



SKINNER HALL



METROTRACT
SEATTLE

Project Overview

The Skinner Hall Concourse directly connects over 3M SF of office space. The Concourse starts at the newly remodeled Two Union, travels through the Skinner Building, and ends at the new Rainier Square, home to the market's first Equinox Fitness Club, the Fonte Bar, and Mendocino Farms. Major renovations are subsequently complete and ready for tenant improvements.





A **BALANCED**
REVIVAL
IS UNDERWAY

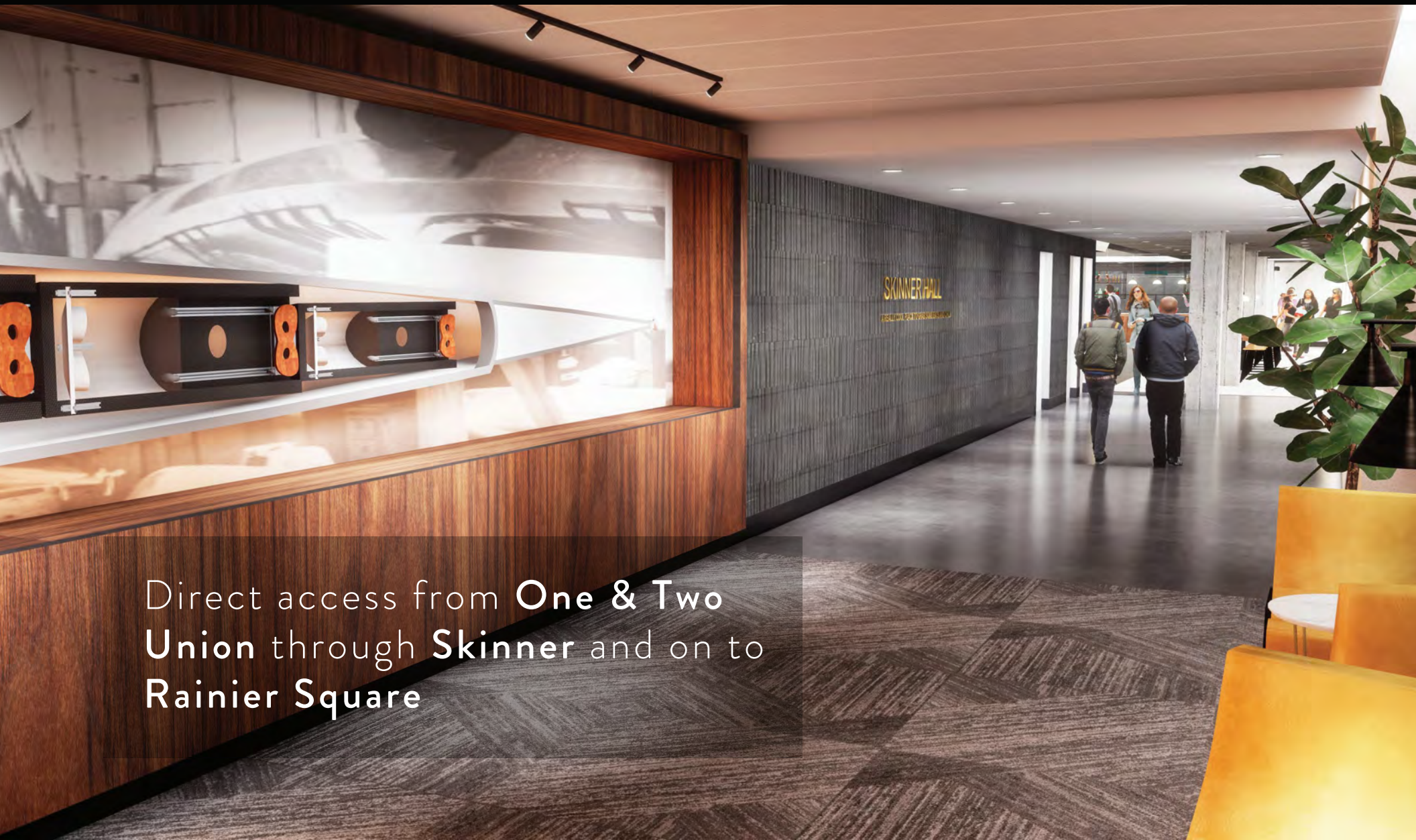
RAINIER
SQUARE

CORRIDOR

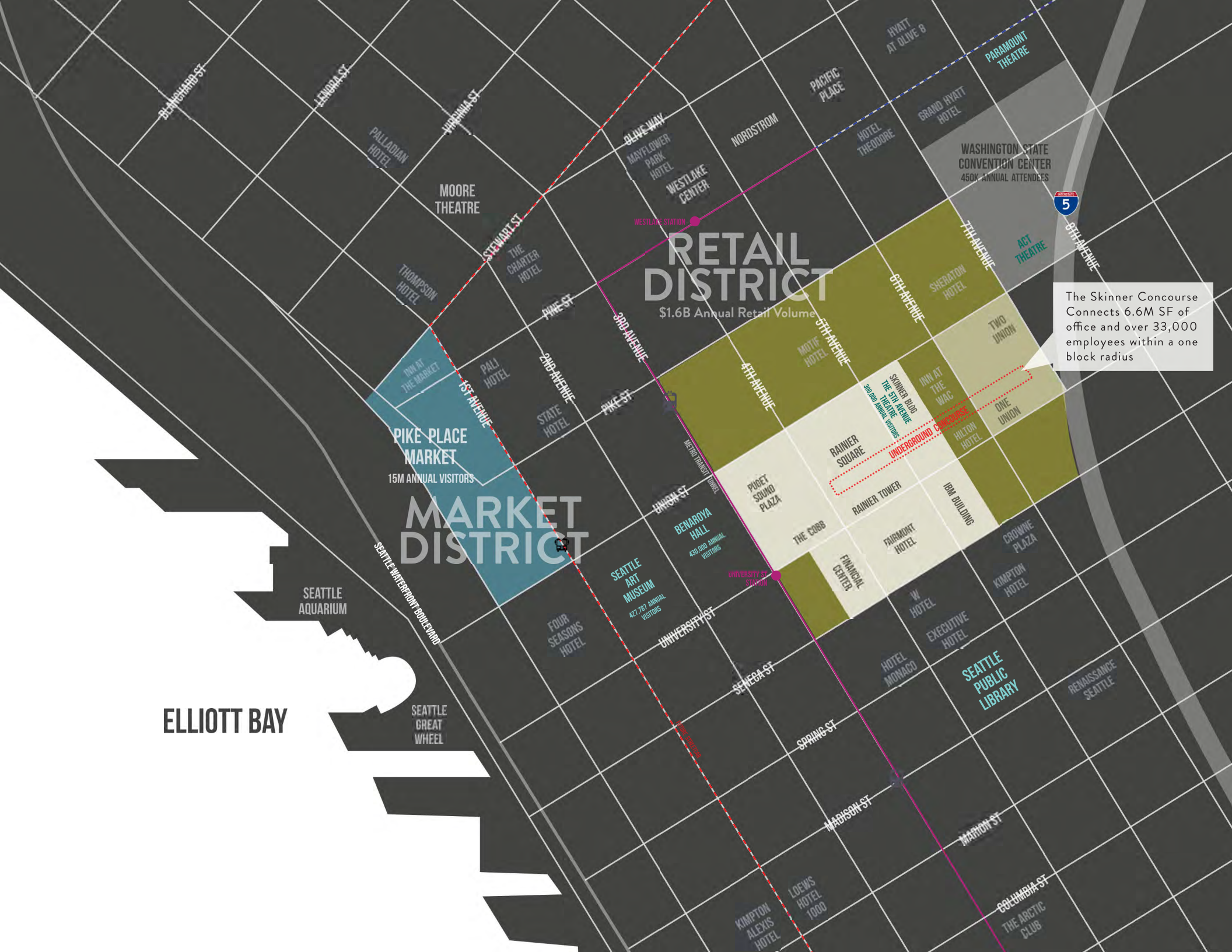
HALL

LOUNGE

TWOUNION
SQUARE



Direct access from **One & Two Union** through **Skinner** and on to **Rainier Square**



RETAIL DISTRICT

\$1.6B Annual Retail Volume

MARKET DISTRICT

PIKE PLACE MARKET
15M ANNUAL VISITORS



The Skinner Concourse
Connects 6.6M SF of
office and over 33,000
employees within a one
block radius

