

244,000 SF NEW OFFICE

611 Thomas Street, Seattle, WA 98109



skyblox

Building Blox of Innovation.

1

LOCATION

ACTIVE & ACCESSIBLE LOCATION. ALWAYS.

2

ADAPTABILITYFLEXIBLE & RESILIENT
FLOOR PLANS.

3

WELLNESSPRIORITIZING A CULTURE OF
HEALTH & WELLNESS FOR
A SUSTAINABLE FUTURE.

4

AMENITIESAMENITIES FOR A HAPPY & HEALTHY
EMPLOYEE EXPERIENCE.

1

ACTIVE NEIGHBORHOOD & ACCESSIBLE LOCATION.

Set along an active streetscape and planned pedestrian-friendly avenue, Skyblox is at the doorstep of a recreation-rich neighborhood with eating and drinking establishments, entertainment, housing and more.

Easy for any type of commuter, with a Walkscore® of 95, and access to multiple transit options. Employees will also have exciting perks of a live/work lifestyle with benefits at sister property, Skyglass Tower.

- Closest Proximity to Tech Tenants
- Easy Freeway Access
- Lake Union and Space Needle Views
- Live-Work-Play Location at Seattle Center
- Active Neighborhood with Amenities
- Excellent Walkscore®

Skyblox is the Destination.

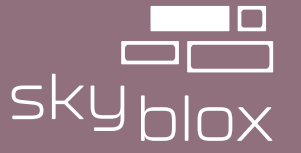
Commuter-worthy.

Convenient and commuter-worthy, Skyblox is easy to get to and offers endless opportunities when you're here. Ease of access for multiple modes of transportation, including one block to Highway 99, and designated bike entry off of the Thomas Green Street make Skyblox's location a most desirable destination.



HWY ACCESS

GREEN STREET



Capitol Hill

Downtown

Elliott Bay

SKYGLASS TOWER

skyblox

South Lake Union

THOMAS ST
"Green Street"

