



IMAGINE.
WONDER.
ANTICIPATE.

 **PACIFIC PLACE**
MADISON MARQUETTE



PACIFIC PLACE SPARKED THE REVITALIZATION OF DOWNTOWN, AND THE BURST OF GROWTH, ENERGY AND OPPORTUNITY SURROUND US — FROM AMAZON'S ON-GOING EXPANSION TO THE NEW VISION OF THE PIKE-PINE CORRIDOR AND THE REDEVELOPMENT OF THE WATERFRONT.

- #1 fastest growing major city in the US (US CENSUS BUREAU)
- Out of the 640,500 residents in the city of Seattle, approximately 65,000 live Downtown
- 49% of jobs are located just in the downtown area, with 243,995 employees all within bus, streetcar or walking distance to Pacific Place
- 20 million tourists visit Seattle each year
- Amazon's expansion alone will include 10 million sf of additional office space, amounting to 30,000 employees within a 5-10 minute walk of Pacific Place
- A "dizzing rush of tech companies are moving to Seattle" (SEATTLE TIMES) — Expedia, Weyerhaeuser, Apple, Alibaba, Booking.com/Priceline, Facebook, CenturyLink, Dropbox, Google, Zillow, eBay, Hulu, GoDaddy and Twitter, to name a few

THE ANTICIPATION BUILDS

PLANNING. BUILDING. CAPITALIZING.



A DISTINCTIVE AND ENERGIZED ENVIRONMENT THAT EPITOMIZES THE SEATTLE URBAN EXPERIENCE.



- Amazon's current footprint can support approximately 30,000 employees and, once complete, Amazon's campus will support 72,000 employees
- With about 44 million sf of office space, Downtown Seattle accounts for nearly half of the total inventory in the Puget Sound region
- 15 million sf of office space currently under construction, permitted or planned for Downtown

- 338,000 sf with four full city blocks with continuous street frontage
- 50 shops and restaurants
- Barneys New York, Tiffany & Co., J.Crew, Kate Spade New York, Michael Kors, Lululemon
- The best retail parking in downtown
- 11 screen AMC Theatre
- Connected via skybridge to Nordstrom national flagship store

THE CENTER ATTRACTS

DENSITY. PROXIMITY. ACCESSIBILITY.

THE MARKET THRIVES

THRIVING. TRANSFORMATIVE. INSPIRING.

- Seattle has one of the most "walkable" downtowns in the nation
- Seattle is experiencing a 22% increase in spending since last year, with restaurant sales at a 31% increase
- Approximately 1 million people stayed in Seattle hotels in 2014
- Seattle ranks in the top 5 for:
 - National Retail Index (NRI) (MARCUS & MILLICHAP, 2013)
 - Most active office sales market in the U.S. (CBRE, 2013)
 - Highest levels of office market absorption (JONES LANG LASALLE, 2013)

**PACIFIC PLACE
IS MAIN & MAIN,
OCCUPYING A FULL
CITY BLOCK. PACIFIC
PLACE OFFERS THE
MOST SIGNIFICANT
SELECTION OF RETAIL
IN DOWNTOWN.**



- NEW COMMERCIAL DEVELOPMENT
- AMAZON DEVELOPMENT
- CONVENTION CENTER EXPANSION



DOWNTOWN AVERAGE HHI: \$67,390

RESIDENTIAL DEVELOPMENT:

TOTAL EXISTING UNITS:

33,000 APARTMENT HOMES

12,000 CONDOMINIUMS

NEW UNITS PROJECTED 2015: 8,000

NEW RESIDENCES LAST YEAR: 4,000

**53% OF RESIDENTS AGE 25 AND
OVER HAVE A BACHELOR DEGREE
OR HIGHER**

**20,000 RESIDENTS PER SQUARE
MILE, NEARLY THREE TIMES THE
CITY WIDE AVERAGE**

POPULATION GROWTH:

10% SINCE 2010

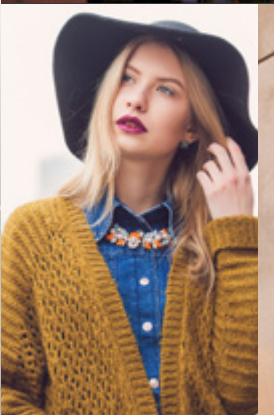


POPULATION. AFFLUENCE. GROWTH.

THE OPPORTUNITY BECKONS

- Named “Best City for Tech Job Growth” (FORBES, 2013)
- Daytime population: 243,995*
- In 2014, the Washington State Convention Center hosted 420,000 attendees
- Convention Center is adding 300,000 sf of exhibition space, 125,000 sf meeting room space and 60,000 sf of ballroom space
- Approximately 10 million people visit Pike Place Market annually
- Over 900,00 cruise passengers annually

*SOURCE: U.S. Census Bureau. Does not reflect tourists and other Downtown visitors. Amazon estimates plan for 140 square feet per employee.



#1 FASTEST GROWING MAJOR CITY IN THE US

(US CENSUS BUREAU)



PACIFIC PLACE | SEATTLE

LUXURY. ENTERTAINMENT. DINING.



Madison Marquette

MADISONMARQUETTE.COM