



THE CITY IS THE FUTURE

URBAN RENAISSANCE GROUP

JOSHUA GREEN BUILDING

LOCATION: Seattle, Washington **TYPE:** Historic Office Property
SQ FOOTAGE: 100,000 SF **CERTIFICATION:** 2009 NAIOP Historic Renovation of the Year **PROJECT COMPLETION:** Renovated 2008
CLIENT: Joshua Green Corporation

REIMAGINED AND REINVENTED HISTORIC BUILDING

Urban Renaissance successfully managed the complex, \$18 million renovation of this 100-year-old iconic building in the heart of downtown Seattle. Working closely with the Joshua Green Company, URG reimagined and reinvented the historic building—expanding its small, 1900s-era tenant spaces into desirable 8,000 square foot full-floor plates. The comprehensive restoration included installation of new, modern building systems—including energy-efficient mechanical and electrical, sprinklers, fire and life safety systems, state-of-the-art tenant amenities and a seismic retrofit that secured the building while leaving the base and sightlines intact. Within a year of completion, the 100,000 square-foot historic building was 85 percent leased, with five full-floor office tenants, in the midst of a challenging market.

In addition, its high-profile retail space was anchored by world-renowned restaurateur and Seattle native Michael Mina's first high-end Seattle dining experience, RN74—replacing a former chain drugstore and transforming the street corner's dynamic. The vintage, Class A office building now competes on-par with traditional Class A office space, and received the prestigious NAIOP Historic Renovation of the Year award in 2009.

SERVICES

Historic Re-Development Oversight, Entitlement & Permitting, Construction Management & Asset Management and Leasing Oversight

HIGHLIGHTS

- Located in downtown Seattle
- Unique, energy-efficient systems achieve significant energy savings
- Redesigned tenant spaces offer increased rentable area and natural light
- New store-fronts and façade improvements including completely restored terra cotta, and historic operable windows
- High-end dining experience RN74 located in corner retail location, replacing the former drug store



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www.urbanrengroup.com