



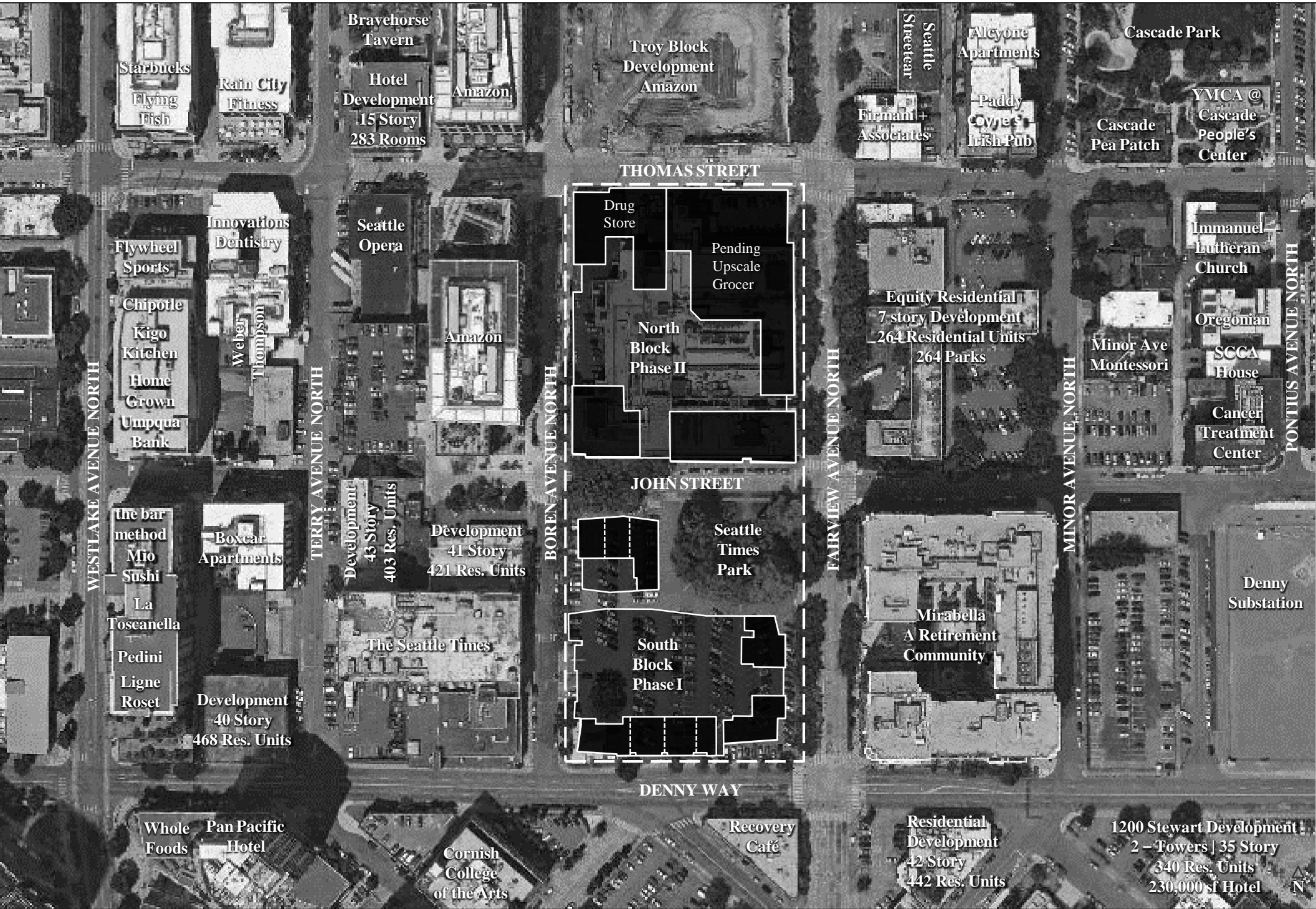
1120 Denny Towers

Serving South Lake Union, Queen Anne, Capitol Hill, University District, Downtown CBD, Magnolia, Fremont, Ballard, Madrona, Pioneer Square, and more...



