities

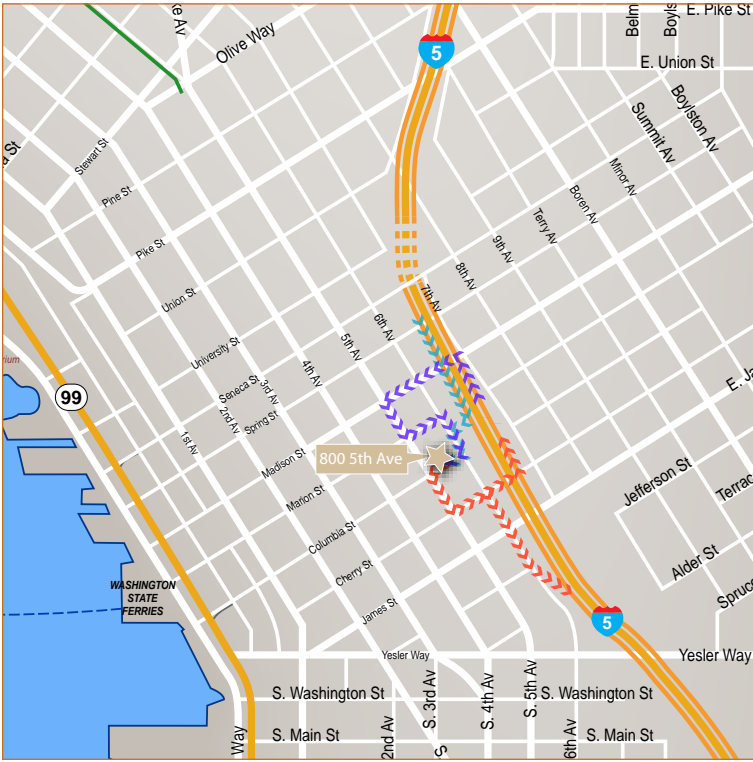


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|--|--|--|
| <ul style="list-style-type: none"> 1 Regatta Bar & Grille
Tulio Ristorante
YWCA
Delino More (Sandwich Shop)
Subway 2 US Federal Court House 3 The Dover 4 O'Asian Kitchen
Sundries
Starbucks
TJ's Deli
Mailbox Etc. 5 Bebas & Amigos
NY Style Buffet Bar
Chew Chews
Starbucks
Seattle Executive Fitness
Core Bistro
De La Serna (Gifts & Glass) | <ul style="list-style-type: none"> 10 McCormick's Fish House & Bar
Columbia Center Food Court
with over 24 food options
Starbucks
Bank of America
Vogue Dry Cleaning 11 Starbucks
Bernard's on Seneca Restaurant
Sazerac Restaurant 12 Mel's Market
Bank of America
Soup Du Jour
Swedish Clinic
Joelle's Espresso Cafe 13 YMCA - Facility / Child Care
Simons Natural Sandwiches
Market Fresh Salad Bar
Bright Horizons Child Care
Sushi Kudasi
Regal Financial Bank | <ul style="list-style-type: none"> 17 Banner Bank
Second Ave Deli & Sundries
Blue Water Taco Grill
Starbucks Coffee
Rice n Roll Sushi
Phoenix Cafe
Fine Cuts Haircuts
Specialty's Café & Bakery
Little Eagels Child Care Center 18 Pabla Punjab Cuisine
Sound Soups
Homegrown Sandwich Shop
Pho Cyclo
Cafe Sister & Garden
Pita Xpress
Wells Fargo Bank
Starbucks
Atlantic Street Pizza
Tony's Fine Dry Cleaning 19 Evergreen Salad
206 Burger Company
Metropolitan Grill
Mad Oven BBQ
Café Pho Vietnamese Cuisine
Café Zum Zum Indian Food
Taco Del Mar
Happy Teriyaki
Rolls n Sushi
Thai 2 Go
Vision Quest Gym 20 Pegasus Coffee
Washington Federal Bank |
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accessibility

