

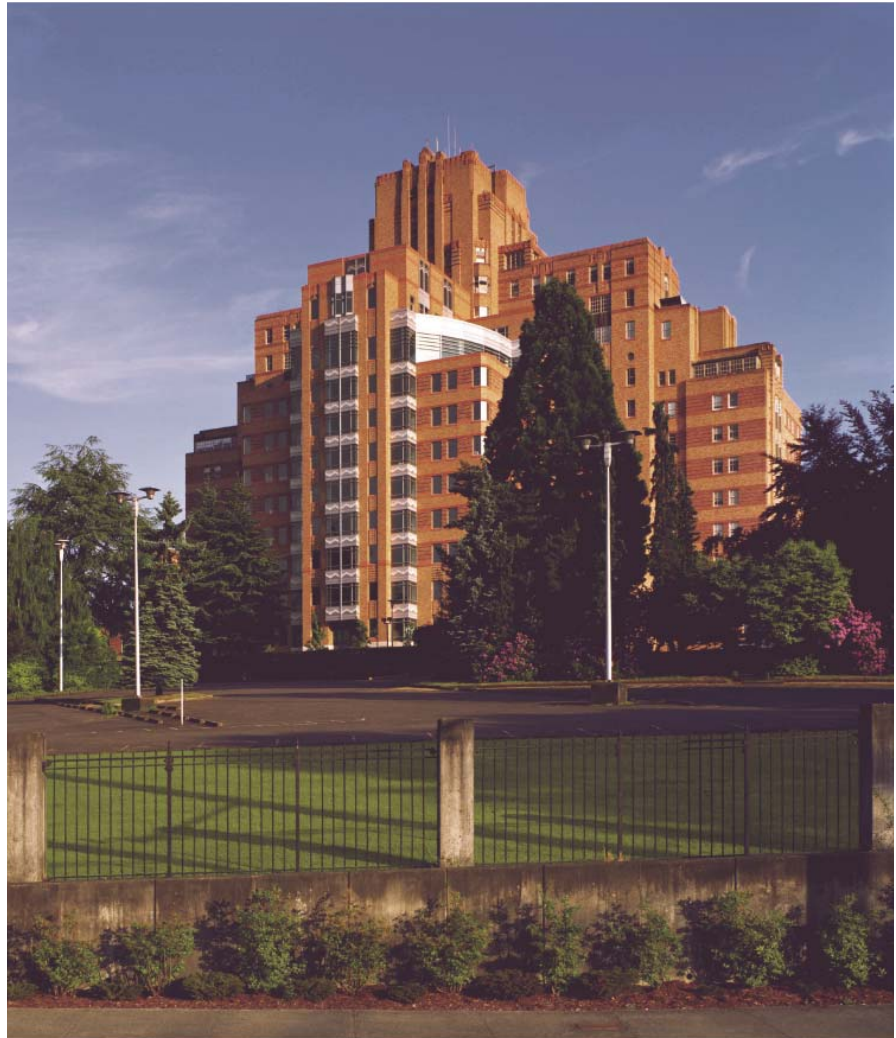
*1200 12th Avenue South
Seattle, Washington 98144*

1200 12th, originally built as the U.S. Marine Hospital, is one of Seattle's most prominent landmarks. Sitting at the edge of Beacon Hill, at the junction of Interstate 5 and Interstate 90, the classic art deco form rises 462 feet above sea level. The 16-story tower has sweeping views of the central business district, Elliott Bay, the Olympic and Cascade Mountains, and Mt. Rainier.

Wright Runstad & Company has a 99-year agreement with PacMed Clinics to lease parts of the historic building, which was redeveloped for Amazon.com. The e-commerce giant is subleasing approximately 189,709 net rentable square feet of the tower for its headquarters. PacMed continues to operate its clinic and administrative offices on levels one and two, as well as from the auxiliary buildings.

1200 12th won the Urban Land Institute's 2000 "Award for Excellence" in the Rehabilitation category and the Building Owners and Managers Association's 2004/2005 "The Office Building of the Year" (TOBY) award, in the Historical Building category for the Pacific Northwest Region.

1200 12th received a Gold LEED certification in the Existing Building - Operations & Maintenance category (LEED EB: O & M) from the U.S. Green Building Council in July 2009. 1200 12th is the first building in Washington State awarded with Gold status in this category, and the first in Seattle to receive LEED EB: O & M certification.



Size:
274,010 net rentable square feet

Parking:
457 structured; 230 surface

Completion Dates:
Tower Renovation, June 1999
New Garage, December 2000

Leasehold Tenant (99 years):
Wright Runstad & Company

Major Subtenant:
Amazon.com

Developer/Manager:
Wright Runstad & Company



Building Entry

Architect:
Zimmer Gunsul Frasca Partnership

General Contractor:
Sellen Construction