



# BOLD IDEAS

The Masin Block, located in the heart of Pioneer Square, seamlessly combines historic charm with modern functionality. The project's brick and beam architecture features high ceilings and expansive windows that provide an abundance of natural light. The Masin Block has also been fully renovated with new building systems and ample power, designed to deliver unmatched performance for Al applications and high-power users with heavy computational needs. Just steps from some of the city's major attractions and convenient access to the light rail, this connected and creative workspace is perfectly suited for forward-thinking tenants.





### PROJECT HIGHLIGHTS







BRICK & BEAM ARCHITECTURE WITH EXPOSED HEAVY TIMBER

HIGH CEILINGS & LARGE WINDOWS

ABUNDANT POWER - 4,500 AMPS THROUGHOUT

RETAIL AMENITIES ON-SITE (FLATSTICK PUB, THE GOOD BAR & ELM ROASTERS)

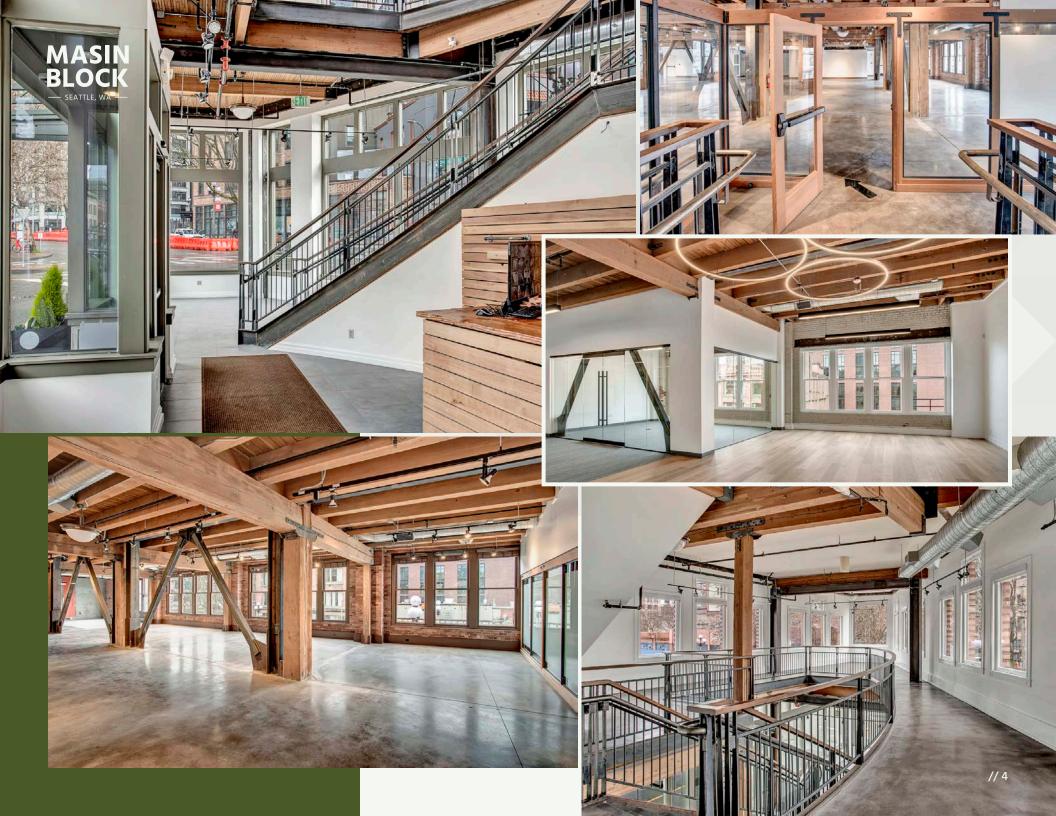
**EXCELLENT PUBLIC TRANSIT OPTIONS NEARBY** 

EASY ACCESS TO I-5, SR-99, I-90 AND THE WASHINGTON STATE FERRY TERMINAL

CLOSE PROXIMITY TO THE WATERFRONT, LUMEN FIELD & T-MOBILE PARK

SIGNIFICANT BUILDING RENOVATIONS AND COMMON SPACE UPGRADES UNDERWAY





### A TRUE DESTINATION FOR THE

### **EVOLVING WORKFORCE**



Located in Seattle's historic Pioneer Square, the Masin Block offers unparalleled access to some of the city's most notable attractions. Experience the best of Seattle at your doorstep.

