

the JACK



the **JACK**

Seattle's past is now its future

Our vision

With Pioneer Square's rich built environment; diverse options for fine art, great food and distinct retail; and the re-development of the Seattle Waterfront experience — Seattle's First Neighborhood is its Next Neighborhood.

Designed by renowned architect Olson Kundig, The Jack's historically accurate architectural details fit seamlessly into Pioneer Square, while providing tenants an unparalleled, modern work environment focused on human health and sustainability.

Pioneer Square's location along the reimagined Waterfront, as well as its position as a hub for regional transit, creates the perfect home for businesses looking to offer the live-work experience employees crave.



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Olson Kundig design

Building design

Designed by award-winning, Pioneer Square-based Olson Kundig Architects, The Jack embraces the history of Seattle's first neighborhood with an elegant brick façade and custom historic replica window systems while providing the modern amenities and forward-thinking technology and infrastructure discerning tenants crave.

The first of its kind, The Jack will be the first ever SEAM certified building in the United States. The Social Equity Assessment Method is an international standard giving guidance on how to improve social responsibility and contribute to sustainable development. SEAM will act as a road-map for developing socially sustainable, responsible, and impactful real estate projects that measurably increase the prosperity of all communities.



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A workplace employees crave

Project amenities + design

While The Jack's exterior embraces Pioneer Square's history, inside The Jack was designed for your company's future. Ideally located on Seattle's new waterfront, The Jack's mid-block entry ushers tenants and guests in from vibrant Pioneer Square to a secure, gracious lobby with amenities.

Each tenant floor takes advantage of the unique side core design, to maximize ample natural light at every turn via custom window systems and a prominent four-story light well. An expansive, landscaped rooftop terrace showcases commanding views of Elliott Bay and the newly constructed Waterfront Park.

Integrated smart technology infrastructure supports the most robust tenant requirements today and into the future. For the commute, The Jack offers secure bike storage, fully appointed locker rooms and a secure 40-stall garage.

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Building Features



Proper Address
74 S Jackson Street,
Seattle, WA 98104



Building Size
8 Floors
145,500 RSF



Retail / Flex RSF
±9,500



Roof Terrace
±16,000 SF



Certifications
LEED Gold
WELL Building Gold
WiredScore Gold
Salmon-Safe Certified
SEAM Certified



