



DOWNTOWN CORE.
UNPARALLELED AMENITIES.





SOUGHT-AFTER LOCATION

Companies seeking a premier address at the nexus of the life sciences and technology hub find themselves at Met Park. The two striking steel-and-glass towers offer innovative workspaces with expansive city and water views.

CLASS A OFFICE: 747,315 SF of modern workspace

ADJACENT I-5: Quick access to I-5 northbound, southbound, and the express lanes

SUPERIOR TRANSPORTATION: Bus, light rail, and car

NEIGHBORHOOD TRANSFORMATION: Expansion of the convention center is underway, along with new residential, retail, office, and dining, arriving 2021/22

MAJOR TECH AND LIFE SCIENCES GIANTS: Amazon, Facebook, Google, Fred Hutch, UW, and Children's Hospital Research are nearby

URBAN ACCESS

Located at the confluence of Capitol Hill, South Lake Union, and the retail district of downtown Seattle, you're walking distance to tasty artisan restaurants and favorite happy hour hangouts. Whether you stretch your legs or hop the Met Park complimentary shuttle, 360° of world-class experiences are moments away.

CITY CENTER LOCATION: Close proximity to diverse entertainment, rich culture, and a dynamic social scene

HIP CAPITOL HILL: Home to an inspired collection of top shops and restaurants

SAVVY SOUTH LAKE UNION: A myriad of supreme shopping and dining destinations are walking distance away

BRAND NEW RESIDENTIAL: An influx of new apartments and condominiums surrounding Met Park recently delivered and under construction



VIBRANT NEIGHBORHOOD EXPERIENCE

Next door, the Washington State Convention Center expansion is underway which will transform the neighborhood with new residential, office, retail, restaurants, entertainment and a hotel—creating a vibrant 24/7 urban experience.

