



# the JACK

Pioneer Square



the **JACK**

# Seattle's past is now its future

## Our vision

---

With Pioneer Square's rich built environment; diverse options for fine art, great food and distinct retail; and the upcoming re-development of the Seattle Waterfront experience—Seattle's First Neighborhood is its Next Neighborhood.

Designed by renowned architect Olson Kundig, The Jack's historically accurate architectural details fit seamlessly into Pioneer Square, while providing tenants an unparalleled, modern work environment focused on human health and sustainability.

Pioneer Square's location along the reimagined Waterfront, as well as its position as a hub for regional transit, creates the perfect home for businesses looking to offer the live-work experience employees crave.



the JACK





# Building Features

**Proper Address**

74 S Jackson Street,  
Seattle, WA 98104

**Building Size**

8 Floors

**Retail / Flex RSF**

±9,500 SF  
divisible to 1,457 SF

**Total RSF**

145,500

**Certifications**

SEAM Certified\*  
LEED Gold\*  
WELL Building Gold\*  
WiredScore Platinum  
Salmon-Safe

**Parking**

40 secure underground  
stalls

**Construction Start**

Q1 2021

**Delivery Date**

Q3 2023

**Restaurant Space**

Type 1 venting

**Asking Rates**

Call for rates



the JACK

9,500 SF

restaurant &  
retail





# in good company



FOUNDRY  
VINEYARDS

Il Terrazzo  
CARMINE