800 5th ave has unbeatable access to i-5 and Highway 99. the building is surrounded by mass transit options.

i-5 access

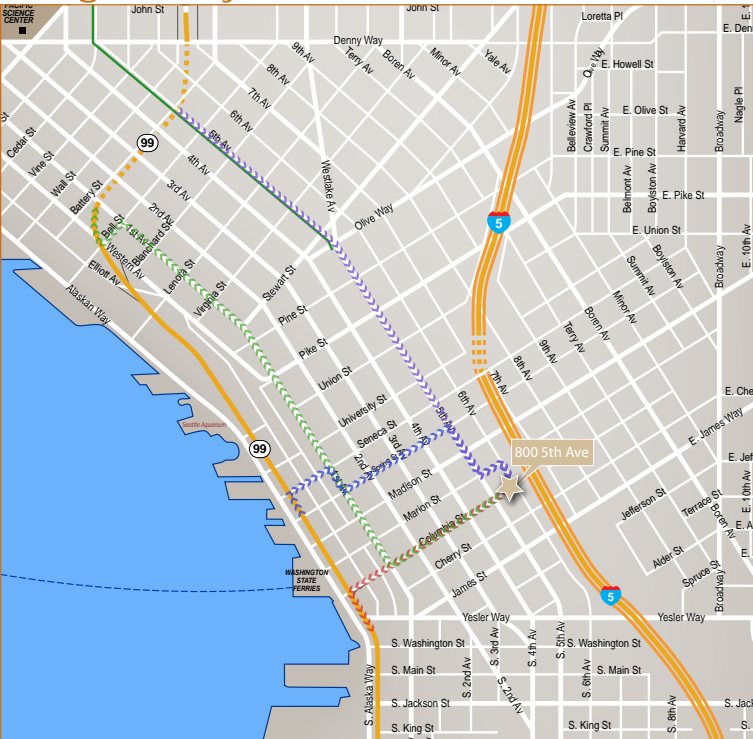


LEGEND

-  Location
800 5th Ave
-  To I-5 North / South Bound
-  From I-5 South Bound
-  From I-5 North Bound



