

AVAILABLE NOW | 906 ALASKAN WAY, SEATTLE, WA

MARITIME BUILDING

WATERFRONT RETAIL & RESTAURANT SPACE



FOR MORE INFORMATION PLEASE CONTACT:

TRACY CORNELL

tracyc@gibraltarusa.com

206.948.0630

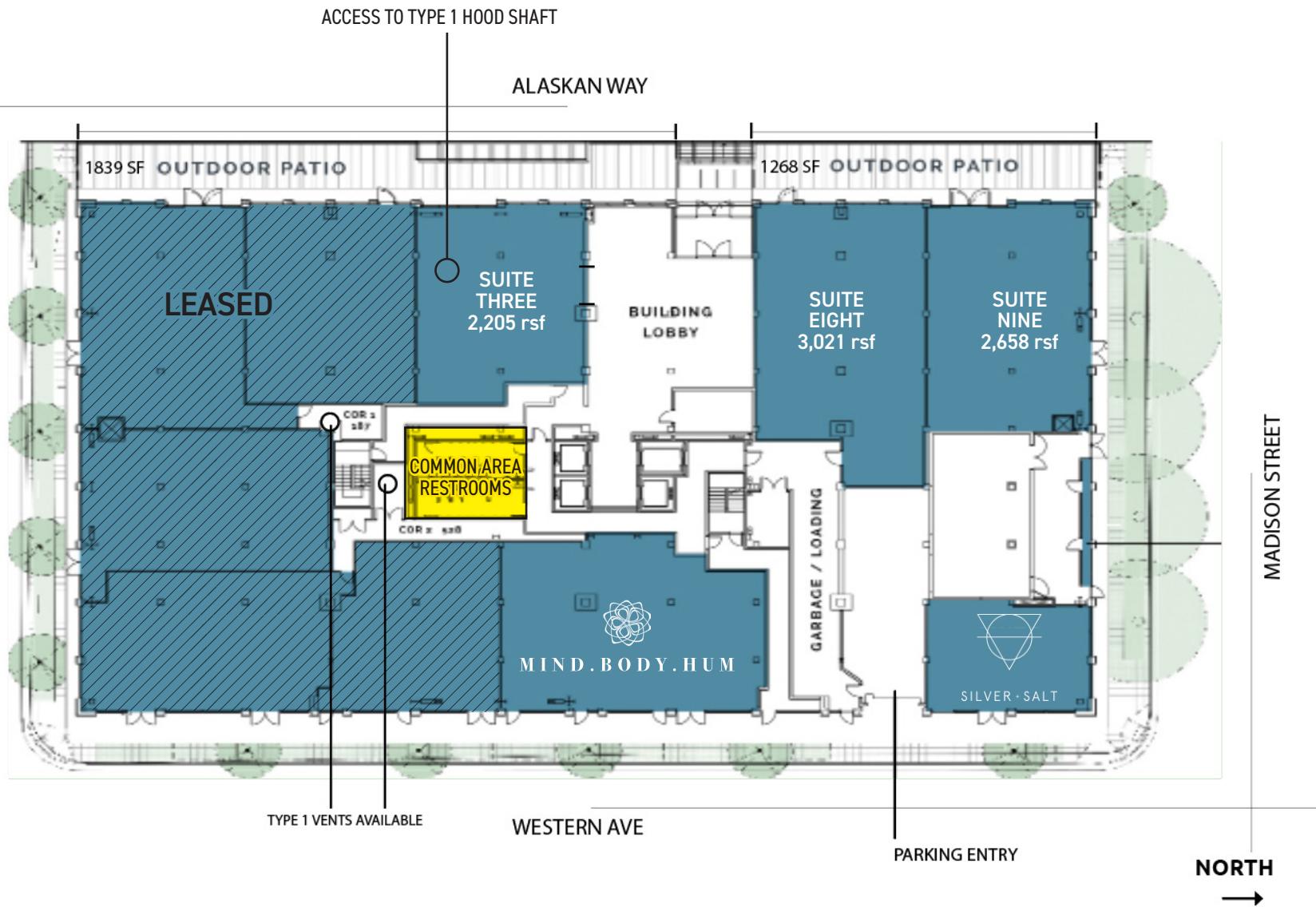
LAURA MILLER

laura@gibraltarusa.com

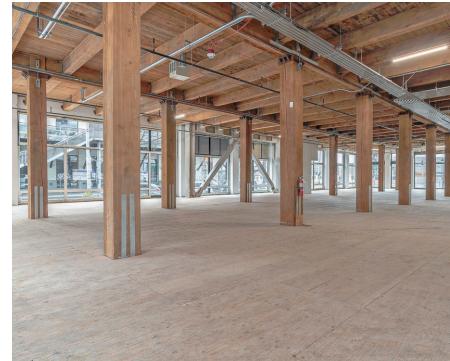
206.351.3573

 GIBRALTAR
INVESTMENT PROPERTY SOLUTIONS

SAMPLE RETAIL DEMISING PLAN



BUILDING HIGHLIGHTS



**Comprised of approximately
22,000 RSF of prime retail
space located in the heart of
Seattle's new waterfront.**

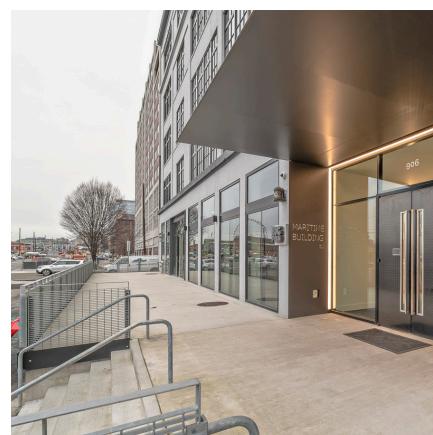
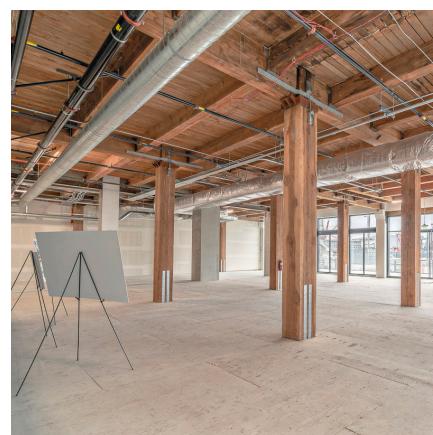
BUILDING FEATURES

- Character mixed use building built in 1911. Heavy timber post and beam interior.
- Unobstructed access to the waterfront.
- One restaurant space available.
- 187,000 SF occupied office above.
- Garage parking stalls available evenings and weekends.
