

OLYMPIC TOWER

217 PINE STREET | SEATTLE, WA 98101

FOR LEASE





BUILDING FEATURES



Iconic historic building with beautiful art deco architectural details



Exposed concrete ceilings, pendant lighting and abundant natural light



Secure parking and bike storage available in on-site garage



Ideally located between Pike Place Market and Seattle's retail district; walking distance to cafes, restaurants, bars and shopping



Creative and traditional office build-outs available



Across the street from Westlake transit center



Fiber internet service available through Zayo or CenturyLink; fiber lines installed on each floor



On-site building management



AVAILABILITIES

SUITE	RSF	COMMENTS
200	12,267	Full floor suite - Available Now Contiguous option with suite 300 for a total of 24,581 RSF
300	12,314	Full floor suite - Available Now Contiguous option with suite 200 for a total of 24,581 RSF Virtual Tour available at bit.ly/2EprjPJ
1000	5,185	Available Now Contiguous option with suite 1100 for a total of 10,370 RSF connected with an internal staircase Virtual Tour available at bit.ly/2Jgtb10
1100	5,185	Available Now Contiguous option with suite 1000 for a total of 10,370 RSF connected with an internal staircase Virtual Tour available at bit.ly/2RWSuHS



AMENITIES MAP

LUNCH SPOTS:

1. Food Trucks
2. Chipotle
3. Qdoba
4. Potbelly Sandwich
5. Specialty's
6. Jimmy John's, Toss'd, Sushi Kudasai, Wildfire Taqueria, TCBY & Mrs. Fields, Soup's On
7. MOD Pizza
8. Wild Rye
9. Café Yumm
10. Gyro Stop
11. Blue Water Taco Grill
12. New Saigon Vietnamese
13. Biscuit Bitch
14. Long Provincial Vietnamese
15. Ludi's
16. The Hart and the Hunter
17. El Borracho
18. Bacco Cafe
19. Beecher's Cheese
20. LePanier French/Bakery
21. Piroshky

RETAIL:

1. Arc'teryx
2. LOFT
3. Urban Outfitters / Anthropologie
4. Abercrombie & Fitch
5. Doc Marten's
6. Van's
7. AT&T
8. Ben Bridge Jewelers
9. Men's Wearhouse
10. Banana Republic
11. H&M
12. Mario's
13. Gap
14. Old Navy
15. T-Mobile
16. Nike
17. American Eagle
18. Gucci
19. Ross
20. T.J. Maxx
21. Target
22. Walgreens
23. Nordstrom
24. Pacific Place (Coach, J. Crew, Barnes & Noble, The Body Shop, AT&T, Gamestop, Tiffany & Co., Lululemon athletica, Michael Kors, Sixth Avenue Wine Seller, Victoria's Secret)
25. Bed Bath & Beyond
26. Columbia Sportswear
27. Verizon
28. Westlake Center (Anker, Claire's, Daiso, Fuego, Lorna Jane, LUSH, Nordstrom Rack, PANDORA, ZARA)
29. Macy's
30. Madewell
31. AllSaints
32. Forever21
33. The Walking Company
34. Carhart
35. GNC
36. SEE Eyewear
37. Turgeon-Raine Jewellers
38. Seattle Luggage Co.
39. Brooks Brothers
40. Sprint
41. Eileen Fisher
42. Helly Hanson
43. Wayward

COFFEE:

1. Starbucks
2. Monorail Coffee
3. Starbucks
4. Starbucks
5. Tully's Coffee
6. Starbucks
7. Starbucks
8. Cherry Street Coffee House
9. Seattle Coffee Works
10. Vox Coffee
11. Café Ladro
12. Anchorhead Coffee
13. Starbucks
14. Starbucks
15. Moore Coffee Shop
16. Original Starbucks

BAR:

1. Yard House
2. Frolik
3. Tap House
4. Oliver's Lounge
5. Elysian Brewery
6. The Pike Brewing Company
7. Suite 410
8. Fountain Wine Bar
9. Patagon
10. The Fog Room
11. James Moore Bar & Kitchen
12. The Next Rooftop Bar

