

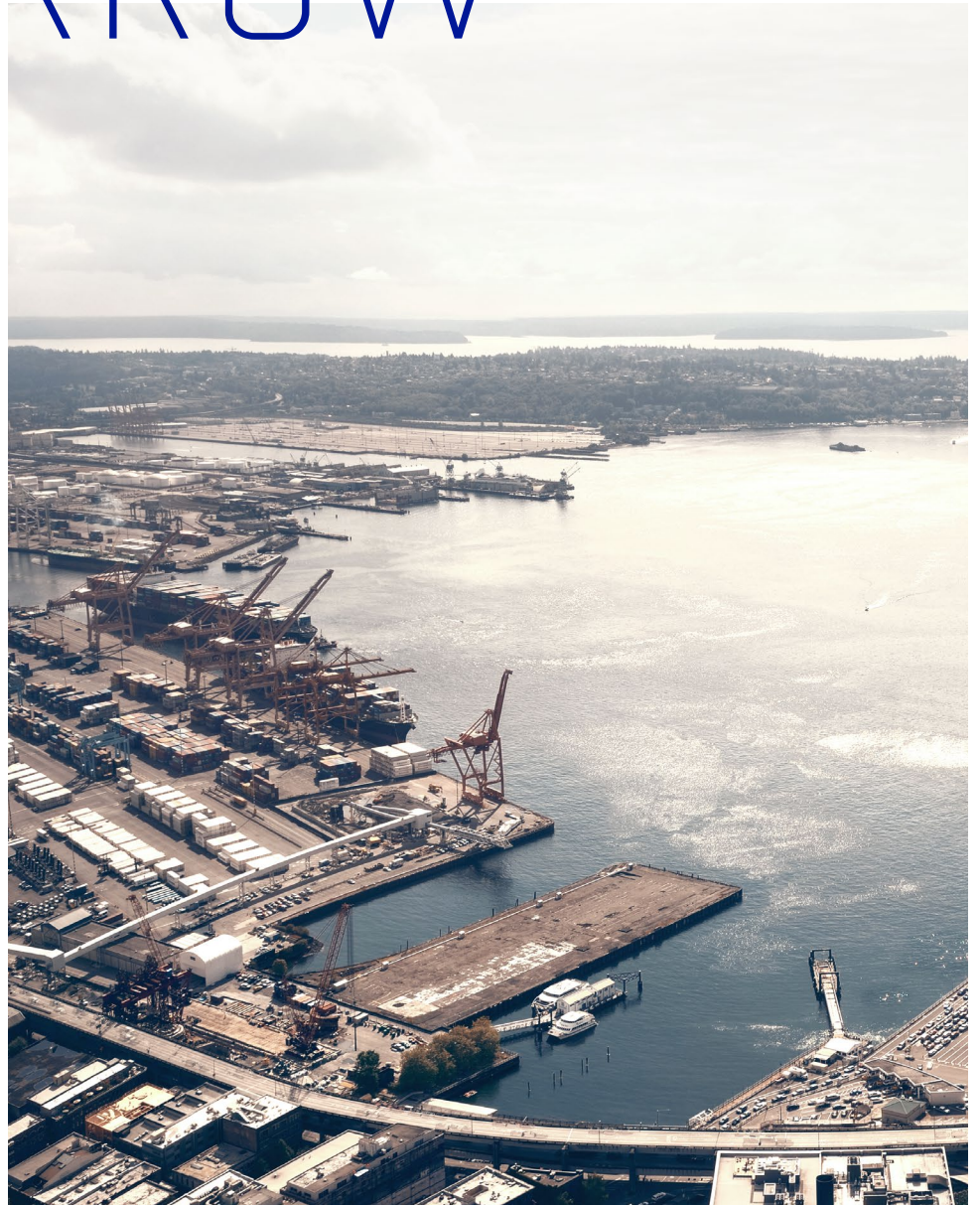
450 / ALAS / KAN



THE HISTORIC LANDMARK OF TOMORROW

450 Alaskan is new, but in the coming years we expect to be regarded as one of the neighborhood's many landmarks. We appreciate that from even very early on, innovators have been drawn to Pioneer Square's spirit. 450 Alaskan conducts that vibrancy on one side, as it reflects the cool strength of Elliott Bay on the other. It's the best place to be now, and in the future when this era is referred to as "back in the day."

