

SITELINE

RETAIL OPPORTUNITY

SEATTLE CENTER/UPTOWN MIXED-USE



SITELINE

SITELINE | 223 TAYLOR AVE N - SEATTLE, WA

SITELINE SEATTLE

Siteline is a new pedestrian-focused mixed-use destination at the center of Seattle's growing Uptown Urban Center, only steps away from Seattle's most iconic landmarks - The Space Needle, Climate Pledge Arena, Pacific Science Center, the Museum of Pop Culture, with easy bike and transit access to Seattle downtown.

As the new home to the Space Needle Corporate Headquarters, Siteline embraces the multi-faceted vibrancy of the Space Needle and Seattle culture. A historical speakeasy, Rocker's Lounge, a French bistro-inspired demonstration kitchen, and a sports gaming lounge all pay homage to Seattle's eclectic art and sports culture.



OVERVIEW

Address	223 Taylor Ave N - Seattle, WA
Site Area	38,880 SF
Commercial Space	50,000 SF (85% Pre-Leased SN HQ)
Residential Units	214

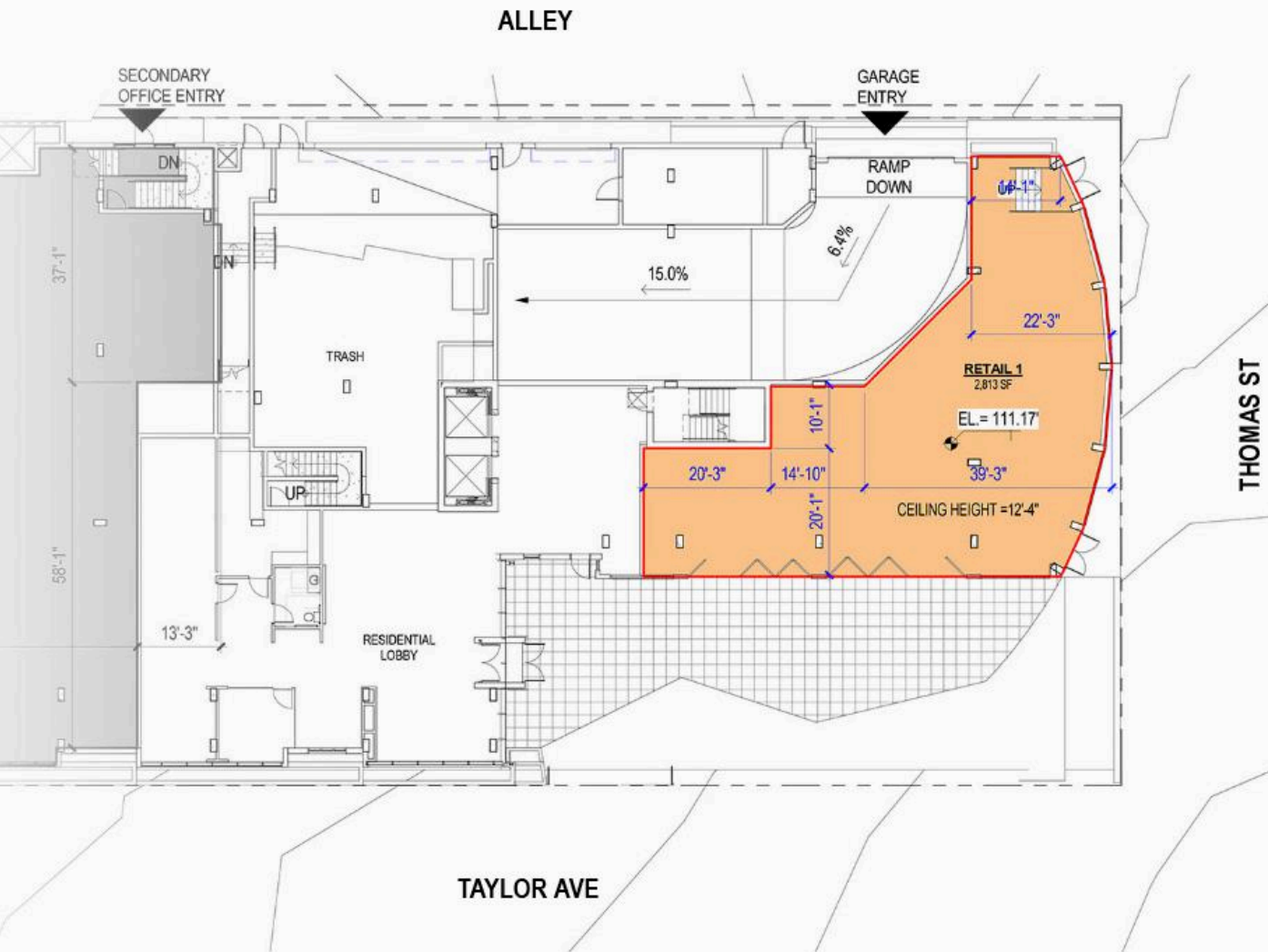


SITELINE



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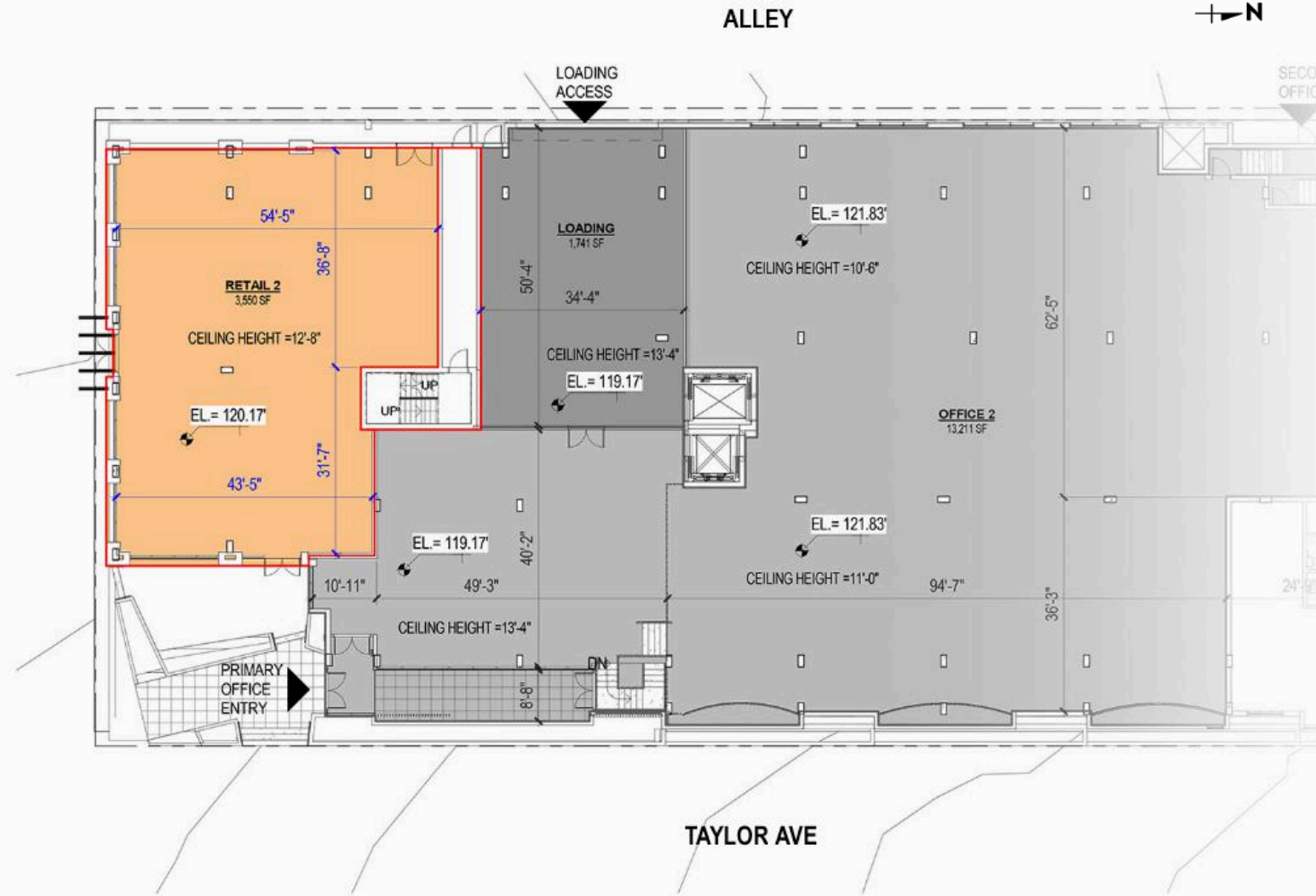