Average Floor Plate RSF
±22,000



Parking
42 secure underground
stalls



Construction Start
Q1 2021



Delivery Date
Q2 2023

the JACK

Breathtaking views





6th Ave

the JACK

5th Ave

4th Ave

3rd Ave

2nd Ave

Pine St

Pike St

Union St

University St

Seneca St

Spring St

Madison St

Marion St

Columbia St

Cherry St

James St

5th Ave S

4th Ave S

3rd Ave S

Pike Place Market

Pike Place Market Expansion

Waterfront Park

99

Alaskan Way Upgrade

Renovated Ferry Terminal

Pioneer Square

S Post Alley

Yesler Way

S Washington St

Occidental Square

S Main St

S Jackson St

S King St

1st Ave S

Pedestrian Upgrades

Aquarium Expansion

Habitat Beach

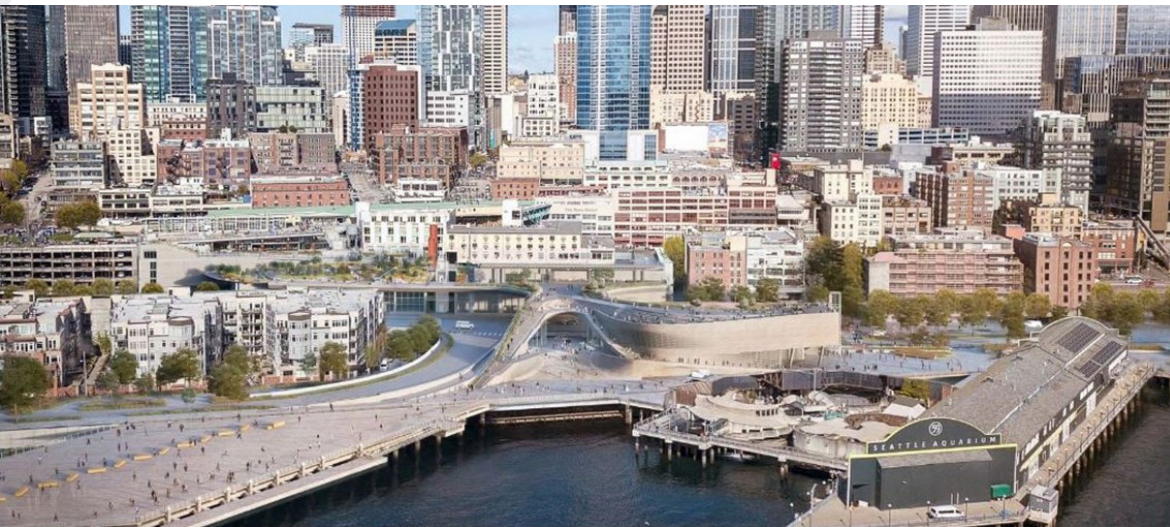
the JACK

Pier 48

Pier 46
Planned Cruise Ship Terminal

Railroad Way

5



The new Seattle Waterfront

For the first time in over 70 years, Seattle will be reconnected to the water. Go for a run or bike along two miles of beautifully landscaped waterfront boardwalk with expanded sidewalks and dedicated bike lanes spanning from Olympic Sculpture Park to the Stadiums. Catch a ferry at the rebuilt Coleman Dock. Enjoy a picnic lunch at the newly constructed Habitat Beach or launch a kayak from the Washington Street Boat Landing. At The Jack, Seattle's newest park is right outside the front door.

6th Ave

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5th Ave

4th Ave

3rd Ave

2nd Ave

Union St

University St

Seneca St

Spring St

Madison St

Marion St

Columbia St

Cherry St

James St

5

5th Ave S

4th Ave S

3rd Ave S

King Street Station

99

S Post Alley

Yesler Way

S Washington St

S Main St

S Jackson St

S King St

1st Ave S

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Light Rail from Int'l District Station

- 10 mins to Westlake
- 12 mins to Capitol Hill
- 19 mins to Bellevue
- 20 mins to University of Washington
- 30 mins to SeaTac

Walk Times

- 5 mins to King Street Station
- 5 mins to Ferry Terminals
- 7 mins to Int'l District Station
- 10 mins to Downtown Retail Core

