

*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 1.17M square foot project will include a 58-story tower containing 722,000 square feet of office space and approximately 188 apartment units on its uppermost floors with 360 degree unobstructed views. The project will also include a separate 12-story, 163 room luxury lifestyle hotel, as well as 79,000 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. 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 began fall of 2017, with first occupancy scheduled for third quarter 2020.



*Size:*  
1.17M total rsf  
722,000 rsf Office Space  
79,000 rsf Retail/Amenity Space  
200 Apartment Homes  
163 Luxury Hotel Rooms

*Parking:*  
1,000 vehicle capacity

*Property Owner:*  
University of Washington

*Developer:*  
Wright Runstad & Company

*Architect:*  
NBBJ

*Contractor:*  
Lease Crutcher Lewis

*Hotel Operator:*  
TBD