



KINGST XING



King Street Crossing | 505 First

RETAIL AVAILABLE. PIONEER SQUARE.



505 First

7,338 sf

- 7,338 SF of street-front retail
- Asking rent: \$24.00 PSF + NNN
- Customer parking for retail tenants in below grade garage.
- Over 1,200 people work in the building and tenants include EMC, Capital One, Nuance, and Socrata.
- The Nolo, a 179-unit apartment building at Stadium Place, is now open for resident occupancy.
- The First Hill Streetcar which began operating in Summer 2015 in Pioneer Square, bringing customers to Pioneer Square from Captiol Hill, First Hill, and the Internation district.
- With the recent influx of technology and creative startups leasing office space in Pioneer Square, restaurants have flocked to the neighborhood to serve this emerging population. New restaurants in Pioneer Square include Bar Sajor, Rain Shadow Meats Squared, Il Corvo Pasta, Tinello, London Plane and E. Smith Mercantile.

2015 Estimated Demographics

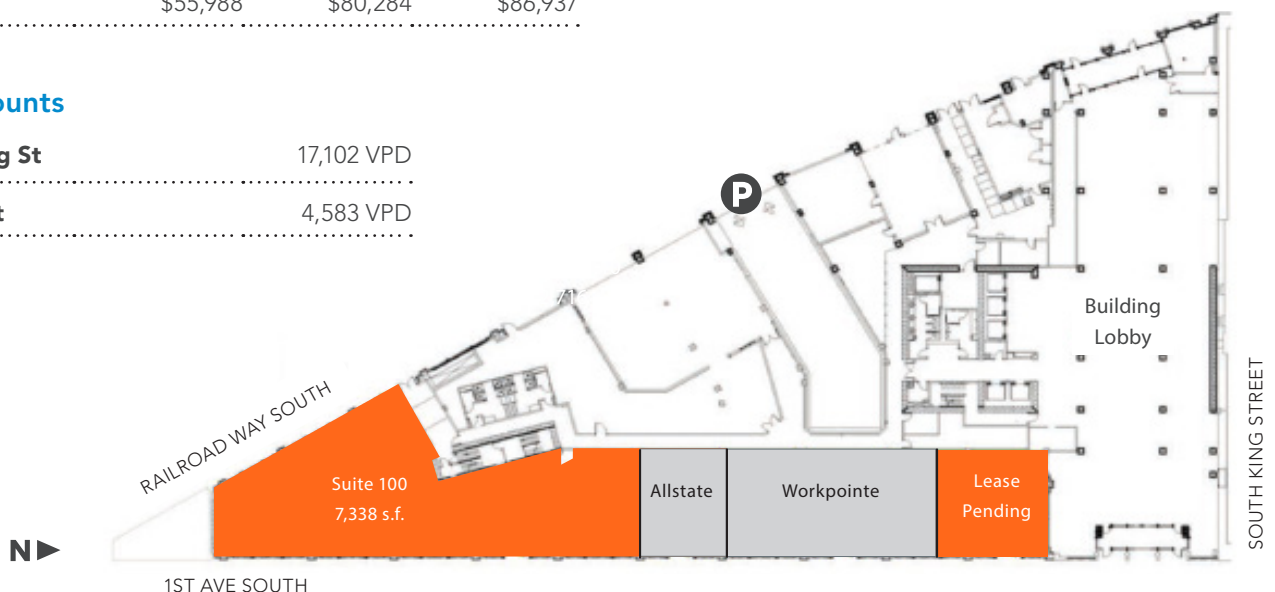
	1 mile	3 mile	5 miles
Population	26,302	185,888	393,643
Daytime Population	154,663	311,485	418,940
Avg. HH Income	\$55,988	\$80,284	\$86,937

2014 Traffic Counts

1st Ave S & S King St	17,102 VPD
South King Street	4,583 VPD

Floor plan

505 1st Avenue South, Seattle WA



Campus Plan

Create your own space within a campus. Located at the water's edge, adjacent to the future Seattle Festival Pier, Colman Ferry Terminal and water taxi.



Located in historic Pioneer Square

Maximize your leasing dollar with shared campus amenities:

- Secure bike storage
- Building conference center
- Showers and lockers
- Premier lobby at 505 First with Wi-Fi and space for private events
- Ample onsite parking with above market ratio of 1/1,800 RSF
- 24/7 onsite security
- State-of-the-art infrastructure with a creative brick & beam look
- Onsite retail amenities, including Il Terrazzo Carmine Italian restaurant and Intermezzo Carmine cicchetti bar, Seattle Fitness, Beba's Deli, King Street Deli, Sundries Store, and the US Post Office



Enjoy unparalleled access to Seattle's hot spots, the waterfront and transportation:

