

RAISE THE GAME.



*Hawk Tower*  
AT STADIUM PLACE





255 S KING STREET, SEATTLE, WA 98134



## PROJECT FACTS & STATS

- New Class A office development
- 208,840 SF office tower
- Private decks on 4 floors
- Typical floor plate size of 18,900 RSF
- Adjacent to CenturyLink Field & Safeco Field
- At the intersection of I-90 & I-5 and steps from Link Light Rail, The Sounder and buses via King Street Station and Union Station
- Sits at the center of SODO, Pioneer Square, the Waterfront and the Chinatown International District. Surrounded by exciting new retail, hotels and dining options
- 3,000 SF grand entry lobby with eight-story atrium
- Adjacent to 282-room Embassy Suites which will include a 24,700 SF conference center with pre-function lobby, ballroom with seating for up to 400 (with partitions and double high ceiling), private bar and outdoor deck with views of Mt. Rainier
- Seventh floor: 13,000 SF fitness center with full size lap pool and men's and women's locker rooms. Outdoor deck with views of downtown
- Penthouse restaurant with rooftop deck

### FOR MORE INFORMATION:

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### LEASING:

**CBRE**

### DEVELOPMENT:



## PROJECT TIMELINE

|   |                         |
|---|-------------------------|
| Construction start  | November 2014           |
| Utility relocation & other site work complete   | January 2015            |
| Excavation complete   | June 2015               |
| Foundation, basement & ground floor deck complete   | October 2015            |
| Floors 1-5 parking structure shell complete   | March 2016              |
| Floor 6 & 7 conference center & health club shell complete  | May 2016                |
| Floors 8-18 office tower core and shell start   | June 2016               |
| Floor 6 & 7 conference center & health club interiors complete <i>(coincides with Embassy Suites)</i> | April 2017              |
| Floors 8-18 office tower core and shell complete  | June 2017               |
| Adjacent Embassy Suites Hotel complete  | August 2017             |
| <b>HAWK TOWER OPENS</b>   | <b>4TH QUARTER 2017</b> |



Building section showing eight-story atrium lobby



## LOCATION & AMENITIES

### BLOCK 1

- A. Kraken Congee
- B. Magic Mouse Toys

### BLOCK 2

- A. Al Boccacalino
- B. Julie's
- C. Best Western
- D. Planet Java Diner
- E. Sake Nomi
- F. The Exercise Space
- G. Delicatus

### BLOCK 3

- A. Starbucks
- B. Subway
- C. Cow Chip Cookies
- D. Millstream
- E. New Orleans Creole
- F. Damn the Weather
- G. Laguna Pottery
- H. Merchant's Café
- I. Trinity
- J. Saweway Market
- K. BRGR Bar
- L. Casco Antiguo

### BLOCK 4

- A. Tat's Delicatessen
- B. Lynaus
- C. Pizza Pros
- D. Fuel Sports Bar
- E. Double Header

### BLOCK 5

- A. Caffe Vita

### BLOCK 6

- A. Pioneer Pet Feed & Supply
- B. J&M Café
- C. Mediterranean Mix
- D. Central Saloon
- E. Alstadt
- F. The Berliner Doner Kebab

### BLOCK 7

- A. E Smith Mercantile
- B. Comedy Underground
- C. Fireworks
- D. Salt Room Yoga
- E. Kinesia Pilates Studio
- F. Grand Central Bakery
- G. Gaba Sushi
- H. Che Sara Sara
- I. Arundel Books
- J. Farmer's Market

### BLOCK 8

- A. McCoy's Firehouse
- B. Asian Ginger Teriyaki

### BLOCK 9

- A. Good Bar
- B. Pizzeria Gabbiano
- C. Elm Coffee Roasters
- D. Main Street Gyros

### BLOCK 10

- A. Viet My

### BLOCK 11

- A. Mike's East Coast Sandwiches
- B. Tenoch Mexican Grill
- C. Gyro House
- D. Fuji Sushi

### BLOCK 12

- A. Work it Out Fitness
- B. Sports Den

### BLOCK 13

- A. Fresh Air Boot Camp
- B. Temple Billiards
- C. Bar Sajor

### BLOCK 14

- A. The London Plane
- B. Caffe Umbria
- C. London Plane (bar)
- D. 88 Keys

### BLOCK 15

- A. Radici
- B. Salumi

### BLOCK 16

- A. Seattle Lighting

### BLOCK 17

- A. FedEx Office

### BLOCK 18

- A. Tsukushinbo
- B. New Star Seafood
- C. Red Lantern

### BLOCK 21

- A. US Post Office
- B. Il Terrazzo Carmine
- C. Pop In
- D. Beba's Delicatessen
- E. Cowgirls, Inc.

