

MASIN BLOCK

— SEATTLE, WA —

220-240 Second Ave S

SEATTLE'S PREMIER AI INNOVATION HUB

ABUNDANT POWER TO FUEL CUTTING-EDGE SOLUTIONS

4,500 AMPS THROUGHOUT



CUSHMAN &
WAKEFIELD

rubicon
point
partners

**MASIN
BLOCK**

— SEATTLE, WA —

CREATIVE SPACES, **BOLD IDEAS**

The Masin Block, located in the heart of Pioneer Square, seamlessly combines historic charm with modern functionality. The project's brick and beam architecture features high ceilings and expansive windows that provide an abundance of natural light. The Masin Block has also been fully renovated with new building systems and ample power, designed to deliver unmatched performance for AI applications and high-power users with heavy computational needs. Just steps from some of the city's major attractions and convenient access to the light rail, this connected and creative workspace is perfectly suited for forward-thinking tenants.



PROJECT HIGHLIGHTS



**MASIN
BLOCK**
— SEATTLE, WA —



**BRICK & BEAM ARCHITECTURE
WITH EXPOSED HEAVY TIMBER**

**HIGH CEILINGS &
LARGE WINDOWS**

**ABUNDANT POWER - 4,500 AMPS
THROUGHOUT**

**RETAIL AMENITIES ON-SITE
(FLATSTICK PUB, THE GOOD BAR
