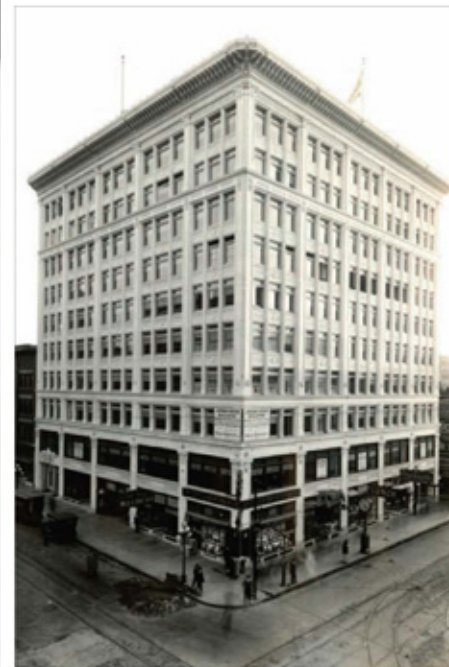


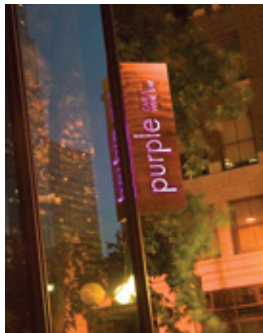
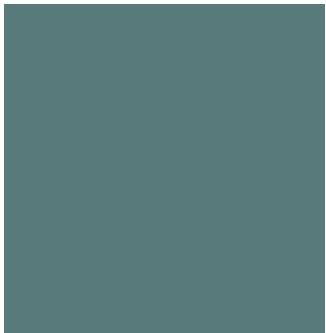


THE
JOSHUA GREEN
BUILDING
DOWNTOWN SEATTLE



LANDMARK. LOCATION.
YESTERDAY IS TOMORROW.





WITH ITS **HISTORIC FAÇADE** AND DISTINCTIVE ARCHITECTURAL FEATURES, THE JOSHUA GREEN BUILDING IS A METROPOLITAN **LANDMARK** THAT WILL BE BEAUTIFULLY RESTORED, CAPTURING THE BUILDING'S **TIMELESS STYLE** AND **IMPECCABLE DETAIL.**



RENOVATION OVERVIEW

OPENING	July 2009
BUILDING SIZE	112,000 sq. ft.
OFFICE FLOOR PLATES	8,044 rentable sq. ft.

BUILDING FEATURES

- Long term local ownership (almost 100 years)
- Excellent Seattle, CBD location on 4th & Pike in the Retail Core
- High ceilings with large operable windows on all sides
- Elliott Bay and City views
- 56,300 contiguous rentable square feet available on floors 4 - 10
- 11,000 square feet of new high-end retail space at street level
- New bike locker and shower facility

DESCRIPTION OF RENOVATION

- Renovated lobby / common areas
- Potential roof top deck with Puget Sound views
- Efficient floor plates
- New centralized HVAC cooling system & services
- Modern ADA compliant restrooms
- New fire & life safety system
- New mechanical, electrical, and plumbing

For further information, please contact exclusive leasing agents:



Damon McCartney
206.838.7633
mccartney@broderickgroup.com

Scott Eshelman
206.838.7636
eshelman@broderickgroup.com

AT THE CORNER OF 4TH AND PIKE — IN THE HEART OF DOWNTOWN SEATTLE

AREA AMENITIES

PARKING

- US Bank Centre
- Westlake Center
- Rainier Square
- Century Square
- Puget Sound Plaza
- Macy's Garage
- Second & Pike Garage
- Second & Pike Surface Lot
- Second & Union Garage
- Benaroya Hall
- Red Lion Hotel Garage

HOTELS

- Paramount Hotel
- Grand Hyatt
- Roosevelt Hotel
- Sheraton Seattle
- Washington Athletic club
- Hilton Seattle
- Crowne Plaza Hotel
- Red Lion Hotel
- The Fairmont Olympic Hotel
- W Hotel Seattle
- Hotel Monaco

FITNESS

- Gold's Gym
- Washington Athletic Club
- Allstar Fitness
- Epicenter
- Core Fitness