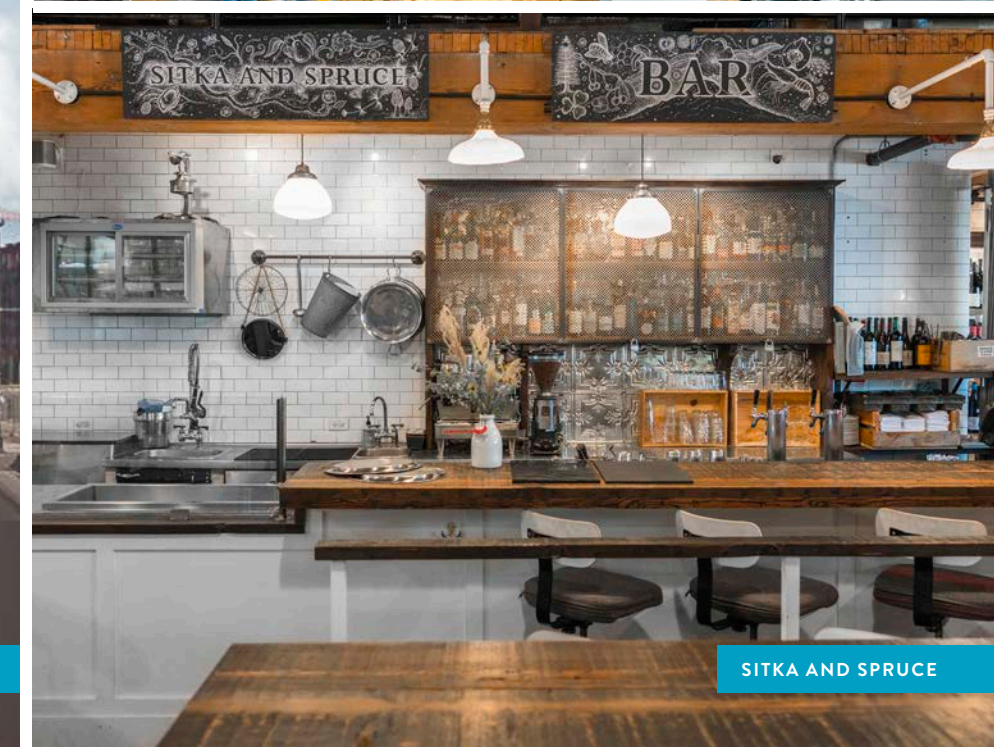
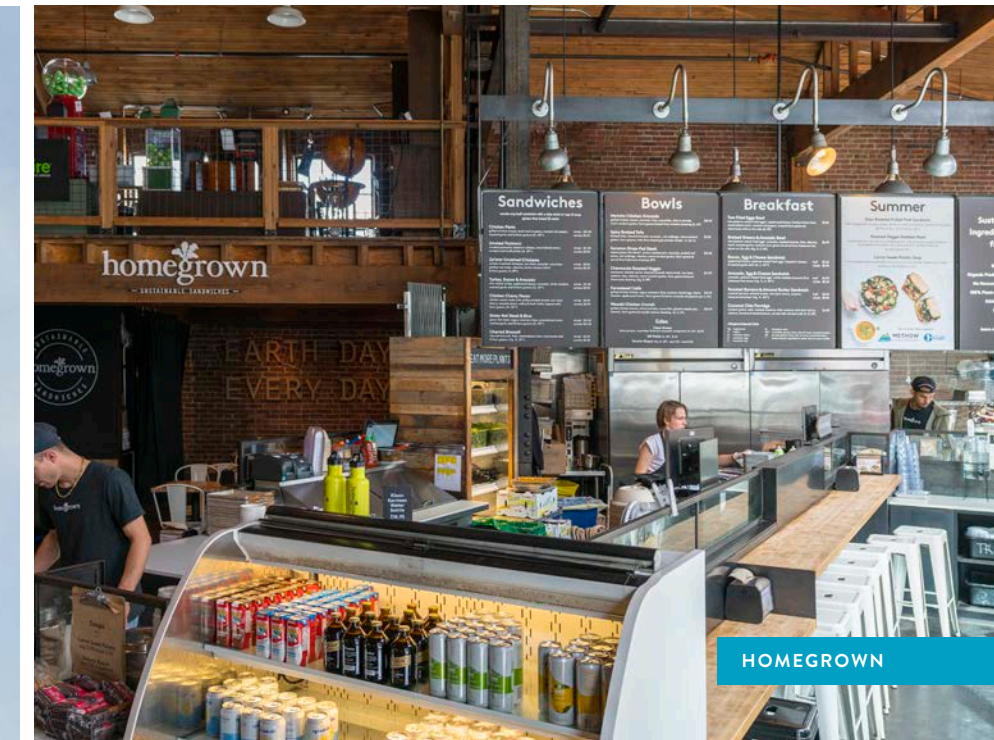
NEW DEVELOPMENT AND ACTIVATION:

- Washington State Convention Center Expansion
 - Approximately 1.5 million additional SF of gross floor area
 - 29-story residential tower and 16-story office tower
- Hyatt Regency Seattle
 - 1,260 rooms and suites make it the largest hotel in the Pacific Northwest
 - 4 dining venues including a premier steak house, authentic Italian fare, craft cocktail bar, and a coffee shop

A FOODIE PARADISE:

Sip and savor your way through power lunches and corporate dinners. You won't suffer in the midst of much of the Northwest's finest cuisine nearby.

- The Carlile Room
- Melrose Market, home to Marseille, Sitka and Spruce, and Homegrown
- Urbane
- Terra Plata
- Barolo
- Juicy Café



TRANSIT ORIENTED

Met Park is strategically located with direct access to I-5 northbound/southbound/express lanes and nearby transportation options. On-site below grade parking offers above market parking ratios. Met Park's complimentary shuttle will whisk you away to city destinations at the click of the App.

MULTIMODAL ACCESS: Perfect for car, bus, light rail, bicycle and foot

DIRECT I-5 ACCESS: Northbound/southbound/express lane on-ramps are right around the corner

