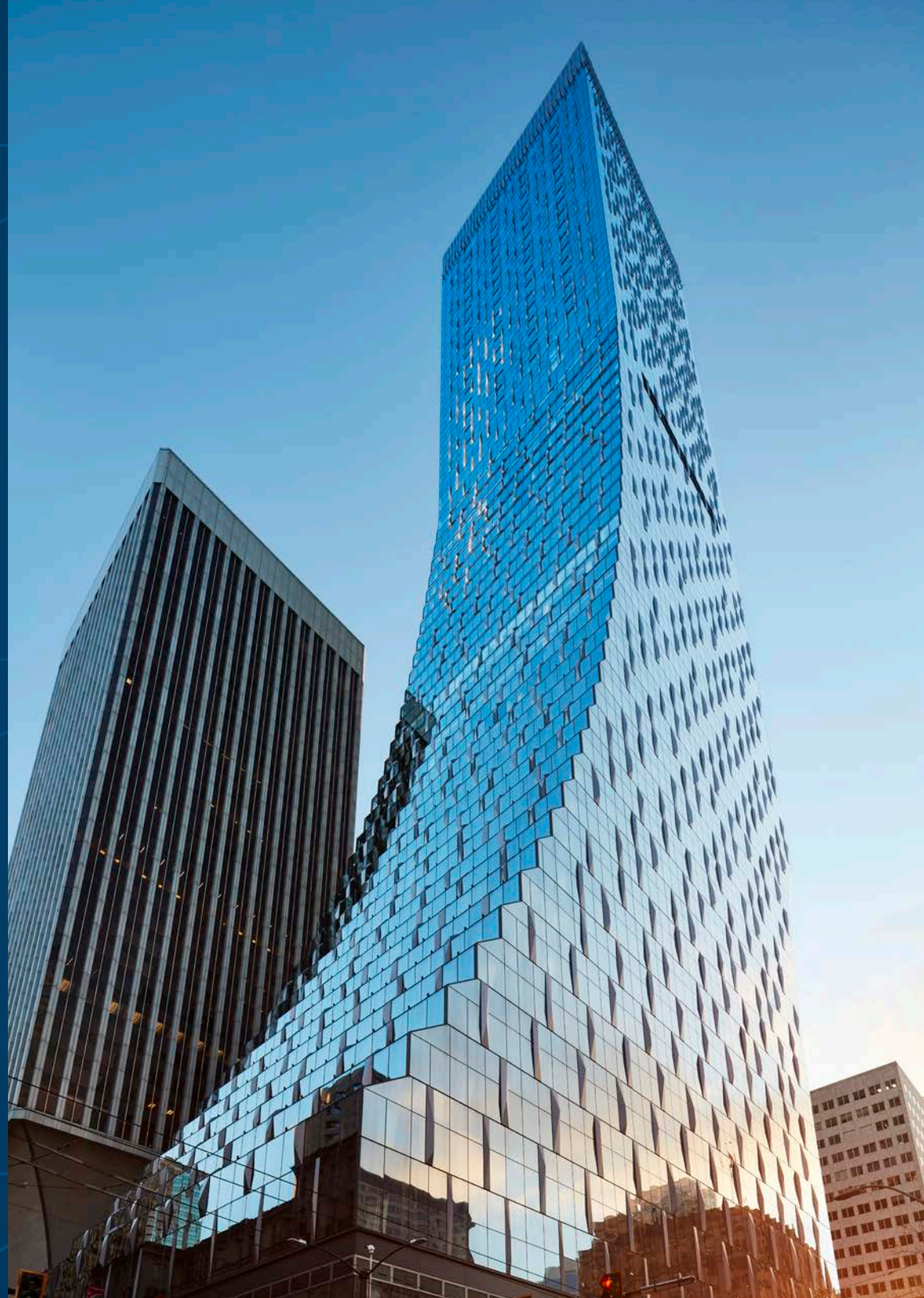


FOR SUBLEASE



REACHING NEW HEIGHTS





Built for the future, a
symbol of a new era –
RAINIER SQUARE
is the Seattle Skyline's
newest iconic high rise.