ELLIOTT BAY

WASHINGTON STATE
CONVENTION CENTER
450K ANNUAL ATTENDEES

WESTLAKE STATION

UNIVERSITY ST
STATION

SEATTLE WATERFRONT BOULEVARD

SEATTLE
AQUARIUM

SEATTLE
GREAT
WHEEL

SEATTLE
ART
MUSEUM
427,787 ANNUAL
VISITORS

FOUR
SEASONS
HOTEL

BENAROYA
HALL
430,000 ANNUAL
VISITORS

UNION ST
METRO TRAIN STATION

HOTEL
MONACO

SEATTLE
PUBLIC
LIBRARY

RENAISSANCE
SEATTLE

KIMPTON
ALEXIS
HOTEL

LOEWS
HOTEL
1000

THE ARCTIC
CLUB

W HOTEL

EXECUTIVE
HOTEL

KIMPTON
HOTEL

CROWNE
PLAZA

FINANCIAL
CENTER

FAIRMOAT
HOTEL

IBM BUILDING

PIKET
SOUND
PLAZA

THE COBB

RAINIER
TOWER

HILTON
HOTEL

ONE
UNION

RAINIER SQUARE

SKINNER BLVD
THE 5TH AVENUE
THEATRE
300,000 ANNUAL VISITORS

INN AT
THE WAC

TWO
UNION

PIKET SOUND PLAZA

MATTIE
HOTEL

SHEARSON
HOTEL

ACT
THEATRE

STATE HOTEL

2ND AVENUE

3RD AVENUE

4TH AVENUE

5TH AVENUE

6TH AVENUE

7TH AVENUE

THOMPSON
HOTEL

1ST AVENUE

2ND AVENUE

3RD AVENUE

4TH AVENUE

5TH AVENUE

6TH AVENUE

7TH AVENUE

INN AT
THE MARKET

PALU
HOTEL

STATE HOTEL

2ND AVENUE

3RD AVENUE

4TH AVENUE

5TH AVENUE

6TH AVENUE

7TH AVENUE

THOMPSON
HOTEL

1ST AVENUE

2ND AVENUE

3RD AVENUE

4TH AVENUE

5TH AVENUE

6TH AVENUE

7TH AVENUE

INN AT
THE MARKET

PALU
HOTEL

STATE HOTEL

2ND AVENUE

3RD AVENUE

4TH AVENUE

5TH AVENUE

6TH AVENUE

7TH AVENUE

INN AT
THE MARKET

PALU
HOTEL

STATE HOTEL

2ND AVENUE

3RD AVENUE

4TH AVENUE

5TH AVENUE

6TH AVENUE

7TH AVENUE

INN AT
THE MARKET

PALU
HOTEL

STATE HOTEL

2ND AVENUE

3RD AVENUE

4TH AVENUE

5TH AVENUE

6TH AVENUE

7TH AVENUE



CLASSIC/MODERN
UNFINISHED/REFINED
LIGHT/SHADE

| | |
|---------------|----------------|
| TENANT 1..... | 1,424 SF |
| TENANT 2..... | 721 SF |
| TENANT 3..... | Leased |
| TENANT 4..... | Leased |
| TENANT 5..... | 649 SF |
| TENANT 6..... | Leased |
| RATES..... | CALL FOR RATES |
| TIMING..... | IMMEDIATE |



