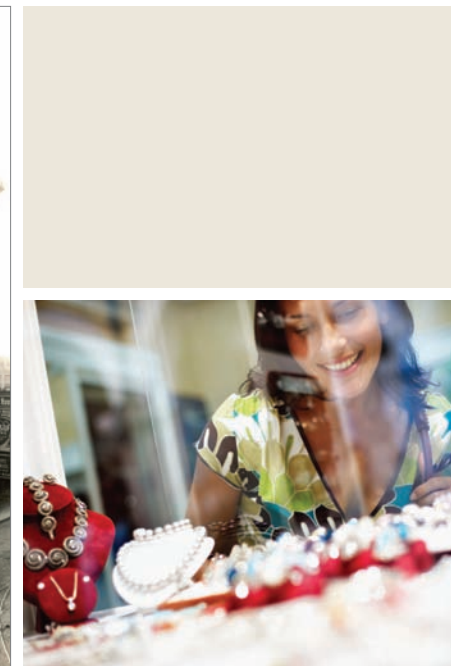
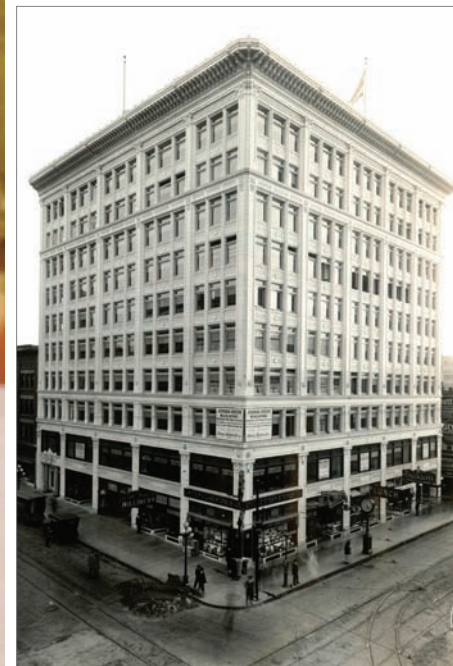
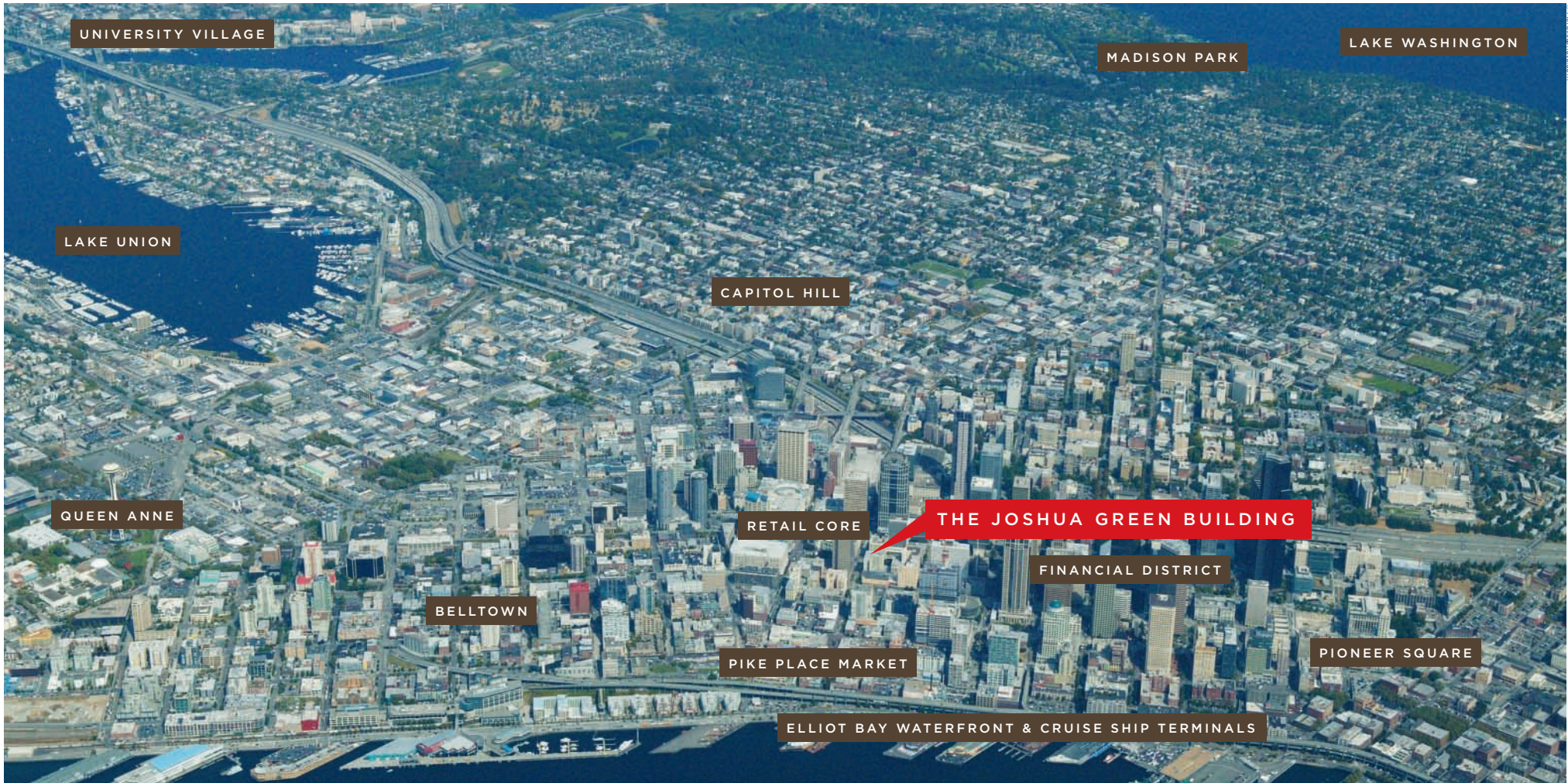