THE PROJECT

1.7M

TOTAL RSF

722K+

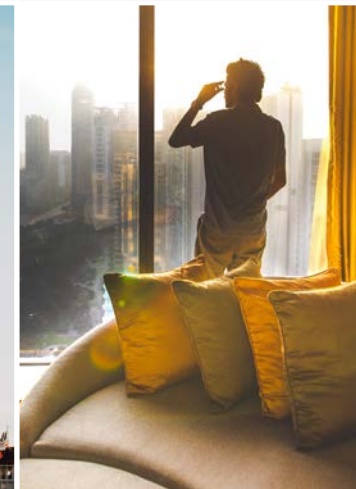
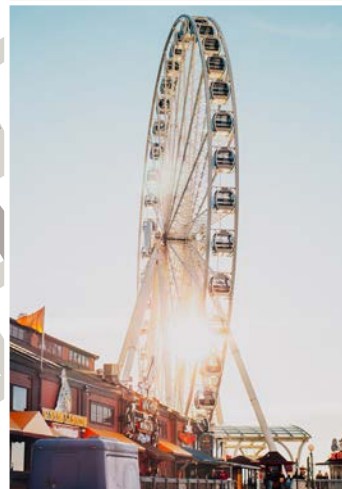
RSF OFFICE

70K

RSF RETAIL

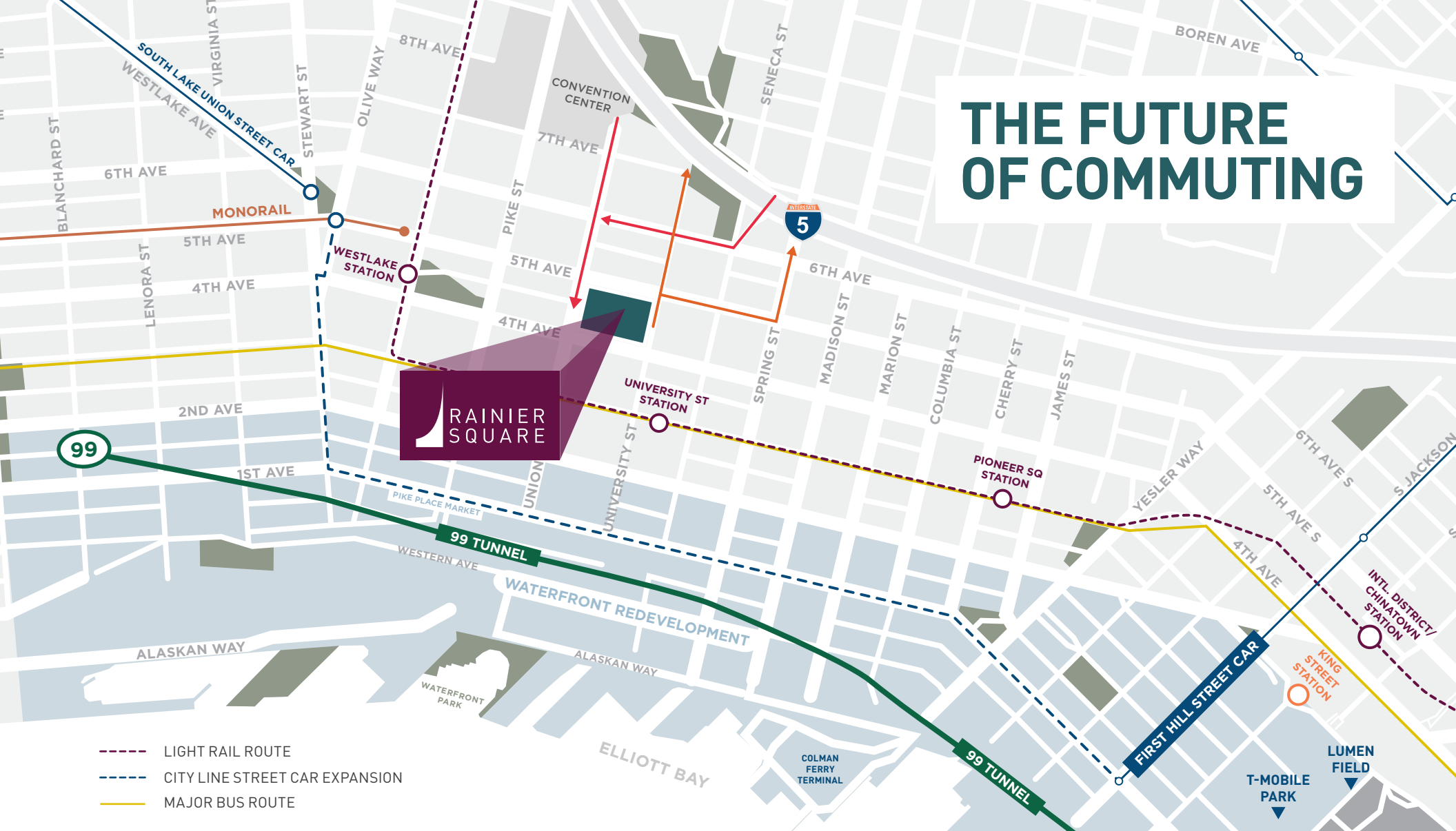


AT THE FOREFRONT OF WORK HARD, PLAY HARDER



In the heart of Downtown Seattle, Rainier Square's prime location offers **more than 1,000 hospitality & food service** establishments within a 1-mile radius.