CONSTRUCTION DETAILS

- 2,813 SF of Commercial Space

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- 3,550 SF of Commercial Space

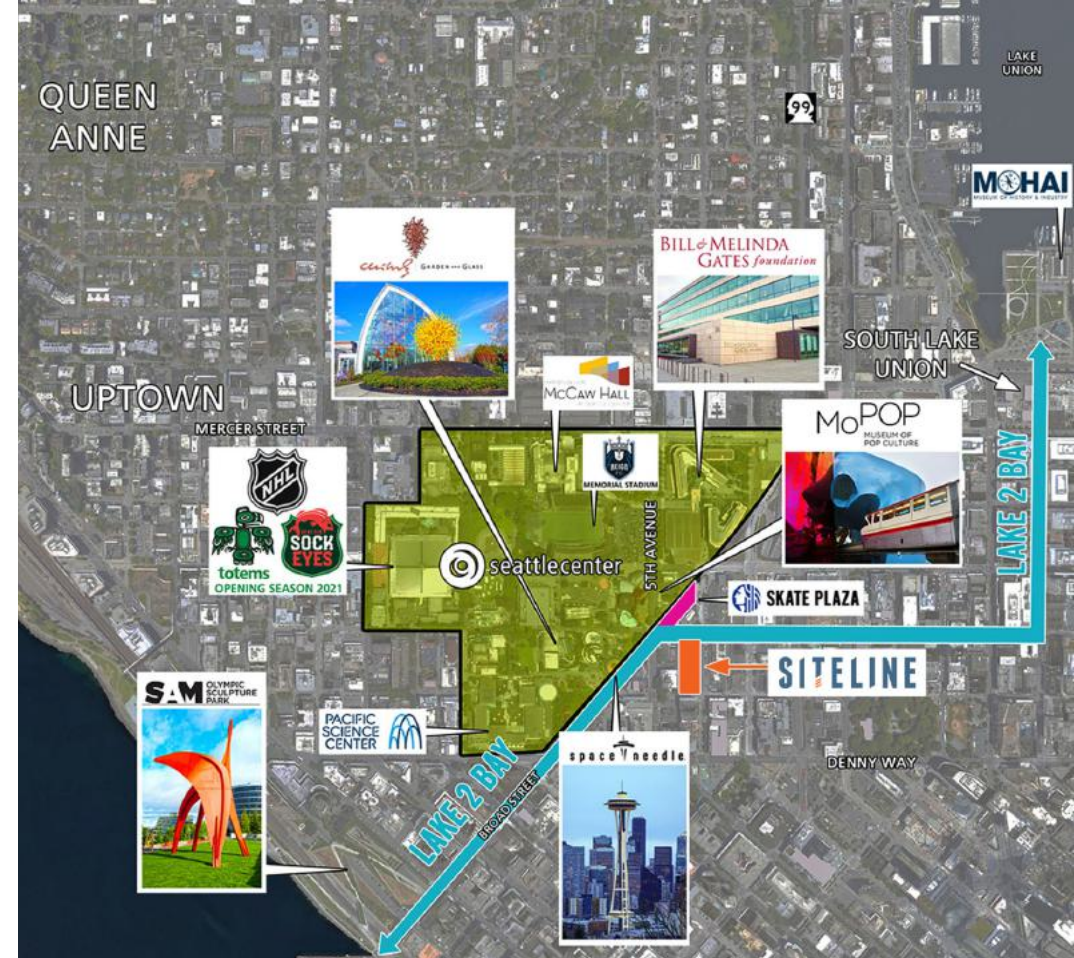


UPTOWN OVERVIEW

Uptown Urban Center, formerly referred to as Lower Queen Anne, is a destination for visitors throughout the region. It's home to Seattleites seeking to live close to downtown, a center for the performing arts, limitless access to recreation, and the location of a growing workforce with accompanying housing and transit expansions.

The design character is dynamic and evolving. Open space in this dense pedestrian-oriented mixed-use urban center includes mid-block crossings and alleys that provide open space connections and gathering places throughout the neighborhood.

Uptown is connected to downtown and other neighborhoods by bus transit and the Monorail. It's proximity to downtown makes walking and biking easy. A future light rail station, located near Queen Anne and Republican Street, will add high-capacity transit to the mix.