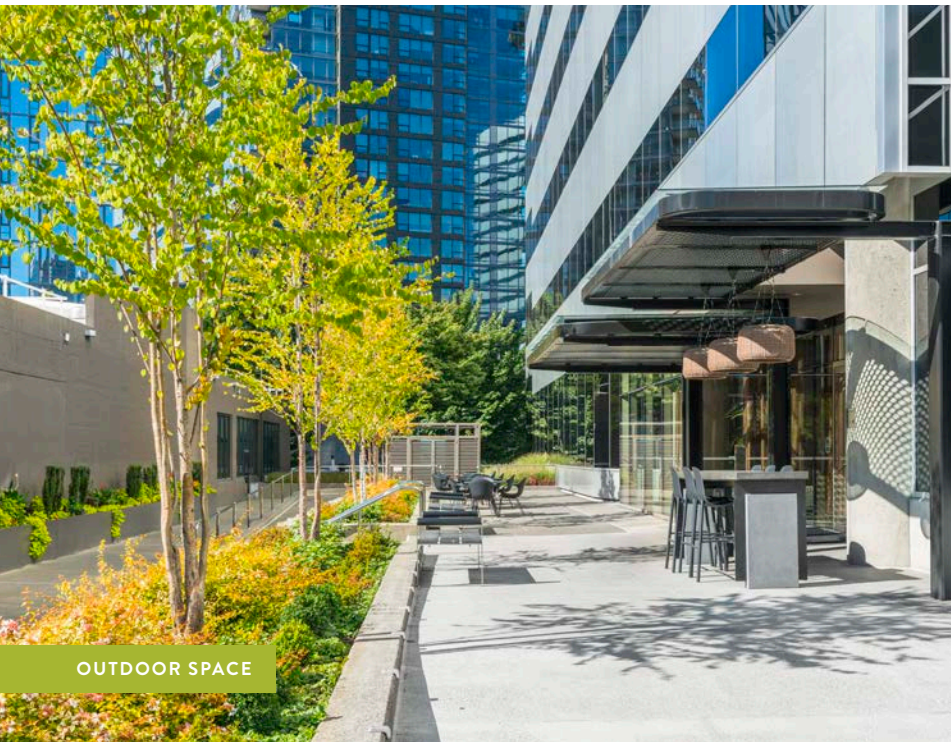
REGIONAL CONNECTIONS: Close proximity to numerous bus routes

LIGHT RAIL: A short walk to two light rail stations - Capitol Hill and Westlake

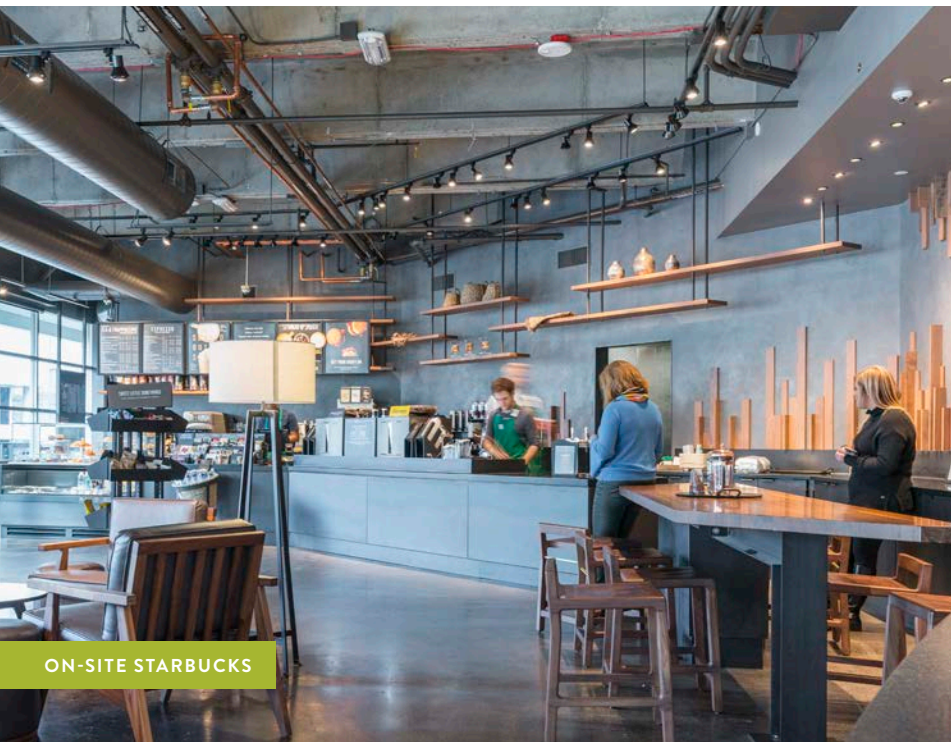
FREE SHUTTLE: Smartphone app-enabled complimentary tenant shuttle