THE FUTURE OF COMMUTING




**WATERFRONT
REDEVELOPMENT**
5 MIN DRIVE
15 MIN WALK


**COLMAN
FERRY**
5 MIN DRIVE
15 MIN WALK


**PIKE PLACE
MARKET**
3 MIN DRIVE
9 MIN WALK


**T-MOBILE
PARK**
5 MIN DRIVE
15 MIN BIKE
20 MIN WALK


LUMEN FIELD
5 MIN DRIVE
10 MIN BIKE
10 MIN LIGHT RAIL
20 MIN WALK


**LINK
LIGHT RAIL**
1 BLOCK AWAY
& 86 BUSES ON
MET TRACT


**PARKING
STALLS**
800 TOTAL;
400 FOR OFFICE
TENANTS

ONE BLOCK, ONE PROJECT

1.7M

TOTAL RSF

70K

RSF RETAIL INCLUDING PCC MARKETS,
OPENING 2021

189

RESIDENTIAL UNITS

722K+

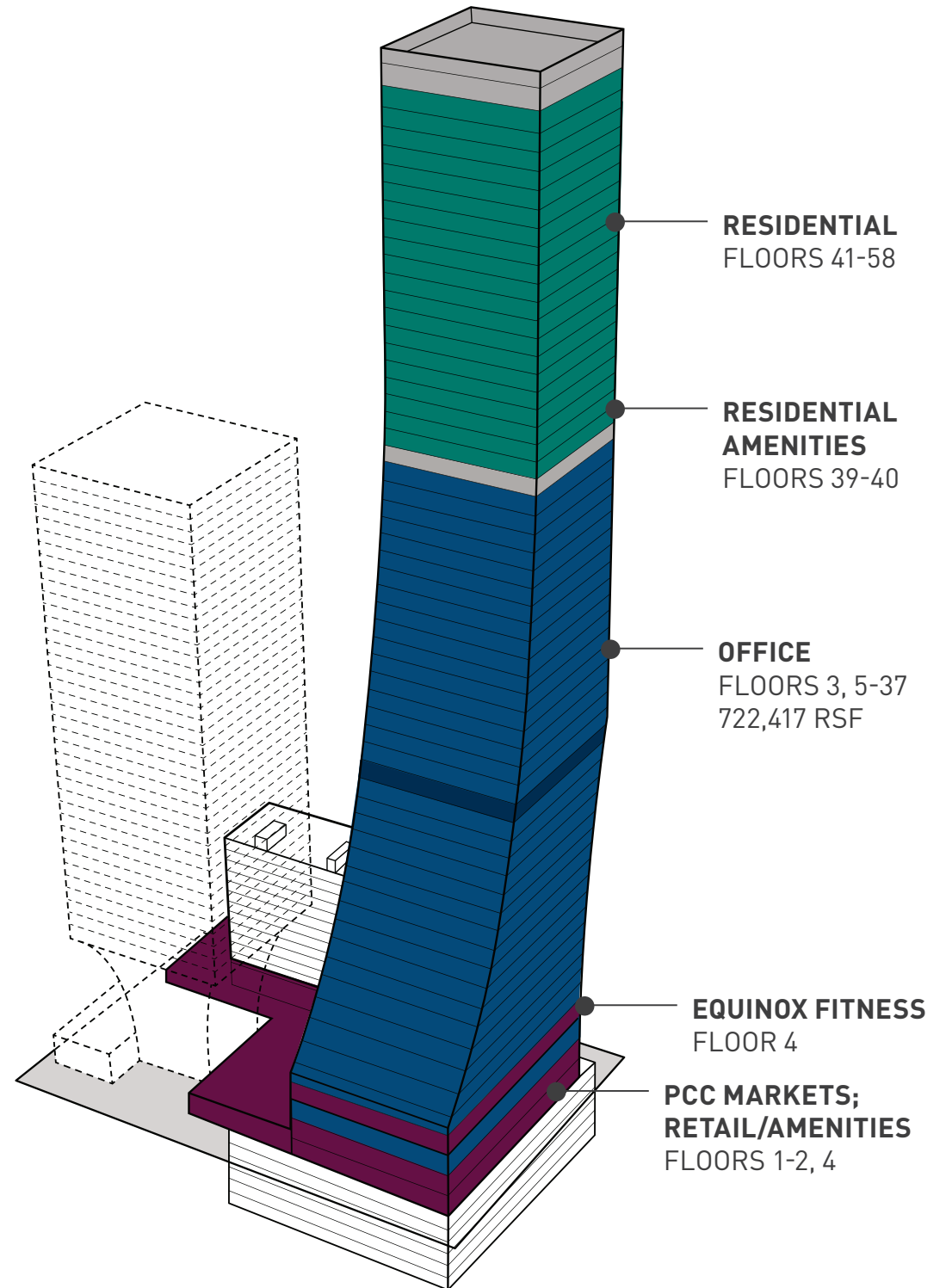
RSF OFFICE

800

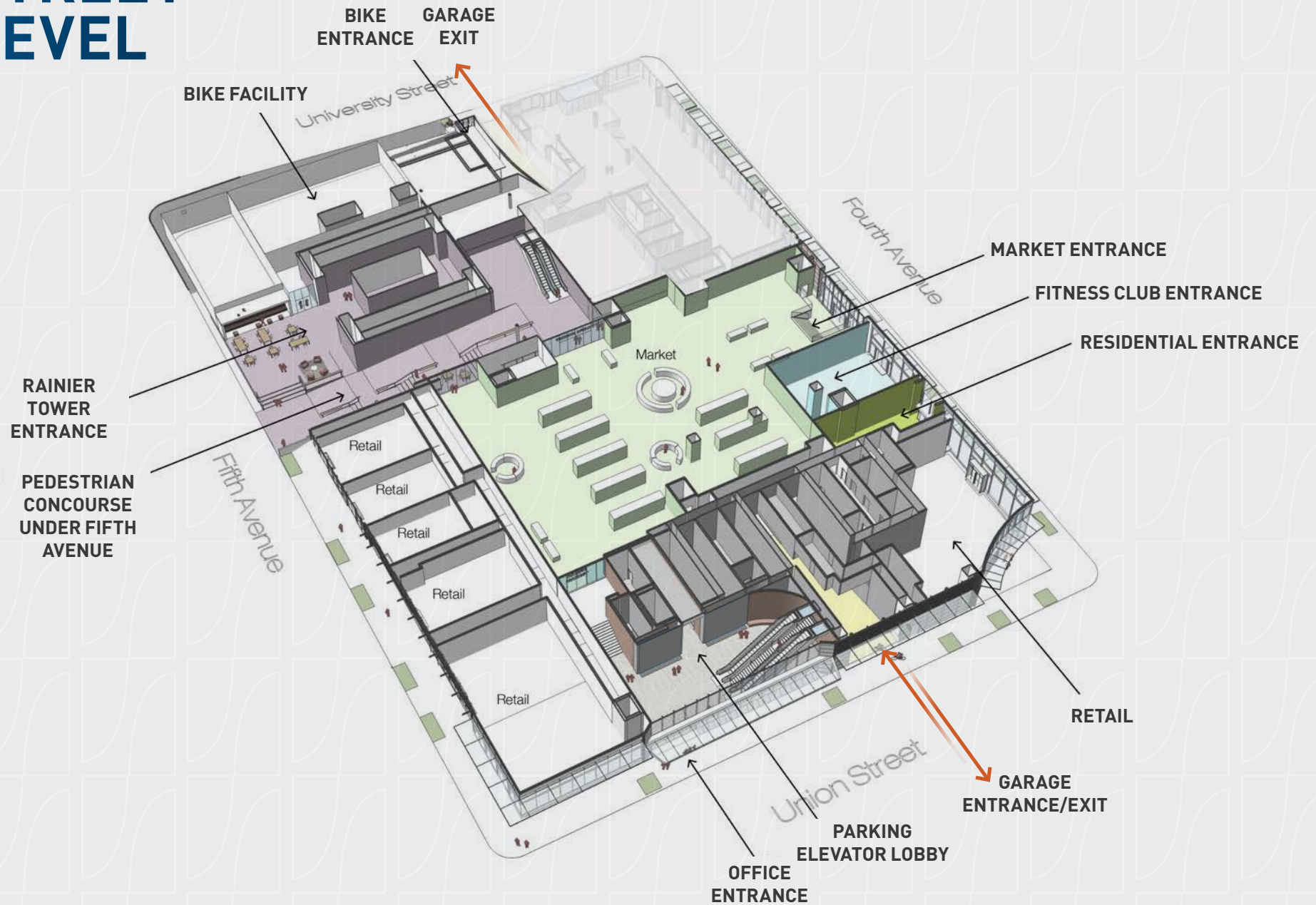
PARKING STALLS

400

OFFICE PARKING STALLS



STREET LEVEL



WHERE COLLABORATION MEETS ENTERTAINMENT

Featuring a Grand Hall connecting Rainier Square to all complex amenities, including the coffee and wine bar, Rainier Tower and 400 University office buildings, and the tunnel connection to One and Two Union Square. The exterior deck and rotating art exhibit showcasing local artists make the second floor of Rainier Square a nucleus of activity and community.