Highway 99 access

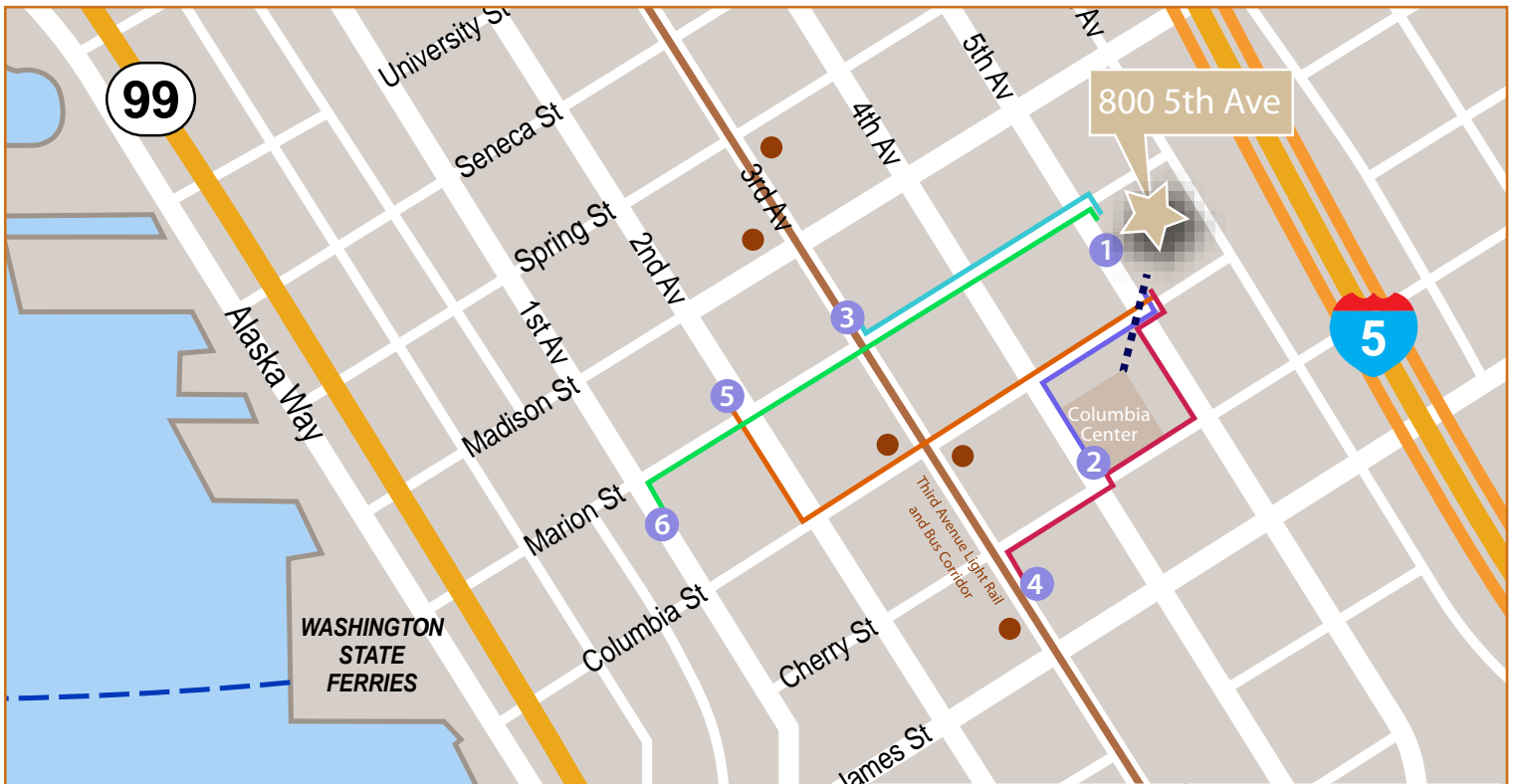


LEGEND

-  Location
800 5th Ave
-  To Hwy 99 South Bound
-  To Hwy 99 North Bound
-  From Hwy 99 South Bound
-  From Hwy 99 North Bound

transit options

800 5th ave is close to all major transit options which service seattle's downtown core. major transit options such as king county metro, sound transit, linklight rail and community transit have stops along 2nd, 3rd, 4th and 5th avenues.












near-by transit options:

- 1 Routes: 250, 252, 255, 257, 260, 268, 311, 510, 511, 512, 513, 545
- 2 Routes: 111, 114, 202, 210, 214, 215, 217, 402, 405, 410, 412, 413, 415, 416, 417, 421, 422, 424, 425, 435, 510, 511, 512, 513, 550, 554, 590, 594, 595
- 3 Routes: 1, 2, 3, 4, 7, 11, 13, 14, 17, 18, 25, 27, 33, 36, 40, 43, 49, 70, 83, 84
- 4 Routes: linklight rail, 41, 71, 72, 73, 74, 76, 77, 101, 102, 106, 150, 216, 218, 219, 316, 550
- 5 Routes: 21, 29, 37, 41, 62, 71, 72, 73, 106, 113, 121, 122, 123, 143, 150, 152, 157, 158, 159, 161, 177, 178, 179, 190, 192, 301, 306, 308, 312, 522, 577, 578, 601
- 6 close to Wa state Ferry terminal / Routes: 16, 66, 99



LEGEND

-  800 5th Ave
-  From Sound Transit on Fourth Avenue
-  From King County Metro on Third Avenue
-  From Transit Tunnel - Pioneer Square Station on Third Avenue
-  From Second Avenue
-  From First Avenue
-  Underground tunnel from Columbia Center to 800 Fifth Avenue
-   Transit / King County Metro Stops