



HOME PLATE
CENTER





IT'S HERE: Brand new Class-A office space with advanced technology infrastructure, design and superior access. Inherent flexibility makes meeting business prerogatives straightforward, now and in the future. Set in a pivotal and vibrant SODO location at the hub of superior regional transportation alternatives, Home Plate Center offers a stunning central art plaza for maximum public visibility, topped by panoramic city and sound views. If you're looking for a leading edge development that holds comfort and welcoming beauty, inside and out, the search is over.

THE GAME CHANGER

> HUMAN-CENTRIC

Connectivity and relationships are at the heart of the Home Plate Center campus. Sensitively designed to reflect the landscape and environment, its hospitality-style interiors and welcoming exterior spaces provide places for people to gather, including roof decks with inspiring views of Elliott Bay, Mount Rainier and the Seattle skyline. Retail opportunities in the North Building include a large signature restaurant space, with additional retail space available in the South Building – all adding convenient dining and service amenities to Home Plate Center.

> TECHNOLOGICALLY ADVANCED

Every floor is appropriate for office, the most progressive life science and data center use. Fiber and redundant power are ready to meet the needs of today's business. Strong post tension reinforced concrete construction offers low vibration and quiet workspace. Designed with flexibility in mind, for an open structure with power and cooling systems readily adaptable for current, future and long term needs.

> BEAUTIFULLY VISIBLE

Hundreds of thousands of people frequent the Stadium District for business and entertainment. This opportunity to make countless brand impressions includes available signage and naming rights. No cookie-cutter development, the differentiating design, inviting public plaza with its kinetic sculpture, seating areas and planned eateries destine the site to become a 'meet me there' Seattle landmark.



>VIBRANT

SODO's Stadium District is Seattle's emerging 'go to' place. Easy to access, the home of Safeco Field, CenturyLink Field and CenturyLink Field Event Center offers countless brand impressions thanks to the sports fans and visitors who congregate there every season — and every day. New business and housing developments, open space, views and cool cultural scene attract people looking for a great place to connect, like the inviting sculpture Plaza at Home Place Center.

>PROGRESSIVE

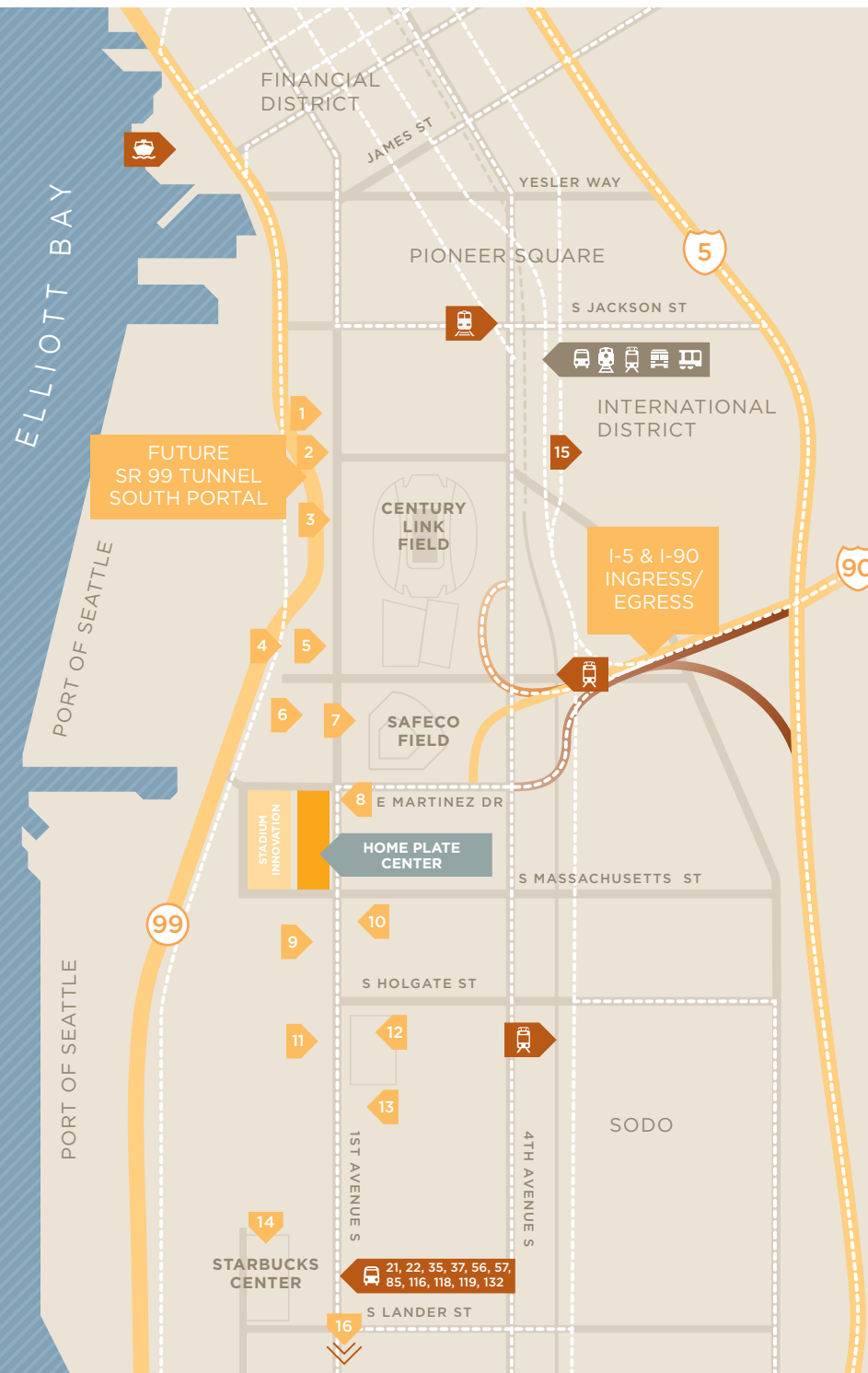
Home to visionaries and leading-edge organizations like Starbucks, McKinstry, Outdoor Research and Zulily, SODO is a place with local character, a long history and bright future. A progressive zone, it appeals to businesses that recognize it as a draw for talent.