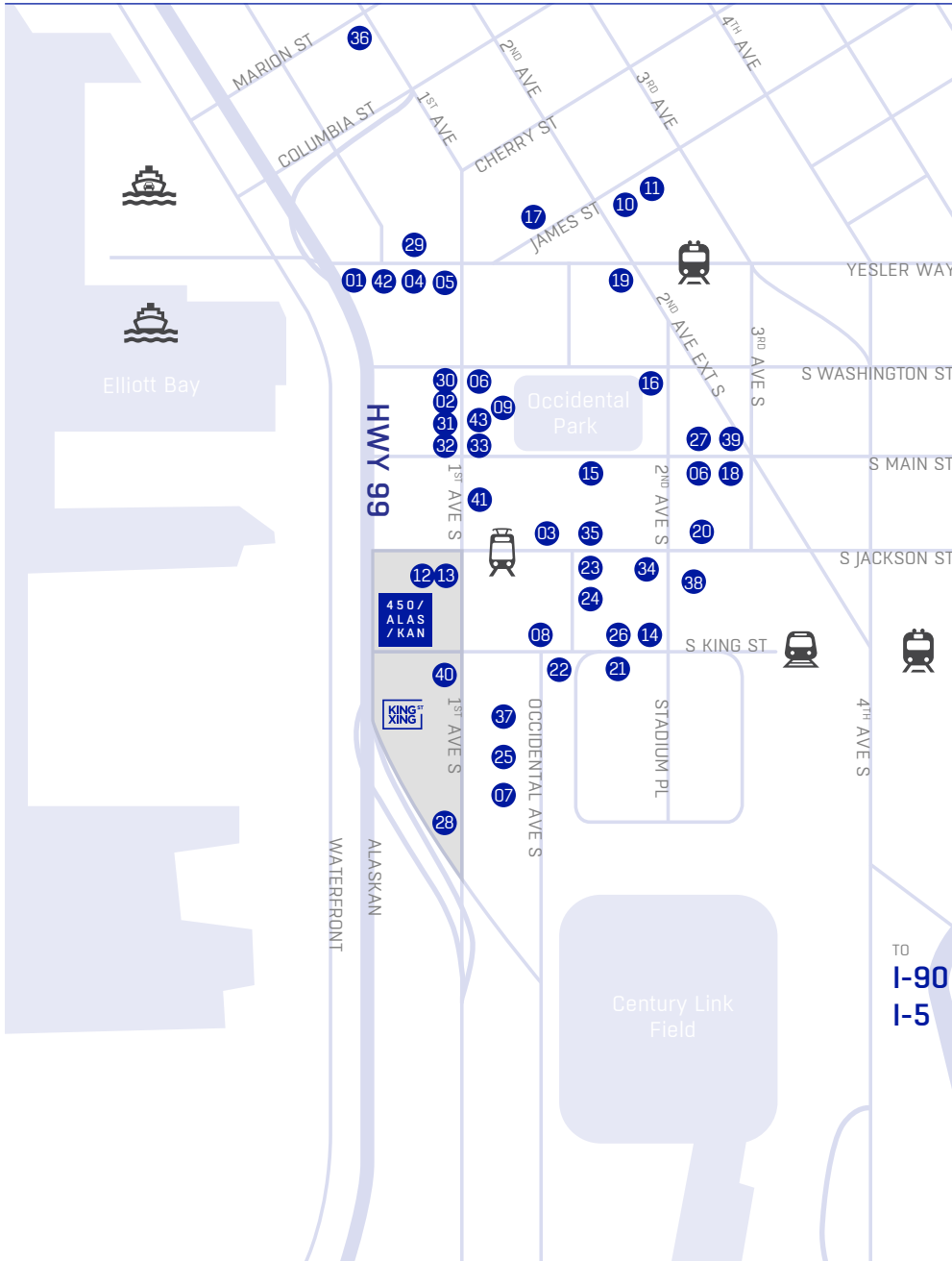
 Watch the Film at
450alaskan.com



PIONEER SQUARE

47.6000° N, 122.3320° W

A NEW SPACE IN THE ORIGINAL NEIGHBORHOOD



Local Flavor

**DRINK
+ DINE**

- 01- Al Bocalino
- 02- Altstadt Bierhalle
- 03- BarSajor
- 04- Cafe Paloma
- 05- Delicatus
- 06- E. Smith Mercantile
- 07- Elysian Fields
- 08- FX McRory's
- 09- Grand Central Bakery
- 10- Collins Pub
- 11- Il Corvo
- 12- Il Terrazzo Carmine
- 13- Intermezzo Carmine
- 14- The Lodge Sports Grille
- 15- London Plane
- 16- McCoy's Firehouse
- 17- Marcela's Creole Cookery
- 18- Salumi
- 19- Tat's Deli
- 20- Radici
- 21- Cone & Steiner Mercantile
- 22- Quality Athletics
- 23- Rain Shadow Meats
- 24- Taylor Shellfish Oyster Bar
- 25- Sluggers Seattle
- 26- King Street Bar & Oven
- 27- Pizzeria Gabbiano
- 28- Triangle Pub
- 29- Kraken Congee
- 30- Mediterranean Mix
- 31- Phi Fusia
- 32- Berliner Doner Kebab
- 33- Gaba Sushi

**COFFEE +
SWEETS**

- 34- Zeitgeist Coffee
- 35- Caffe Umbria
- 36- Starbucks
- 37- Cherry St. Espresso
- 38- Tully's
- 39- Elm Coffee Roasters

**HEALTH +
FITNESS**

- 40- Seattle Fitness, Inc.
- 41- Kinesia Pilates
- 42- The Exercise Space
- 43- Salt Room Yoga



450 Alaskan Way

411 First Ave

95 Jackson St

83 King St

505 First Ave

450 Alaskan joins the King St. Crossing family of buildings in historic Pioneer Square. Being part of a family has its advantages. Shared campus amenities are a big plus for off-sites, and no one minds if you drop by for a morning pastry.



Features + Amenities



01 TOTAL AREA:

±168,000 SF

02 ONSITE RETAIL:

±9,000 SF

03 AVERAGE FLOORPLATES:

±23,000 SF

04 AVERAGE CEILING HEIGHT:

Office – 11' 4.5"
Retail – 13' 7.5"

05 ROOFTOP DECK:

±3,800 SF WITH
CONFERENCE
CENTER AND
AMENITY SPACE