& ELM ROASTERS)**

**EXCELLENT PUBLIC TRANSIT
OPTIONS NEARBY**

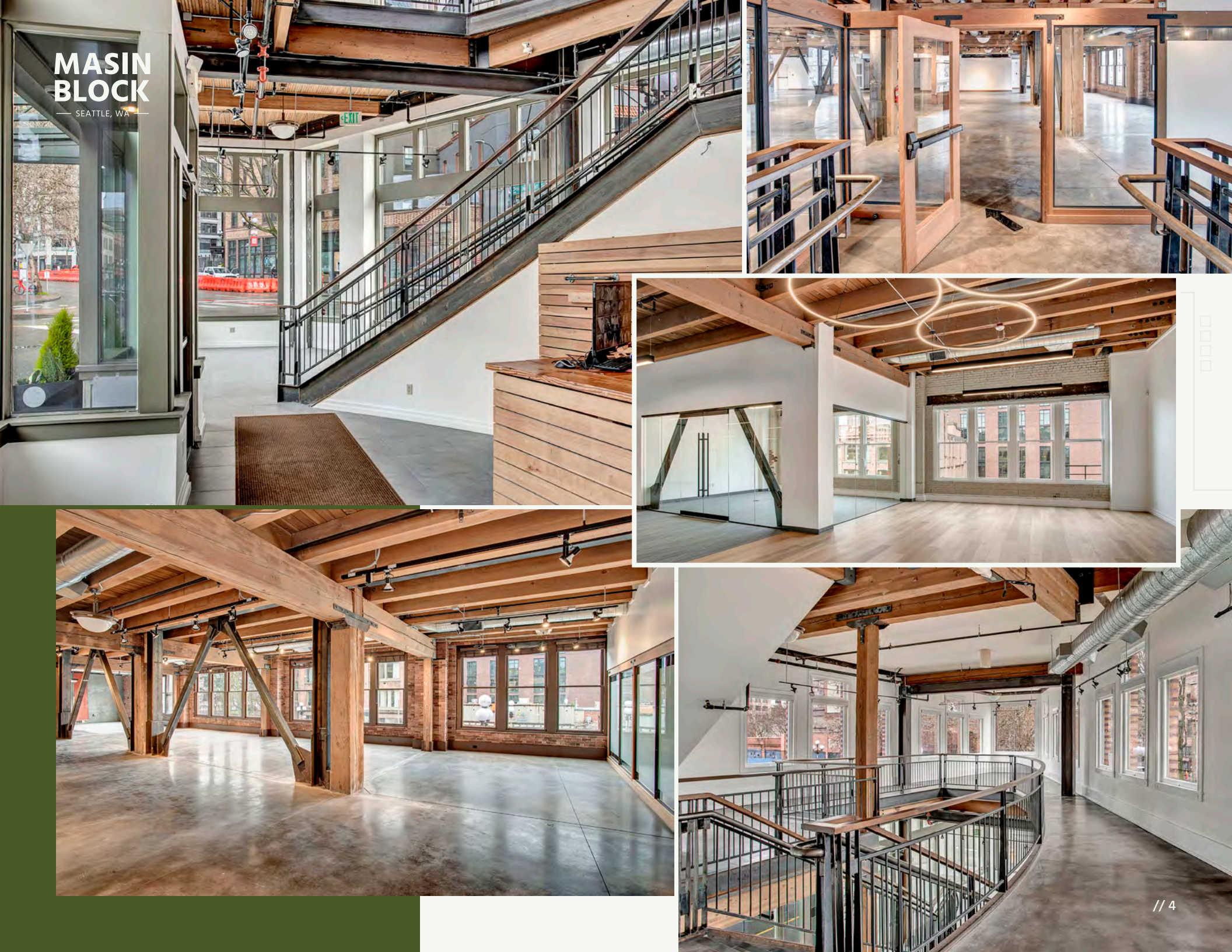
**EASY ACCESS TO I-5, SR-99, I-90
AND THE WASHINGTON STATE
FERRY TERMINAL**

**CLOSE PROXIMITY TO THE
WATERFRONT, LUMEN FIELD
& T-MOBILE PARK**

**SIGNIFICANT BUILDING
RENOVATIONS AND COMMON
SPACE UPGRADES UNDERWAY**

MASIN BLOCK

— SEATTLE, WA —



A TRUE DESTINATION FOR THE EVOLVING WORKFORCE

**MASIN
BLOCK**
— SEATTLE, WA —

Located in Seattle's historic Pioneer Square, the Masin Block offers unparalleled access to some of the city's most notable attractions. Experience the best of Seattle at your doorstep.

- 1 PIONEER SQUARE (OUTLINED)**
Seattle's first neighborhood known for its historic architecture, vibrant shops & restaurants, exciting nightlife and thriving art community
- 2 LUMEN FIELD (0.3 MI AWAY)**
Home of the Seattle Seahawks
- 3 THE WATERFRONT (0.7MI AWAY)**
20 acres of new public space with parks, waterfront activities, restaurants and retail
- 4 T-MOBILE PARK (0.6 MI AWAY)**
Home of the Seattle Mariners



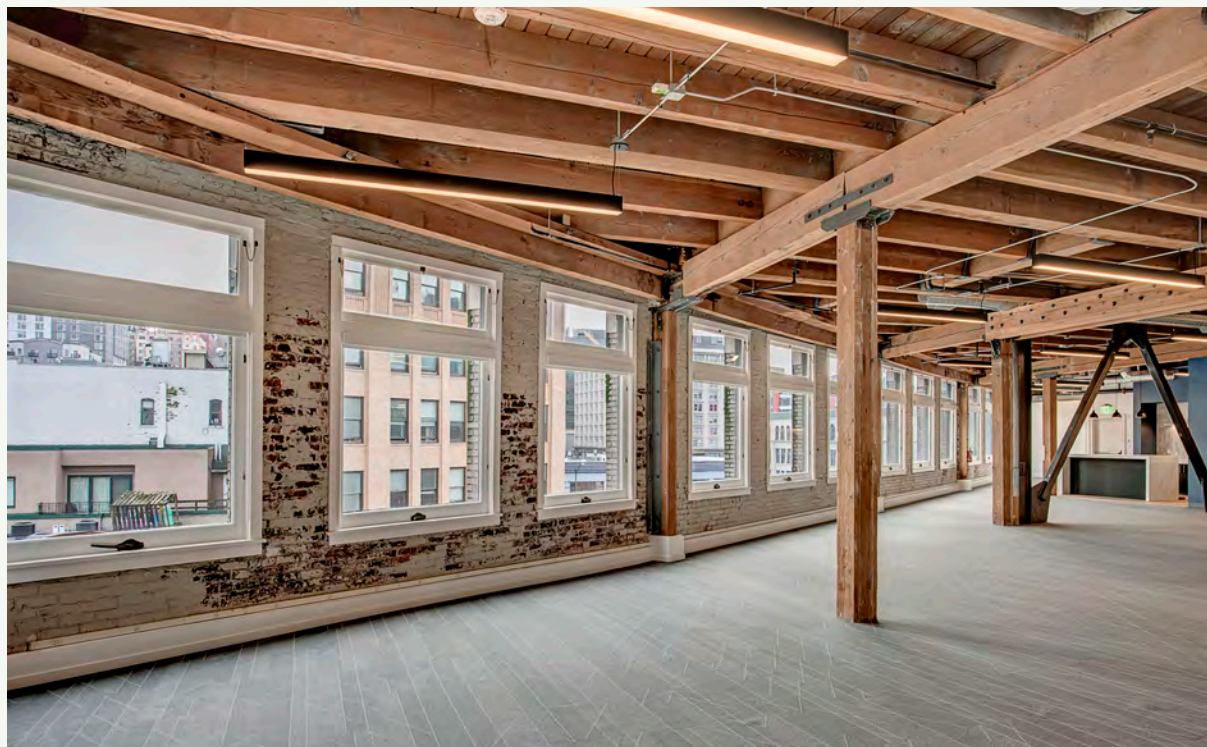
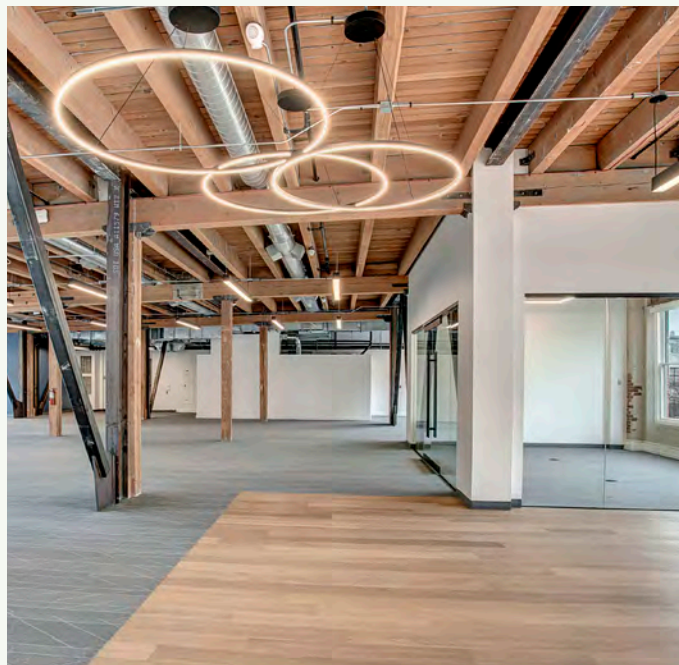
AVAILABILITIES

