Redefining Seattle’s Stadium District
LEED Gold certified 173,758 rsf mixed-use office space set in the dynamic Stadium District

FOR LEASE
1531 Utah Avenue South, Seattle, WA

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

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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 Inc.
REAL INVESTMENT | BETTER LIFE
### Spaces Available

<table>
<thead>
<tr>
<th>Suite</th>
<th>Square Footage</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>4th Floor</td>
<td>51,292 sf</td>
<td>available</td>
</tr>
<tr>
<td>5th Floor</td>
<td>14,566 sf</td>
<td>available</td>
</tr>
<tr>
<td>6th Floor</td>
<td>44,903 sf</td>
<td>leased</td>
</tr>
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</table>
1. Team Status Questions
   - Developer/Owner: American Life
   - Architect: Freiheit & Ho Architects, Inc.
   - Engineers: Civil: D.R. Strong; Structural: DCI Engineers; Mechanical/Electrical/Plumbing: Hunt Engineering
   - Data Center Experience: Hunt Engineering: Seattle Children’s Hospital, T-Mobile, Verizon, Comcast
   - Leasing – Kidder Mathews

2. Building Related Questions
   - Size: 283,829 s.f. gross area; 173,758 s.f. area (tenant and amenity areas as provided in Marketing Plans previously provided; Note: all area have not been calculated using BOMA standards)
   - Construction Type: Post-tension concrete.
   - Ceiling Heights: Floor to floor heights: 17’-0” Level 1 Retail; 13’-0” Level 3 Office, 15’-0” Level 4,5,6.
   - Office versus Data or Manufacturing: Flexible. HVAC / Electrical systems designed to accommodate upgrades / isolation as needed. Three floors are 15’ floor to floor – which combined total 136,530 sf.
   - Parking Ratio and Cost: 247 parking stalls provided
   - Amenities: Lobby including a conference facility. Work out facilities, bike racks, locker rooms, decks, on-site retail.
   - LEED Gold certified
   - Vibration Criteria: Low vibration, 125 psi, post-tension floor
   - Fiber: Integra, Qwest, Comcast, AboveNet
   - Rates and Tenant Improvement Package: To be determined

3. Infrastructure Related Questions
   - Electrical Load: 4,000 Amp and 2,500 Amp, 480 volt power services. Approximately 4,000kVA available for tenant build-outs. This power provides an average of 25 watts/sf for tenant buildout. Since all central plant equipment is existing, this power provides over 15 watts/sf for process loads above the typical office space usage. Should additional power or on site generator backup be needed, provisions have been incorporated in the building construction to facilitate this type of electrical plant expansion. The servicing utility is Seattle City Light. They have furnished two separate circuits to the site that are switches just outside of the building via a Vista Switch.
   - Mechanical Load/HVAC/Air Changes:
     i. 300 tons of high efficiency water cooled chiller installed with expansion capacity to 2,000 tons.
     ii. High efficiency heating water system, 4,000 MBH, with a modular design for expansion.
     iii. Provisions for central stations air handling units on floors 4,5 and 6 with direct outside air and relief ventilation connections.
iv. Additional provisions exist for 2 additional central station mechanical rooms on each of the three upper floors.

- **Floor Loads:**
  1. 100 lbs/sf Level 1 Retail
  2. 80 lbs/sf Level 3 Office
  3. 125 lbs/sf Level 4, 5, 6
- **RO and DI Water:** By tenant as needed
- **Inert Gas Distribution:** By tenant as needed