Seattle Center

SR 99 SOUTH
Access

City Entrance
off SR 99 N

SR 99 NORTH
Access

99

I-5

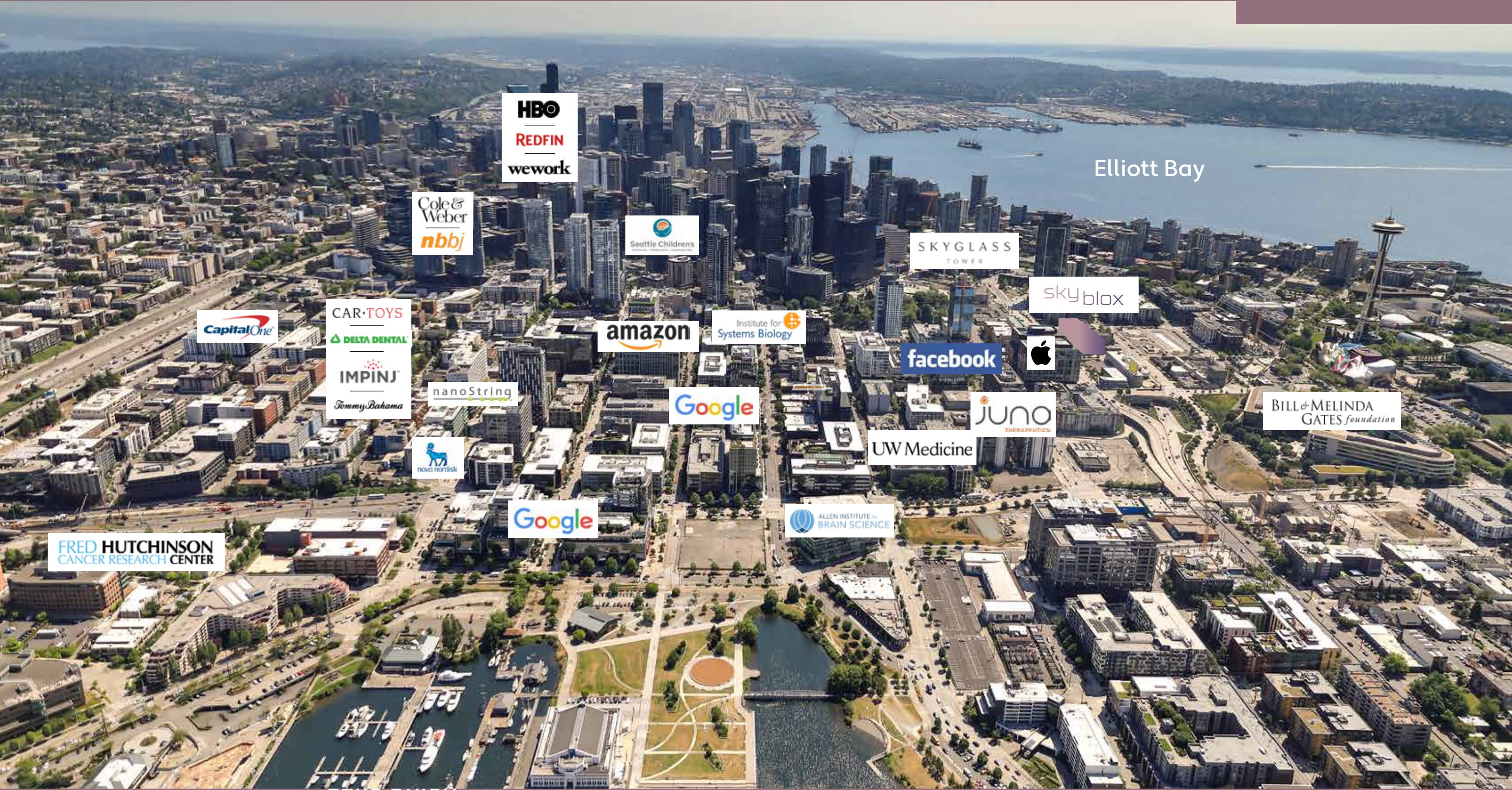
I-5 NORTH/SOUTH
Access

MOHAI



Green Street

Planned pedestrian-friendly Green Street conveniently connects South Lake Union to Seattle Center.



Elliott Bay

2

FLEXIBLE & RESILIENT FLOOR PLANS.

Breaking down traditional barriers, Skyblox reshapes the office narrative with adaptable design, ready for growth and modification. Resilient work environments are key for a diverse workforce to succeed. Side core, open layouts adapt easily to the ever evolving programmatic and functional uses of the modern workplace.

The variation of layouts from floor-to-floor and abundant outdoor access give employees opportunity to connect and collaborate organically.

- Varied Flexible and Efficient Floor Plates
- Multi-Functional Lobby
- Wired Silver Rating
- Best-in-Class Technology Infrastructure
- Gender-Neutral Bathrooms Ready

Embracing an adaptable workplace.

Design Details

Typical Floorplate

Podium: 30,000 RSF (Levels 1 – 6)

Tower: 24,000 RSF (Levels 7 – 9)

Floor-to-Floor Height

Ground Floor: 17'0"

Levels 2 – 9: 13'3"

Drop Ceiling Height

10'6"

Parking

205 stalls (0.84 / 1,000 ratio)