- Ceiling Height: 16' floor to ceiling / 14' 3" floor to beams
- Estimated 2022 NNN: \$13.83/RSF (includes trash/recycling).
- Rates available upon request.

SEATTLE'S NEW WATERFRONT

MAJOR MILESTONES AND TRAFFIC GENERATORS:

- 2019 completion of the viaduct removal
- Pier 62 open.
- Construction of the pedestrian bridge, stairs and elevator on Union Street from Western to Alaskan Way will start summer 2020.
- The Overlook
- Pedestrian improvements in Pioneer Square will reconnect to the Waterfront starting 2021.
- Construction will commence late 2021 for the Marion Street Bridge, crossing Alaskan Way and connecting to Coleman Ferry Dock.



CENTRAL WATERFRONT DISTRICT THE NEIGHBORHOOD



The Maritime Building is located in the heart of the transformation of Seattle's Waterfront and the Central Waterfront District.

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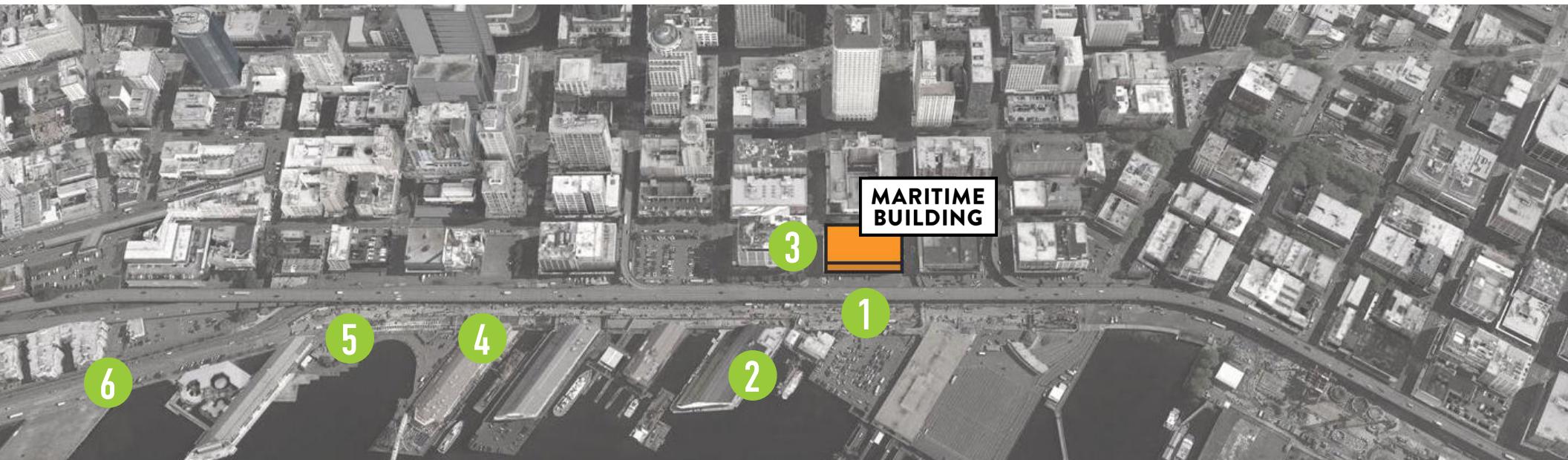
WALK
SCORE

