



## workspace meets lifespace

Tilt49 knows what makes happy, healthy employees tick.  
And it's not the standard office fare.  
It's about making work life, work better.

### location

- 1812 Boren Avenue, Seattle WA

### access

- Within 3 blocks of I-5 access ramps (including I-5 express lanes) and walking distance to Capitol Hill, South Lake Union and the downtown shopping district
- Transit Score: 100
- Walk Score: 98
- Bike Score: 75
- Pronto Cycle Share located a block away at Stewart St & Terry Ave

### building features

- Roof top air handlers provide HVAC to comply with Seattle Energy Code and LEED
- Electrical Capacity of 17W per sf, which allows for 6W of load in excess of HVAC and lights
- Conduit risers for telecommunications access to each floor
- Emergency generator provided for life safety
- Card controlled access throughout the building. Stair doors are prepped for Tenant to add card-key access
- Men's & Women's restrooms on each floor complete with high quality, modern finishes

### building data

- ±290,674 RSF
- 11 Floors, Class A office
- 1,600 SF Retail, fully leased
- **Building Structure:** post-tension concrete, 8" thick slabs with enhanced loading capacity around the cores
- Knockout slab locations to accommodate stairs between floors for multi-floor tenants
- **Efficient floor plates:** ± 31,300 RSF floors 2-9, ± 22,400 RSF floor 9, ± 23,700 RSF floor 10-11
- Floor to floor height is 13' - 0" with potential suspended ceiling height of 9'-0"
- Secured below-grade parking with a ratio of 1 stall per 1,000 RSF, EV charging stations
- Six high speed elevators serving the office floors with state of the art destination dispatch technology
- Two dedicated garage elevators
- Service elevator providing direct access from the loading dock to all floors



## amenities

- **Large Lobby:** 3,000 sf of furnished lobby space at street level providing a variety of comfortable seating and alternative work space with art and rotating uses within the pop-ups for an enhanced experience.
- **Multi-Purpose Room / Conference Room:** A 2,500 sf multipurpose room is located adjacent to the lobby with access to the exterior at Boren Avenue. Operable partitions allow the room to be broken into two smaller spaces. State-of-the-art AV equipment is provided for media presentations and video conferencing.
- **Pop-Up Spaces:** There are three enclosed spaces within the lobby of approximately 200sf each. These pop-ups will be used to provide amenity services such as: impromptu meeting space, art exhibits, health and wellness information/ support, rotating or seasonal retail. These spaces have direct access to the sidewalk at Boren Ave as well as the lobby.
- **9th Floor Outdoor Deck:** A 7,000 SF outdoor deck provides a wide open area with flexibility for tenant activities. A small shelter made of steel, wood and concrete can facilitate food service for outdoor events or can host a small meeting.
- **Shower and locker facilities:** Men's and Women's shower facilities and locker rooms are located on the first floor within the men's and women's restroom and are accessible to Tilt49 tenants only.
- **Bike Storage:** Secured bicycle storage rooms are provided at both the first floor with direct access to Stewart Street, as well as within the parking garage on level P2. Each is complete with state of the art bike lockers and bike racks, accessible to Tilt49 tenants only.
- **Loading dock:** An enclosed service loading dock with three truck bays is located at the off of the alley and a service corridor leads to the freight elevator. One bay includes a 5000-pound capacity dock lift.

## sustainability + wellness

- LEED Silver
- Wellness support features to boost health and productivity
- Easy access to visually enhanced stairwells to encourage use
- Drinking fountains with water bottle fillers on each floor
- Vision glass exceeding prescriptive code to provide natural light
- Versatile seating in the lobby and outdoors for alternative workspace outside of the leased area
- Operable windows for fresh air when outdoor temperatures allow increased outdoor air ventilation
- Smoking ban – indoors and out
- Bike friendly with convenient bike access directly off Stewart Street
- Large outdoor deck on the 9th floor with seating and generous landscaping
- Programmed amenities including yoga classes, flu shots and wellness clinics
- Artful moments throughout the building for celebration and human delight
- Organic donuts and coffee made on site daily

