

Revived trend brings more offices, condos together

Here's a look at some of the buildings in downtown Seattle, existing and planned, that combine offices and residences under the same roof.

EXISTING BUILDINGS:

1 Millennium Tower

OPENED: 2001
ADDRESS: 719 Second Ave.
FLOORS: 20
OFFICE SPACE: 200,000 square feet
RESIDENTIAL: 20 condos ranging in size from 2,000 square feet to 10,000 square feet. Prices average about \$2.5 million.



2 Watermark Tower

OPENED: 1983
ADDRESS: 1107 First Ave.
FLOORS: 22
OFFICE SPACE: 60,614 square feet
RESIDENTIAL: 90 condos ranging in size from 800 square feet to 3,000 square feet. Prices are from \$500,000 to \$3 million.

3 Waterfront Place

OPENED: 1984
ADDRESS: 1011 Western Ave.
FLOORS: 13
OFFICE SPACE: 178,000 square feet
RESIDENTIAL: 18 units ranging in size from 1,500 to 2,500 square feet. Pricing information was not available.



4 Market Place Tower

OPENED: 1988
ADDRESS: 2025 First Ave.
FLOORS: 17
OFFICE SPACE: 194,375 square feet
RESIDENTIAL: 7 condos. Size and price ranges could not be determined.

5 Seaboard Building

OPENED: 1910, renovated in 2001
ADDRESS: 1500 Fourth Ave.
FLOORS: 11
OFFICE SPACE: 45,000 square feet
RESIDENTIAL: 24 condos ranging in size from 800 to 2,990 square feet. Units have sold in the past year for between \$470,000 and \$2 million.

6 Harbor Steps Northeast

OPENED: 2000
ADDRESS: 1301 First Ave.
FLOORS: 25
OFFICE SPACE: 30,000 square feet
RESIDENTIAL: 170 apartments that average about 900 square feet in size and \$1,800 to \$2,000 in rent.



BUILDINGS UNDER CONSTRUCTION OR PLANNED:

7 2201 Westlake

DEVELOPER: Vulcan Real Estate
SLATED TO OPEN: 2009. Vulcan is building without any tenants or buyers in place.
ADDRESS: 2201 Ninth Ave.
DESCRIPTION: One of two towers will have four floors of offices and 135 condos ranging in size from 587 to 2,285 square feet. Prices are from \$400,000 to more than \$2 million. The other tower will have 11 floors of offices.



8 Seventh at Westlake

DEVELOPER: Clise Properties
SLATED TO OPEN: Not yet determined. Clise President Richard Stevenson said he'll hold off on construction until signing a sizable office tenant, possibly in the first half of 2007.
ADDRESS: 2017 Seventh Ave.
DESCRIPTION: Floors 5 through 16 will have offices. Floors 17 through 32 will have condos with an average size of 1,000 square feet and a price tag of \$750,000. The other floors will be for parking and retail.

9 M Street

DEVELOPER: Opus Northwest
SLATED TO OPEN: Spring 2007. Opus is talking with prospective office tenants and will soon begin renting out apartments.
ADDRESS: 900 Eighth Ave.
DESCRIPTION: The 17-story building will have a grocery, 39,000 square feet of medical office space and 220 apartments.

