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## KING STREET CENTER

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*201 South Jackson Street  
Seattle, Washington 98104*

This eight-story building in Seattle's historic Pioneer Square District sits adjacent to the landmark King Street Station. The building design is compatible in size and character with neighboring buildings, with a mix of precast and brick panels on the exterior and retail shops along Second Avenue.

With its proximity to transit's International District Station and the western terminus of the Interstate 90 extension, the location offers excellent transportation access. Parking in the area is also abundant and affordable. Pioneer Square offers a variety of shops, restaurants, sports arenas and other convenient tenant amenities within easy walking distance.

Prior to the conception of LEED, Wright Runstad & Company collaborated with King County to design and build King Street Center as an energy efficient sustainable building. The property was subsequently used as the pilot project for the U.S. Green Building Council's LEED Existing Building category and was awarded a LEED-EB Gold in August 2004. King Street Center achieved re-certification as LEED-EB V3 Gold in January 2012.

King Street Center was awarded the EPA WasteWise Award in November 2004 for its exemplary building recycling and green building features.



In June 2005, King Street Center won the "International Office Building of the Year" Award for outstanding Government Building by the Building Owners and Managers Association. This award is the highest honor achievable for premium office building properties and management teams.

*Size:*  
326,828 net rentable square feet

*Parking:*  
332 structured  
113 additional with valet service

*Completion Date:*  
June 1999

*Building Owner:*  
CDP King County III

*Developer/Manager:*  
Wright Runstad & Company



*Southeast Plaza*

*Financing Structure:*  
63-20 Tax Exempt Bond Issuance

*Architect:*  
NBBJ

*Contractor:*  
Lease Crutcher Lewis

*Major Tenants:*  
King County Department of Natural Resources  
King County Department of Transportation