Delivery

Q2 2025

Sustainability

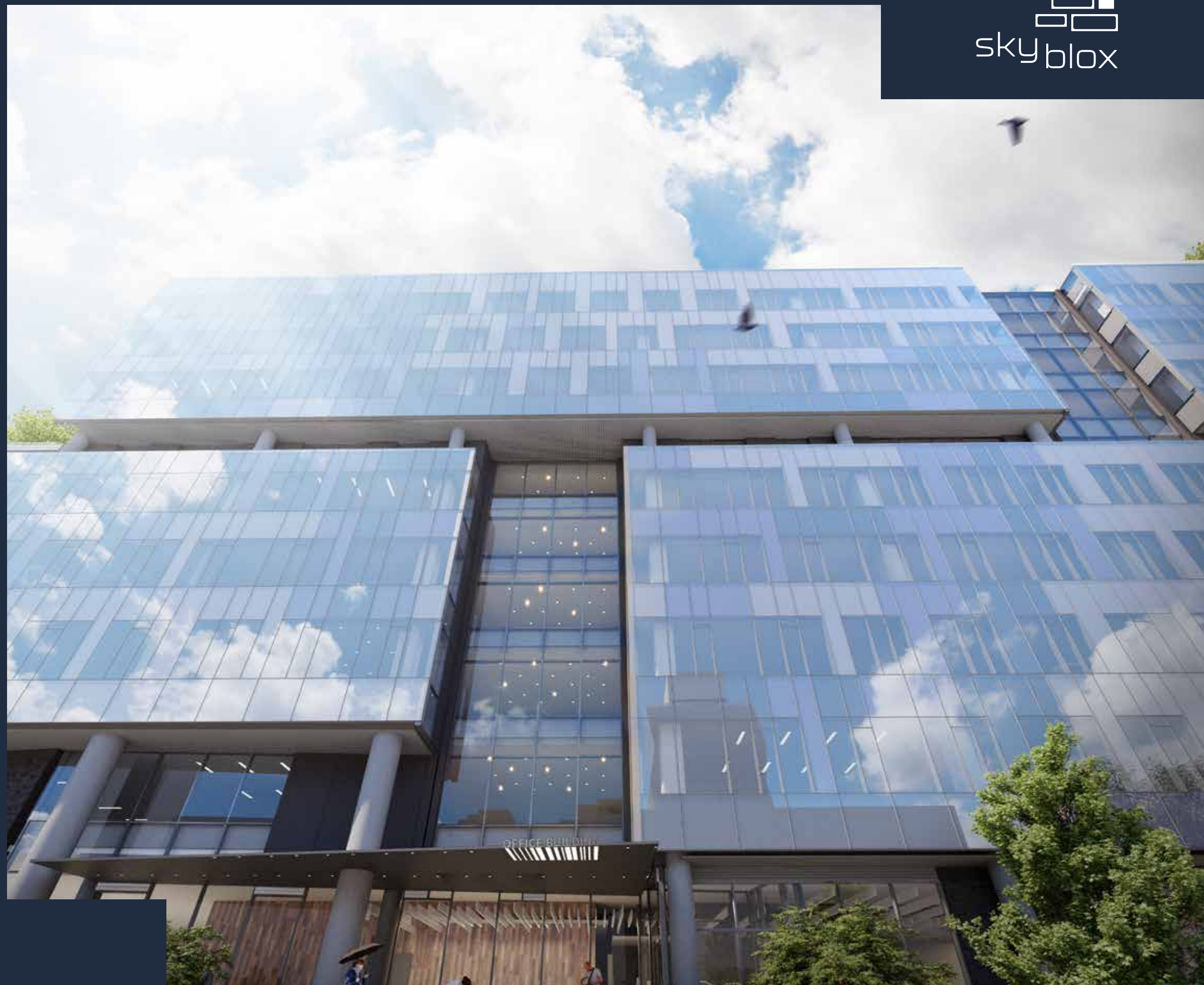
LEED Gold

Fitwel 2 Star

WELL Health and Safety Rating

Type of Core

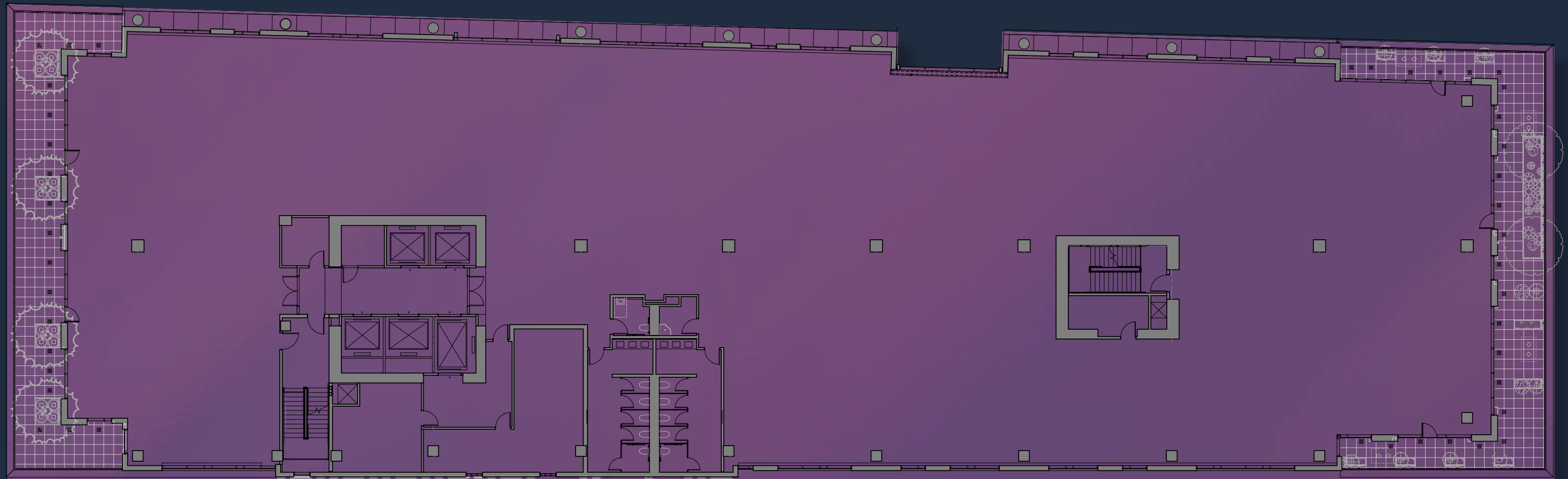
Side Core



Floor-by-Floor Variety

No space is the same with terrace access on almost every floor.

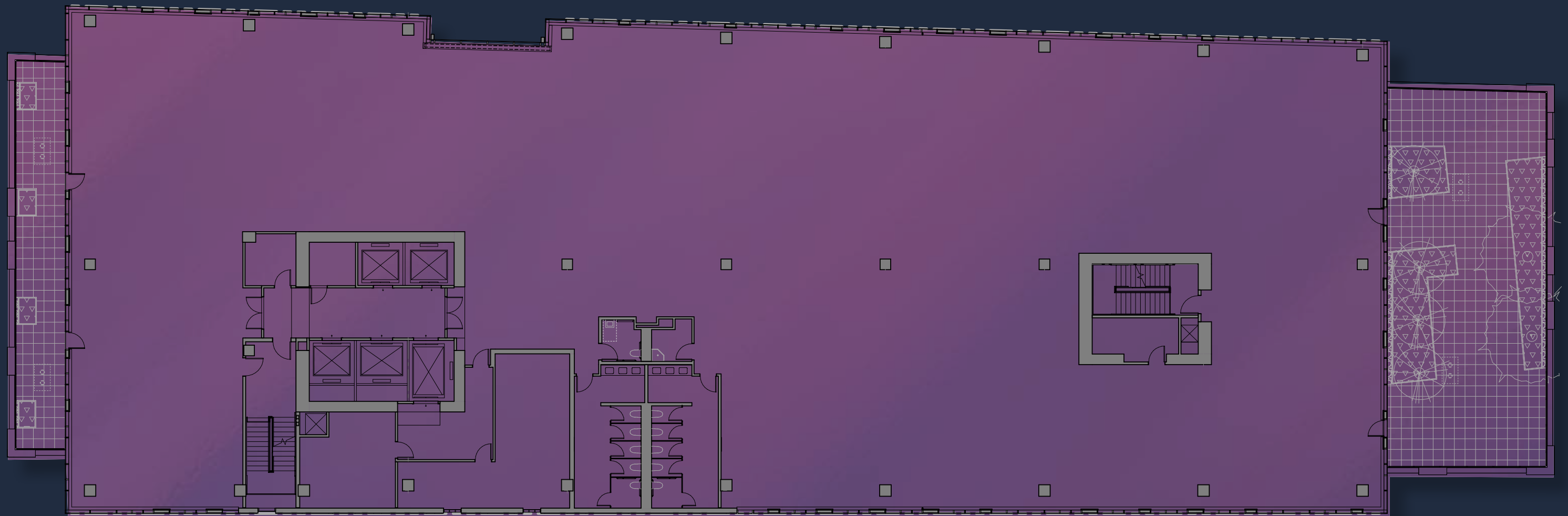
Level 6 | 29,391 RSF



Floor-by-Floor Variety

No space is the same with terrace access on almost every floor.

Level 7 | 27,794 RSF





Skyblox Lobby

Grand entry with coffee kiosk opportunity.

3

CULTURE OF HEALTH & WELLNESS TO CREATE A SUSTAINABLE FUTURE.

Skyblox is committed to the principles of environmental and social sustainability and wellness through its design, certifications and storytelling. By adhering to these standards, the building raises efficiency, improves air quality, lowers carbon emissions, saves energy and creates a healthier place for people to work.