220 SECOND AVE S

Suite 400	8,432 SF	View Floor Plan
Suite 300	8,308 SF	View Floor Plan
Suite 200	8,236 SF	View Floor Plan
Suite 100	8,624 SF	View Floor Plan
Full Building	33,600 SF	

240 SECOND AVE S

Suite 500	6,611 SF	View Floor Plan
Suite 303	1,466 SF	View Floor Plan
Suite 302	1,855 SF	View Floor Plan
Suite 203	1,480 SF	View Floor Plan
Suite 202	1,866 SF	View Floor Plan
Suite 201	7,279 SF	View Floor Plan



CLOSE PROXIMITY TO EVERYTHING

FOOD & DRINK

- | | |
|------------------------------------|---------------------------------|
| 1. Good Bar | 22. TAT's Delicatessen |
| 2. Flatstick Pub - Pioneer Square | 23. Nirmal's Indian Restaurant |
| 3. Elm Coffee Roasters | 24. Caffe D'arte |
| 4. McCoy's Firehouse Bar & Grill | 25. Cade Paloma |
| 5. Asia Ginger Teriyaki Restaurant | 26. Underbelly |
| 6. Xtadium | 27. Smith Tower Observatory Bar |
| 7. The Pastry Project | 28. Shawn O'Donnell's |
| 8. Caffe Umbria | 29. Boiling Point |
| 9. The Halal Guys | 30. Samurai Noodle |
| 10. Domino's Pizza | 31. Jardin Tea |
| 11. Dead Line | 32. Saigon Streets |
| 12. Damn the Weather | 33. Waji's Poke Bar |
| 13. Central Saloon | 34. Dough Zone |
| 14. Il Terrazzo Carmine | 35. Momosan Seattle |
| 15. General Porpoise | 36. Chung Chun Rice Dog |
| 16. Cowgirls Inc. | 37. Ping's Dumpling House |
| 17. Taylor Shellfish Oyster Bar | 38. Chengdu Memory |
| 18. Salumi Italian Restaurant | 39. Onibaba by Tsukushinbo |
| 19. Zeitgeist Coffee | 40. Fuji Sushi |
| 20. King Street Bar & Oven | 41. Oasis Tea Zone |
| 21. 13 Coins Seattle | |

FITNESS

- | | |
|--------------------|----------------------|
| 1. Kinesia Pilates | 2. Bodytonic Pilates |
|--------------------|----------------------|