BROWNE  
FAMILY VINEYARDS



CARMINE'S  
ESTABLISHED  
-1900-  
NYC'S LEGENDARY FAMILY STYLE ITALIAN RESTAURANT

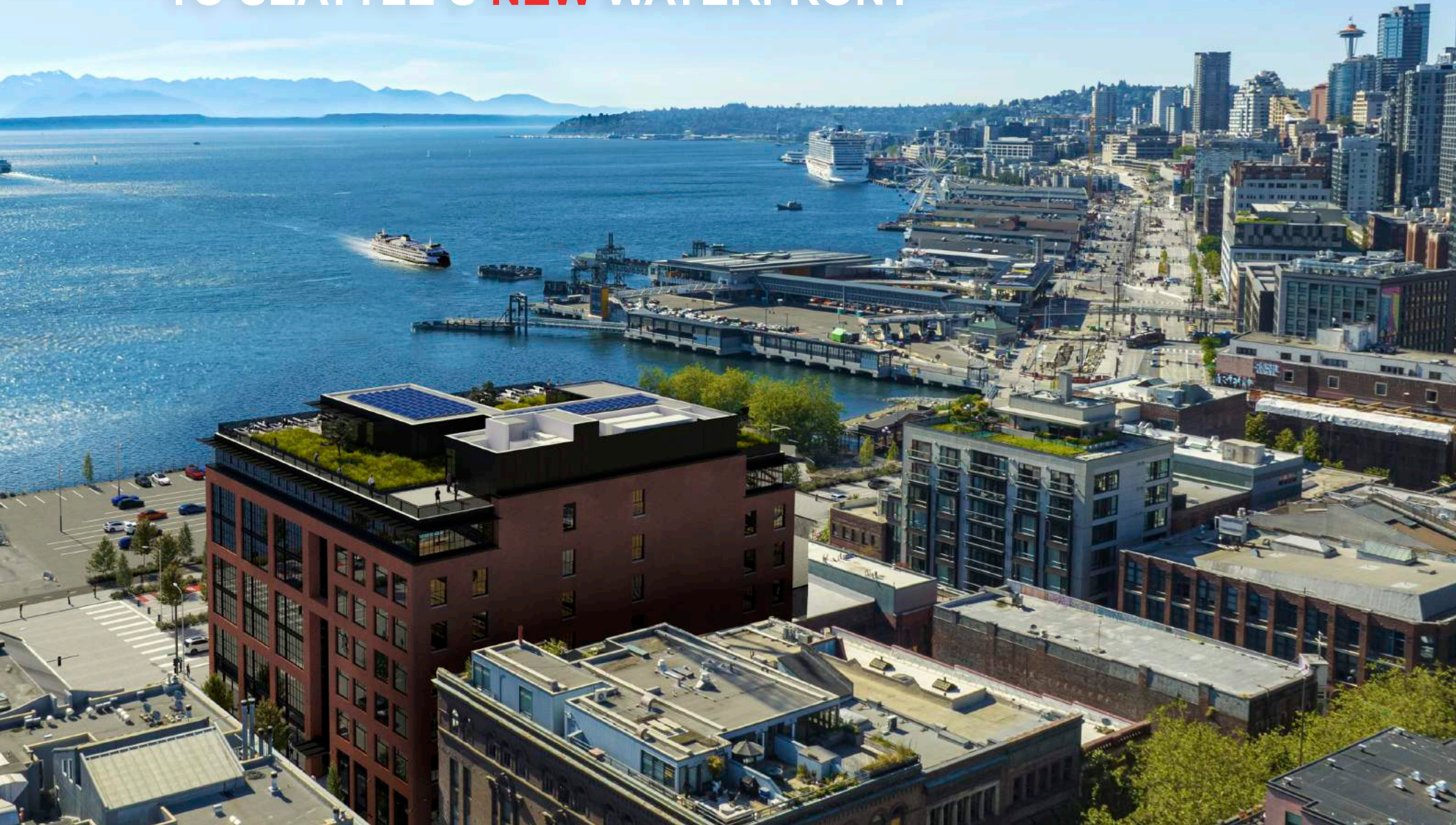
A WINE LOUNGE  
FOUR ELEVEN  
in GRAMERCY CELLARS and BLEDSOE WINE ESTATES

locus wines



# unparalleled access

TO SEATTLE'S **NEW** WATERFRONT







Seattle's  
next  
step  
at your  
doorstep





# the JACK

2nd Ave

5th Ave S

4th Ave S

ain St

S Jackson St

S King St

King Street  
Station



- 10 mins to Westlake
- 12 mins to Capitol Hill
- 19 mins to Bellevue
- 20 mins to University of Washington
- 30 mins to SeaTac

5 mins to King Street Station  
5 mins to Ferry Terminals  
7 mins to Int'l District Station  
10 mins to Downtown Retail Core

**Bainbridge Ferry**

**Bremerton Ferry**

**Vashon Ferry**

West Seattle Water Taxi

# transportation





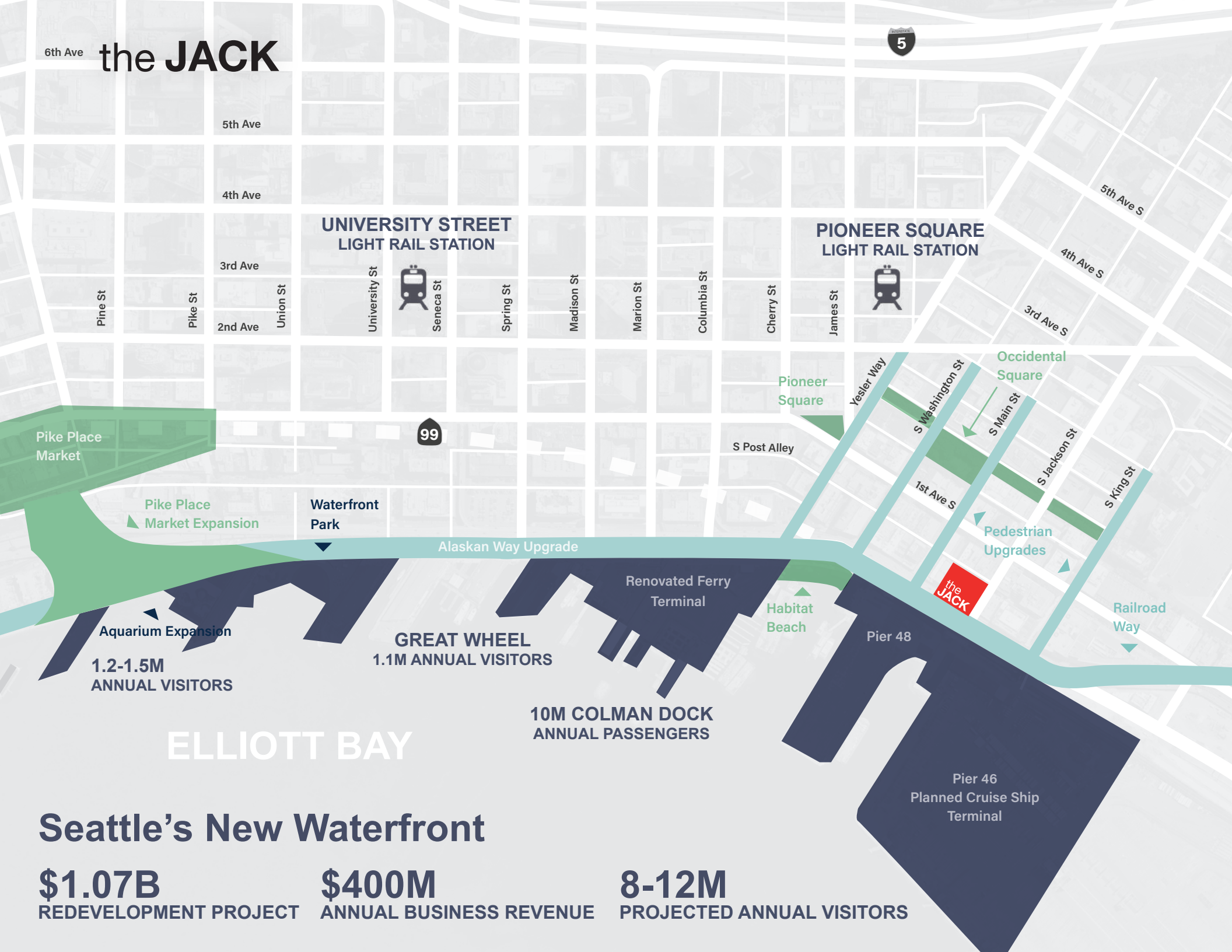


## The new Seattle Waterfront

---

For the first time in over 70 years, Seattle will be reconnected to the water. Go for a run or bike along two miles of beautifully landscaped waterfront boardwalk with expanded sidewalks and dedicated bike lanes spanning from Olympic Sculpture Park to the Stadiums. Catch a ferry at the rebuilt Coleman Dock. Enjoy a picnic lunch at the newly constructed Habitat Beach or launch a kayak from the Washington Street Boat Landing. At The Jack, Seattle's newest park is right outside the front door.





