



HISTORIC LOCATION

MODERN STYLE

ENDURING VALUE



HERE

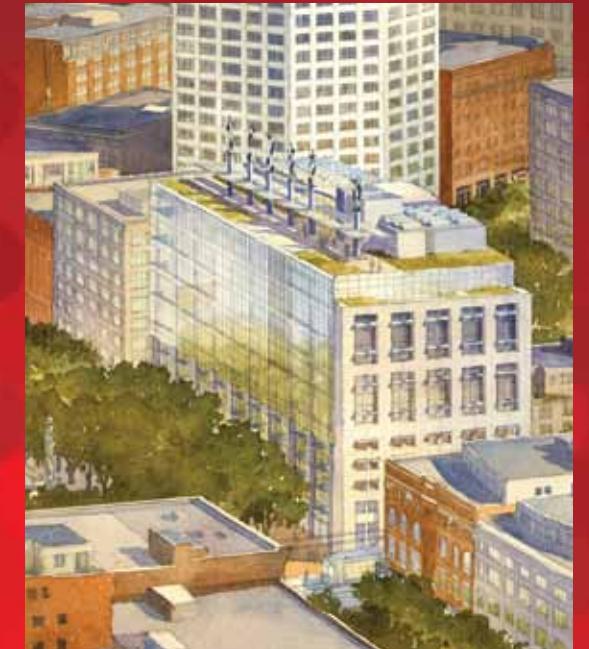
is where Class A meets culture.



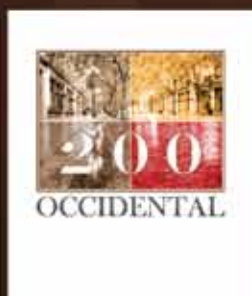
Where modern conveniences complement historic charm.

Where cutting-edge design preserves and celebrates the natural environment.

Where your office space becomes a competitive advantage



In Seattle's sought-after Pioneer Square neighborhood, there's a new vision rising amidst the stately red-brick brownstones.



HERE

is a beginning for big ideas.

200 Occidental is an innovative mixed-use development from Urban Visions that brings the best of Seattle to you. Every day.



Rooftop Terrace



City Skyline Views

A different kind of office building.

In a building that combines upscale retail, smartly urban loft-style homes and Class A office space, residents and tenants will have the best of both worlds.

From the pedestrian-friendly park out front to the sweeping rooftop views of the Bay and Downtown, 200 Occidental is a different kind of office building — for tenants who see things differently.

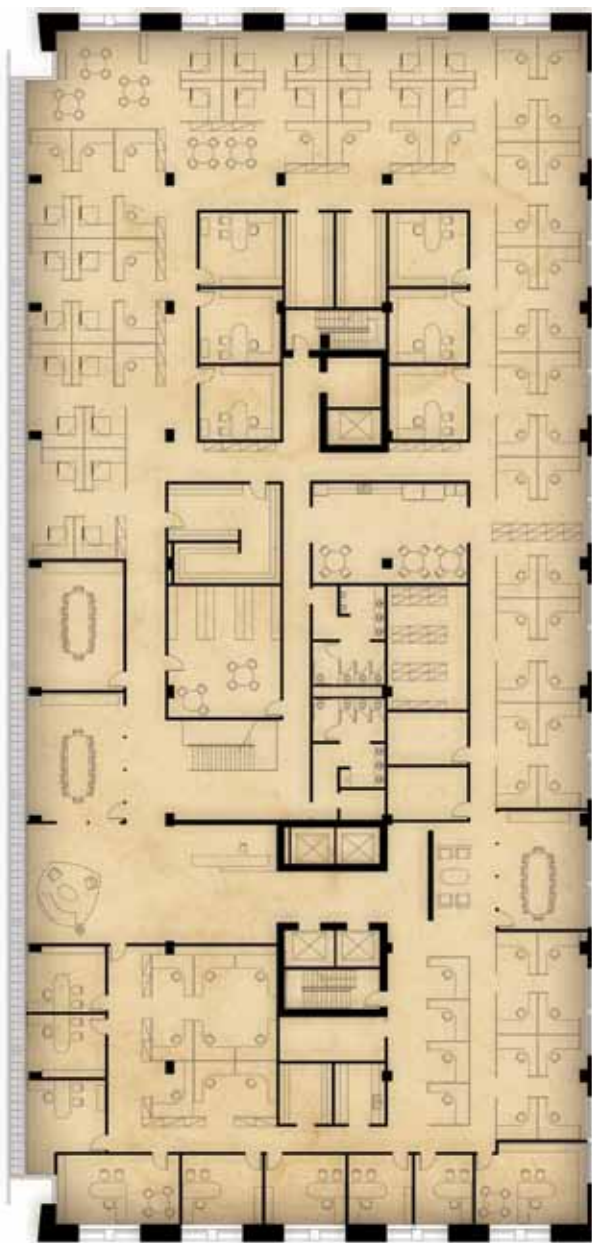
A better kind of office environment.