CONVENIENT PARKING: Two on-site parking garages with EV charging stations with complimentary vacuum service





OUTDOOR SPACE



ON-SITE STARBUCKS

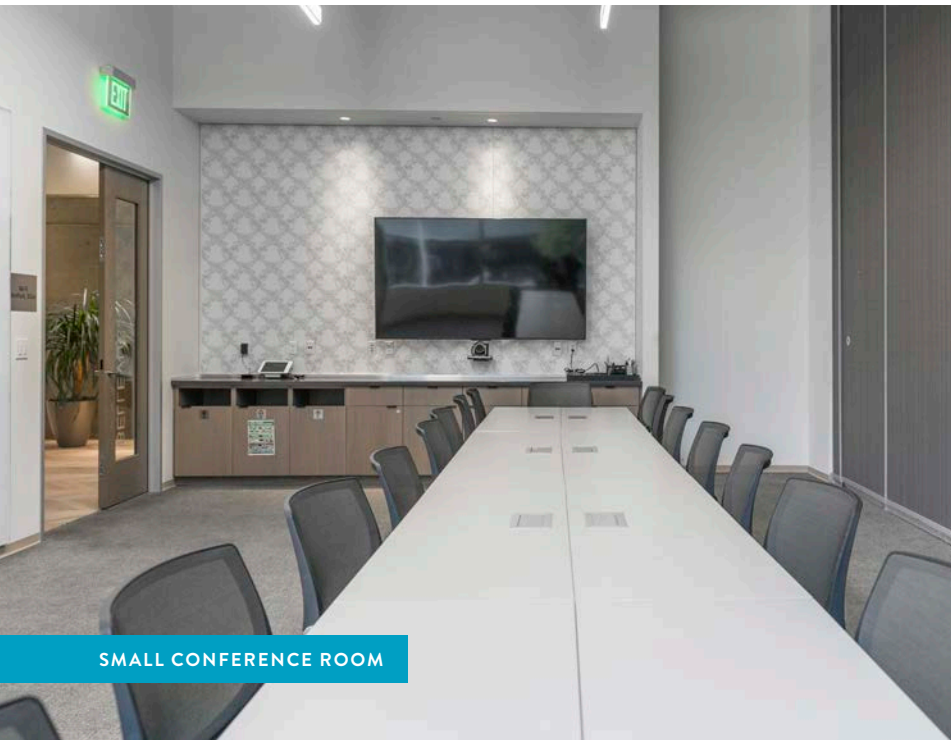


ON-SITE KIGO KITCHEN & CHIBANG BAR

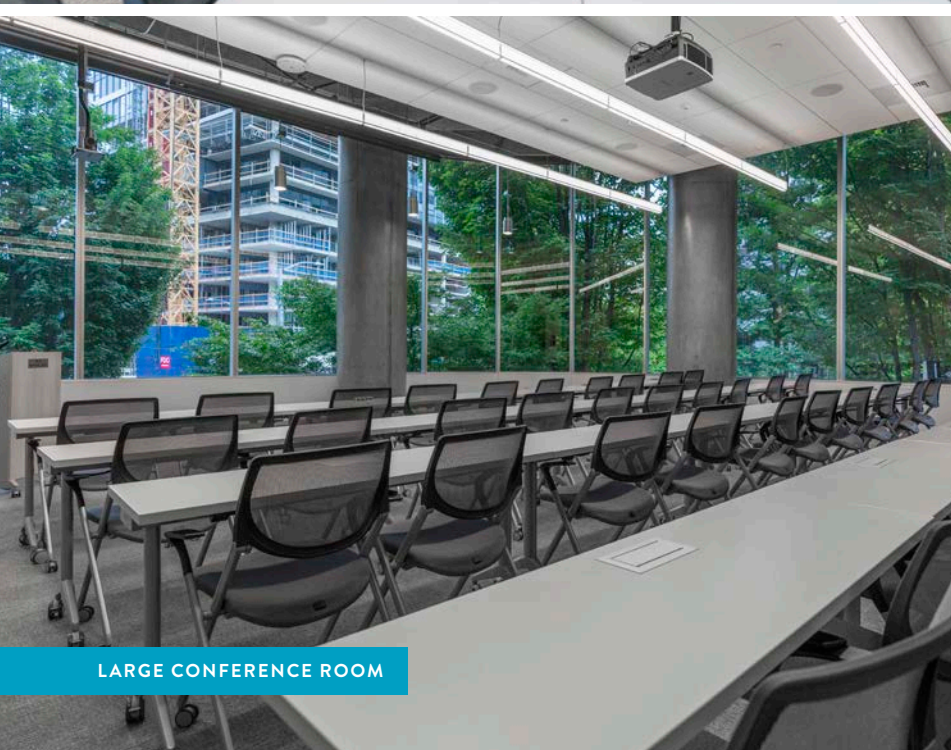
UNRIVALED AMENITIES

The Met Park amenities are designed to keep creative teams at peak performance with spaces to collaborate, recreate and relax.

-  **THE COMMONS:** The Commons amenity center offers a state of the art conference center and large gourmet catering kitchen
-  **ON-SITE WELLNESS PROGRAM:** Offering a variety of daily fitness classes and Lunch & Learn sessions
-  **OPEN AIR GREEN SPACE:** Outdoor multi-purpose green space with professional landscaping, comfortable seating, game areas and complimentary Wi-Fi
-  **ON-SITE DINING:** Experience the popular Kigo Kitchen + Chibang Bar, and Starbucks
-  **24 HOUR FITNESS:** Located across the street
-  **GET REFRESHED:** Private shower facilities on-site
-  **JUST FOR MOMS:** Designated Mother's Room
-  **BIKE GARAGE:** Secure bike storage with repair station



SMALL CONFERENCE ROOM



LARGE CONFERENCE ROOM



THE COMMONS CATERING KITCHEN

THE COMMONS

Make a statement with memorable meetings at The Commons. This state of the art multifunctional flex-space is equipped with audio/visual technology and video conferencing capabilities. Large gourmet catering kitchen is fully furnished for events large and small.

- Large conference room
 - Classroom Seating up to 40
 - Theater seating up to 60
- Small conference room
 - Conference seating up to 16
 - Theater seating up to 25
 - 2 small huddle rooms are also available
- Complimentary Wi-Fi
- State of the art projection screens and tech set-up for audio, and video conferencing capabilities
- Expansive catering kitchen

MET PARK WEST
16TH FLOOR / 20,965 SF
 103 SF PER PERSON



- WORKSTATIONS / 203
- LARGE CONFERENCE ROOMS / 3
- SMALL CONFERENCE ROOMS / 5
- COLLABORATION SPACES / 4
- PHONE ROOMS / 4
- KITCHEN/GATHERING AREA / 1