06 LEED GOLD
CERTIFICATION
TARGET

07 Abundant Power
Supply

08 ELLIOTT BAY
VIEWS FROM
EVERY FLOOR

09 Round-the-Clock
Secured Parking

10 Close proximity to
I-90 / I-5 and new
HWY-99

11 NUMEROUS PUBLIC
TRANSIT OPTIONS

(KING STREET STATION,
LIGHT RAIL, FERRY)

12 Bicycle Storage,
Showers & Lockers

13 DIRECT ACCESS TO
THE NEW SEATTLE
WATERFRONT

14 VIBRANT
NEIGHBORHOOD

(FITNESS, RESTAURANTS,
COFFEE HOUSES, CENTURY
LINK & SAFECO FIELDS)

THINK WHERE YOU CAN WORK



Elliott Bay will always return you to what's real. That's why it's visible from every floor. As conducive to productivity as 450 Alaskan is, everyone needs to take the occasional mindful moment. Lift your head, and look out the window. Run up to the rooftop deck. Breathe.



WALKABILITY

TRANSIT

98 /
100

100 /
100



If Success is 90% Showing Up, You Can't Fail —

Drive your car. Coast in on your bicycle. Take a street car. Catch the water taxi or ride the ferry. Take the Sounder Train, Link Light Rail or Metro. Sometimes people walk. 450 Alaskan has a 98 out of 100 walk score and a 100 out of 100 transit score—for those keeping score.



Developed by Hudson Pacific Properties

We develop and manage workspace for the world's leading innovative and creative companies. Today, our portfolio of properties spans nearly 17 million feet across the West Coast's most dynamic markets— Los Angeles, San Francisco, Silicon Valley and Seattle. Our track record of integrating new landmark development and historic architecture in neighborhoods like Hollywood, South of Market, L.A.'s Arts District and now Pioneer Square speaks for itself. We specialize in creating the type of live, work, play spaces that shine. Join our elite client roster as we partner to realize your vision.