- 2 blocks from the stadium and close to all of Pioneer Square's best restaurants and retail
- 2 blocks to King Street Station with rail, light rail, and bus tunnel access
- 2 blocks to the Ferry Terminal at Colman Dock
- 3 minutes from I-5 and I-90 on and off ramps
- Adjacent to the new waterfront



In the neighborhood

Restaurants & Bars

- 1 Al Bocalino
- 2 Altstadt Bierhalle
- 3 Bar Sajor
- 4 Cafe Paloma
- 5 Delicatus
- 6 E. Smith Merchantile
- 7 Elysian Fields
- 8 FX McRory's
- 9 Grand Central Bakery
- 10 Hole in the Wall BBQ
- 11 Il Corvo
- 12 Il Terrazzo Carmine & Intermezzo Carmine (Located onsite)
- 13 The Lodge Sports Grille
- 14 London Plane
- 15 McCoy's Firehouse
- 16 New Orleans Creole
- 17 Salumi
- 18 Tat's Deli
- 19 Radici
- 20 Cone & Steiner Mercantile
- 21 Quality Athletics
- 22 Rain Shadow Meats
- 23 Taylor Oyster Bar






Coffee & Desserts

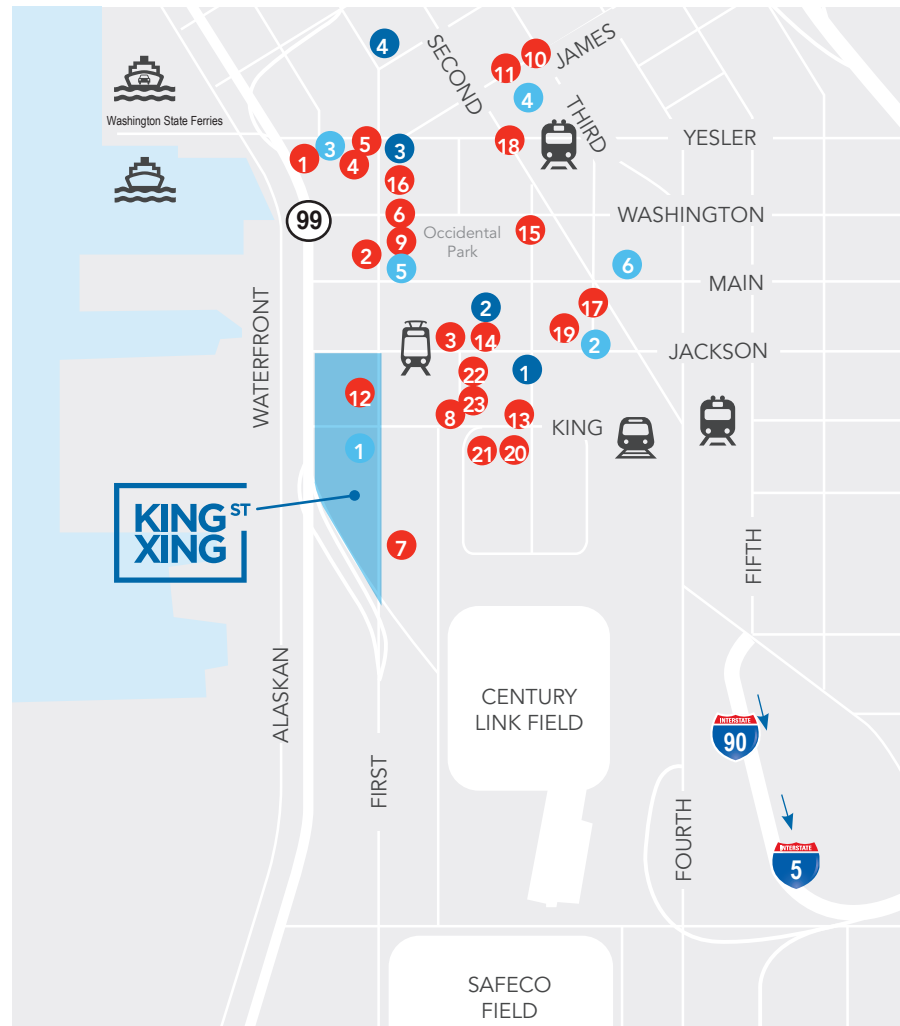
- 1 Zeitgeist Coffee
- 2 Caffe Umbria
- 3 Starbucks
- 4 Cherry St. Espresso

Health & Fitness

- 1 Seattle Fitness, Inc.
- 2 Kinesia Pilates
- 3 The Exercise Space
- 4 Exercise Company
- 5 Salt Room Yoga
- 6 Sita Yoga Seattle

Public Transportation

-  Ferry Terminal
-  Water Taxi
-  King Street Station
-  Transit Tunnel & Link Light Rail
-  Future Streetcar



For leasing information contact:

Anne Marie Koehler

+1 206 607 1797

annemarie.koehler@am.jll.com

Erika Koehler

+1 206 607 1795

erika.koehler@am.jll.com