BEST-IN-CLASS OPERATIONS

Beacon's focus on sustainability and creating exciting programs for each property has resulted in an enhanced tenant experience and industry recognition.



LEED-EB GOLD CERTIFIED

Met Park is a LEED® Gold certified high-performance building. Beacon strives to operate all of its properties in a resource-efficient manner and seeks LEED certification at every property it owns. To date, Beacon has obtained LEED certification for over 42 million square feet of property.



2018 ENERGY STAR PARTNER OF THE YEAR

Met Park, along with the majority of Beacon's properties, is ENERGY STAR® certified. Beacon's commitment to sustainability has been recognized by the EPA, who has awarded the ENERGY STAR® Partner of the Year award for the past seven years, and ENERGY STAR Partner of the Year award - Sustained Excellence, for the past five.

BEACON

CAPITAL PARTNERS

DISTINCTIVE WORKPLACES

Beacon Capital Partners is a tenant-focused private real estate investment firm with a 70-year legacy of successful real estate development, ownership, and management. Beacon invests in high-potential office properties in core urban markets with highly-educated workforces. Beacon's hands-on approach transforms these properties for today's tenants, with innovative design, state-of-the-art connectivity, modern amenities, and award-winning sustainability and risk management initiatives.

From Fortune 100 firms to the leading innovative and growth companies, Beacon's tenants are proud to call these distinctive workplaces home. Beacon has raised over \$13 billion in equity for nine investment vehicles since 1998 from a diverse investor group including endowments, foundations, public, private and foreign pension funds, financial institutions, and sovereign wealth funds. This equity has fueled over 150 office investments with a projected total value of over \$38 billion (including leverage and JV partner equity). For more information, visit www.beaconcapital.com.

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