GROCERY

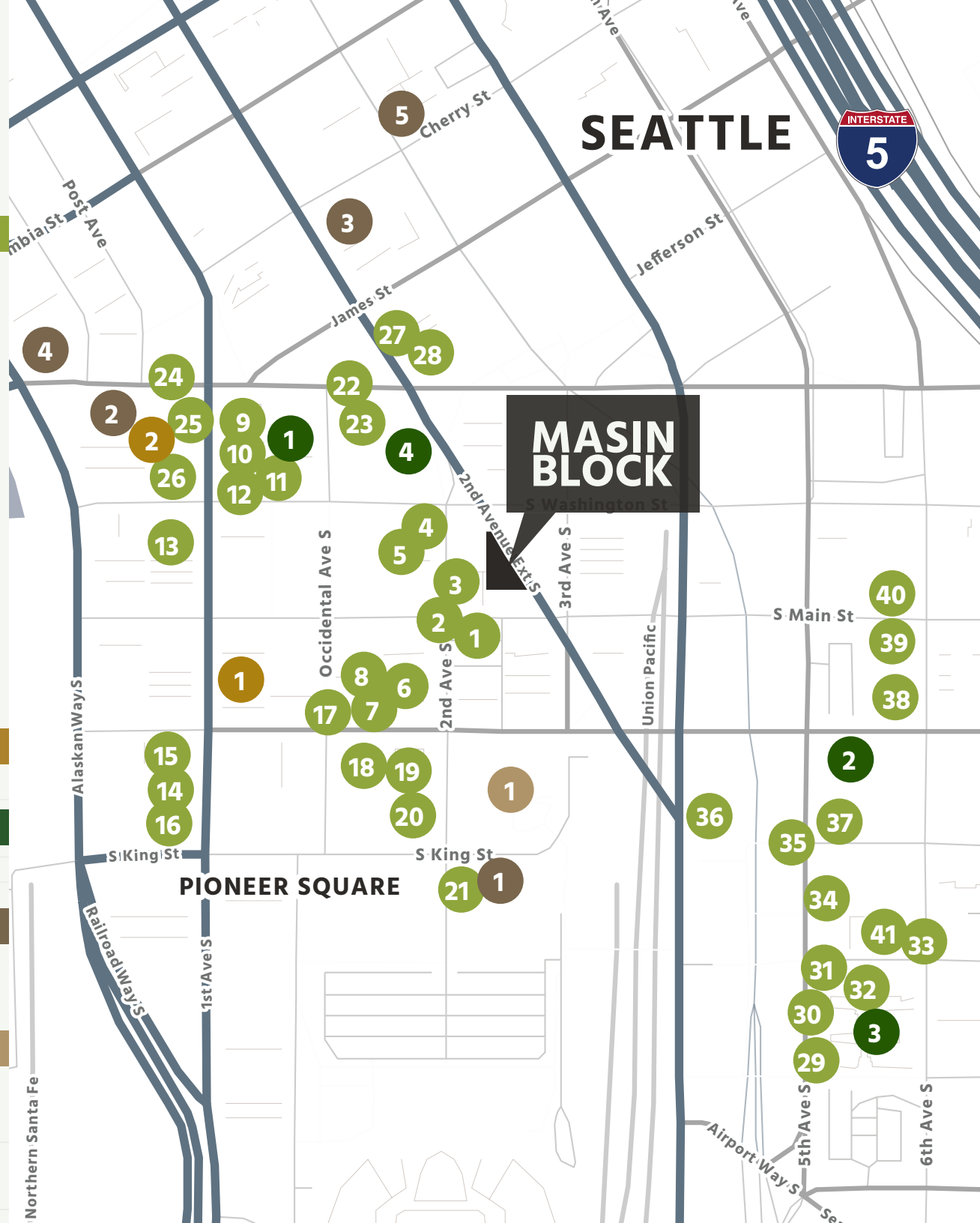
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|-------------------------|----------------------|
| 1. Saveway Market | 3. Uwajimaya Seattle |
| 2. Union Station Market | 4. Seattle Mart |

LODGING

- | | |
|--------------------------|----------------------|
| 1. Embassy Suites | 4. citizenM |
| 2. Best Western Plus | 5. Arctic Club Hotel |
| 3. Courtyard by Marriott | |