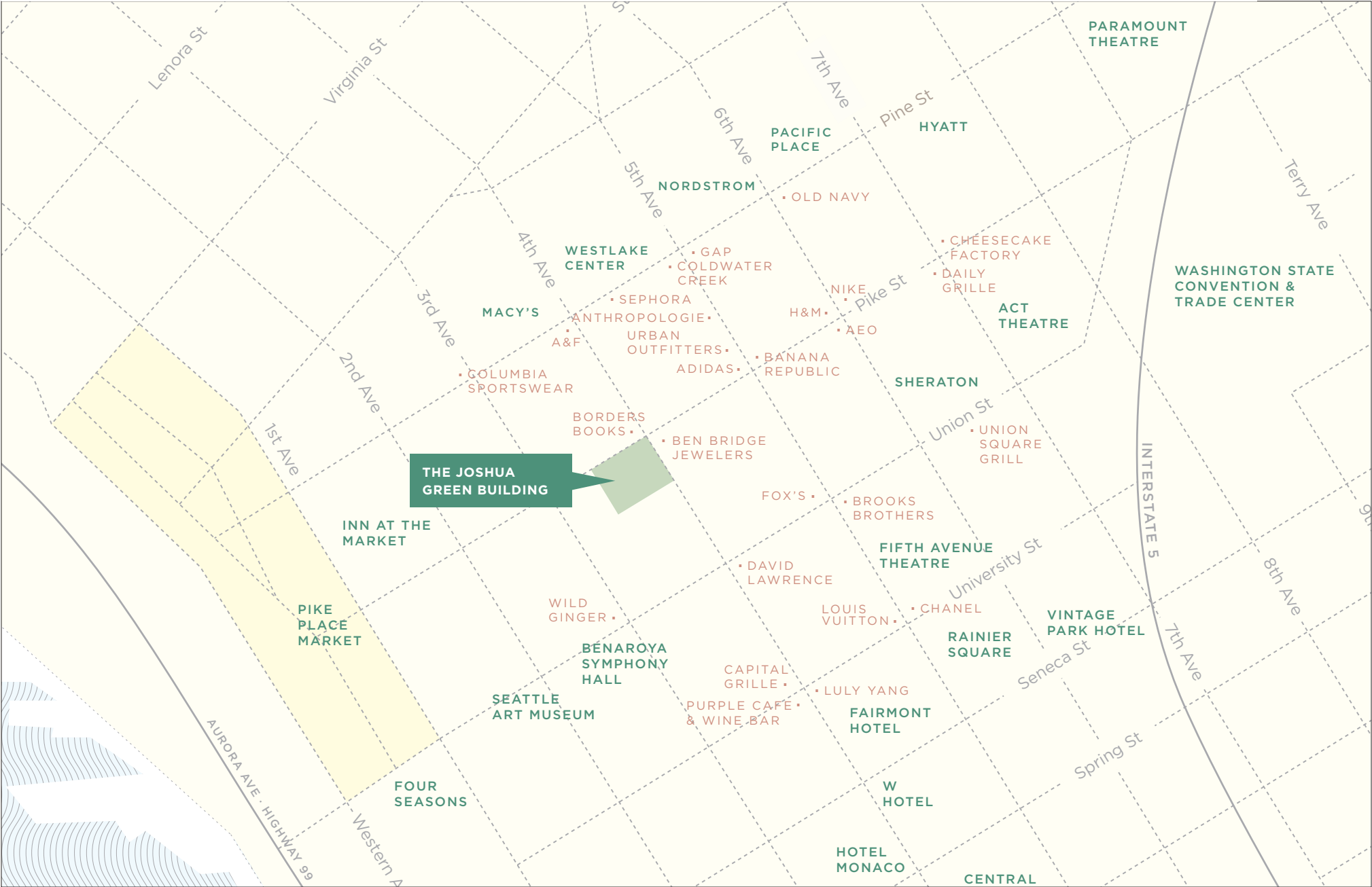
THE
JOSHUA GREEN
BUILDING
DOWNTOWN SEATTLE

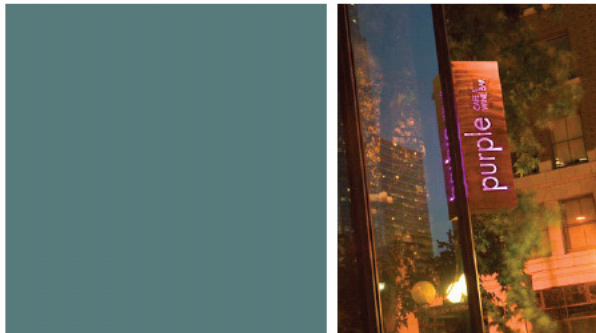


THE JOSHUA GREEN BUILDING IS LOCATED AT THE CORNER OF 4TH AND PIKE STREETS, AT THE CROSSROADS OF DOWNTOWN SEATTLE'S MOST VIBRANT CULTURAL, OFFICE, RESIDENTIAL, RETAIL AND ENTERTAINMENT DISTRICTS. WITH ITS PRIME LOCATION, A FEW STEPS IN ANY DIRECTION WILL GET YOU TO SOME OF SEATTLE'S MOST DYNAMIC NEIGHBORHOODS, INCLUDING THE MARKET DISTRICT, HOME TO THE WORLD FAMOUS HISTORIC PIKE PLACE MARKET AND ITS EMERGING EXCLUSIVE RESIDENTIAL NEIGHBORHOOD WITH MORE THAN 500 PRESTIGIOUS CONDOMINIUMS UNDER CONSTRUCTION; THE CULTURAL DISTRICT, HOME TO THE SEATTLE ART MUSEUM AND BENAROYA SYMPHONY HALL; THE FINANCIAL DISTRICT; AND THE RETAIL DISTRICT, HOME TO THE FLAGSHIP NORDSTROM STORE.



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





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.



LOCATION Flagship Corner
Fourth & Pike, Seattle

DELIVERY June 2009

OPENING Fall 2009

BUILDING SIZE 112,000 sq ft.

RETAIL SPACE 22,000 sq. ft. on two levels divisible

DEMOGRAPHICS

	3 Mile	5 Mile
Population	167,054	341,352
Business Population	318,737	449,340
Average Household Income	\$63,323	\$67,203
4+ Years College	55.1%	56.3%

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 they have been the owners ever since.

Urban Renaissance Group 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. Urban Renaissance Group primary focus is on office, retail and mixed use opportunities.

REAL RETAIL

Retail Leasing Information:
Maria Royer
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