- **PIONEER SQUARE (OUTLINED)** Seattle's first neighborhood known for it's historic architecture, vibrant shops & restaurants, exciting nightlife and thriving art community
- **LUMEN FIELD (0.3 MI AWAY)** Home of the Seattle Seahawks
- THE WATERFRONT (0.7MI AWAY) 20 acres of new public space with parks, waterfront activities, restaurants and retail
- **T-MOBILE PARK (0.6 MI AWAY)**Home of the Seattle Mariners





## **AVAILABILITIES**

### 220 SECOND AVE S

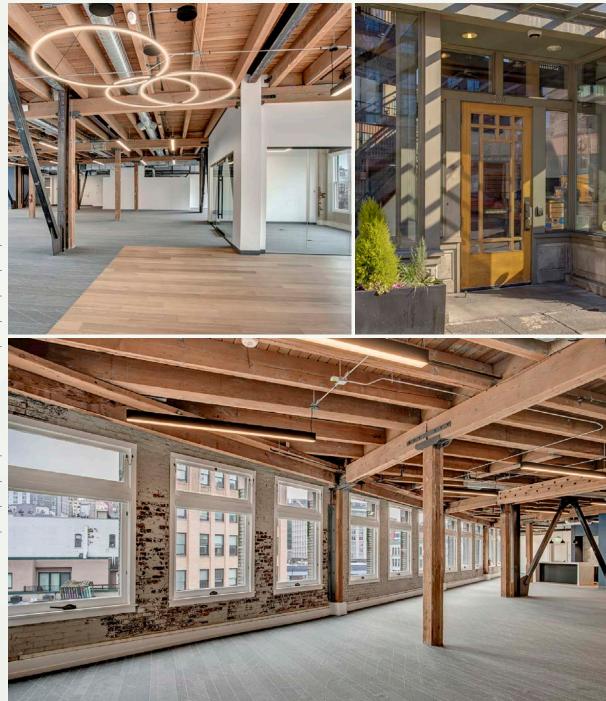
	Suite 400	8,432 SF	\$22/SF NNN	View Floor Plan
	Suite 300	8,308 SF	\$22/SF NNN	View Floor Plan
D	Suite 200	8,236 SF	\$22/SF NNN	View Floor Plan
	Suite 100	8,624 SF	\$22/SF NNN	View Floor Plan
	Suite LL	1,509 SF	\$22/SF NNN	View Floor Plan
	Full Building	35,109 SF		

### **240 SECOND AVE S**

Suite 500	6,611 SF	\$22/SF NNN	View Floor Plan
Suite 400	6,611 SF	\$22/SF NNN	View Floor Plan
Suite 300	7,240 SF	\$22/SF NNN	View Floor Plan
Suite 201	7,279 SF	\$22/SF NNN	View Floor Plan



COMMISSION: \$3/SF/YEAR



## CLOSE PROXIMITY TO EVERYTHING

### **FOOD & DRINK**

- 1. Good Bar
- 2. Flatstick Pub Pioneer Square
- 3. Elm Coffee Roasters
- 4. McCoy's Firehouse Bar & Grill
- 5. Asia Ginger Teriyaki Restaurant
- 6. Xtadium
- 7. The Pastry Project
- 8. Caffe Umbria
- 9. The Halal Guys
- 10. Domino's Pizza
- 11. Dead Line
- 12. Damn the Weather
- 13. Central Saloon
- 14. Il Terrazzo Carmine
- 15. General Porpoise
- 16. Cowgirls Inc.
- 17. Taylor Shellfish Oyster Bar
- 18. Salumi Italian Restaurant
- 19. Zeitgeist Coffee
- 20. King Street Bar & Oven
- 21. 13 Coins Seattle