TRANSIT

- Metro Transit System
- Tunnel Transit
- South Lake Union Street Car

RESTAURANTS

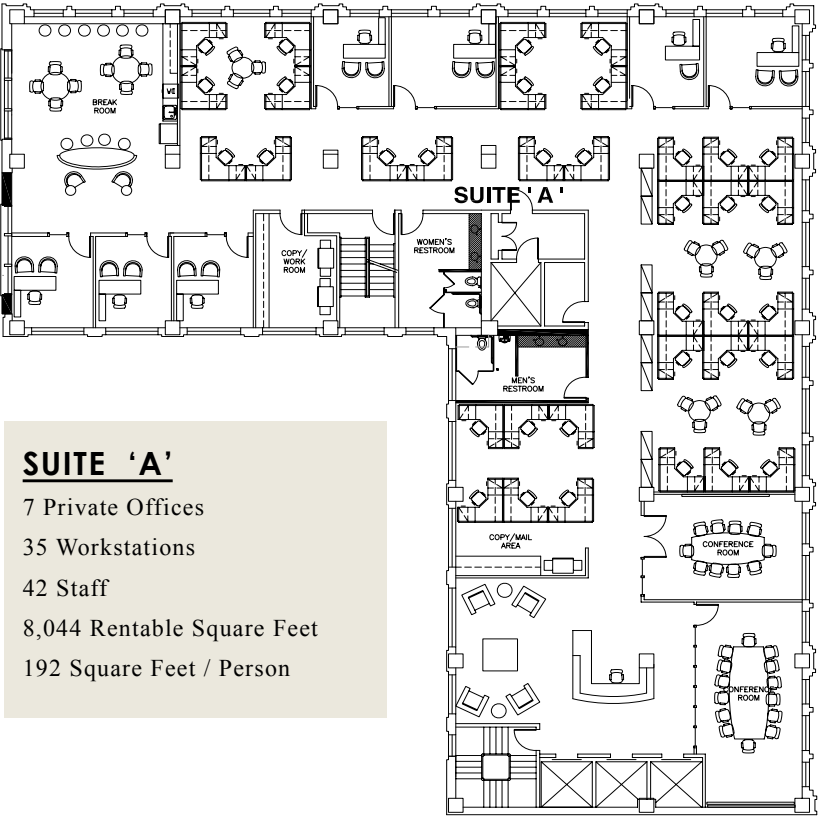
- Dragonfish
- Ruth's Chris Steakhouse
- Cheesecake Factory
- Oceanaire
- Daily Grill
- Il Fornaio
- Fox Sports Grill
- Tap House Grill
- Union Square Grill
- Morton's The Steakhouse
- Palomino
- Benihana
- Tulio Ristorante
- The Terrace Garden
- Rock Bottom
- The Georgian Grill
- Shuckers
- P.F. Chang's
- Capital Grille
- Purple Café & Wine Bar
- Sazerac
- Wild Ginger
- The Brooklyn
- Pike Place Market
 - Chez Shea
 - The Pink Door
 - Campagne
 - Kell's

