SECOND & SENECA

Uniquely urban.
Remarkably refined.

Quality.

A distinct difference in quality, Second & Seneca has been professionally managed and maintained to the highest standard. With its iconic design, refined contemporary style and the finest material finishes, the building stands among Seattle's best-in-class.

Place.

Located in the heart of the Seattle CBD, Second & Seneca borders the financial district, redeveloping waterfront, and historic Pioneer Square. The building is easily accessible via car, bus, train, bike, cab, or ferry. With over 20 bus routes at the Second & Seneca stop, catch a ride anywhere in the Puget Sound right outside the front door.

SECOND & SENECA

Time.

Two blocks from the waterfront and five blocks from the shopping district, there is plenty of time for anything you'd like to do. Whether you want to grab a bite to eat, run errands, or explore the city, it couldn't be any easier with Second & Seneca as your starting address.

Service.

Experience the highest level of service at Second & Seneca with plans for a lobby concierge. Exclusive on-site amenities include private decks with expansive city and Puget Sound views, an executive fitness facility, large conference room, cafe and Starbucks coffee bar.

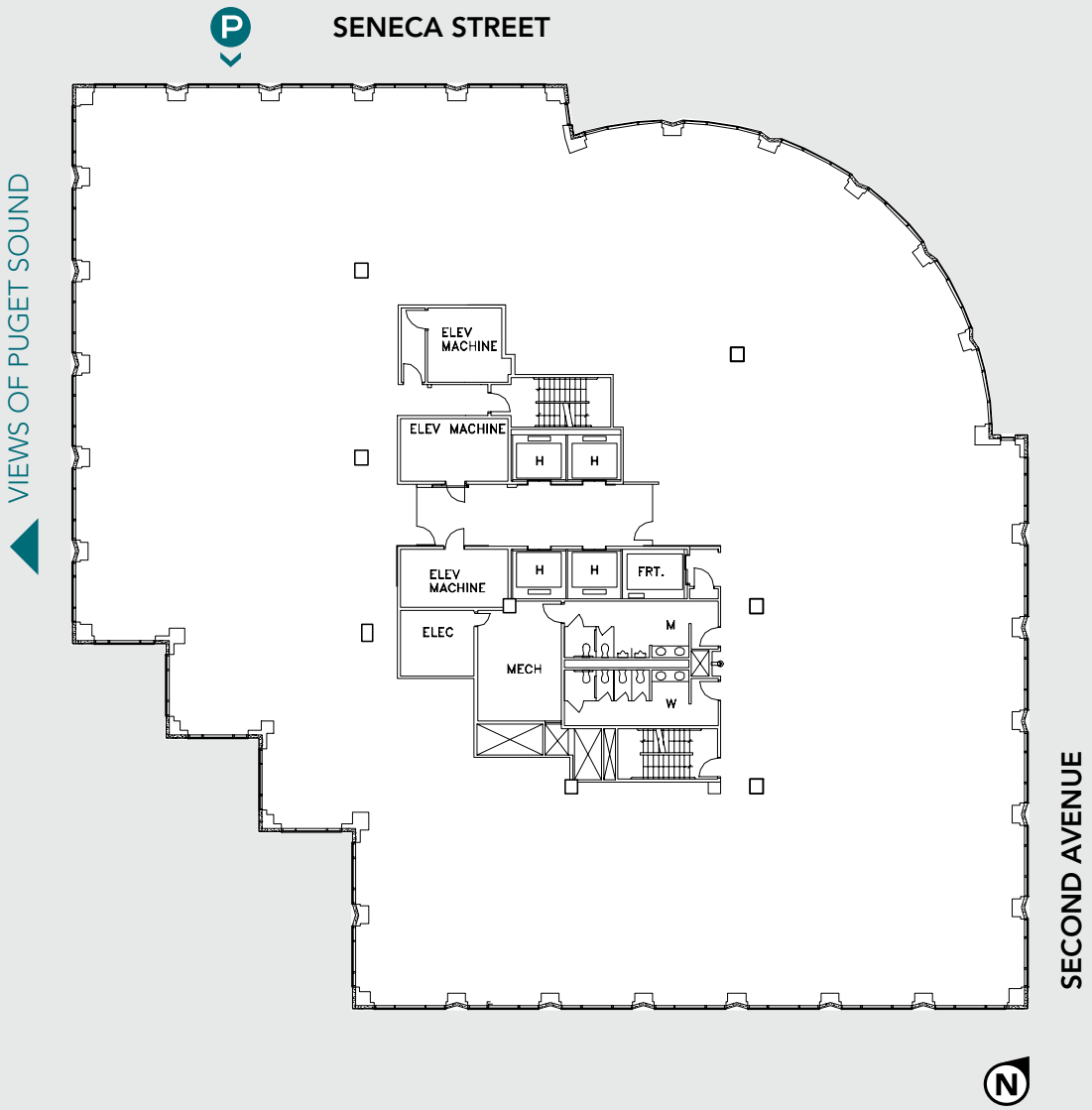
Investment.

