

RUSSELL INVESTMENTS CENTER

Fact Sheet



LOCATION

- 1301 Second Avenue, Seattle, Washington 98101
- Located in Seattle's Central Business District
- Spectacular views of Elliott Bay and Olympic Mountains
- Superior access to Washington State Ferry Dock and Metro/LINK transit tunnel
- Convenient to Waterfront and West Edge retail districts



BUILDING SPECS

- 24 x 7 lobby guard service
- 24 x 7 tenant accessible card key access
- Building hours: Monday-Friday 6 a.m. to 7 p.m.
- Telecom providers:
 - » Comcast, AT&T, CenturyLink, Cross Stream, Cogent, Zayo, and Level 3
- Floor to ceiling windows on the south, west and east exposures
 - » Floor-to-ceiling window size: 8'1"
 - » Standard window size: 5'7"



AMENITIES

- The 17th Floor features 13,000 SF of tenant exclusive indoor amenity space
- 17th Floor also features tenant exclusive 23,000 SF outdoor deck
- Expansive tenant lounge with free Wi-Fi and building café
- Four conference rooms (seating for 4-79)
- Secure onsite bike storage for 147 bikes
- Tenant fitness center, showers, and locker rooms



TRANSPORTATION

- Adjacent to Metro/LINK University Street Station
- Direct access to Second Avenue transit corridor, served by four regional bus systems
- Five blocks to Interstate 5
- Six blocks to Washington State Ferry dock



PARKING

- Parking ratio: 1/1,900 RSF
- Garage entrance and exit on Union Street
- 4 electric car charging stations (8 additional stations to be added in 2023)
- Zipcar onsite

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BUILDING DATA

- 875,000 SF of Class A space
- Built in 2006
- 42 floors
- Typical floorplate size:
 - » Low-Rise: 46,000 RSF
 - » Mid-Rise: 21,500 RSF
 - » High-Rise: 22,500 RSF
- 20 passenger elevators with new destination dispatch technology and 3 freight elevators
- Column-free floorplates; exterior column spacing is typically 20'
- 4000 amp bus riser serving Siemens transformers and Siemens panel boards on each floor.
- Two domestic water pumps supply water to each floor of the building
- Emergency power is available for emergency lighting, fire and life safety systems and elevators in the event of an utility power outage
- 4 watts/SF for lighting and convenience, 4 watts/SF for mechanical; All-in 8 watts/SF



SUSTAINABILITY FEATURES

- LEED EB Platinum certification
- Energy STAR score of 97
- Walk score of 99
- Transit score of 100
- Air measuring devices and CO2 sensors help monitor and control health of indoor air
- Automated lighting system and motion sensors control light schedules and save energy



PROJECT TEAM

- Owner and Manager: CommonWealth Partners
- Leasing: CBRE, Inc.

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