- + 130,000 SF of Class A office space on 6 levels
- + Signage and naming opportunities provide excellent branding
- + Pursuing LEED® Gold Certification
- + Highly efficient 26,000 SF floor plates
- + Rooftop deck with sweeping views of Elliott Bay and Mt. Rainier
- + Commute the way you want — foot, bike, ferry, train, bus or light rail
- + One block from train and light rail stops; two blocks from the ferry
- + Convenient in-building parking with 120 stalls
- + Onsite bike racks, showers & locker rooms
- + Adjacent to Seattle's iconic Occidental Park

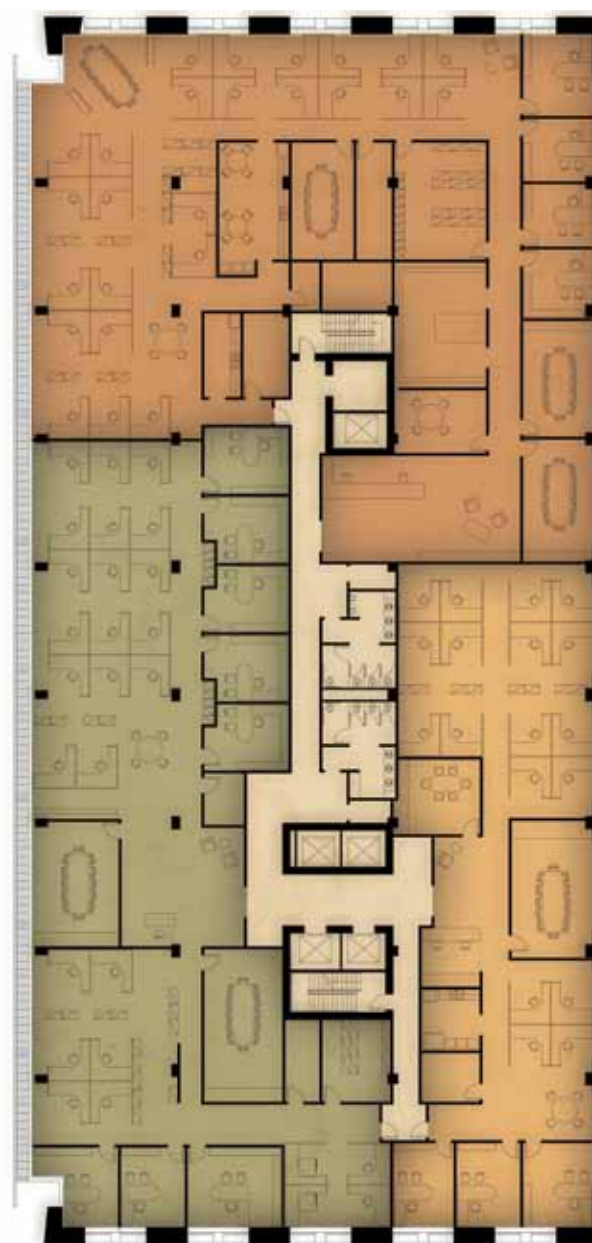
Enjoy majestic views of Elliott Bay from your office window.



Tenants can choose a traditional space plan, or take advantage of the flexible floor plates to design an environment that supports alternative work styles. **A compact core, floor-to-ceiling windows** (for plenty of daylighting), **few columns** and **above-standard ceiling heights** help make any plan possible.