RESTAURANTS:

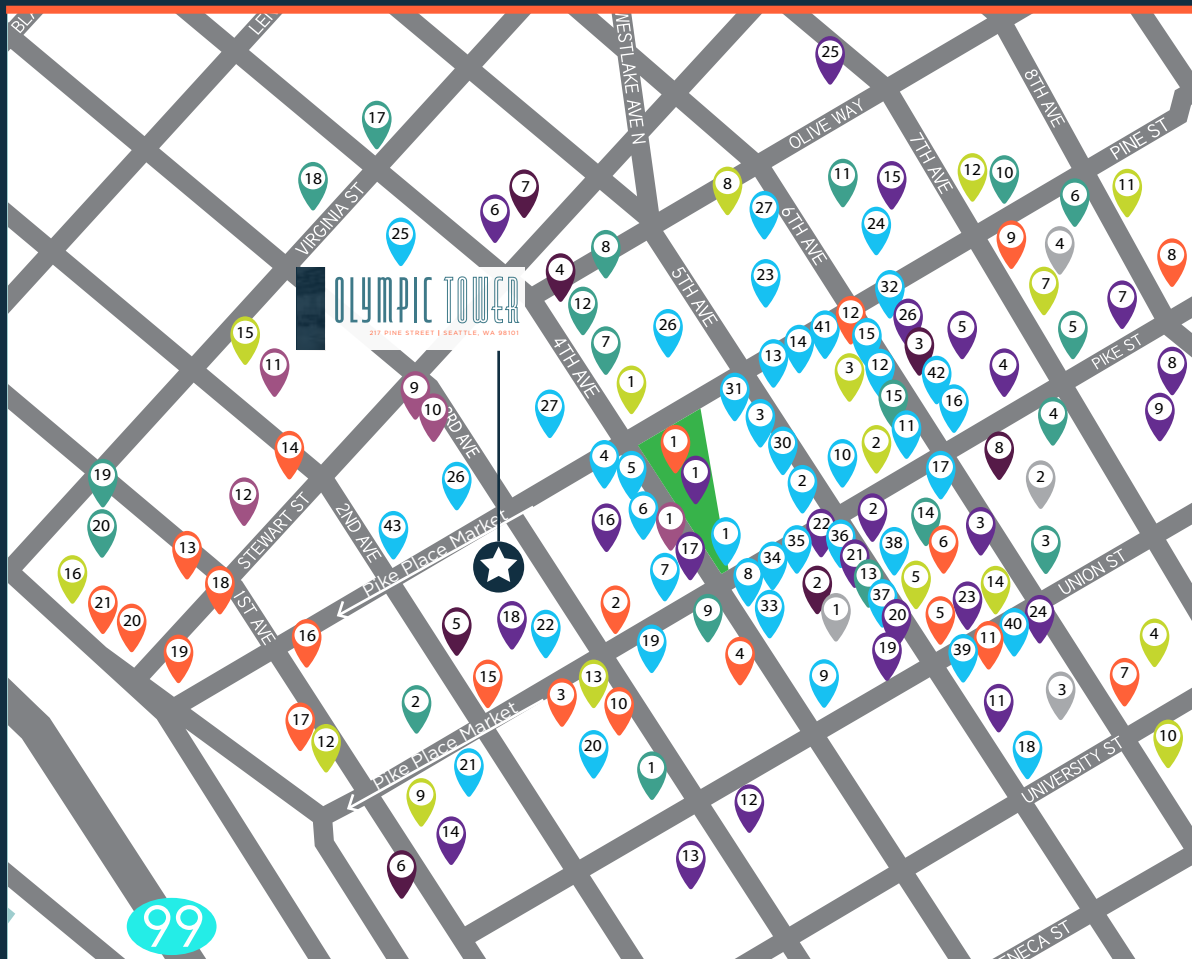
1. Wild Ginger
2. Hard Rock Café
3. Loulay Kitchen
4. Daily Grill
5. Cheesecake Factory
6. Ruth's Chris Steakhouse
7. P.F. Chang's
8. Andaluca
9. RN74
10. Dragonfish Asian Café
11. Pacific Place (Din Tai Fung, Il Fornaio, Mexico Cantina y Cocina, Thai Ginger, Gordon Biersch Brewery Restaurant, Pike Place Chowder)
13. Buffalo Wild Wings
14. Elephant & Castle
15. Palomino
16. Morton's Steakhouse
17. Lola
18. Serious Pie
19. Le Pichet
20. The Pink Door

