

*Seattle, Washington 98101*

*Block bound by Fourth and Fifth Avenues  
and Union and University Streets*

On May 8, 2014 the University of Washington Board of Regents approved the selection of Wright Runstad & Company to redevelop Rainier Square, a 140,000 square foot retail property that is part of the University's Metropolitan Tract in downtown Seattle. Wright Runstad & Company was granted an 80 year ground lease through a competitive process managed by the University of Washington.

The 800,000 square foot project will include a 58-story tower containing 710,000 square feet of office space and approximately 220 apartment units on its uppermost floors with 360 degree unobstructed views. The project will also include a separate 12-story, 165 room luxury hotel, as well as 90,000 square feet of distinctive restaurants, retail shops and fitness amenities. The Fifth Avenue and Union Street corner will be a signature space for a distinctive national or international retailer that can also offer access to upper floors creating a large anchor retail opportunity. A six level garage will be constructed below grade accommodating more than 1,000 cars with a combination of reserved, self-park, and valet parking.

The project's design is both inspired by and respectful of the existing Rainier Tower, whose distinctive curved base has made it one of Seattle's iconic buildings. The project's new landmark tower makes a bold step towards the future of Seattle's architectural and urban character.

A Master Use Permit was granted in August 2016. Construction is estimated to start in the summer of 2017, with first occupancy scheduled for third quarter 2019.



*Size:*  
800,000 total rsf  
710,000 rsf Office Space  
90,000 rsf Retail/Amenity Space  
220 Apartment Homes  
165 Luxury Hotel Rooms

*Parking:*  
1,000 structured spaces

*Property Owner:*  
University of Washington

*Developer:*  
Wright Runstad & Company

*Architect:*  
NBBJ

*Contractor:*  
Lease Crutcher Lewis

*Hotel Operator:*  
TBD