

*1201 Third Avenue  
Seattle, Washington 98101*

*The New York Times* named 1201 Third Avenue as one of the nation's three best new office buildings the year it opened. This 55-story, classically designed tower has commanding views of Elliott Bay, Lake Union, and the Cascade and Olympic Mountains. The granite and emerald-green-glass building features a pedestrian plaza with three levels of shops and services, as well as a public atrium overlooking the plaza.

1201 Third Avenue has won several honors over the years, including the Urban Land Institute's 1994 "Award for Excellence" in the Large Scale Office category; the Building Owners and Managers Association's (BOMA) 2003/2004, 2004/2005 and 2010/2011 "The Office Building of the Year" (TOBY) award, in the Over 1 Million Square Feet category for the Pacific Northwest Region; the 2001 Mayor Award in Recognition of Outstanding Achievements in Energy Efficiency and Conservation; and third place in the 2009 and first place in the 2011 BOMA Kilowatt Crackdown for the highest energy performance.

The building received LEED Platinum certification in the Existing Building Operations & Maintenance category (LEED-EB O&M) from the U.S. Green Building Council in December 2010.



*Size:*  
1,114,849 net rentable square feet

*Parking:*  
801 structured spaces

*Completion Date:*  
May 1988 for first tenant occupancy;  
September 1988 for completion

*Building Owner:*  
Third and University Limited  
Partnership

*Developer/Manager/Listing Agent:*  
Wright Runstad & Company

*Architect:*  
Kohn Pedersen Fox Associates,  
P.C., New York, with The McKinley  
Architects P.S.C., Seattle



*Building Atrium*

*Contractor:*  
Howard S. Wright Construction Co.

*Major Tenants:*  
Perkins Coie  
Davis Wright Tremaine LLP  
Karr Tuttle Campbell