

Russell Investments Center



when
there's
work to be
done,
this is
the space
for it.

Building Features

- + Forty-two stories of 872,000 square feet, Class A+ office space at Second and Union in downtown Seattle
- + Efficient 21,500 RSF floor plates
- + One-of-a-kind 17th floor, 23,000-square-foot deck available to all building tenants
- + On-site secured parking with a 1/1,600 RSF ratio, current monthly rate \$290/stall
- + Large setbacks providing expansive views from every corner and natural light from every direction
- + Sweeping, unparalleled views of Elliott Bay, the Olympic Mountains, Mount Rainier, the Space Needle, and the city
- + Common area on the 17th floor with Wi-Fi, soft seating, and a building café open to all tenants
- + Floor-to-ceiling glass throughout the building
- + Renovated main lobby opening in 2011

Amenities

- + Full-service 3,000-square-foot fitness center on the fourth floor open to all tenants
- + On-site conference facilities with voice and data capabilities
- + Convenient drop-off dry cleaning available in Treasures sundries shop
- + Starbucks with ample meeting space and outdoor deck
- + Chase Bank branch and ATMs
- + Highest-quality HVAC systems throughout the building
- + Zipcars, bike lockers, and shower facilities available for commuting alternatives
- + Close to the Bainbridge, Vashon and Bremerton ferries
- + Convenient mass transit access, including a Sound Transit light-rail stop at University Street station across the street
- + Twenty-four-hour security and key card access maintain high safety standards

**pike place
market is
your corner
market.**

**seattle art
museum
is your
lobby art.**

**seattle
symphony
is your
elevator
music.**



Commute the way you want, when you want.

The Russell Investments Center location makes getting to major arterials direct and easy. Highway 99 can be entered or exited from First Avenue. North- or southbound I-5 connects to Union, University, and Seneca Streets. With generous and secure on-site parking (ratio of 1 stall/1,600 square feet leased), you can drive into the underground garage and be ready for work in minutes. Convenient access to Seattle's mass transit system allows you the choice of taking a bus, train, light rail, water taxi, or ferry to downtown. Showers and day lockers are available. At Russell Investments Center, you have options.

A green gem that increases your value.

Russell Investments Center boasts a perfect 100 ENERGY STAR® score, making it the most efficient high-rise in Seattle and a candidate for LEED®-EB Platinum status. This means more value for you with lower operating costs than comparable buildings, more efficient energy and water use, and a comprehensive recycling and composting program that reduces waste.

Contact us.

For leasing information:

Jesse Ottele, 206.292.6096, jesse.ottele@cbre.com

Owen Rice, 206.292.6139, owen.rice@cbre.com

Brandon Weber, 206.292.6066, brandon.weber@cbre.com
leasing@russellinvestmentscenter.com

Meet your neighbors.

Work *and* play at the doorstep of Seattle's cultural, culinary, financial, and entertainment district. Across the street and around the block, you'll find welcoming neighbors and ample reasons to make yourself at home at Russell Investments Center:

- + Pike Place Market
- + Four Seasons Hotel
- + Seattle Art Museum
- + Benaroya Hall/Seattle Symphony
- + Washington Athletic Club (WAC)
- + Washington State Convention & Trade Center
- + Waterfront

Within walking distance to renowned restaurants:

- + Steelhead Diner
- + Matt's in the Market
- + Pike Pub and Brewery
- + ART Restaurant
- + Taste
- + Union
- + The Triple Door
- + Wild Ginger
- + The Capital Grille
- + Purple Café and Wine Bar



© 2012 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. cjm 01-24-12

Leased by:

CBRE
CB RICHARD ELLIS

Managed by:

UNICO



belltown

market district

retail core

financial district

cultural district

- Neighborhood Restaurants
1. Campagne
 2. Steelhead Diner
 3. The Pink Door
 4. Matt's in the Market
 5. Place Pigalle
 6. Maximilien
 7. Pike Pub and Brewery
 8. ART Restaurant
 9. Taste
 10. Union
 11. The Triple Door
 12. Wild Ginger
 13. The Brooklyn Seafood, Steak & Oyster House
 14. The Capital Grille
 15. Purple Café and Wine Bar