Creating culture that stewards sustainable practices while respecting history and highlights placemaking through art and design.

- WELL Core Gold
- LEED® Gold
- Best-In-Class Infrastructure Technology
- Custom Mural Featuring Local Artist
- Daylighting
- Biophilic Design
- Ample Outdoor Space

Culture-focused, Wellness Delivered.



AMENITIES FOR A HAPPY & HEALTHY EMPLOYEE EXPERIENCE.

Amenities that do more than impress, they positively impact the lives of your employees. Outdoor terraces encouraging built-in breaks that boost productivity, ground floor conference and event space invite continuing education and collaboration, retail-like bike lobby and unparalleled parking-ratios encourages alternative modes of transportation that aligns with social values.

Designed to be a comfortable and enjoyable work environment that promotes connections to the neighborhood and each other, creating a strong sense of community.

- Ground Level Plaza
- Biker's Lounge
- Outdoor Terraces
- Sky Lounge
- Rooftop Terrace
- Fitness Center
- Co-working Space
- Shared Gourmet Kitchen
- Electrochromic Glazing

Human-centric, Connection Driven.



Rooftop Terrace

Tenant Lounge/Co-working Space and Fitness Center.



Bike Lobby

Designated Entrance off of Thomas Green Street with Showers/Locker Access.



Pocket Plaza

Multi-functional courtyard adjacent to Conference Center.



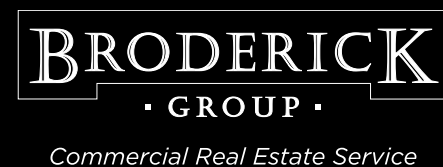
Gathering Space

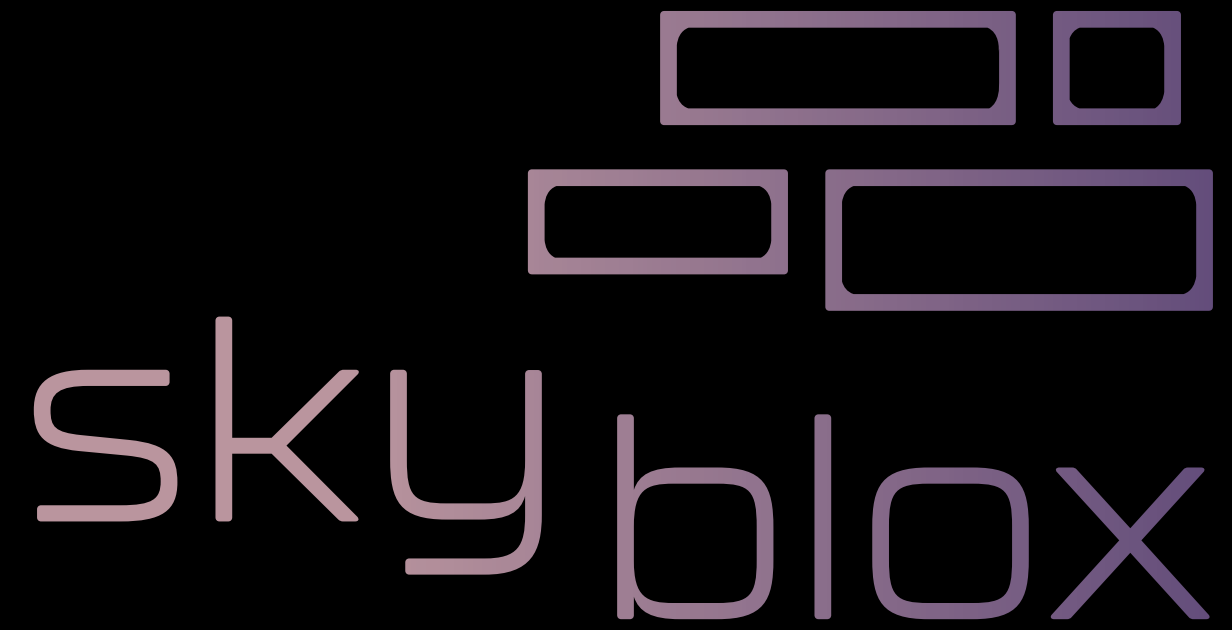
Now Leasing

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