S

SEATING AREA

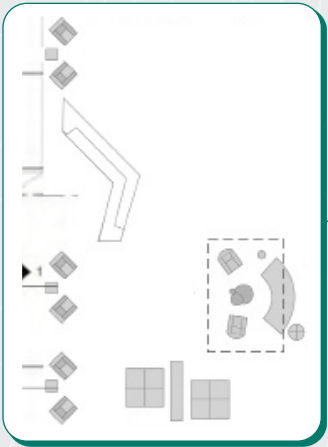
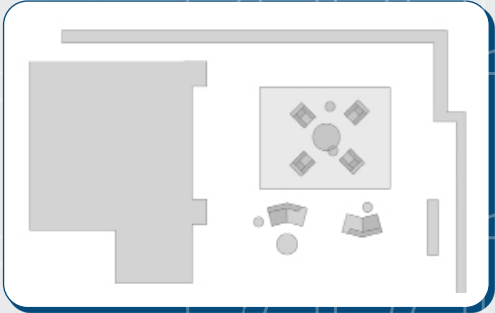


L

LOBBY AREA



FLOOR 2 PLAN



FUTURE RETAIL/
STRUCTURAL ART EXHIBIT

ESCALATORS

SECURITY/
RECEPTION
DESK

EQUINOX
JUICE BAR

S

L

COURTYARD

RAINIER
TOWER

EXTERIOR
DECK

GRAND
HALL

FUTURE
RETAIL



COURTYARD

AMENITY AREA





SLEEK & MODERN SPACES

LEVEL 3

Offering white glove service for tenants, with on-site property management, engineering and security from the country's leading sublandlord.