HOTELS:

1. Motif
2. Sheraton
3. Hilton
4. Grand Hyatt

LIFESTYLE:

1. Westlake Park
2. U.S. Bank
3. Washington Athletic Club (WAC)
4. Regal Cinemas
5. Gameworks
6. Urban Yoga Spa
7. Hertz Rent-a-Car
8. FedEx
9. Convention Center
10. Paramount Theatre
11. 5th Avenue Theatre
12. U.S. Post Office
13. Soundbridge Seattle Symphony Music Discovery Center / Benaroya Hall
14. Showbox
15. AMC Pacific Place
16. Ummelina's
17. Chase Bank
18. Seattle Strength & Power
19. Chase Bank
20. Sassoon Salon
21. Julep Nail Parlor
22. Washington Federal
23. Charles Schwab
24. HSBC
25. ZUM Fitness
26. BECU



*Not a complete list of area amenities

HISTORICAL OVERVIEW

85 YEARS WORTH OF HISTORY



LISTED ON THE
NATIONAL REGISTER
OF HISTORIC PLACES

DESIGNED AS A UNIQUE
RETAIL CENTER WITH
SPECIALTY SHOPPING
ON EACH FLOOR

INTERNET SERVICE PROVIDERS: OLYMPIC TOWER
CURRENTLY OFFERS TWO CHOICES FOR FIBER
INTERNET SERVICE:

- ZAYO (FORMERLY ELECTRIC LIGHTWAVE/INTEGRA)
- CENTURYLINK.

I am proud of my work on the Shopping Tower, for it is one of the most unusual structures in the country. The idea of 'vertical shopping' is somewhat new, but I believe the idea will become very popular in all cities during the next few years.

- Henry W. Bittman, Seattle Times

Originally known as the United Shopping Tower, Olympic Tower was built in 1929

1929

Due to the Great Depression, the once uniquely designed retail shopping center was converted into offices

