

Building Features

Handsome brick and glass facade – designed to compliment the surrounding neighborhood.

Columns of support – 30' to 50' deep underground support piling to support building foundation, similar to high-rise construction.

Concrete and Steel structure – high quality similar to high rise construction, resists pests, resists fire, no rot, greater floor area, lasts longer, better acoustics, more durable. Unique for condominium construction, the expansive steel beams get you big spans without internal support within homes so your living space is free of columns.

Soundproofing – concrete and steel floors, sound bat insulation between walls; isolation of mechanical equipment, plumbing, staircases, hydraulic elevator. Acoustical underlayment under hardwood floors. Interior stairs are sound-insulated from the walls and floors with a rubber isolator. An acoustical designer has overseen all details to make sure sound transmission is minimized.

Hydraulic elevator -- emits less noise than a traction/cable elevator. Elevator cavity is separated by 12" concrete wall from homes to prevent sound transmission.

Waterproofing – In compliance with Washington State Engrossed Bill 1848, which was passed in 2005, with waterproofing regulations that are the most stringent in the country.

Fire proofing – the building is made of concrete and steel, which are naturally fire resistant; full sprinkler system; all wires are encased in metal conduit, reducing the chance of an electrical fire.

Integrated landscaping – planters and watering systems, ready for your green thumb.

Fresh air intake and whole house fan – constant fresh air, better circulation, helps prevent bacteria, mold, and mildew.

Utilities – gas kitchen; separately metered electricity; European manufactured heat and A/C units independently controlled for each home from your own handheld remote.

Balconies – large and separate from the building for waterproofing efficiency; galvanized walking surface and steel frame treated with a two-step epoxy paint for low maintenance, no rot and free of green growth like mold or mildew.

Decks – rooftop deck and rear-facing arboretum decks have Trex composite deck surface, made with no toxic chemicals or preservatives; offers scratch resistance, pest resistance, low maintenance, no rot, durable and resists UV damage.

Aluminum storefront windows – commercial quality, much higher quality and durability than the typical residential vinyl window. Huge window opening, larger than vinyl windows are able to achieve, provides better light and unobstructed views. High efficiency/High UV rated windows keep heat out in summer, help to prevent UV rays from getting to you, your flooring and your furniture; operable top windows and sliding doors to decks.

(Continued on back)



New Concrete and Steel Loft Homes

Home	Interior Sq. Ft.*	Deck Sq. Ft.*	Color Scheme	Value
202	1036	390	two	\$529,950 SOLD
203	1032	390	one	\$549,950
205	1029	309	two	SOLD
206	970	309	one	\$569,950
208	1032	32	two	\$519,950
209	1036	32	one	\$519,950
210	849	32	two	\$429,950
301	957	219	three	\$539,950
302	1035	232	one	SOLD
303	1035	232	two	\$549,950
305	1035	232	three	SOLD
306	975	232	two	\$569,950
308	1036	224	three	\$549,950
310	914	215	one	\$529,950

Premiere Penthouse Lofts

201,
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Home	Sq. Ft.*	Deck Sq. Ft.*	Value
204	1101	846	\$799,950
304	1113	372	\$799,950
207	1411	1084	\$1.2 million
307	1465	535	\$1.2 million

*square footage is approximate and subject to change. Pricing and availability subject to change without notice

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