Additionally, Rainier Square's third level features a conferencing facility with:



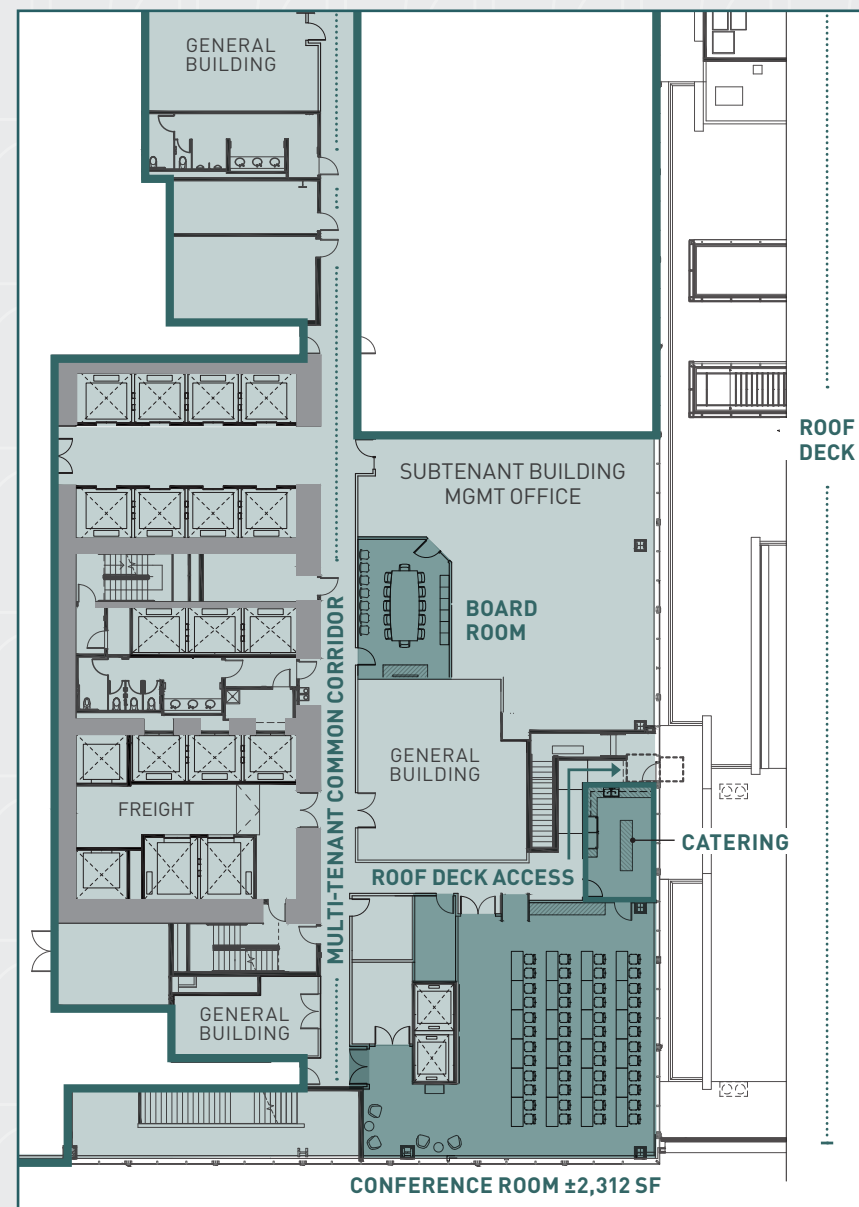
Conference center with capacity for 100



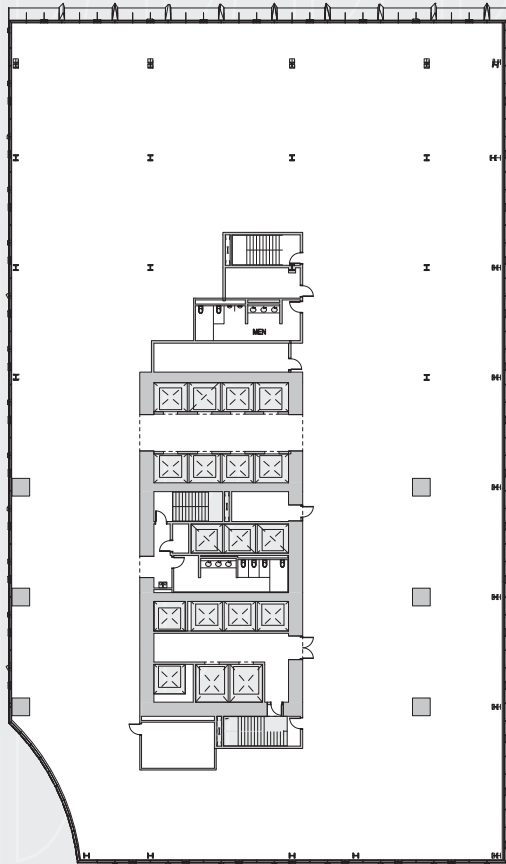
Catering facility with food prep



Direct roof deck access

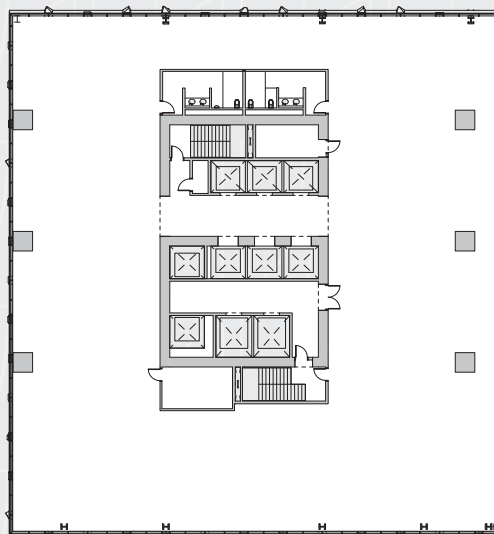


LEVEL 3



LOW RISE
FLOOR 5 · 33,775 RSF
REPRESENTATIVE PLAN

HIGH RISE
FLOOR 30 · 17,108 RSF
REPRESENTATIVE PLAN



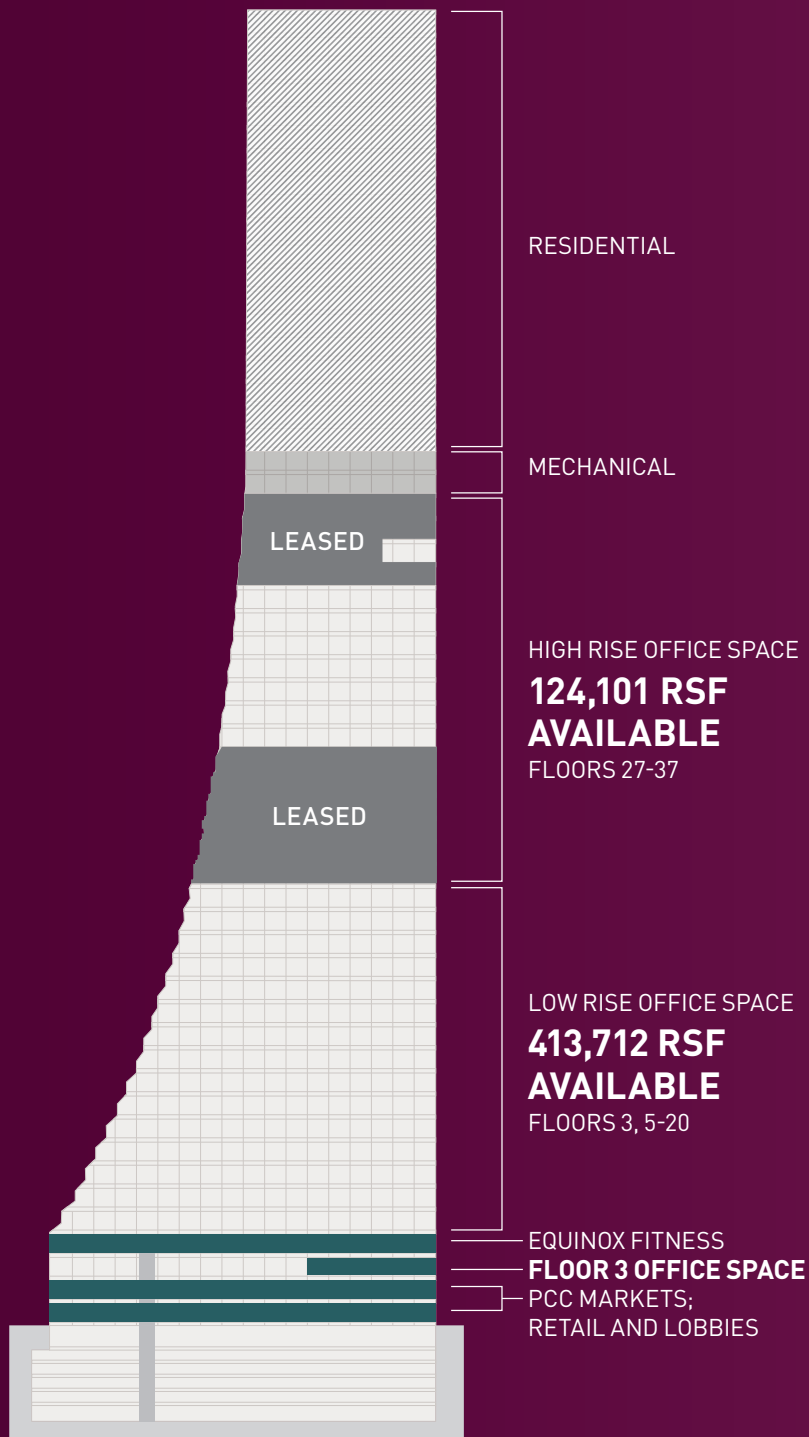
THE BUILDING

CONCIERGE
SERVICE

10'
FINISHED CEILINGS

13'9"
DECK-TO-DECK

FLEXIBLE
& EFFICIENT FLOOR PLATES



TOTAL SPACE

▲
HIGH RISE