- 22. TAT's Delicatessen
- 23. Nirmal's Indian Restaurant
- 24. Caffe D'arte
- 25. Cade Paloma
- 26. Underbelly
- 27. Smith Tower Observatory Bar
- 28. Shawn O'Donnell's
- 29. Boiling Point
- 30. Samurai Noodle
- 31. Jardin Tea
- 32. Saigon Streets
- 33. Waji's Poke Bar
- 34. Dough Zone
- 35. Momosan Seattle
- 36. Chung Chun Rice Dog
- 37. Ping's Dumpling House
- 38. Chengdu Memory
- 39. Onibaba by Tsukushinbo
- 33. Ollibaba by Tsukusililibi
- 40. Fuji Sushi
- 41. Oasis Tea Zone

#### **FITNESS**

1. Kinesia Pilates

2. Bodytonic Pilates

### **GROCERY**

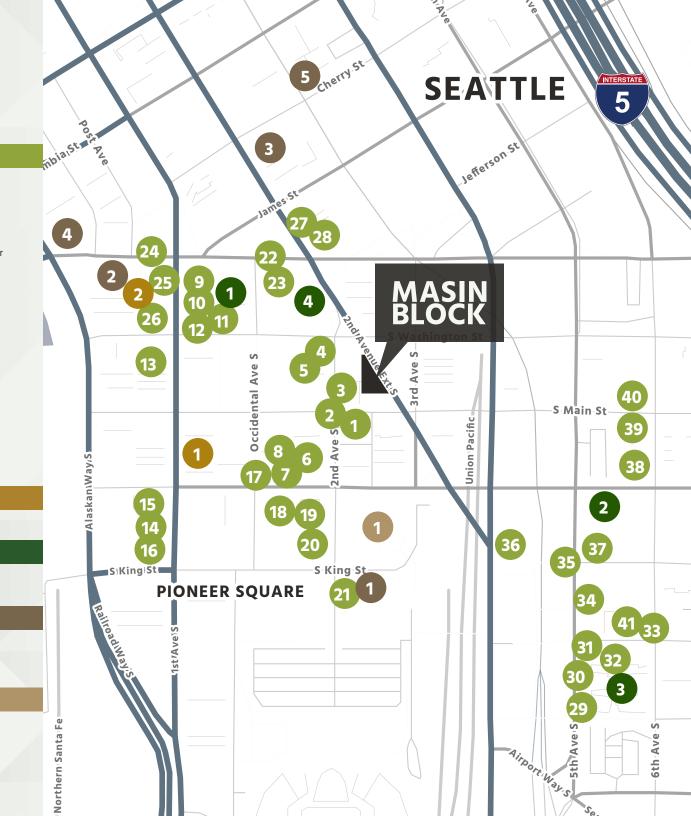
- 1. Saveway Market
- 2. Union Station Market
- 3. Uwajimaya Seattle
- 4. Seattle Mart

### LODGING

- 1. Embassy Suites
- 2. Best Western Plus
- 3. Courtyard by Marriott
- 4. citizenM
- 5. Arctic Club Hotel