UNDERDEVELOPMENT AND COMING SOON

The Onni Group of Companies | Retail Leasing Guide



1120 Denny Towers Retail in South Lake Union's Historic Seattle Times site. High profile retail space sits at the base of the massive 2-block, 2-phase development. Four Towers to include Residential Apartments, Retail, Office and Hotel.



***94,116 sf Retail Total**
*29,831 sf South Block Phase I
*64,285 sf North Block Phase II

*Approximately

Seattle's SLU Neighborhood is undergoing one of the most significant Urban Redevelopments in the Country, nearly 60 acres, over 6.3 million sf with 29 projects delivered to date with 20 acres of development remaining with 4 million sf! The renewed South Lake Union neighborhood has climbed out of the abandoned industrial era and has transformed as one of the most notable technology and biotech hubs in the nation.

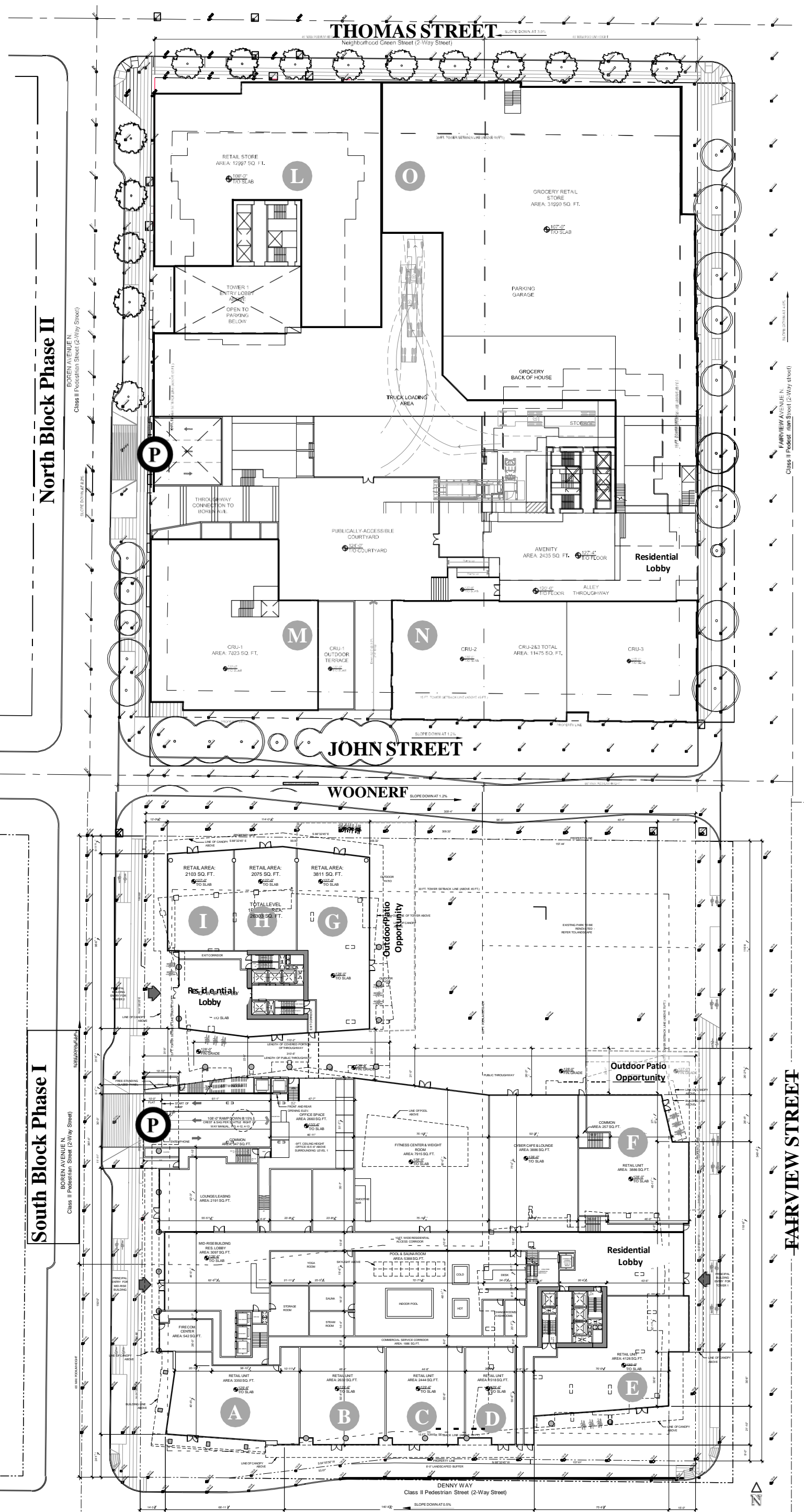
Today a mixture of housing, office, retail and services now occupies this renewed walkable neighborhood with amenities incorporated throughout. Boasting close proximity to quality public transportation and modeled for sustainability, this new neighborhood hosts over 7.5 million sf of office, 361,737 sf of integrated retail, restaurant and service providers with 10,343 residential units. The 1120 Denny Towers is at the center of it all.