1932

In the early 1980's, the building was renamed Olympic Tower

1980



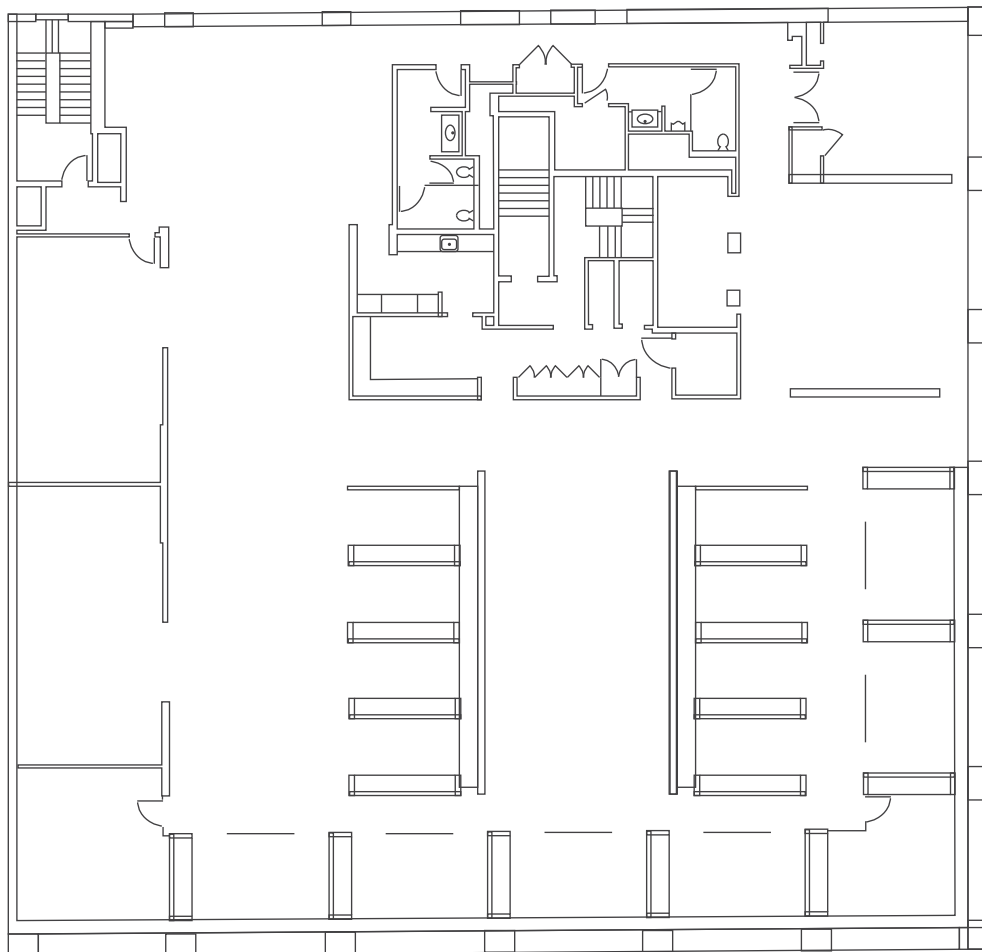
OLYMPIC TOWER

217 PINE STREET | SEATTLE, WA 98101

SUITE 200

12,267 RSF

24,581 RSF Contiguous
option with suite 300





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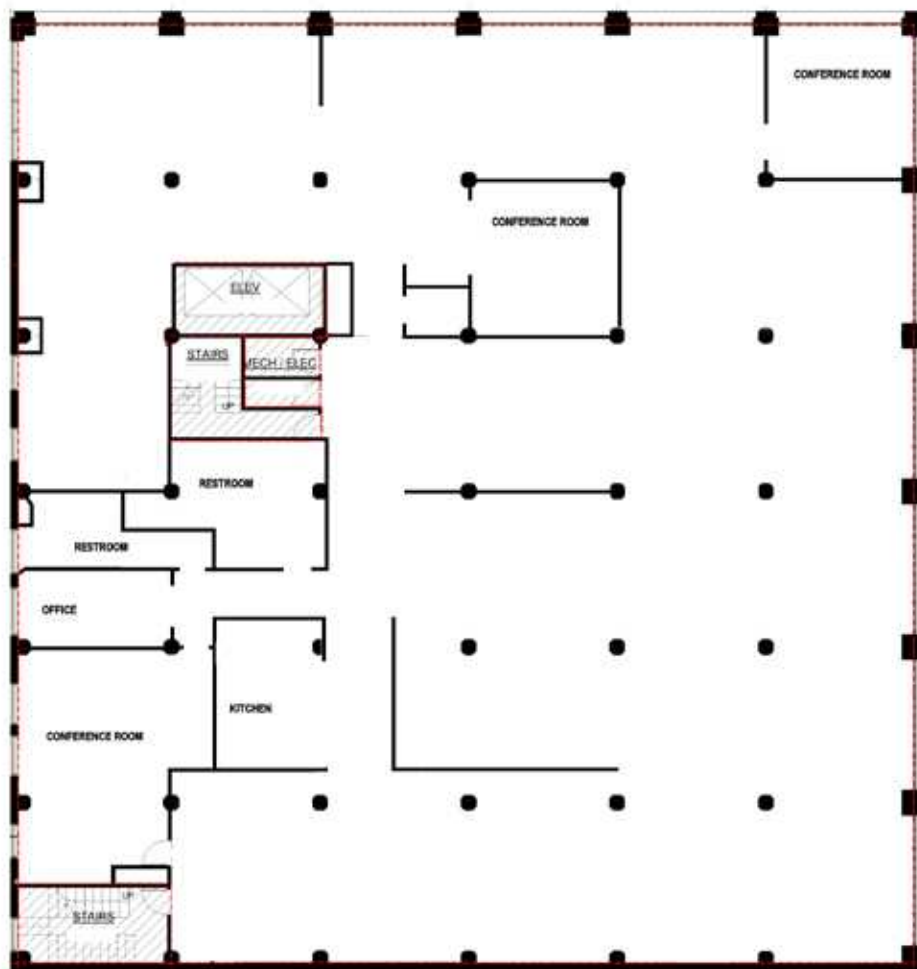
SUITE 300

