

INTERURBAN BUILDING

PROJECT OVERVIEW

<i>Project</i>	A six story, turn of the century office building located in the Pioneer Square district. Built in 1890 and most recently renovated in 2007, this building offers a combination of historical charm and modern amenities including renovated common areas, updated tenant improvements and secured parking in the building basement. Pioneer Square is a designated historic district under the protection of the Pioneer Square Preservation Board.	<i>Location</i>	Located at the corner of Yesler Way and Occidental Avenue in the Pioneer Square district immediately south of the Seattle Central Business District. The Building is within walking distance of the King County Court House and Qwest Field. The Pioneer Square district was originally developed in the late 1900's and is populated with many period buildings that create the special character of the area.
<i>Year Built</i>	Original Construction: 1890 Most Recent Renovation: 1997	<i>Access</i>	The Building is located at the corner of Yesler Way and Occidental Avenue South. The site is easily accessed via surface streets and Interstate 5, four blocks west of the Building. Public transportation is within easy walking distance, including the public bus system that stops one block to the east at 2nd Street, the Seattle Transit Tunnel across the street from the building, and the ferry system two blocks to the west.
<i>Total SF</i>	57,760 SF		
<i>Site</i>	.31 acres		
<i>Construction</i>	The building structure consists of a combination of wood-frame and masonry on timber piles. The exterior facade consists of ornate masonry and terra cotta, with cement stucco on portions of the southern and eastern elevations.		

DESIGN FEATURES

<i>HVAC</i>	Heating, ventilating and air-conditioning is provided by roof-mounted units located in the second and sixth floor roofs. Supplemental heating is provided in the restrooms and lobby areas by electric baseboard units.	<i>Elevators</i>	There is on-site security from 8 a.m. to 5 p.m. each week day and roving mobile security each night. The building is serviced by two Otis 2,000 lb. capacity elevators, which provide access to all six office floors and secure access to the basement level parking area.
<i>Life Safety</i>	The building is partially sprinklered and monitored by Guardian Security. The building doors lock at 5 p.m. After hour tenant access is provided through the use of an electronic security card system.	<i>Typical Floor Size</i>	8,500 SF
		<i>Load Factor</i>	Multi Tenant ±17% Single Tenant ±10%

AMENITIES

<i>Parking</i>	The property features 26 parking stalls located in the basement area of the building.	<i>Building Services</i>	rants, hotels and services. The Building houses a variety of retail tenants, including affordable food service providers, a full service printer and Boutique Grocer.
<i>Building Hours</i>	Building hours and services are from 8:00 a.m. to 5:00 p.m. Monday thru Friday. After hours access is provided via an electronic security card system.	<i>View</i>	All standard City of Seattle utilities and services are available to the site. The Interurban Building offers views of Downtown Seattle, Elliott Bay and the Cascade Mountains.
<i>Retail Services</i>	The Pioneer Square district offers an abundance of very popular boutique retail, numerous restau-		