Partial Client List

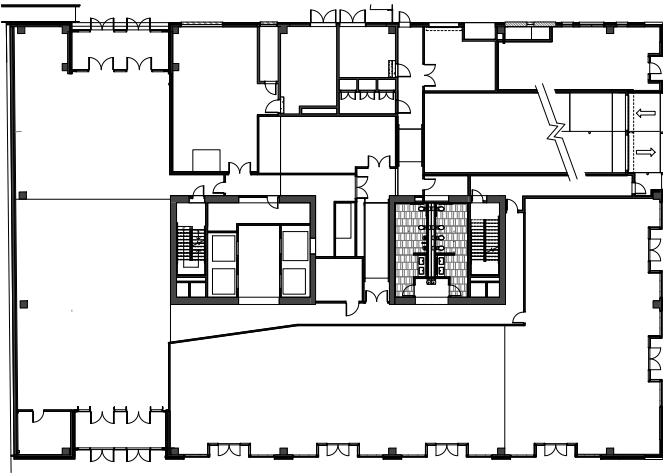




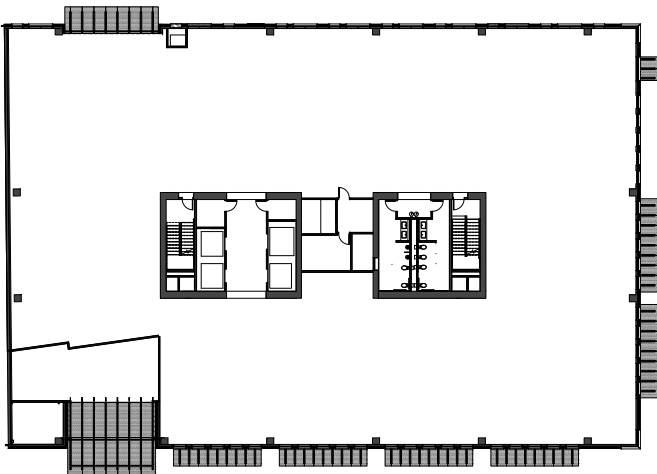
Floorplans

A canvas upon which your architect and designer can express your brand, and configure the space to your needs. Everyone gets an office, or no one does. Your call.

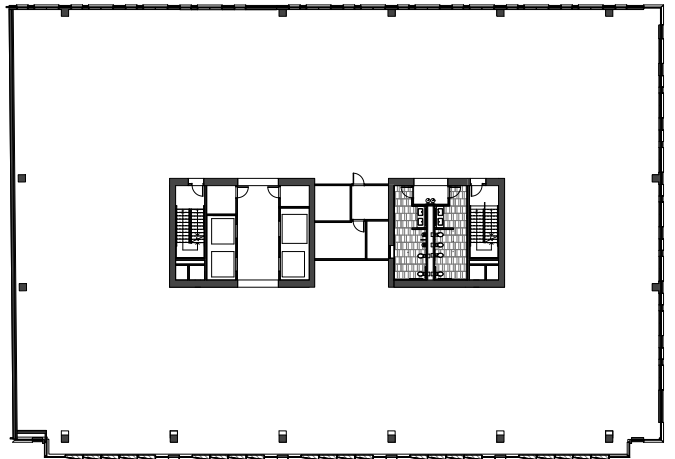
Floor 01



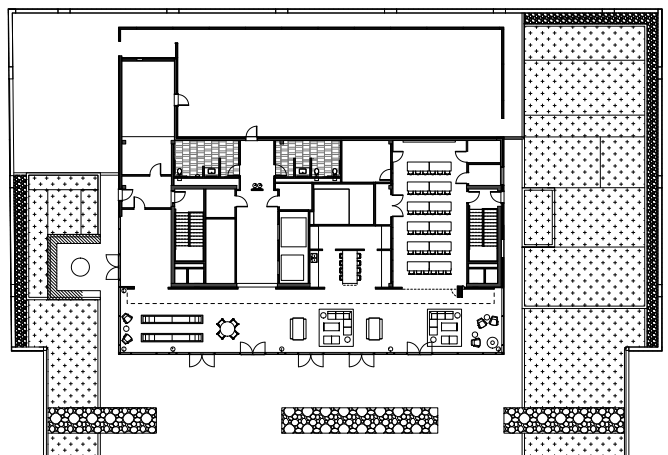
Floor 02



Floors 03 & 04



Rooftop DECK



450 /
ALAS
/ KAN

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JLL



UDSON
PACIFIC
PROPERTIES

OFFICE WARMINGS
FALL 2017