



2200 First Street Offering 106,515 SF of Creative Space in SoDo

JLL to Market Premier Creative Space in Seattle's Vibrant SoDo neighborhood

SEATTLE, August 11, 2014 – SoDo – with its blend of professional sports stadiums, tech business and culinary establishments – has quickly developed into one of Seattle's most vibrant and sought-after neighborhoods. Office vacancy currently stands at 26.4 percent for the 2.2 million square foot submarket, a drop from its cyclical peak of 34.5 percent.

"What you're seeing is a catalyst from everything the neighborhood has to offer," said Laura Ford, Managing Director for JLL. "It's developed into this perfect blend of life and work, and tenants themselves bring a unique vibe to the community that is hard to replicate."

Ford, along with Joe Gowan have been selected to represent the landlord of 2200 First Street – a 106,515 square feet offering that is the largest block of premier creative space in the South Seattle submarket. Between the breweries and ballparks, SoDo has seen a significant uptick in tenant interest for spaces like 2200 First Street because of the creative brick and beam industrial/office offerings, as well its strong retail amenities.

The mix has offered ideal opportunities for landlords in the search for tenants. Rents have gone up 0.4 percent over the past year.

"2200 First is so close to the stadiums and the energy they create is one of the great features of this building," Gowan said. "Being able to walk to catch a baseball game at lunch, or a soccer game after work is appealing to many tenants."

Formerly the Zulilly Building, 2200 First is a four-story brick and timber building with high, exposed ceilings and 25,000 square foot floorplates. It features a large multimedia conference/training facility, bike storage, on-site athletic facilities including a basketball court, showers and lockers and a back-up generator for the server room.

The building is located close to I-5, I-90 and Highway 99 as well as light rail and metro train stations and is a short distance from Seattle's ferry system. There are more than two-dozen restaurants and plenty of parking within walking distance of the building.

"We're thrilled to have the opportunity to represent this property," Ford said. "To have a full building opportunity in SoDo is really unique and this building is one of the premier creative spaces in the city."

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