12,314 RSF

24,581 RSF Contiguous
option with suite 200

Virtual Tour available at

bit.ly/2EprjPJ



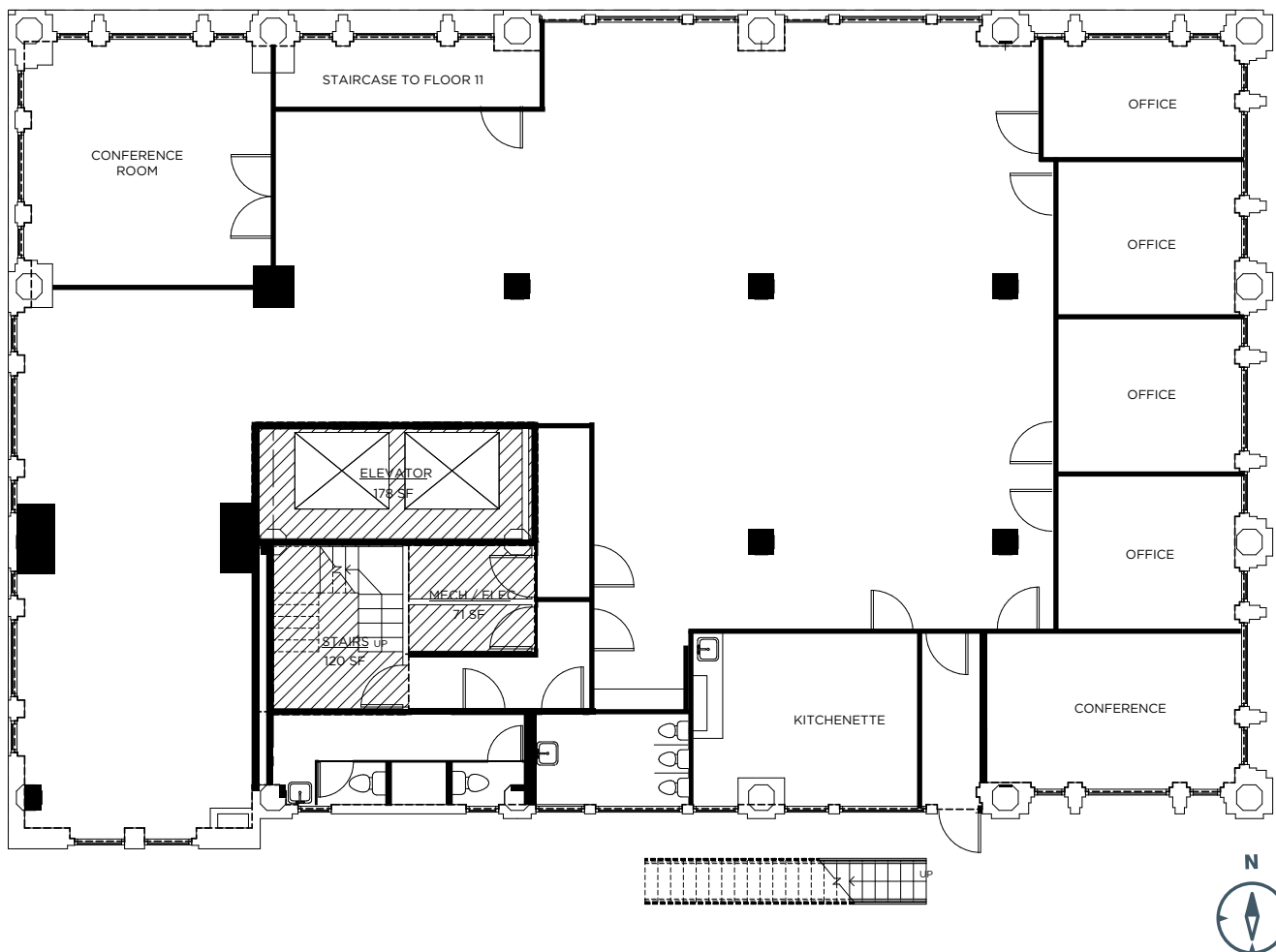
OLYMPIC TOWER

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SUITE 1000
5,185 RSF

10,370 RSF Contiguous option with suite 1100 connected with an internal staircase

Virtual Tour available at
bit.ly/2Jgtb10



For further information or to schedule a tour, please contact leasing agents:
DAMON MCCARTNEY (206) 838-7633 mccartney@broderickgroup.com
DAVID GREENWOOD (206) 838-7635 greenwood@broderickgroup.com