LOCATED AT THE CROSSROADS OF THE FINANCIAL DISTRICT AND RETAIL CORE



FULL FLOOR OFFICE TENANT
SAMPLE A

PIKE STREET

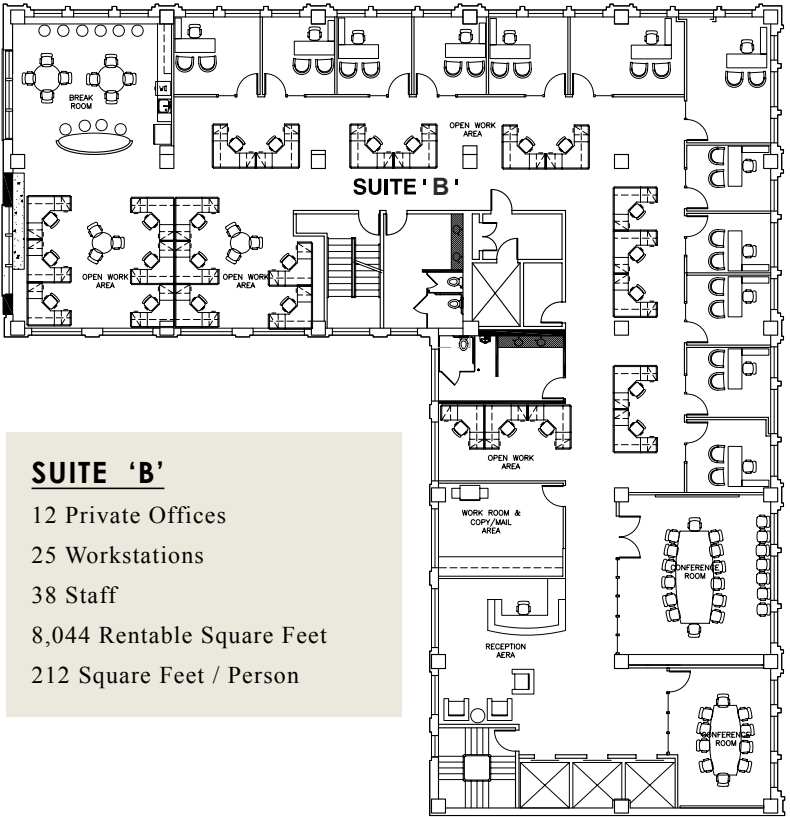


4TH AVE

SUITE 'A'
 7 Private Offices
 35 Workstations
 42 Staff
 8,044 Rentable Square Feet
 192 Square Feet / Person

FULL FLOOR OFFICE TENANT
SAMPLE B

PIKE STREET



4TH AVE

SUITE 'B'
 12 Private Offices
 25 Workstations
 38 Staff
 8,044 Rentable Square Feet
 212 Square Feet / Person

FLOOR PLATE FEATURES

- Large operable windows for fresh air
- Abundant natural light
- Excellent views
- Efficient and open floor plate
- 45' and 48' planning depths
- Environmentally low impact finishes

THE TEAM

THE JOSHUA GREEN CORPORATION Seattle pioneer Joshua Green came to Seattle from Mississippi in the 1890s, founded some of the Puget Sound area's original boating industries and banking services, and began a Seattle family legacy that continues today. The Joshua Green Corporation continues to be owned by descendants of Joshua Green.

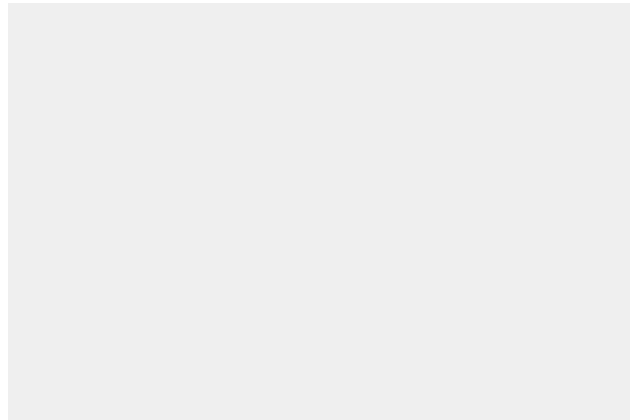
The company's operations now extend to significant holdings in banking and insurance; diversified portfolios of managed equities; commercial retail and office properties; Sage Manufacturing Corporation, maker of the world's finest fly rods; Rio Products, fly fishing's creative specialist in fly lines, leaders and tippet materials; and Redington, maker of responsive, refined, affordable products for serious anglers.

The Joshua Green Building was originally constructed by Joshua Green and the Joshua Green Corporation one hundred years ago, and the descendants have been the owners ever since.

THE
JOSHUA GREEN
BUILDING

DOWNTOWN SEATTLE

WITH THE RENOVATION AND
HISTORICAL PRESERVATION OF
THE JOSHUA GREEN BUILDING,
MODERN AMENITIES WITH STATE
OF THE ART **TECHNOLOGY** WILL
BE ADDED, WHILE KEEPING TRUE TO
THE BUILDING'S CLASSIC DESIGN
AND **HISTORICAL SIGNIFICANCE**.



LANDMARK. LOCATION.
YESTERDAY IS TOMORROW.

URBAN RENAISSANCE GROUP, LLC.
is a full service commercial real estate company that is leading the renovation and redevelopment of the Joshua Green Building. Based in the Pacific Northwest, the driving force behind Urban Renaissance Group is a core belief that America is poised for a re-urbanization and rebirth of its major cities, and for the creation of urban villages in its suburbs.

REDEVELOPMENT OF THE JOSHUA
GREEN BUILDING WILL INCORPORATE
SUSTAINABLE PRACTICES INTO ALL
ASPECTS OF CONSTRUCTION AND
OPERATIONS.



URBAN RENAISSANCE GROUP