6th Ave

# the JACK

5th Ave

4th Ave

3rd Ave

2nd Ave

Pine St

Pike St

Union St

University St

Seneca St

Spring St

Madison St

Marion St

Columbia St

Cherry St

James St

5th Ave S

4th Ave S

3rd Ave S

S Washington St

S Main St

S Jackson St

S King St

UNIVERSITY STREET  
LIGHT RAIL STATION

PIONEER SQUARE  
LIGHT RAIL STATION

Pike Place  
Market

Pike Place  
Market Expansion

Waterfront  
Park

Alaskan Way Upgrade

Pioneer  
Square

Occidental  
Square

Pedestrian  
Upgrades

Railroad  
Way

Aquarium Expansion

1.2-1.5M  
ANNUAL VISITORS

GREAT WHEEL  
1.1M ANNUAL VISITORS

Renovated Ferry  
Terminal

Habitat  
Beach

10M COLMAN DOCK  
ANNUAL PASSENGERS

Pier 48

Pier 46  
Planned Cruise Ship  
Terminal

ELLIOTT BAY

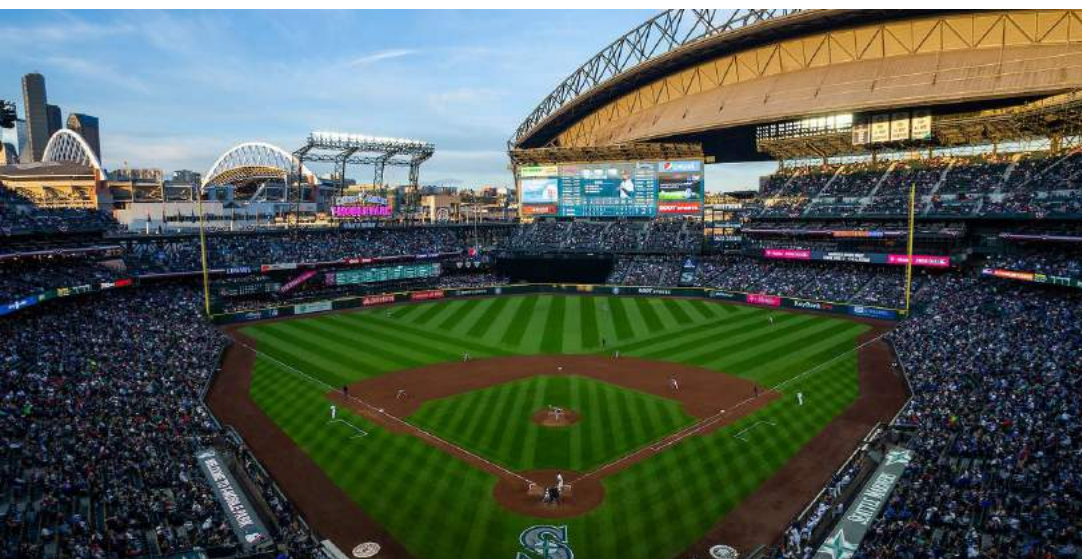
## Seattle's New Waterfront

**\$1.07B**  
REDEVELOPMENT PROJECT

**\$400M**  
ANNUAL BUSINESS REVENUE

**8-12M**  
PROJECTED ANNUAL VISITORS





the JACK



756K  
TRAVELERS  
ANNUALLY

**Link**  
25M RIDERS  
ANNUALLY



**SOUNDTRANSIT**  
4.6M  
COMMUTERS  
ANNUALLY

**STADIUM  
DISTRICT**  
5.8M VISITORS  
ANNUALLY

300 DAYS OF  
EVENTS



2023



UNITED2026



## ALASKAN WAY SOUTH



S. JACKSON STREET

KING<sup>ST</sup> XING

**BROWNE**  
FAMILY VINEYARDS



## Intermezzo





the JACK

# Breathtaking views





# theJACK

74 S JACKSON STREET, SEATTLE, WA 98104

[www.thejackseattle.com](http://www.thejackseattle.com)

URBAN  
VISIONS

REAL **RETAIL**

**KATIE PARSONS WATERS**  
425-736-5262 cell - 206-464-0600 office  
[katie@real-retail.net](mailto:katie@real-retail.net)

**MARIA ROYER**  
206-619-0131 cell - 206-464-0600 office  
[mroyer@real-retail.net](mailto:mroyer@real-retail.net)