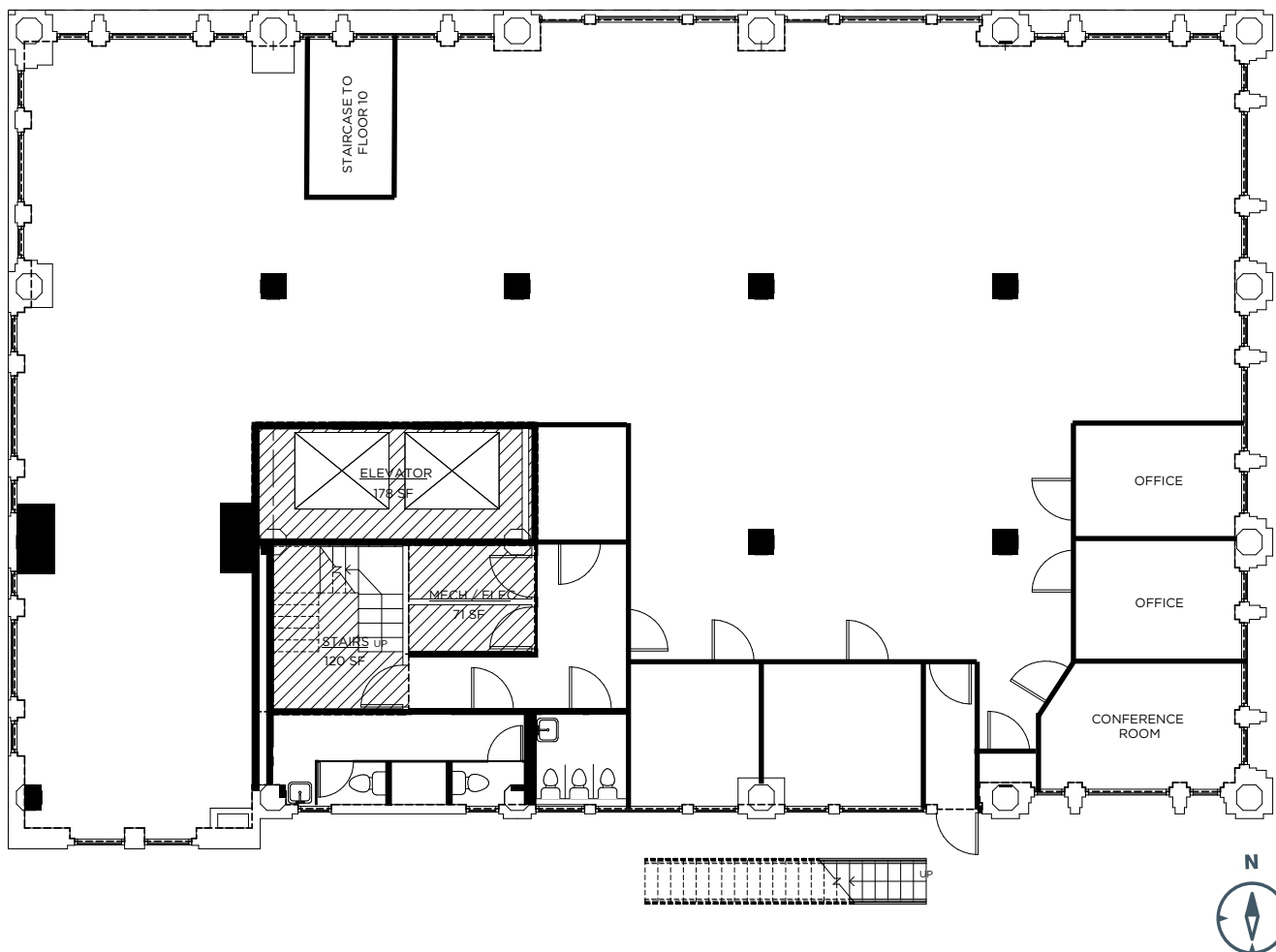
OLYMPIC TOWER

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SUITE 1100
5,185 RSF

10,370 RSF Contiguous option with suite 1100 connected with an internal staircase

Virtual Tour available at
bit.ly/2RWSuHS



OLYMPIC TOWER BUILDING DATA SHEET

The building is owned by Olympic Tower LLC, a Washington limited liability corporation, locally based in Seattle. Olympic Tower is professionally managed on-site by Center Seattle Management LLC.



BUILDING DETAILS

Address: 217 Pine Street

Construction: Reinforced steel and concrete

Year constructed: 1929



HISTORY:

- Built in 1929, the Olympic Tower is listed on the National Register of Historic Places. Originally known as the United Shopping Tower, the building was designed as a unique retail center with specialty shopping on each floor.
- After the Great Depression, the tower was converted into offices and renamed the Northwestern Mutual Insurance Building.
- The third floor was expanded and the floors above were extended to the west in the early 1940s.
- In the early 1980s, the building became headquarters for Olympic Savings and was renamed Olympic Tower.
- The terra cotta building has been designated a City of Seattle Landmark, recognized as a classic example of Art Deco architecture.



LOAD FACTOR

- We have used a 18.5% market load factor over the last BOMA measurements. For multi-tenant spaces (4th and 5th floors only), the common areas are split proportionately before the market load is added.



PARKING

- Olympic Tower has an underground parking garage accessible by access card off the alley between Pike and Pine Streets.
- Subject to availability, each tenant may rent either:
 - o (i) one full-sized parking stall at \$320/month
 - o (ii) two tandem stalls which fit two compact cars no to exceed 29'at \$450/month
 - o or (iii) two full-sized tandem stalls that fits two standard cars in tandem at \$560/month.
- Macy's garage, directly across the street, offers convenient parking on a monthly basis. Additional private parking facilities can be found within one block of Olympic Tower.



HVAC

- Olympic Tower features a computerized central heating, ventilation and air conditioning (HVAC) system on a hydronic loop.
- Tenant may specify a schedule of up to 45 hours per week for full-floor HVAC service.
- Each floor has at least six heat pumps zones connected to the central system, and each zone may be manually adjusted by Tenant at no additional charge to temporarily raise or lower temperature settings, or to temporarily activate local HVAC service for occasional off-hours use.
- Additional hours of regularly scheduled full-service HVAC service is available at \$7.00 per additional hour, subject to annual adjustment.