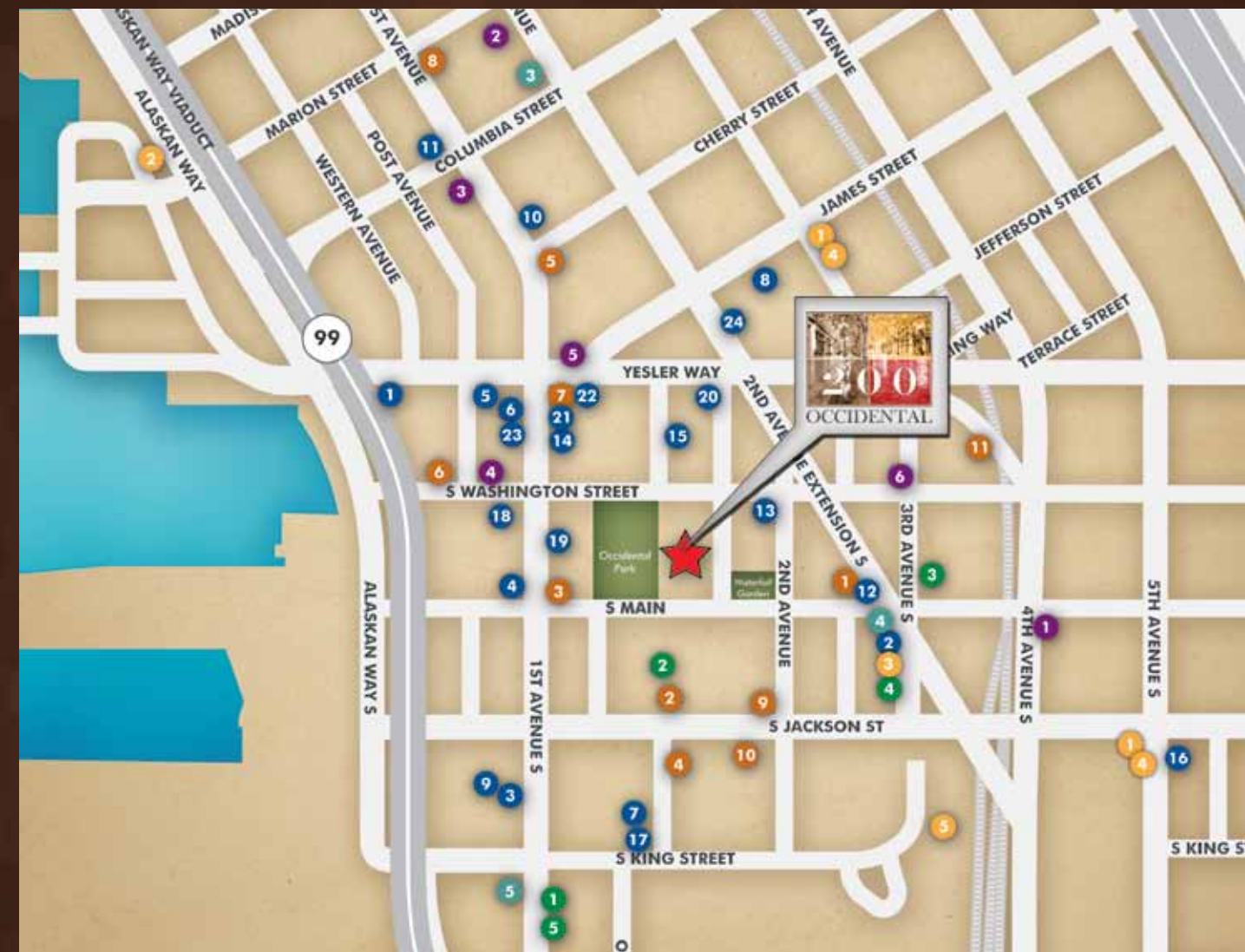


TYPICAL FLOOR PLAN - SINGLE TENANT
Floor Plate = 26,000 RSF



TYPICAL FLOOR PLAN - MULTI-TENANT
Floor Plate = 26,000 RSF

Move your business into the future
at 200 Occidental.



BANKS

- 1 Bank of America
- 2 Columbia Bank
- 3 US Bank
- 4 Key Bank
- 5 US Bank ATM
- 6 Alaska USA Federal Credit Union

COFFEE/DESSERT

- 1 Cafe Hue
- 2 Cafe Umbria
- 3 Elliott Bay Café
- 4 Starbucks
- 5 Cherry Street Espresso
- 6 Planet Java Breakfast and Coffee
- 7 Starbucks

GALLERIES

- 1 Art Xchange Gallery
- 2 Davidson Galleries
- 3 Foster White Gallery
- 4 James Harris Gallery
- 5 Art Wolfe Gallery

RESTAURANTS

- 1 Al Boccalino
- 2 Armandinos Salumi
- 3 Beba's Deli
- 4 Berliner Doner Kebab
- 5 Cafe Paloma

- 8 Starbucks
- 9 Tullys
- 10 Zeitgeist
- 11 Café Vita

- 6 Flavor of India
- 7 FX Mc Rorys
- 8 Hole in the Wall Barbecue
- 9 Il Terrazzo Carmine
- 10 Imo Asian Bistro
- 11 Mae Phim Thai
- 12 Main Street Gyros
- 13 McCoy's Firehouse Bar and Grill
- 14 New Orleans Creole
- 15 Pizza Pro
- 16 Thai Curry Simple
- 17 World Wraps
- 18 The J & M Cafe
- 19 Grand Central Bakery
- 20 Tat's Deli
- 21 Jimmy John's

FITNESS

- 1 All Star Fitness
- 2 Yoga Seattle
- 3 Xplore Fitness
- 4 Kinesia Pilates
- 5 Seattle Fitness Inc.

PUBLIC TRANSPORTATION

- 1 Bus Terminal
- 2 Ferry Terminal
- 3 Bike Station
- 4 Light Rail Station
- 5 King Street Station



www.200occidental.com

To learn more please contact the leasing team today

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SUSTAINABLE REAL ESTATE



CBRE