100

TRANSIT
SCORE

- 59,358 residents within a one-mile radius
- Two blocks from Pike Place Market
- Over one-million square feet of offices within a one-mile radius
- A total of 12,331 businesses within a one-mile radius
- Median Household income of \$68,037 within a one-mile radius

WATERFRONT MILESTONES



CENTRAL WATERFRONT DISTRICT & WATERFRONT MILESTONES

1 PROMENADE AND BICYCLE PATH

A new two-way bike path located between the roadway and the promenade. This route will serve both commuters and families that want to enjoy the waterfront on a bike.

2 FERRY FOOT TRAFFIC AT COLMAN DOCK: 24.7 M RIDERS ANNUALLY (2018)

New Marion Street Bridge will connect Alaskan Way to Colman Dock. Construction to start 2021.

3 COLUMBIA STREET 2-WAY CORRIDOR

Construction of the 2-way transit corridor and of Pier 62 completed Spring 2020.

4 ANNUAL WATERFRONT VISITORS

Between April and October approximately 213 cruise ships and 1.2M passengers visit the Seattle Waterfront.

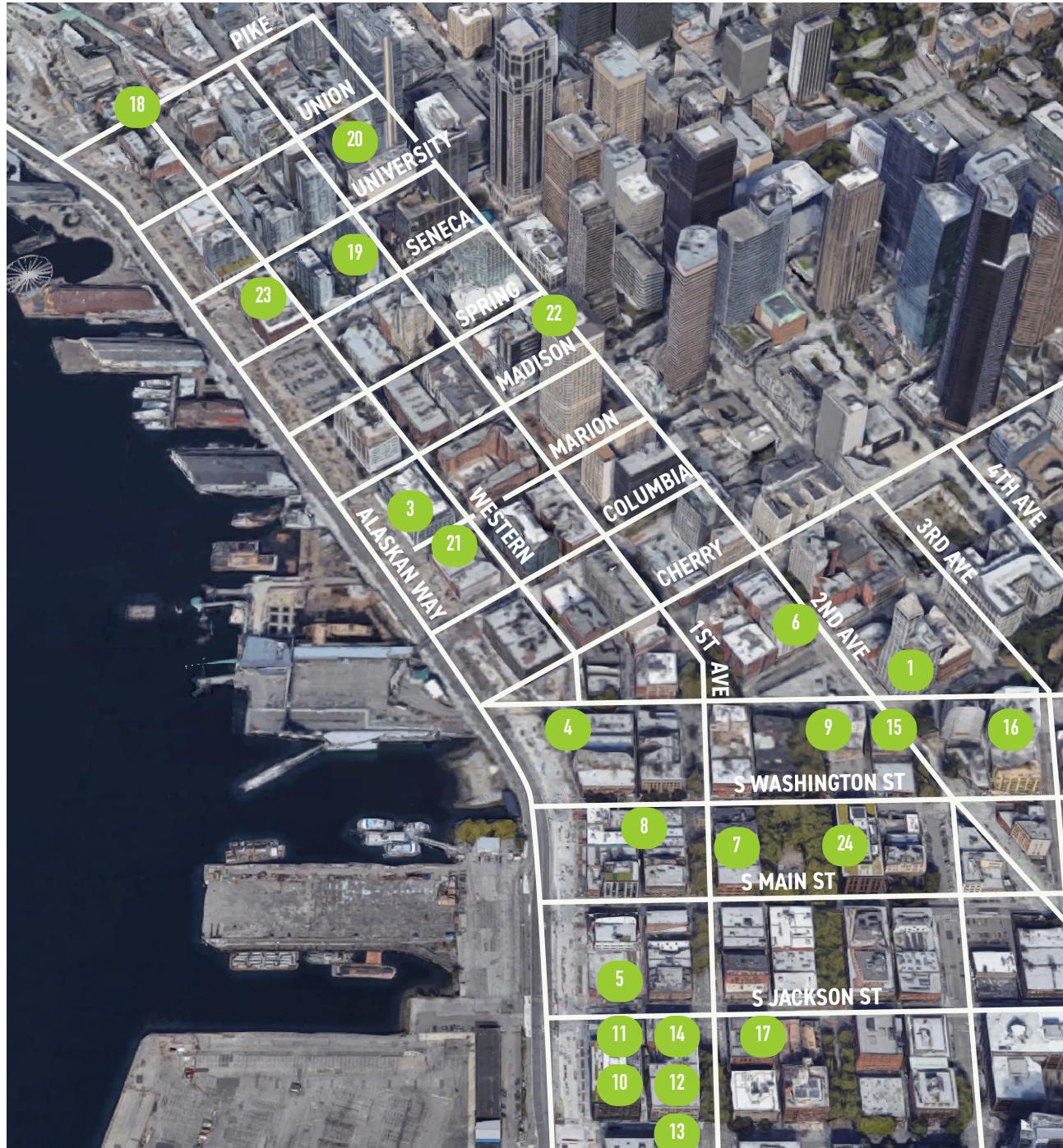
5 NEW SEATTLE AQUARIUM

New aquarium Ocean Pavilion projected to open in late 2023. Over 800,000 people visit annually.

6 PIKES PLACE MARKET ADDITIONS

Over 10M people visit the Waterfront and Pikes Place Market currently. This is expected to increase by more than 20% once completed in 2024.

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PIONEER SQUARE & WATERFRONT

1. **SMITH TOWER** 506 2nd Ave | 272,656 SF office
2. **COLMAN BUILDING** 811 1st Ave | 160,164 SF office
3. **MARITIME BUILDING** 11 Western Ave | 211,164 SF office
4. **CITIZEN M HOTEL** Yesler & Alaskan Way | 216 rooms