### BLOCK 22

- A. FX McRory's

### BLOCK 23

- A. Starbucks
- B. Rain Shadow Meats
- C. Taylor Shellfish
- D. Zeitgeist Coffee
- E. King Street Bar & Oven
- F. The Lodge Sports Grille

### BLOCK 24

- A. Tully's
- B. King Street Kafé
- C. Kingdome Deli

### BLOCK 25

- A. Union Station Market
- B. Thai Curry Simple
- C. Hong Kong Café
- D. Joe's Bar & Grill
- E. Henry's Taiwan
- F. Ping's Food Market
- G. Fu Lin Restaurant
- H. A Piece of Cake Bakery
- I. International Model Toys
- J. Fuji Bakery
- K. Sub Sand
- L. Bank of America

### BLOCK 30

- A. Seattle Fitness
- B. Triangle Pub

### BLOCK 31

- A. Cherry Street Coffee
- B. Sluggers
- C. Elysian Fields

### BLOCK 32

- A. Quality Athletics
- B. Cone & Steiner
- C. Velouria
- D. Girin Korean Steakhouse
- E. Gameday Sports Shop

### BLOCK 33

- A. Embassy Suites Hotel (under construction)

### BLOCK 34

- A. Specialty's
- B. Starbucks
- C. Tully's
- D. Wells Fargo

### BLOCK 35

- A. Oasis Tea Zone

### BLOCK 40

- A. Uwajimaya
- B. Thai Place
- C. Aloha Plates
- D. Yummy House Bakery
- E. Shilla Korean BBQ
- F. Kinokuniya Bookstore
- G. Samurai Noodle
- H. Beard Papa's Cream Puffs
- I. Herfy's Burgers
- J. Tako Kyuuban
- K. Saigon Bistro
- L. Noodle Zen
- M. Paris Miki Optical
- N. Unicore Crepes
- O. Chase Bank
- P. Savvy Cosmetics
- Q. Boiling Point Restaurant










### BLOCK 48

- A. Shell

### BLOCK 53

- A. Seattle Yoga Shala

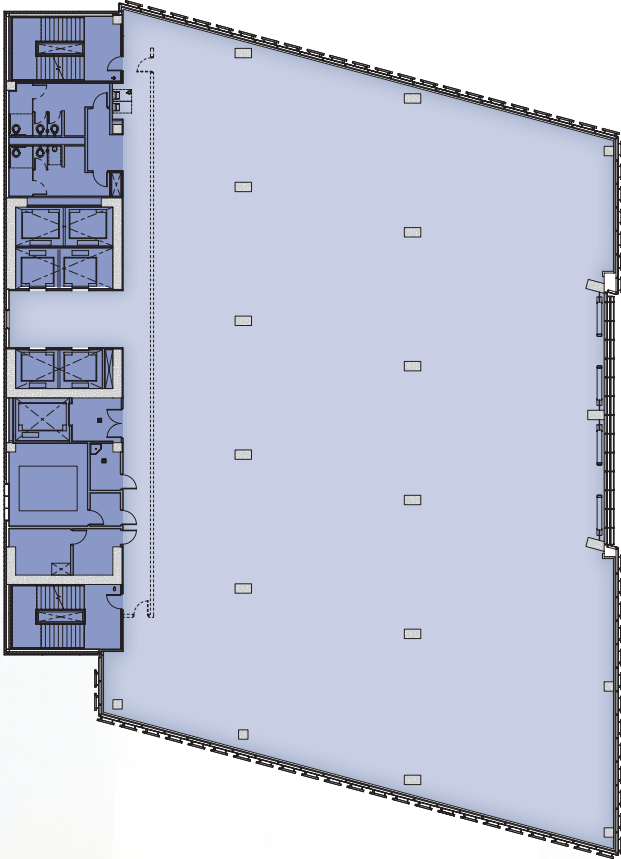
### LEGEND

-  Restaurant/Café
-  Coffee/Tea/Sweets
-  Nightclub/Bar
-  Retail
-  Services
-  Grocery/Food
-  Fitness
-  Gallery
-  Waterfront Revitalization Project Area

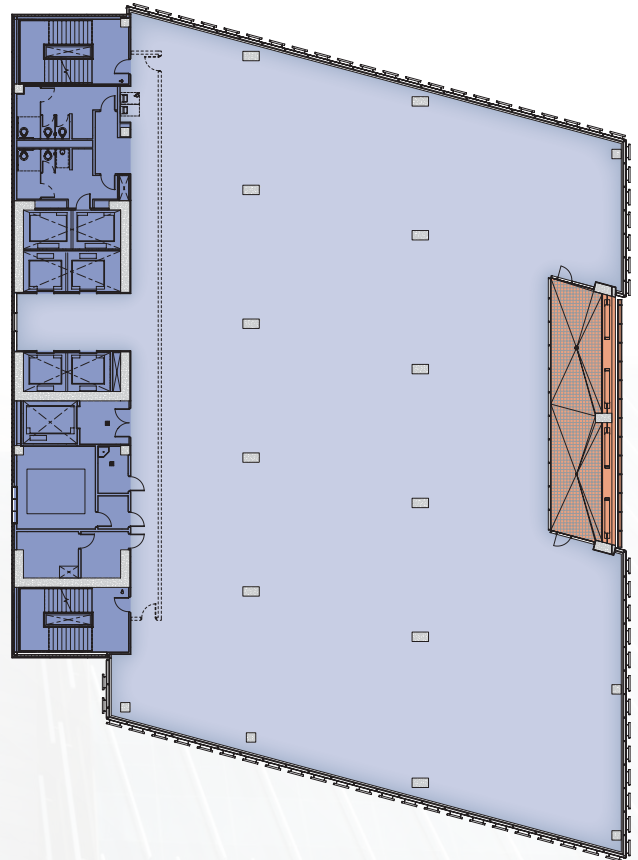


# FLOOR PLANS

## TYPICAL FLOOR



## PRIVATE DECKS ON FLOORS 8, 11, 14 & 17







*Hawk Tower*  
AT STADIUM PLACE

## PROJECT SECTION & PHASING DIAGRAM



*Hawk Tower*  
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*Penthouse restaurant and garden*





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