

[ *Two buildings, one exceptional location* ]

# 83/505

KING / FIRST



83/505  
KING FIRST

[ All roads lead to Pioneer Square ]



+ Historically, Pioneer Square was Seattle's original downtown center and the launching pad for future growth. Today, this location remains a transportation hub and a focal point for history, art, culture and sports—as well as business.

Right now there is a rare opportunity for businesses to secure Class A space in 83 King/505 First Avenue South, a dual building project with generous parking.

Connected in a single structure, the property combines a sophisticated renovation of a historic building with the only new construction available in Pioneer Square—Seattle's most accessible location.

83 King is a classic red-brick reminder of Seattle's pioneer heritage, renovated to create a comfortable, inspiring, technologically up-to-date workplace. 505 First Avenue South is brand new construction—the only new building in Pioneer Square in years.



**Historical Character  
+ State-of-the-Art  
Features**

- Businesses located in Pioneer Square find themselves at the hub of the diverse Pacific Northwest economy. The neighborhood resonates with Seattle's history—and its contemporary urban culture.
- Both 83 King and 505 First Avenue South have all the features you'd expect for a world-class corporation: state-of-the-art connectivity, natural light, ventilation and security.
- The 505 building will be LEED certified.

**Quality Design  
+ Construction**

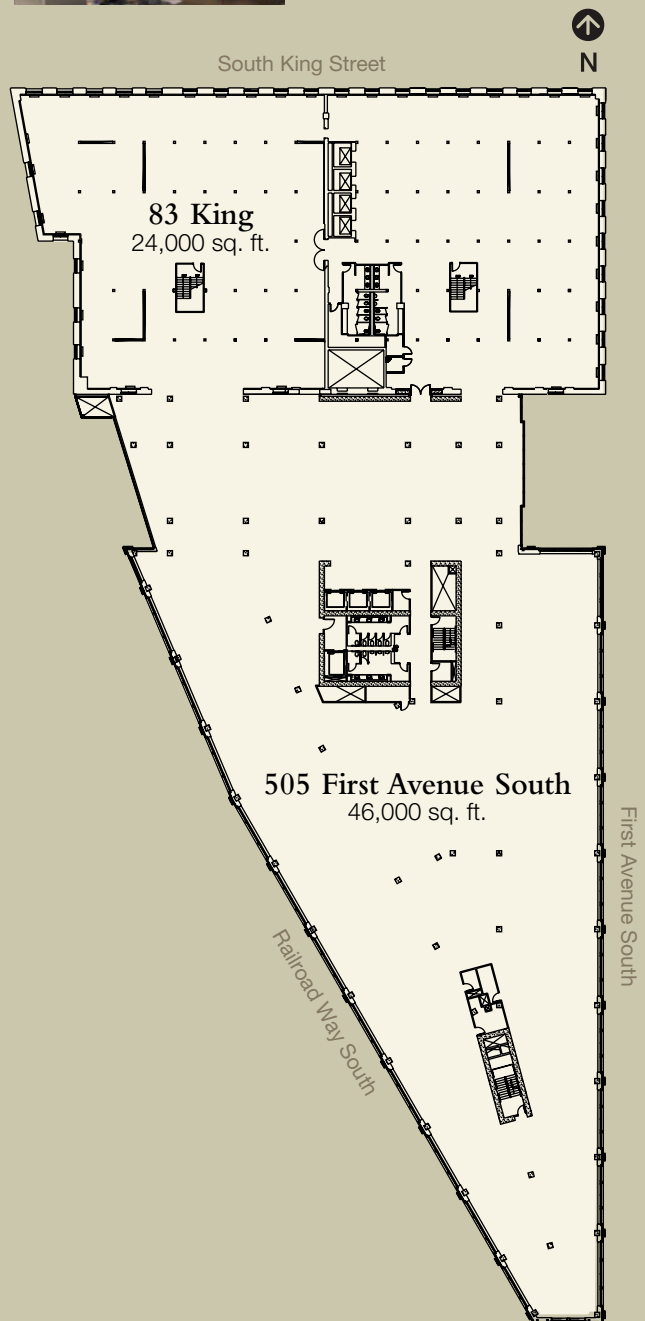
- Starbucks has assembled a first-class development team including: NBBJ architects, Hart Crowser geotechnical engineers, Lease Crutcher Lewis general contractors and Seneca Real Estate Group development managers.
- Both buildings feature Class A office space and are built to Starbucks quality standards. Business owners will take pride in the high level of quality and attention to detail; employees will feel comfortable, cared for and enthusiastic about coming to work.

**Large + Efficient  
Floor Plates**

- Large contiguous floor plates accommodate a variety of workplace layouts:

<b>83 King</b>	<b>505 First</b>
185,000 SF	288,000 SF
24,000 SF Floor Plates	46,000 SF Floor Plates
8 Floors	7 Floors

- Combined, the project offers floor plates that range from 17,000 to 70,000 square feet. Each floor preserves street, harbor, water and mountain views with expansive windows and skylights flooding the workplace with natural light.





**Convenient Location  
+ Generous Parking**

83 King/505 First Avenue South is perfectly situated for key business relationships, whether they are in the downtown core, in the light industrial centers to the south, or on the east side of Lake Washington. The property offers:

- Easy on and off from I-5, I-90, SR-99; walk to the ferry terminal, King Street Station and the in-progress light rail line.
- 450 parking stalls; plenty of bike storage, plus changing rooms and showers.
- Within walking distance to downtown and International District.
- Great airport access.

Today, Seattle has established itself as one of the strongest markets in the U.S.—both for real estate and for business in general. This is a unique opportunity to establish your enterprise in the prestigious new 83 King/505 First Avenue South project, strategically situated in Seattle’s most accessible location.



**KINZER**  
Real Estate Services

For more information contact Kinzer Real Estate Services at 206.628.3333 or see [www.83and505.com](http://www.83and505.com)