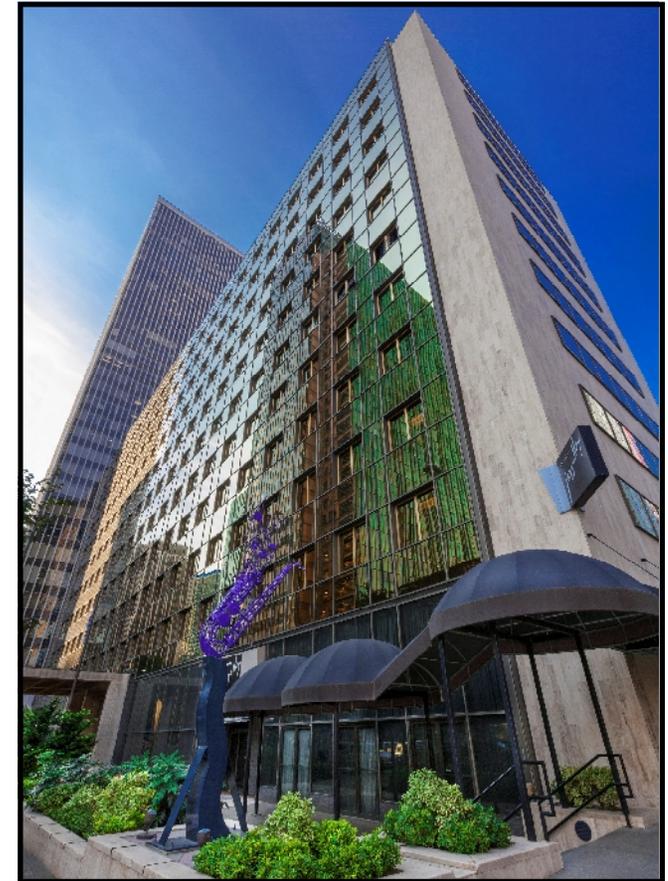


SIXTH & LENORA BUILDING

2033 Sixth Ave.
Seattle, WA 98121

THE BUILDING:

Constructed in 1963, the 11 story Sixth & Lenora Building comprises 156,737 square feet of mid-century modern office space. Renovated in 2007, the building's 14,200 square foot floor plates are very efficient with a full floor load factor of only 5% and a multi-tenant load factor of just 12%. The rectangular shape of the Sixth & Lenora Building provides tenants with abundant natural light and great views of the Olympic Mountains, Elliott Bay, Lake Union, downtown Seattle and the Cascades. Ideally located in the heart of the exciting Denny Regrade neighborhood with its numerous restaurants, coffee shops, luxury residential towers and entertainment venues, the building is just across Sixth Avenue from Amazon's new world headquarters. The Sixth & Lenora Building is one block north of the South Lake Union Streetcar, two blocks north of the Westlake Transit Center and the Monorail and offers great access to north and south-bound I-5 and SR-99 and numerous Metro bus routes. The Sixth & Lenora Building is adjacent to the Westin Building, the Northwest's premier telecommunications carrier hotel, and offers direct fiber optic connection to the Westin Building's meet me rooms, co-location facilities and its numerous telecommunication and internet service providers. The Sixth & Lenora Building features a large building conference room available to all tenants, a tenant shower, on-site building engineering staff, on-site storage, a tenant mail room, secured key card after hour's entry, roving security patrols and closed circuit cameras throughout the Building. The Sixth & Lenora Building's retail includes The Robert Leonard Salon and Spa, one of Seattle's leading hair salons and day spas, and Dimitriou's Jazz Alley Nightclub, Seattle's oldest and most famous jazz club. Abundant employee and visitor parking is provided in the Westin Garage at a 50% greater parking ratio of 1.5 stalls per 1,000 sf leased.



FOR LEASING INFORMATION:

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