5. **THE JACK** 74 S Jackson Street | 145,000 SF office
6. **BUTLER GARAGE** 114 James Street
7. **GRAND CENTRAL BLOCK** 214 1st Ave | 116,335 SF office
8. **WASHINGTON PARK** 68 S Washington St | 53,000 SF office
9. **KORN WALKER BLOCK** Yesler Way, Occidental Ave to the south, S Washington St and alley to the west/8 buildings 130,000sf -office include the Merchant's Café (109 Yesler, 119 Yesler, 107 Occidental)
10. **450 ALASKAN WAY** 170,000 SF office
11. **95 JACKSON** 35,000 SF office
12. **83 S. KING ST** 183,000 SF office
13. **505 FIIRST** 288,000 SF office
14. **411 1ST** 163,768 SF office
15. **THE METROPOLE** Yesler & 2nd Ave | Non-profit community space
16. **CHIEF SEATTLE CLUB** 410 2nd Ave
17. **RAILSPUR-JACKSON** Between 1st & 2nd (115 South-Jackson Street 419 Occidental, 100 S King)-419 Occidental Ave & 115 S Jackson Street: 100 room hotel, 63,000 SF office, market hall retail
18. **PIKE PLACE MARKET** 9 acre footprint with an average of 10 million visitors annually; between 20,000 and 40,000 daily
19. **HARBOR STEPS** 1221 1st Ave | 758 residential units, 11,30 SF retail
20. **SEATTLE ART MUSEUM**
21. **COMMUTER BUILDING** 815 Western Ave 300,000 SF office, 25,000 SF retail, 150 residential units
22. **FEDERAL RESERVE BUILDING** 204,000 SF office
23. **1100 WESTERN AVE.** Future site of Gonzaga University Seattle campus, 257 residential units and 4000 SF retail
24. **WEYERHAEUSER HEADQUARTERS** 200 Occidental: Award winning 216,000 SF office building with street-level restaurant/retail

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