

On the Cover

The CAC Group's Emerald City Portfolio

The CAC Group recently expanded to the Pacific Northwest. As the exclusive listing agent for Columbia Center and Wells Fargo Center in downtown Seattle, and The Plazas in Bellevue, The CAC Group is making a significant impact in the Seattle-Bellevue area. Representing commercial buildings that address the needs of local businesses, The CAC Group proudly provides an overview of these outstanding properties:

Columbia Center, Seattle, WA

Standing 76 stories high the Columbia Center is the most prominent building in the Seattle skyline. The 1.5 million square foot building took two years to complete. When the Building opened in 1985 it was the ninth tallest office building in the world and is still the tallest building west of the Mississippi by number of floors.

Columbia Center is a well-designed community offering a wide range of amenities to building Tenants and visitors. Each suite provides an awe-inspiring view of Seattle, Puget Sound, and the surrounding snow-capped mountains. The architects worked to create efficient building systems including high-speed elevators that conveniently service multiple floors. A view observatory, located on the 73rd floor provides Tenants and tourists with a panoramic view of the Seattle area. Members of The Columbia Tower Club have access to the top two floors of the Building which house a restaurant, bar, library, and conference center. The Sky Lobby, a hub for all Tenants located above the 40th floor, houses the Building Management and Leasing office as well as conference facilities and a Starbucks. An extensive four level retail atrium offers a plethora of casual dining options and includes a gym, bank branch, salon, dry cleaners, and an office supply store. The large range of amenities accommodates the busy schedules of the 5,000 Tenants and estimated 2,000 visitors the Building attracts daily.

Columbia Center's centralized location provides easy access to I-5, I-90 and HWY 99. Onsite parking is available. For eco-friendly commuters, King County Metro, SoundTransit, King Street Station

and Washington State Ferries are within six blocks of the Building and bike lockers and showers are provided onsite. An underground walkway connects Columbia Center to other commercial high rises enabling Tenants and visitors to seamlessly conduct business between all three buildings.

Columbia Center is committed to Seattle's reputation as an eco-conscious city. Currently pursuing LEED EB Certification, the Building is implementing new "Green" building standards for janitorial, construction and maintenance work including: green cleaning, energy efficient light fixtures, and an extensive recycling program. Additionally, Columbia Center hosts an annual Recycling Fair where Tenants can recycle electronic equipment and appliances. The Building's engineers are also working with Seattle City Light to create an energy-efficiency plan to reduce costs by an estimated \$125,000 per year. These "Green" upgrades will extend the useful life of the Building's current equipment, while enhancing the Tenant experience.

Columbia Center provides an unparalleled metropolitan experience. Its emphasis on community and efficiency cultivates a vibrant corporate culture among Seattle's leading Tenants.

Wells Fargo Center, Seattle, WA

Wells Fargo Center is the 9th tallest building in Seattle with a total of 47 floors. The 983,600 square foot high-rise was completed in 1983. The Class-A property was built to maximize western views and offers large open suites. Wells Fargo Center is centrally located allowing access to major highways and public transportation. In the surrounding blocks, visitors and Tenants can find high-end restaurants, hotels, shopping, and exercise facilities.

Wells Fargo Center is upgrading building systems and aesthetics in order to pro-



vide a comprehensive and up-to-date experience for its Tenants. Pursuing LEED EB Certification, Wells Fargo Center is working towards environmental sustainability by implementing "Green" standards. State of the art building equipment will be installed to increase efficiency; recently implemented upgrades are expected to result in a savings of 2 million kWh per year. A renovation of the Lobby and Plaza will include new high-end amenities and landscaping, bringing a modern look to the Building. These upgrades will work to sustain Wells Fargo Center's leading presence in Seattle.

The Plazas: Plaza Center, Plaza East, US Bank Plaza, Bellevue, WA

The Plazas contain 3 Class-A properties: Plaza Center, Plaza East, and U.S. Bank Plaza. Located on N.E. Eighth Street, The Plazas are well situated in Bellevue's business district providing Tenants access to local businesses, shopping centers and residential high-rises.

Directly across from the new Bravern development, The Plazas feature recently renovated ground floor lobbies and selected common areas. Eco-friendly Tenants can find the Bellevue Transit Center 3-5 blocks south of the Buildings as well as numerous bike trails for a more adventurous commute. The Plazas are in the process of implementing "Green" building upgrades that will increase energy efficiency and improve Tenant comfort.

This article was provided by Kelley Goldmanis, The CAC Group.