

PROJECT SUMMARY



MIDTOWN21

COMPLETED DECEMBER 2016
21-STORY OFFICE TOWER
362,892 SF OFFICE
19,500 SF AVG. FLOOR PLATE
5,915 SF RESTAURANT/RETAIL
4,651 SF STORAGE

TYPE: SPECULATIVE OFFICE
ARCHITECT: LMN ARCHITECTS
CONTRACTOR: HOWARD S. WRIGHT
JV PARTNER: METLIFE REAL ESTATE
LENDER: WELLS FARGO BANK

Trammell Crow Company (TCC) and joint venture partner MetLife Real Estate developed a state of the art office tower in the Denny Triangle neighborhood of Seattle, WA. This Class A, 21-story tower offers on-site amenities including; concierge service, a business inspired great room with welcoming fireplace and central conferencing facilities, wireless connectivity throughout the building and garage. The building features a market leading 10-foot high glass line and 10-foot finished ceiling height providing 16% more vision glass than traditional buildings creating work spaces filled with natural light. At 13'6" floor to floor heights, tenants enjoy dramatic interior spaces when they take advantage of an open ceiling plan. The post tension concrete structure enhances the modern look. Locker/shower rooms and secure bike lockers for biking commuters are also available in the garage at the entry level.

Location provides superior access to I-5, is two blocks to bus/light rail transit hub and a short walk to the Seattle Streetcar station. MidTown 21 is conveniently located just a few blocks from the Washington State Convention Center as well as the retail and hotel core of downtown,

The 2nd floor great room and 1,500 square foot covered, outdoor terrace with infrared ceiling heaters is an extension of the office environment with collaborative work areas, Wi-Fi connectivity throughout, conference and training rooms. The formal conference room accommodates up to 120 people. A fully operable NANA Wall creates indoor/outdoor space for tenants to meet and relax during the spring, summer and fall seasons. Additional outdoor private tenant terraces located at floors 3,4 and 20.

Additional features –The building is pending LEED gold certification. MidTown21 offers a healthy and cost effective environment and a dramatic 21st floor penthouse area with 26' floor to floor height. The building was 100% leased prior to shell completion at rents exceeding pro forma to Amazon.com.