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Phase II Retail North Block
 64,285 SF Retail GLA
 L 12,997
 M 7,823
 N 11,475
 O 31,990

Ground Breaking Q2 2019

Q4 2021 Delivery Date

*Approximate

Onni Towers Retail Pre-Leasing NOW

Retail & Restaurant Space at the street level of Four Towers
 1,000 Residential Units and 200 Hotel Rooms

\$45.00-\$65.00 psf Asking Rent
 \$12.00 NNN

*Estimated

Tenant Allowance Negotiable

Phase I Retail South Block
 29,831 SF Retail GLA

- A 3,350
- B 2,632
- C 2,444
- D 1,518
- E 4,126
- F 3,886
- G 3,811
- H 2,075
- I 2,103

Ground Breaking Q2 2018

Q4 2020 Delivery Date

*Approximate

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UNDERDEVELOPMENT AND COMING SOON



Brave Horse Tavern
Amazon Hotel Development
15 Story
283 Rooms

Troy Block Development
Amazon

Firmani + Associates

Aleyone Apartments

THOMAS STREET

L
Drug Store

Pending Upscale Grocer

North Block Phase II

P

M

N

Equity Residential
7 story Development
264 Residential Units
264 Parks

JOHN STREET

I H G

Seattle Times Park

Development
43 Story
403 Res. Units

Development
41 Story
421 Res. Units

BOREN AVENUE NORTH

FAIRVIEW AVENUE NORTH

Mirabella A Retirement Community

The Seattle Times

South Block Phase I

P

A

B

C

D

F

E

DENNY WAY

Cornish College of the Arts

Recovery Café

Image Landsat

Residential Development
42 Story
442 Res. Units

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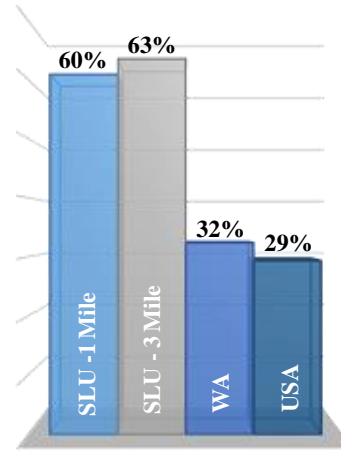
UNDERDEVELOPMENT AND COMING SOON