296,835 RSF

▼
LOW RISE
425,582 RSF

FLOOR	RSF	STATUS
Floor 37	14,960	Leased
Floor 36	15,230	Leased
Floor 35	15,587	Partially Leased (2,306 RSF Available)
Floor 34	15,879	Leased
Floor 33	16,141	-
Floor 32	16,444	-
Floor 31	16,764	-
Floor 30	17,108	-
Floor 29	17,470	-
Floor 28	17,855	-
Floor 27	18,264	-
Floor 26	18,698	Leased
Floor 25	19,159	Leased
Floor 24	18,490	Leased
Floor 23	18,866	Leased
Floor 22	19,794	Leased
Floor 21	20,126	Leased
Floor 20	20,720	-
Floor 19	21,338	-
Floor 18	21,959	-
Floor 17	22,428	-
Floor 16	23,005	-
Floor 15	23,965	-
Floor 14	24,591	-
Floor 12	25,658	-
Floor 11	26,473	-
Floor 10	27,477	-
Floor 9	28,567	-
Floor 8	29,141	-
Floor 7	30,973	-
Floor 6	31,919	-
Floor 5	33,775	-
Floor 4	Equinox Fitness	-
Floor 3	33,593	Conference Center (21,723 RSF Available)
Floor 2	Grand Hall / Office Lobby	-
Floor 1	Street Level / Retail / PCC Markets	-
537,813 SF AVAILABLE		

THE BENEFITS



EQUINOX FITNESS
ON-SITE



PCC MARKETS
ON-SITE



FLEXIBILITY



SHARED AMENITIES
AND FACILITIES



STORAGE FOR
286 BIKES



800 PARKING
STALLS

Cleita Harvey
+1 206 607 1794
cleita.harvey@am.jll.com

Jim Allison
+1 206 607 1787
jim.allison@am.jll.com



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