OTHER AMENITIES

- | |
|---------------------|
| 1. ORCA Card Office |
|---------------------|



TRANSPORTATION OPTIONS

WALK SCORE








98

BIKE SCORE

91

TRANSIT SCORE

100

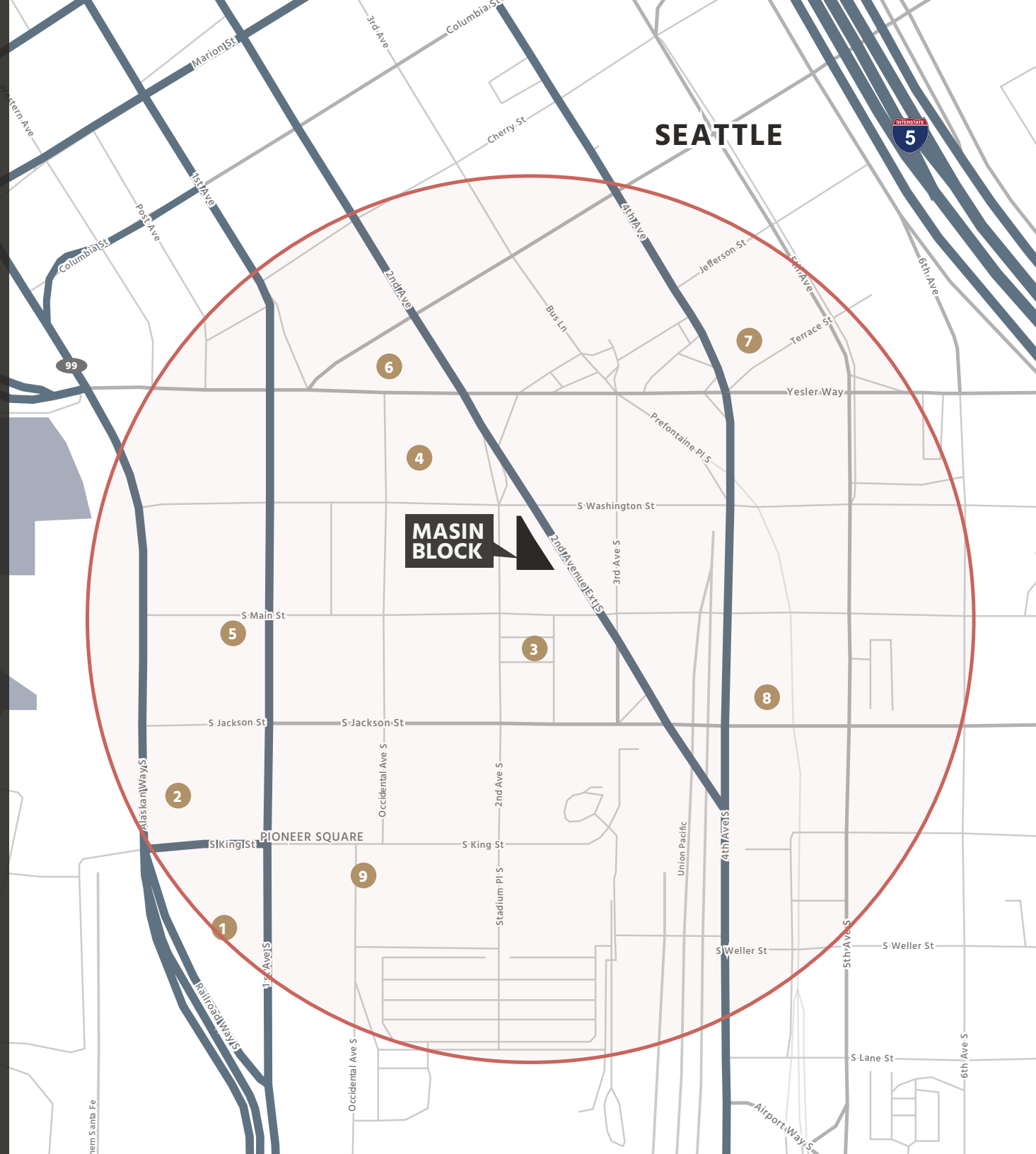
-  Bus Stops
-  Bus Lane
-  Bike Lane
-  Light Rail Station
-  Link Light Rail
-  Train Station
-  First Hill Street Car



PARKING

WITHIN .25 MILES

- 1 **LUMEN FIELD PARKING**
505 1st Ave S
50 stalls @ \$260/half month
- 2 **IPM**
450 Alaskan Way S
162 stalls @ \$6.00/hr
- 3 **DIAMOND PARKING**
300 2nd Ave S
54 stalls @ \$8.00/hr
- 4 **DIAMOND PARKING**
112 Occidental Ave S
60 stalls @ \$8.00/hr
- 5 **DIAMOND PARKING**
305 1st Ave S
20 stalls @ \$8.00/hr
- 6 **SINKING SHIP GARAGE**
515 2nd Ave
50 stalls @ \$263/month
- 7 **DIAMOND PARKING**
400 4th Ave
24 stalls @ \$10.00/hr
- 8 **DIAMOND PARKING**
400 S Jackson St
10 stalls @ \$263/month
- 9 **STADIUM PLACE**
530 Occidental Ave S
77 stalls @ \$3/hr





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PLEASE CONTACT THE LEASING TEAM FOR MORE INFORMATION:

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