Second & Seneca is home to companies placing a high value on their identity. Make an investment in your reputation and add your firm's name to the list.

All that is important to you is at...

SECOND & SENECA

Building footprint.



Building facts.

Location

- Located in the heart of the Central Business District
- Easy Access to I-5, I-90 and Hwy 99
- Near metro and ferry terminal
- Walking distance to Seattle Waterfront, Pike Place Market, Seattle Aquarium, Benaroya Hall, Seattle Art Museum, CenturyLink Field and Safeco Field

Building Data

- Year Built: 1991, undergoing renovations
- 22 stories

Parking

- Below grade parking for tenants
- Parking Ratio: 1/1,100/RSF
- $335/stall

Amenities

- Starbucks and Walla Walla Fresh
- Conference and training facilities
- State of the art fitness center and shower facilities

Features

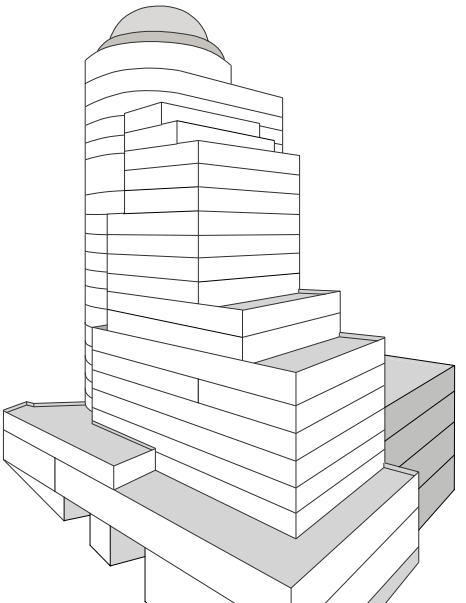
- Renovated floor lobby
- Updated common areas
- Exceptional quality, iconic design, fine finishes and contemporary style
- Stunning vistas of the Puget Sound
- 2016 Operating Expenses: $13.19/RSF
- Full floor load factor: 11%
- Multi-tenant load factor: 17%
- 24-hour proximity card readers
- Building Hours:

  Monday-Friday, 8:00 am - 6:00 pm

  Saturday, 9:00 am - 1:00 pm

Project Team

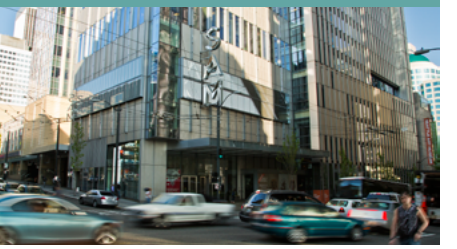
- Ownership: Rockwood Capital
- Property Management: Urban Renaissance Group
- Leasing: JLL



North

PIKE PLACE MARKET

SEATTLE ART MUSEUM



BENAROYA HALL

SHOPPING

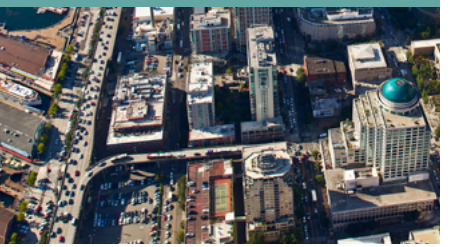
West

WATERFRONT

FERRIS WHEEL

COLEMAN FERRY DOCKS

HIGHWAY 99



Within minutes.

East

FREEWAYS

BUS TUNNEL

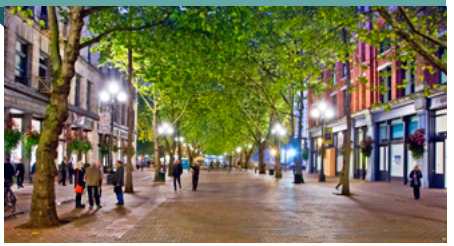
CONVENTION CENTER

LUXURY HOTELS

South

STADIUMS

PIONEER SQUARE



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ROCKWOOD CAPITAL

URBAN RENAISSANCE GROUP

SECOND & SENECA