### **OTHER AMENITIES**

1. ORCA Card Office







**WALK SCORE** 

98

**BIKE SCORE** 

**TRANSIT SCORE** 

100



Bus Lane

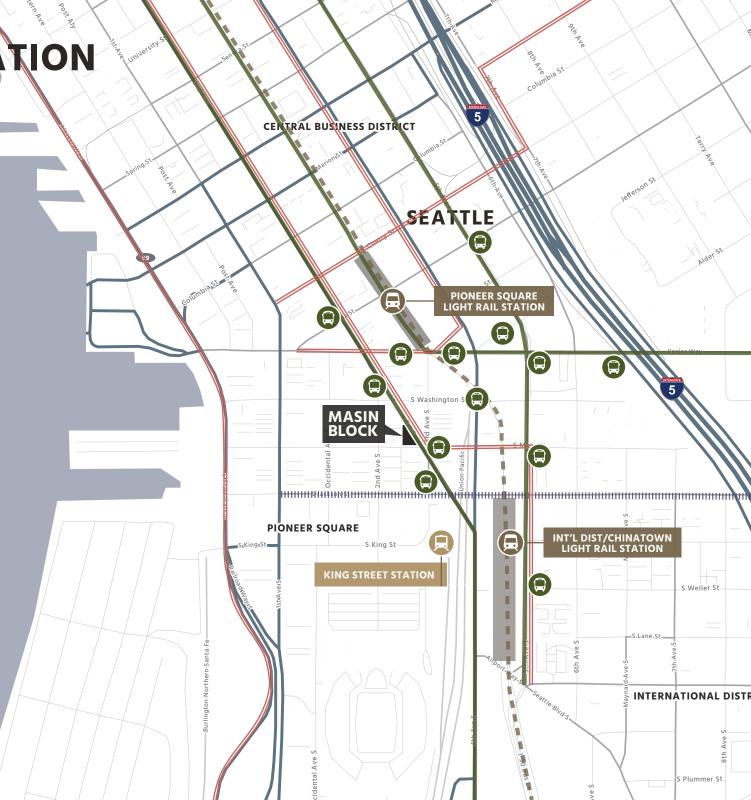
Bike Lane

**Light Rail Station** 

Link Light Rail

**Train Station** 

11111111111 First Hill Street Car



## PARKING WITHIN .25 MILES

### 1 LUMEN FIELD PARKING

505 1st Ave S 50 stalls @ \$260/half month

2 IPM

450 Alaskan Way S 162 stalls @ \$6.00/hr

### 3 DIAMOND PARKING

300 2nd Ave S 54 stalls @ \$8.00/hr

### 4 DIAMOND PARKING

112 Occidental Ave S 60 stalls @ \$8.00/hr

### 5 DIAMOND PARKING

305 1st Ave S 20 stalls @ \$8.00/hr

### 6 SINKING SHIP GARAGE

515 2nd Ave 50 stalls @ \$263/month

### 7 DIAMOND PARKING

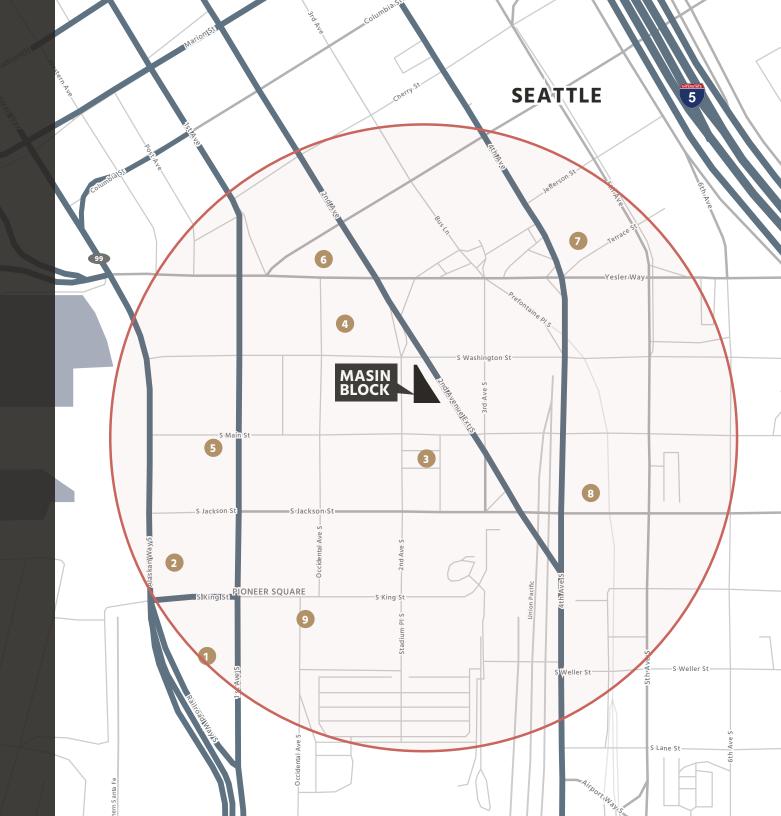
400 4th Ave 24 stalls @ \$10.00/hr

### 8 DIAMOND PARKING

400 S Jackson St 10 stalls @ \$263/month

### 9 STADIUM PLACE

530 Occidental Ave S 77 stalls @ \$3/hr





### PLEASE CONTACT THE LEASING TEAM FOR MORE INFORMATION:

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