



AMAZON PHASE I-V PROJECT FACT SHEET

SALE DETAILS	<ul style="list-style-type: none"> Amazon will purchase the 1.8 million square foot urban campus from Vulcan Inc. for a price of \$1.16 billion. 																																
OVERVIEW	<ul style="list-style-type: none"> The Amazon headquarters in Seattle’s South Lake Union neighborhood includes 1.7 million square feet of office and 100,000 square feet of retail space in nine new buildings and two historic rehabs. Phases II through V were developed by Vulcan Inc. while Phase I was developed by a partnership between Vulcan Inc. and Schnitzer West. 																																
LOCATION	<ul style="list-style-type: none"> The buildings are located along Terry and Boren Avenues between Mercer and John Streets. As a transit oriented development, the headquarters is situated directly on the South Lake Union line of the Seattle Streetcar. 																																
PROJECT DETAILS	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Phase</th> <th style="text-align: right;">Office SF</th> <th style="text-align: right;">Retail SF</th> <th style="text-align: right;">Total SF</th> </tr> </thead> <tbody> <tr> <td>IA</td> <td style="text-align: right;">315,513</td> <td style="text-align: right;">10,249</td> <td style="text-align: right;">325,762</td> </tr> <tr> <td>IB</td> <td style="text-align: right;">113,889</td> <td style="text-align: right;">1,595</td> <td style="text-align: right;">115,484</td> </tr> <tr> <td>II</td> <td style="text-align: right;">158,333</td> <td style="text-align: right;">14,038</td> <td style="text-align: right;">172,371</td> </tr> <tr> <td>III</td> <td style="text-align: right;">237,320</td> <td style="text-align: right;">39,485</td> <td style="text-align: right;">276,805</td> </tr> <tr> <td>IV</td> <td style="text-align: right;">542,762</td> <td style="text-align: right;">28,129</td> <td style="text-align: right;">570,891</td> </tr> <tr> <td>V</td> <td style="text-align: right;">333,386</td> <td style="text-align: right;">7,177</td> <td style="text-align: right;">340,563</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">1,701,203</td> <td style="text-align: right;">100,673</td> <td style="text-align: right;">1,801,876</td> </tr> </tbody> </table>	Phase	Office SF	Retail SF	Total SF	IA	315,513	10,249	325,762	IB	113,889	1,595	115,484	II	158,333	14,038	172,371	III	237,320	39,485	276,805	IV	542,762	28,129	570,891	V	333,386	7,177	340,563	Total	1,701,203	100,673	1,801,876
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TIMELINE	<ul style="list-style-type: none"> The phased project was completed between 2010 and 2012 with lease terms ranging from 14 to 16 years. The office space is 100% leased to Amazon. 																																
RETAIL AMENITIES	<ul style="list-style-type: none"> Retail amenities include eight restaurants and cafes, a branch bank and a medical clinic. 																																
SUSTAINABLE BUILDINGS	<ul style="list-style-type: none"> As part of Vulcan and Amazon’s commitment to sustainability, the project was developed as eco-friendly, with Phases II-IV having earned LEED Gold certification and Phase V targeting LEED Gold certification. Some of the green features include rain gardens, operable windows, a green roof and a green wall. 																																
PROJECT DESIGN	<ul style="list-style-type: none"> The buildings were designed by three different architects to create a visually pleasing and aesthetically diverse project that enhances the neighborhood’s character. Taking cues from city/neighborhood plans and policies as well as input from community stakeholders, a common set of design elements was established and used by all of the architects to help activate the streetscape with lively retail, enhance the pedestrian experience, improve access to public transit connections and incorporate open spaces for the public’s use. 																																

	<ul style="list-style-type: none"> • Inviting courtyard plazas with flexible seating and pockets of green space as well as signature art are featured throughout the headquarters.
PROJECT TEAM	<ul style="list-style-type: none"> • Master Developer: Vulcan Inc. • Development and Joint Venture Partner (Phase I only): Schnitzer West • Architects: NBBJ (Phase I), LMN (Phases II and III), Callison (Phases IV and V) • General Contractors: Lease Crutcher Lewis (Phase I), Sellen (Phases II and III), GLY (Phases IV and V).
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