Outpacing the State and National Growth South Lake Union Demographics

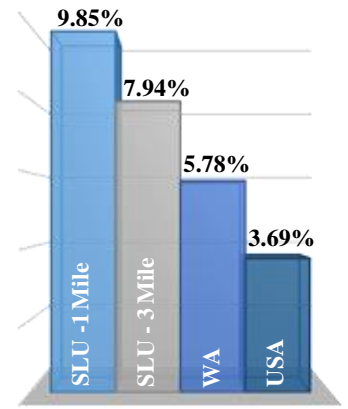
The Onni Group Development is at the center of the regions booming development and a regional leader in high-performance demographics. The visual data graphics and the table below draw a clear image of the South Lake Union area exponentially surpassing the State and National averages.

Demographics	SLU 1 Mile	SLU 3 Mile	WA State	United States
2016 Population	63,192	239,579	7,601,010	322,431,073
2016-2021 Growth	9.85%	7.94%	5.78%	3.69%
25+ Education (BA or greater)	60.84%	63.47%	32.40%	29.37%
Avg. Household Income	\$85,502	\$99,025	\$82,519	\$77,135
Household Members	1.41	1.71	2.50	2.57
Per Capita Income	\$60,639	\$57,909	\$33,007	\$30,013
Workforce 18+ years	158,453	356,118	3,842,085	169,749,635
Employed 18-65 years *Workforce vs Population Factor	300.59%	206.92%	85.38%	84.97%

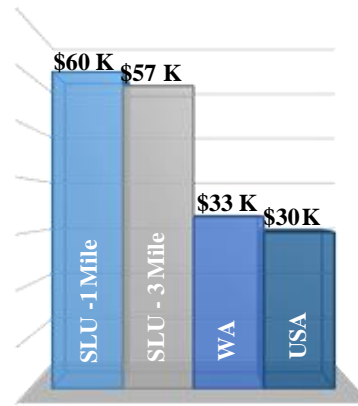
Visual Data SLU vs. State & National



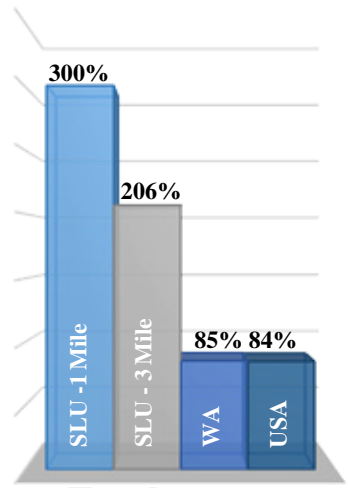
25+ Education
(BA or greater)
% of Population



Population Growth
2016-2021 % Projected



Per Capita Income



Employment 18-65 Years
% of Population

SLU National Powerhouse

Seattle's South Lake Union Neighborhood is the largest developing neighborhood in the West. Unprecedented flocking of Tech, Retail, Bio-Medical have created an epicenter of flourishing developments. The creation of residential and office space combined with the comparative cost of living advantage to other tech-centric cities are drawing exceptional employers and high-wage earning employees. South Lake Union and the greater Puget Sound Region brings a comparative home buying cost of 50% of the equivalent purchase in San Francisco and just 30-40% of the same home in Manhattan or greater NYC. As such employers continue to choose Seattle to ground their companies where young tech employees can afford to live, and grow into families encouraging employee retention and lower employee acquisition costs. Likewise, masses of young high-earning tech workforces are flooding the area, drawn to Urban commute and life-style convenience with sprawling mountains and water around, nearly any lifestyle hobby can be enjoyed.

The 1120 Denny Towers development is at the heart of South Lake Union. The projects South Block 'Phase I' is fronting prominent Denny Way at Fairview Ave N. with a carve out for preservation of the existing neighborhood park. The Historic Seattle Times Building reconstruction on North Block 'Phase II' is adjacent with park facing restaurant and retail across John Street and a large premium grocer and pharmacy.

