

FOR LEASE

1531 UTAH AVENUE SOUTH, SEATTLE, WA

stadium
INNOVATION CENTER



Redefining Seattle's Stadium District

173,758 rsf mixed-use office space targeting LEED Gold certification set in the dynamic Stadium District

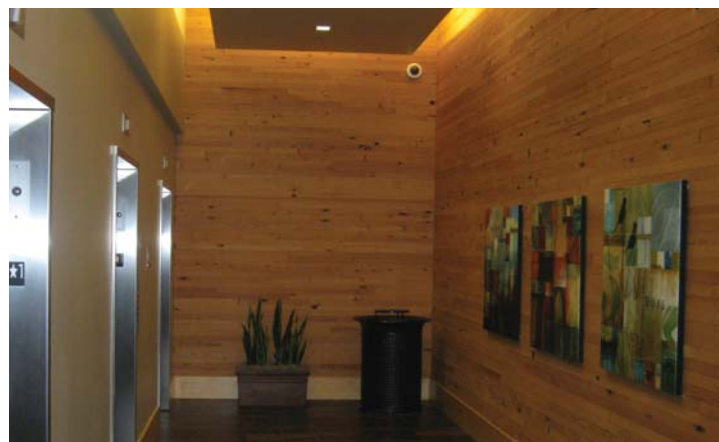
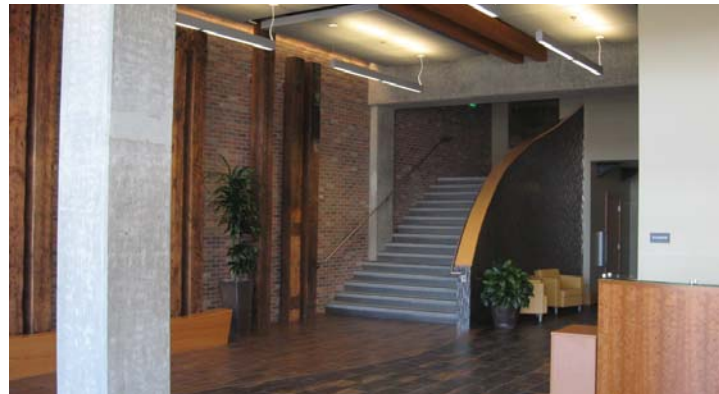
FEATURES

- Expansive outdoor decks, fitness center, bike trails and views of Puget Sound and Mt. Rainier
- Easy I-5 and I-90 access, and commuter access to downtown, train, bus, ferry, transit and proposed SR-99 tunnel
- 1.5/1,000 RSF parking ratio, secured garage parking
- 15' clear height per floor
- Heavy power 200 watts/RSF
- Office/bio-med/data center infrastructure; fiber rich location
- Building signage or naming rights possible
- Post tension construction - low vibration, 125 lb/SF floor loads
- Backup systems - large generator/fuel storage capability
- Freight elevator to all floors; forklift/freight capacity
- Abundant secure parking



Owner/Developer: American Life

Jim Kidder, SIOR | Brian Clapp | Jeff Suver - 206.248.7300
www.stadiuminnovationcenter.com | www.kiddermathews.com



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder
Mathews



SPACES AVAILABLE

| Suite | Square Footage | Availability |
|-------|----------------|--------------|
| 108 | 5,201 | retail |
| 109 | 5,691 | retail |
| 309 | 10,125 | leased |
| 309 | 2,990 | available |
| 404 | 51,983 | available |
| 504 | 52,259 | fully leased |
| 604 | 45,509 | available |