EQUINOX



COMMON
AREA
RESTROOM



TWO UNION
SQUARE

TENANT 1A & 1B
1,424 SF

TENANT 2
721 SF

TENANT 3
LEASED

TENANT 5
649 SF

LEASED

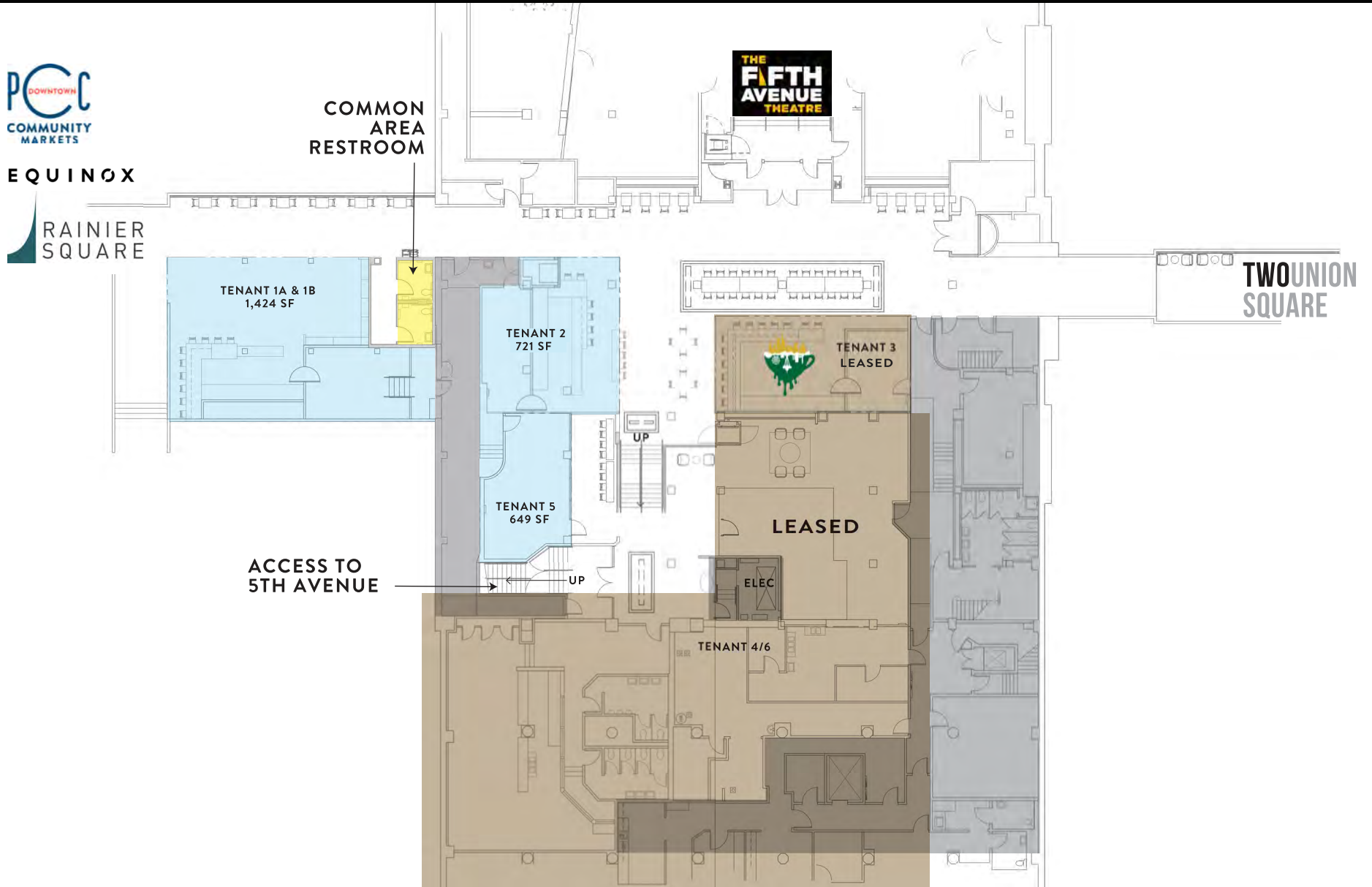
ACCESS TO
5TH AVENUE

ELEC

TENANT 4/6

UP

UP





A VISION
IS BECOMING
REALITY



CORRIDOR

HALL

LOUNGE

TWO UNION
SQUARE



SKINNER HALL

A REALLY COOL PLACE TO GRAB SOME EATS AND CHILL

Access down from 5th Ave and
the Skinner Office Tenants





LA CARTE

METRO TRACT
SEATTLE

JOIN US

REAL RETAIL

ANDREW MILLER

206-464-0600 OFFICE

206-818-3629 CELL

AMILLER@REAL-RETAIL.NET

ERIC ZUEHLSORFF

206-464-0600 OFFICE

808-221-1134 CELL

ERIC@REAL-RETAIL.NET

THIS INFORMATION SUPPLIED HEREIN HAS BEEN SECURED FROM SOURCES BELIEVED TO BE RELIABLE; HOWEVER, NO REPRESENTATIONS ARE MADE TO ITS ACCURACY. PROSPECTIVE TENANTS OR BUYERS SHOULD CONSULT THEIR PROFESSIONAL ADVISORS AND CONDUCT THEIR OWN INDEPENDENT INVESTIGATION. PROPERTIES ARE SUBJECT TO CHANGE IN PRICE AND/OR AVAILABILITY WITHOUT NOTICE.