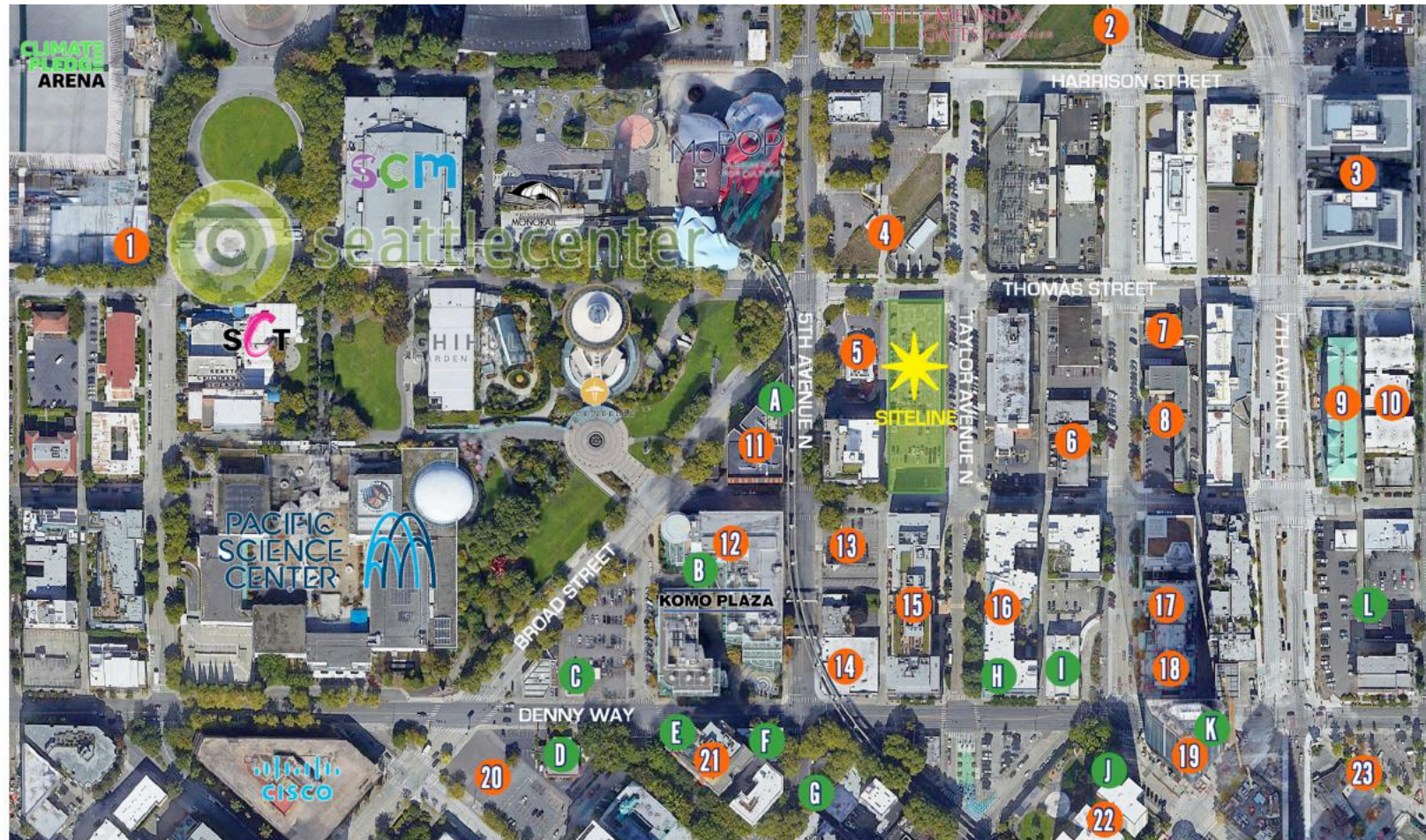


UPTOWN HIGHLIGHTS



POINTS OF INTEREST

- 1 Seattle Center: 12M annual visitors. \$1.15B
- 2 The Gates Foundation: 1,602 employees
- 3 Apple Dexter: 4,500 employees
- 4 Skate Park
- 5 Approved: 9-story office bldg. with retail
Parking for 116 vehicles
- 6 Applied: 8-story office building
Parking for 191 vehicles
- 7 Applied: 7-story, 48 DU apt.
No parking proposed.
- 8 Travelodge by Wyndham: 50 A
- 9 Fairfield Inn and Suite by Marriott: 200 A
- 10 Holiday Inn and IHG Hotel: 196 A
- 11 Hyatt House: 172 A
- 12 KOMO Plaza: 294,000 SF Class A office bldg.
- 13 Applied: New hotel with 200+ rooms
- 14 Applied: 18-story, 154 DU apt.
3,430 SF retail, Parking for 60 vehicles.
- 15 The Century: 258 DU
- 16 Taylor 28 Apartments: 197 DU
- 17 Annaliese Apartments: 56 DU
- 18 Hyatt Place Seattle Downtown: 160 A
- 19 Spire Seattle Condos: 43-story, 400 DU
1,950 SF retail, Parking for 315 vehicles
- 20 Approved: 9-story, 152 DU apt.
Parking for 117 vehicles
- 21 Verve Apartments: 161 DU
- 22 Sky at Belltown: 371 DU
- 23 Applied: 44-story, 455 DU apt. with retail
Parking for 268 vehicles



RETAIL

- | | | |
|--|--|------------------|
| A H Bar | E Mantra Thai, Breathe Hot Yoga | I Walgreens |
| B Grecian Corner, Caffeinated Coffee, Subway, Avis | F Zeek's Pizza | J A Pizza Mart |
| C 7-Eleven | G Golden Singha, Pho Viet Anh, The 5 Point Cafe, Wa'Z, Tilikum Place | K Himalayan Java |
| D Wells Fargo | H TeKu Tavern & Cafe | L Simply Dental |

BRAND STORY

THE LAUNCHPAD FOR UPTOWN

Siteline is the launchpad for everything Uptown and the emerging sports & entertainment district has to offer.

With a location in sight of everything - and the daily potential for almost any experience - Siteline is your place to connect with every iconic inch of this district... and beyond.



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SOUTH EAST VIEW

SOUTH RETAIL & SPACE NEEDLE HQ



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SPEAKEASY AMENITY



GAME ROOM AMENITY



FRENCH BISTRO AMENITY



ROOFTOP LOUNGE AMENITY



INQUIRE

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Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

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