>CONVENIENT

Close to downtown and the waterfront, the site offers direct access to the Highway 99 tunnel a half block away, proximity to I-90, I-5, and convenience for bus and rail commuters through the Seattle Regional Transit Hub. You'll love how quickly you get to and from major freeways, and the abundant parking with approximately 556 stalls. Hotels are nearby, including the Silver Cloud Hotel with conference rooms one block away. CenturyLink Field Event Center provides excellent accommodation for large events just a stroll away.

LOCATION





INGRESS/EGRESS

Excellent freeway access saves you valuable time. The Home Plate Center underground parking garage delivers you directly onto Edgar Martinez Way/ South Atlantic St. with direct access to I-5 and I-90. Highway 99 on-ramp is two blocks away, and future tunnel will be just around the corner.

TRANSIT

Seattle's Regional Transit Hub is in close proximity to Home Plate Center providing superior public transportation access for its tenants.

AREA ATTRACTIONS

Life is good at Home Plate Center. When the business day is through, there is so much to do right nearby. Century Link Field and Safeco Field keep you on top of the professional sports scene. Entertain clients at hotels, restaurants, an event center and famous Seattle icons that call SODO home.

REGIONAL

Home Plate Center's central location near freeways and main arterials accommodates easy access from all regional communities.



NEIGHBORHOOD AMENITIES

- 1 SLUGGERS SPORTS BAR & GRILL
- 2 ELYSIAN FIELDS
- 3 SEATTLE SPORTS
- 4 THE HAWKS NEST BAR & GRILL
- 5 SEATTLE TEAM SHOP
- 6 PYRAMID ALEHOUSE
- 7 BLAZING BAGELS
- 8 FUTURE RESTAURANT
- 9 HOOVERVILLE BAR
- 10 SHOWBOX SODO
- 11 MACRINA BAKERY
- 12 KRISPY KREME
- 13 JIMMY JOHN'S
- 14 SODO KITCHEN
- 15 UWAJIMAYA
- 16 ALKI BAKERY

TRANSIT SERVICES

- AMTRAK
- SOUNDER COMMUTER RAIL
- LINK LIGHT RAIL
- SOUND TRANSIT EXPRESS BUS
- KING COUNTY METRO BUS
- COMMUNITY TRANSIT
- PIERCE TRANSIT
- WA STATE FERRY SYSTEM
- TRANSIT HUB

FEATURES

> BUILDING FEATURES

The two-building campus features 26,500 to 310,000 rsf of new Class A office space. Built with flexibility to easily accommodate current and future needs, the complex features the latest technology and amenities for discriminating and innovative organizations.