Bainbridge Ferry

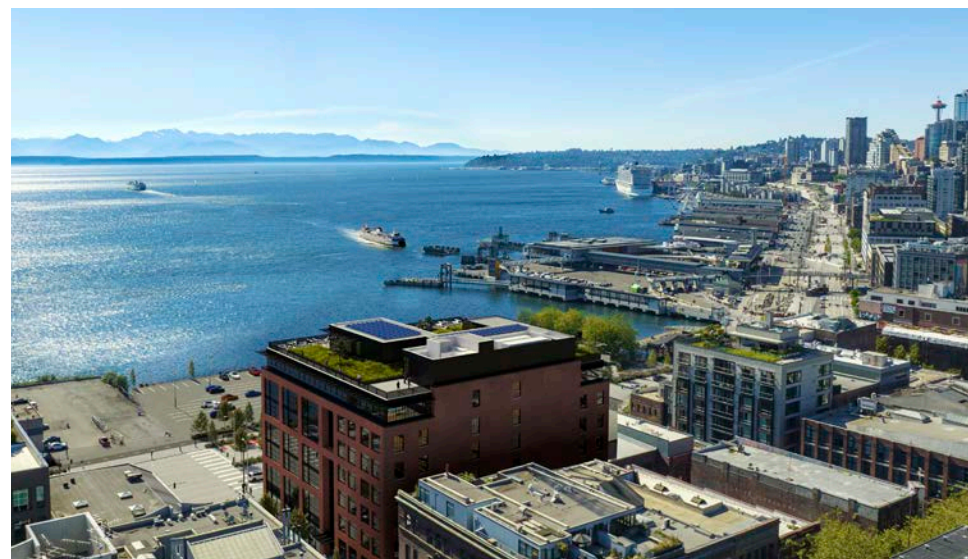
Bremerton Ferry

Vashon Ferry

West Seattle Water Taxi

transportation





floor plans

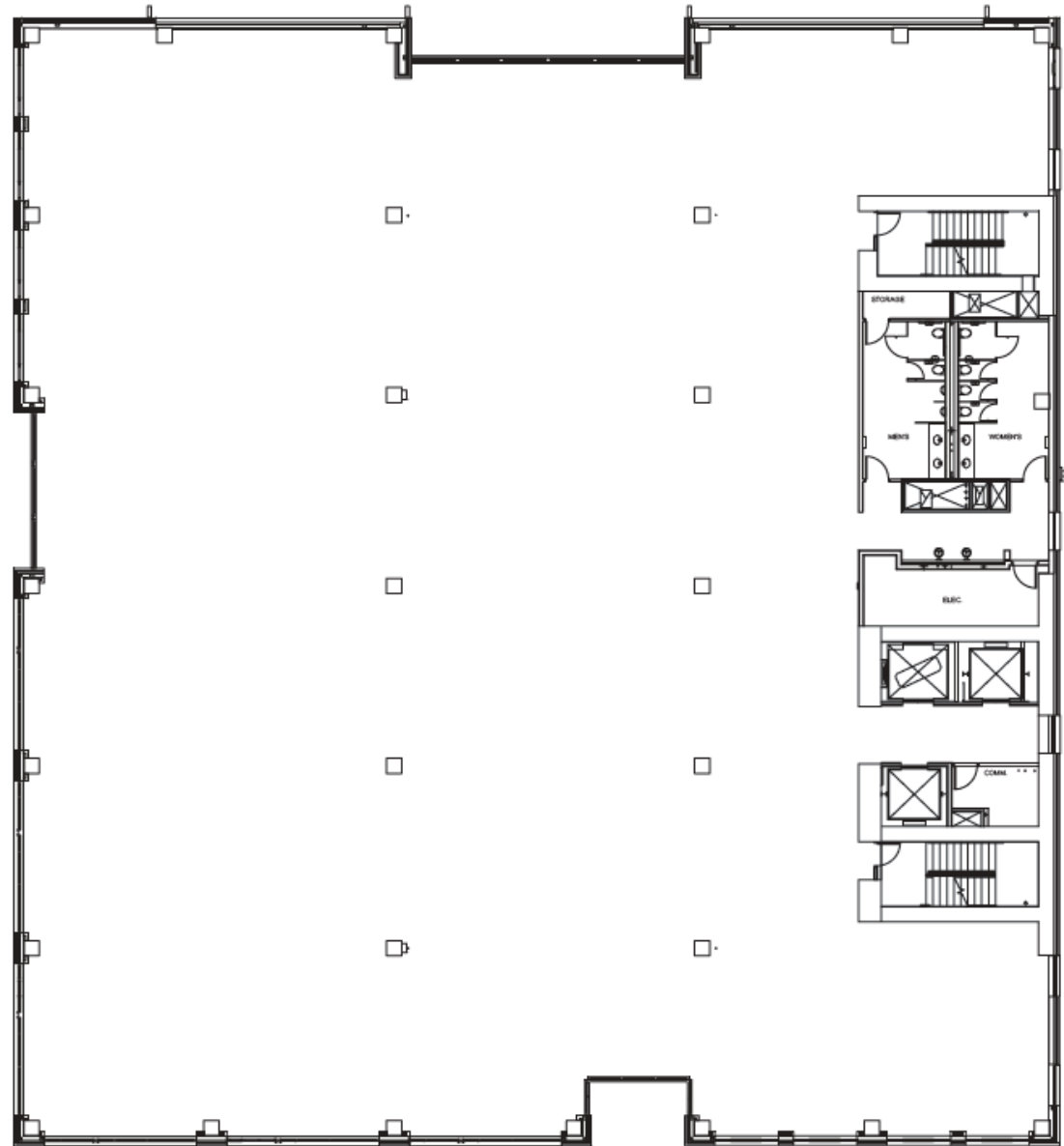
typical floor plate

±22,000 RSF



Waterfront Park and
Views of Elliott Bay

Alaskan Way South



South Post Alley

South Jackson Street



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