POWER

- Each floor is served by its own transformer providing 120v and 277v service.

OLYMPIC TOWER BUILDING DATA SHEET (CONT.)



SECURITY/ACCESS

- Access to the Olympic Tower lobby, bike storage, garage and each floor is controlled by a computerized Honeywell proximity key card access system, giving tenants access to the Premises seven days a week, 24 hours per day.
- Tenants are issued the first 25 key cards with a deposit charge only (\$20 each) and no additional charge.
- Replacement cards are available for \$40 each, subject to annual adjustment.
- As a default, individual floors are locked and accessible by key card only, but tenants who have their own attendant supervising floor access may elect to have their floor programmed open for public access during certain hours.
- The Olympic Tower lobby on Pine Street is open and unlocked during weekday business hours, excluding bank holidays.
- A lobby attendant at key hours provides extra assistance to visitors and tenants.
- In the Olympic Tower lobby, visitors may call tenants directly via Ring video doorbells giving tenants the ability wherever they have Web access to remotely see and talk on their smartphones with visitors in the lobby.



DELIVERIES

- The U.S. Postal Service delivers mail to locked boxes in the basement lobby.
- Other deliveries such as FedEx and UPS use the Ring doorbells in the lobby to contact tenants directly to arrange delivery.



CEILING HEIGHT

- Typical floor (floors 3-11) to pan-deck: 11'
- Typical floor (floors 3-11) to beam: 10'6"



PREFERRED CONTRACTORS

- Electrical: PK Electric, Mercer Island, pkelectric.net, 206-230-9100; Prime Electric, Bellevue, primeelectric.com, 425-747-5200
- Painting: Interland Design, Everett, interlanddesign.com, 425-290-9639
- Disposal: Junk-B-Gone, Seattle, 206-231-5330



INTERNET SERVICE

- Gigabit fiber internet service is available through Zayo and Centurylink.
- Olympic Tower currently offers two choices for fiber internet service.
- Tenant may contract directly with Zayo (formerly Electric Lightwave/Integra) or CenturyLink.
- Landlord has pre-installed fiber lines to each floor; Tenant is responsible for terminating connections on each end depending on provider chosen.



ELEVATORS

- Olympic Tower has two passenger elevators with extended 10' ceiling heights; there is no freight elevator.
- 24/7 key card access is provided to each floor.
- Elevator dimensions 5' x 6'.

OLYMPIC TOWER BUILDING DATA SHEET (CONT.)



BICYCLE PARKING

- A bicycle storage room is located in the basement garage. Employees with bicycles may lock their bikes to the racks provided and are granted keycard access to the room at no charge.
- Third Avenue Metro bus stops are one block from the building.
- Additionally, the downtown Westlake light rail station and tunnel entrance is directly across the street.
- There is no additional storage available in the building.



SHOWER FACILITIES

- There currently is no common building shower facility.



MAIL SERVICE

- U.S. Postal Service mail is delivered to a facility in the lobby of the basement garage.
- Other delivery personnel contact tenants directly from the Ring system in the first-floor lobby.



PET POLICY

- Tenants submit pet policies for approval by Landlord.
- Olympic Tower's pet policy allows dogs subject to certain restrictions including breed restrictions, registration and a limit of two permitted dogs per floor per day.



GREEN INITIATIVES

- Janitorial service provided five days a week includes paper and plastic recycling, composting and use of recycled paper products.
- Olympic Tower runs natural gas boilers and an efficient hydroponic loop controlled by a state-of-the-art Alerton computer system controlling HVAC zones throughout the building.



CONTACT

- Center Seattle Management is located on the fifth floor of Olympic Tower.



SIGNAGE

- Tenants are listed on an electronic tenant directory located in the lobby of Olympic Tower.



MAINTENANCE

- Tenants are granted access to an online portal to check their accounts, make rental payments and request maintenance.



EARLY ACCESS

- Access may be available prior to occupancy, subject to availability.

BRODERICK
· GROUP ·

Commercial Real Estate Service

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