

# 800 5TH AVE

RISING ABOVE  
EXPECTATIONS  
—  
SEATTLE  
—  
WASHINGTON

# 800 5TH AVE

Re-Imagined  
Re-Defined  
Re-Developed

Positioned in Seattle's Downtown core at 5th & Marion, 800 5th Avenue is the place to connect, create, and innovate in a re-burgeoning central Downtown location.

### Unrivaled Access

Less than 3 minutes to the freeway

### Unparalleled Sustainability

LEED Platinum and Energy Star

### Exceptional Amenities

Surrounded by restaurants, hotels, and a myriad of lunch options for your work / life balance.

### Rare Long Term Ownership

Developed, owned, operated and managed by Hines since 1981.



800  
5TH  
AVE

**Contemporary, yet timeless** renovations with premier finish materials meeting or exceeding any office lobby in downtown Seattle

### Key First Impressions

- Newly designed exterior building entry and new structural curtain wall system at the main building entry.
- Newly renovated, best-in-class lobby including granite floors, marble walls with walnut accents at elevator lobbies and a new feature staircase with Wenge hardwood flooring leading up to a new spacious upper level seating area.

### More Space for Business

- Upper level seating featuring collaborative space for meetings.
- New conference facility and board room constructed with similar first class materials on Floor 38 offering exceptional views.

### Time Saving Convenience

- 5th Avenue Fitness Center with wellness studio, lockers, showers, & personal training services available.
- Reserved executive level parking with direct access to main lobby and office tower.

# Unparalleled Convenience

- Starbucks
- Deli & Sundries Shop
- ATM
- UPS Store /Mail & Package Drop-off
- Conference Center on 38th Floor
- Premium Bicycle Parking & Services
- Reserved Executive Level Parking with Direct Lobby Access
- Fifth Avenue Fitness Center
- Pedestrian Tunnel and Concourse with Direct Access to a 3-Level Atrium with over 30 Food, Retail & Service Options
- Outdoor Plaza and Garden Area with seating during summer months
- 24/7 Security
- LEED Platinum
- Energy Star





## Quality Throughout

800 5th Avenue will allow for an unforgettable first and best impression to those who enter the lobby.

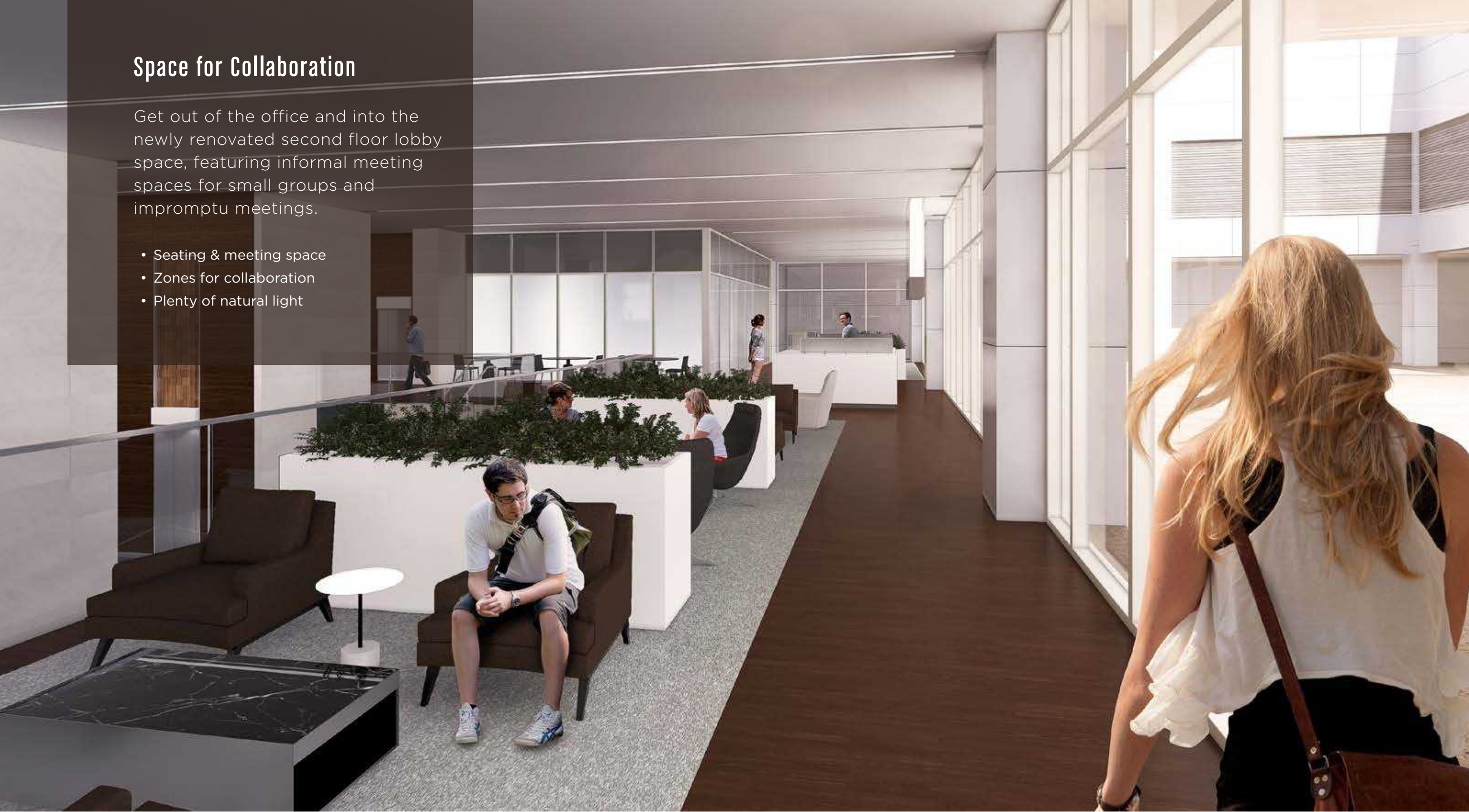
Best-in-class materials include:

- Concordia Granite Flooring
- White Marble Walls with Walnut Accents
- Grand Staircase with Wenge Hardwood Flooring
- New Spacious Upper Level Seating Area
- 9' finished ceilings and windows
- Code+1 restrooms on floors 6 and above

## Space for Collaboration

Get out of the office and into the newly renovated second floor lobby space, featuring informal meeting spaces for small groups and impromptu meetings.

- Seating & meeting space
- Zones for collaboration
- Plenty of natural light



## Work | Life | Wellness

- Fifth Avenue Fitness Center features the latest fitness technology, wellness studio, lockers, and shower facilities with towel service and personal training services available.
- Premium Bike Lockers along with Fitness Center membership for those who bike to work.



## Space for Meetings

- Brand new, fully furnished conference center on the 38th floor featuring a large training room with state-of-the-art audio/visual presentation systems and seating for up to 100, as well as a board room for up to 20, and a kitchenette room for staging.



## Walker's and Rider's Paradise

Traveling to and from 800 5th Avenue is a breeze! With a WalkScore of **99** and a TransitScore of **100**, 800 5th Avenue is convenient for those that walk, drive, or ride to work!



WalkScore    TransitScore

**99**    **100**

## Time Saved = Productivity

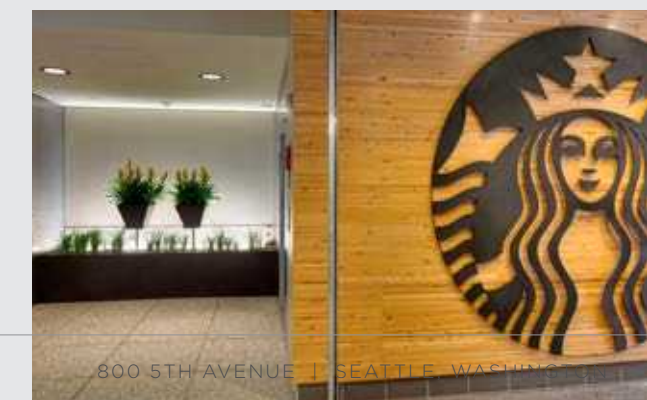
The average travel time by car to I-5 North or South bound is **3 minutes or less**. The building is also within close proximity to the Washington State Ferry Terminal for those who travel via ferry and offers bike storage centers if traveling by bicycle.