### 4. General Information

- **Number of passenger elevators/capacity:** 3 passenger elevators, capacity 3500 lbs, 350 fpm
- **Number of Freight elevators/capacity:** 1 freight elevator, capacity 10,000 lbs
- **Finish ceiling height:** for tenant areas on floors 3, 4, 5, 6 we anticipate 10’-0” ceiling height; first floor tenant area we anticipate 12’-0” ceiling height.
- **Bay Depths:** Structural grid is typically 28’-0” x 32’-8”
  1. First floor tenant area: min 46’-5” deep.
  2. Third floor tenant area: min. 48’-2” deep.
  3. Fourth through sixth floor tenant area (core to window depth): varies 20’-4” to 85’-1” deep.
- **Number of Parking Stalls:** 247 stalls
- **Tenant Lighting specifications:** 10 watts/sf allowable (per WSEC per tenant occupancy)
- **Access Control Systems:** key card entry access into building
- **Loading Docks:** 5 berths (4 @ 55’-0” length; 1 @ 35’-0” length)
- **Tenant HVAC Specifications:**
  1. 3rd floor office area has a central station AHU on the roof. VAV boxes with electric reheat will be used for zone conditioning.
  2. 1st floor: Provisions have been made to support a major restaurant and retail. Shafts for type 1 and type 2 exhaust ducts and make-up air are furnished. A grease interceptor has also been installed and large diameter water and gas piping stubbed into the space.
  3. Tenant spaces in the other area are currently shell and core only and can be developed as needed to meet the needs of the tenant.
- **Tenant Power Specifications:** 480/277 volt 3 phase 4 wire
Provisions have been made to support the following added equipment for high density power and essential power usage:

**Electrical:**
- (4) 4,000 amp, 480 volt electrical services
- (4) Diesel generator sets, 2 MW each, total of 8 MW of generator power, room 4-5.
- Floor loading has high capacity to facilitate designs for UPS and Battery systems.
- 2 separate Communications Risers into the building.
- 3 separate Communication Vaults outside of the building

**Mechanical:**
- Chilled water plant (see central plant information under shell and core).
- Separate process cooling heat rejection equipment allowed for on roof. 24 Liebert model 940 Dry coolers accounted for in roof layout and loading (approximately 1,000 tons).
- High availability of outside air.

**Seismic Design:**

The 1531 Utah Office building is designed in conformance with 2003 International Building Code (IBC). The seismic design in 2003 IBC is based on the Maximum Considered Earthquake (MCE) for Seattle area. The MCE is a very rare event that has a 2% probability of exceedance within a 50 year period, or roughly once in every 2,500 years. The intent of the building code is to prevent a building from collapse during an extreme earthquake, such as MCE as defined in IBC, and to help reduce damages from lesser earthquake.

Specially reinforced concrete shear walls (SRCSW) are used in this office building to resist the earthquake and wind loads. SRCSW are designed to make a building very stiff under the wind loads, while ductile and resilient under large earthquake loads. They are very efficient to resist both gravity and lateral loads and provide excellent fire protection. In fact, SRCSW is the most commonly used structural system in a concrete structures in a high seismic area.
FIRST FLOORPLAN
10,892 SF

* Plans provided by Freiheit & Ho Architects, Inc., P.S.
SECOND FLOORPLAN
2,617 SF

* Plans provided by Freiheit & Ho Architects, Inc., P.S.
THIRD FLOORPLAN
13,115 SF

* Plans provided by Freiheit & Ho Architects, Inc., P.S.
FOURTH FLOORPLAN
51,292 SF

* Plans provided by Freiheit & Ho Architects, Inc., P.S.
FOURTH FLOORPLAN | TEST FIT 1

DECK SQUARE FOOTAGE: 3,119 U.S.F.

* Plans provided by Freiheit & Ho Architects, Inc., P.S.
FOURTH FLOORPLAN | TEST FIT 2

* Plans provided by Freiheit & Ho Architects, Inc., P.S.
FOURTH FLOORPLAN | TEST FIT 3

* Plans provided by Freiheit & Ho Architects, Inc., P.S.
FIFTH FLOORPLAN
14,556 SF

* Plans provided by Freiheit & Ho Architects, Inc., P.S.
SIXTH FLOORPLAN
44,903 SF

* Plans provided by Freiheit & Ho Architects, Inc., P.S.