> GREEN FEATURES

Constructed in keeping with environmental concerns.

- Pursuing LEED® Gold Certification
- Near bus, light rail and regional train stations, and Washington State Ferry Terminal
- Zipcar® car sharing service
- Bike lockers and shower facilities
- Underground parking for reduced heat island effect
- Low-flow fixtures conserve water consumption
- Energy saving automated lighting system and motion sensors





AMENITIES

Sensitively Designed and Appointed Public and Exterior Spaces – Warm and inviting, the hospitality-styled lobby features a great room with gas fireplace and radiant floor heating.

Conference Center – State-of-the-art conference center with lounge and kitchenette space

Public Plaza with Kinetic Sculpture – The world-class street level public plaza with granite stone pavers features kinetic sculpture by Konstantin Dimopoulos

View Decks – The North building features two expansive 6th floor view decks with NaNaWall® System and panoramic views that will please tenants and their clients.

Onsite Dining and Convenience – Impressive on campus 11,500 sf restaurant and coffee spot make it easy to entertain clients or take a work break, and onsite exterior ATMs offer added convenience.

Green and Healthy – We build with environmental concerns in mind and are pursuing LEED® Gold Certification. Underground parking creates a reduced heat island effect, while low-flow fixtures conserve water consumption. Alternative Commuting is encouraged via our location near bus and light rail stations, bike lockers, and Zipcar® car sharing service. Gym and showers make it easy to exercise.

Parking and Loading Docks – Never waste time looking for a parking spot. You'll find multiple building garage access points, generous 1.25:1,000rsf parking ratio, controlled garage access from the sidewalk, and loading docks to make moving materials easy and efficient.

SAFETY

Fire safety – Pre-action dry fire system on each floor protects people and precious business assets, 24/7.

Security – Visitors, tenants and staff can feel secure with around-the-clock onsite security, with security guards and key card access.

SPECIFICATIONS

Open and Flexible Floor Plates – 26,500-29,500 rsf (typical) with extensive window line creates efficient floor plans.

Define your Own Space – The generous, light filled spaces can be designed to your own specifications. Your personal architect can define the space to meet your business and aesthetic requirements.

High Performance Glass – You and your staff will enjoy plenty of natural light throughout the day. The advanced window system optimizes HVAC efficiency and providing Superior Glass Rating for noise control.

Impressive ceiling and window height – Floor to ceiling windows bring the light and the outdoors in. 12' ceiling heights, 9' (10' on floor 6) with drop ceiling make work a pleasure.

Optimum Indoor Air Quality – HVAC with Ultra Violet Filtration System delivers clean fresh air creating a healthier work environment.

Digitally Controlled HVAC – Customized air handlers dedicated to each floor provide the ability to dial in the perfect temperature that works best for you and your team.

High-speed Elevators – Three high-speed ThyssenKrupp elevators: two passenger elevators and one for passenger/freight.

Increased Structural Floor Loading – Built for ultimate load bearing, you will find post tension reinforced concrete with a capacity of up to 100-lbs./sq. ft. live load.

TECHNOLOGY

Connectivity – Both buildings have dark fiber infrastructure. Stay connected to business and the world anywhere in the building, plaza or roof terraces with uninterrupted, high-speed internet access and Wi-Fi throughout.

Ample Wattage and Backup Systems – To meet all your power needs, our office suites accommodate 15 watts per square foot. Both the north and south buildings have a total of 4MW of power and backup generators for maximum peace of mind.

Data Center Readiness – Home Plate Center is data center-ready to meet the demands of today's businesses. Floor 4 of the south building is a dedicated data center and can accommodate up to 550 server racks, and floors 5-7 of the south building have the infrastructure to operate as independent data centers.



American Life Inc. was established in 1996 to advance the transformation of the area south of downtown (SODO). Because Seattle's geography severely limits available land near downtown, American Life sees a southward trend as inevitable to accommodate the city's historic steady growth patterns. The team is positioning its innovative properties to meet the area's inevitable growth in both importance and value in the mid-to-long term, and is attracting fellow visionaries to join them. For more information, visit www.amlife.us