Seattle  
CBD

## Surrounding Amenities

- |   |   |   |
|---|---|---|
| Restaurant /Bar   | Deli /Grab & Go   | Lifestyle   |
| <ul style="list-style-type: none"> <li>2 Lobby Court</li> <li>3 Maxwell's Restaurant</li> <li>13 Sushi Kudaschi</li> <li>22 Bebas &amp; Amigos</li> <li>23 Chew Chews</li> <li>32 McCormick's Fish House &amp; Bar</li> <li>35 J.J.'s Gourmet Burgers</li> <li>35 Ziti's Italiano</li> <li>39 Juno</li> </ul> | <ul style="list-style-type: none"> <li>5 Café Five</li> <li>10 TJ's Deli</li> <li>16 Market Fresh Salad Bar</li> <li>24 Core Bistro</li> <li>27 Red Bowl</li> <li>29 Subway</li> <li>34 Specialty's Cafe</li> <li>35 Jimmy John's</li> <li>35 Asian Express</li> <li>35 FroYo Fresh</li> <li>35 Juicy Café</li> <li>35 Basil Box</li> <li>38 Piroshki on 3rd</li> </ul> | <ul style="list-style-type: none"> <li>4 Samir's Salon</li> <li>8 Silicon Valley Bank</li> <li>9 UPS</li> <li>14 Downtown Dentistry</li> <li>15 Capelli's Barbershop</li> <li>17 Northwest Bank</li> <li>18 YMCA - Facility / Child Care</li> <li>19 The Rainier Club</li> <li>20 De La Serna Jewelry &amp; Watch Repair</li> <li>26 FedEx</li> <li>30 Rite Aid Pharmacy</li> <li>31 Budget Car Rental</li> <li>35 Worksite Massage</li> <li>35 Zebra Print &amp; Copy</li> <li>35 Vogue Dry Cleaning</li> <li>35 Columbia Vision Center</li> <li>35 Quality Show Repair</li> <li>36 OxBox Gym</li> <li>41 Pike Place Market Express (June - Sept)</li> </ul> |
| Hotel /Apartments   | Coffee  |   |
| <ul style="list-style-type: none"> <li>1 Renaissance Seattle Hotel</li> <li>6 SLC Hotel</li> <li>40 Arctic Club Hotel</li> </ul>  | <ul style="list-style-type: none"> <li>11 Starbucks</li> <li>21 Starbucks</li> <li>33 Starbucks</li> <li>28 Cherry Street Coffee</li> <li>34 Specialty's Cafe</li> <li>37 Top Pot Doughnuts</li> </ul>  |   |
| Shopping /Retail  |   |   |
| <ul style="list-style-type: none"> <li>7 Bartell Drugs</li> <li>25 7Eleven</li> <li>35 Cellular Town</li> <li>35 Busy Shoes</li> </ul>  |   |   |



# Exceeding expectations

Exceptional Class A Tenant Amenities Offered at 800 5th Avenue



## Bicycles & Bicycle Parking

- Bicycle parking is located on the Executive level of the parking garage with direct access to building lobby and Fitness Center for \$10.00 per month. The bicycle parking area includes a bicycle repair and maintenance station.
- Bicycle rack located on A level of the parking garage available on a first-come first-serve basis.

## Conference Room Facilities

- A brand new state-of-the-art conference center on Floor 38 featuring a large training room with seating for up to 100, and a board room that will allow up to 20.
- Both rooms are fully furnished and offer newly installed audio-visual presentation systems.

## Fifth Avenue Fitness Center

- Self-directed fitness center features the latest fitness technology, workout studio, lockers, and shower facilities with towel service.
- WELLBEATS™ coming soon!
- Personal training services are available.
- Premium Bike Parking and Fitness Center memberships can be combined for \$25.00 per month per employee.

## Parking & Executive Level Parking

- Parking in the building's garage offers super-fast and easy access to I-5 North and South bound in downtown Seattle.
- Executive level parking with direct access to building lobby and office tower elevators.

## Pedestrian Tunnel and Concourse

- The pedestrian tunnel provides access to a concourse featuring a food court, art gallery, shoe shine/repair services, and various retail establishments.

## Plaza and Garden Area

- A lovely garden setting, complete with outdoor furniture makes having lunch or a break on the Plaza a relaxing experience.

## Coffee / Deli

- Starbucks: Offers coffee, espresso drinks and various pastries.
- TJ's Deli: Offers fresh homemade breakfast and lunch.

## Retail Shops

- The UPS Store: Offers custom packaging, supplies for printing, copying, specialty packing and mailings.
- Treasures Gifts & Sundries: Offers newspapers, magazines, books, wine, beer, snacks and other miscellaneous items.
- ATM

## Security

- Security Officers are on duty 24 hours a day in the building.

## Shipping / Mail Services

- Full service UPS store, US Postal mailboxes & FedEx drop boxes
- US Postal mailboxes/dropboxes and a Federal Express dropbox are located in the Main Lobby level near the Security Console.

## Umbrellas

- Umbrellas can be checked out on those unexpected rainy days but must be returned by the end of the day.

## Visitor Center

- Offers assistance, directions and visitor access badges to tenants and guests.





# Hines

800 5TH AVENUE SUITE 3838 SEATTLE, WASHINGTON