

Dunn & Hobbes, LLC

News Release

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Dunn & Hobbes' Chophouse Row Office Project Bolts New Steel and Concrete Loft Structure to Historic Auto Row Building

SEATTLE – March 6, 2014 – Dunn & Hobbes, LLC, a local developer of commercial adaptive reuse and highly innovative mixed-use infill projects, has announced leasing details for the new loft office floors under construction above the vintage Chophouse auto row building on 11th Avenue. The project represents the first new office building in Pike-Pine in approximately 80 years and will bring 21st century creative office space to the heart of the historic Pike-Pine neighborhood.

The office floors will feature floor to ceiling windows, exposed steel, concrete and reclaimed wood finishes, open floor plans, state-of-the-art high-speed internet and advanced sustainability features. The unique “old meets new” design is a collaboration between two award-winning Seattle-based architecture firms: Sundberg Kennedy Ly-Au Young, designers of the Wing Luke Museum, and Graham Baba, designers of Melrose Market.

Chophouse Row is the final phase of a multifaceted urban redesign led by Seattle developer Liz Dunn, co-creator of Melrose Market and developer of the Piston & Ring and Agnes Lofts buildings. When completed in the fall of 2014, the project will significantly increase the amount of creative technology-oriented office space in the vibrant Capitol Hill neighborhood.

The Chophouse building is thought to date from 1919. The Chophouse name reflects the history of the building as a music practice space, with rooms rented to hundreds of aspiring bands over the past three decades. The Chophouse will retain its historic facade and 80 percent of its interior structure as it is redeveloped into a five-story mixed-use boutique office property. The process of threading the new steel and concrete structure into the vintage heavy timber Chophouse building has been an exciting challenge for the team. Steel erection is scheduled to start on March 19, 2014 and if all the pieces fit together according to plan, neighbors should see the new steel skeleton on the skyline within three weeks.

Spanning the block between 11th and 12th avenues, the project includes underground parking and over 55,000 square feet of new and existing retail, office and apartment space. An open-air retail plaza and pedestrian alley will connect the buildings. Reclaimed materials including wood, concrete and steel will complement the interior and exterior of the 11th Avenue structure.

“There is a growing population of small businesses and entrepreneurs who demand well-designed and stimulating work environments near great retail, restaurants and public transit,” explained developer Liz Dunn. “This project and its nearby amenities address those needs while expanding the type of space available to appeal to a wider range of Seattle office tenants.”

The ground floor of the project is currently 80 percent committed to a collection of local tenants that will focus on delivering morning-into-evening food, beverage and retail options to office workers, residents and visitors to the neighborhood. These tenants will occupy an open market configuration along the street, alley and courtyard.

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“We are thrilled to be a part of the vibrant, evolving community that is shaping Pike-Pine and making it one of the most desirable neighborhoods in the country,” said Ericka Burke, the chef/owner of Volunteer Park Café who plans to open two new projects in Chophouse Row this fall. Burke’s Chop Shop Cafe & Bar and Chop Shop Juice & Provisions will anchor the retail portion of the space, making the project all the more attractive to business tenants looking for proximity to restaurants, retail and more. “The entire project is premised on creating authentic, inviting spaces conducive to a healthy mix of work, play, and more.”

Forty percent of the office space is committed to technology, media and co-working tenants, with approximately 13,000 RSF still available. Onsite amenities will include a CrossFit gym, doggie daycare, event and co-working space, as well as indoor bike parking and shower facilities.

“This is one of the first new mixed-use office projects developed on Capitol Hill in several years,” said Randy Daniels, HomeStreet Bank Commercial Real Estate lending director. “It will increase foot traffic and offer new space options for employers of all sizes.”

Ms. Dunn is the president of Pacific Chop LLC and the principal of Dunn & Hobbes, LLC. She previously developed [Melrose Market](#) on Capitol Hill, the [Agnes Lofts](#) and the [Piston & Ring](#) Building, preserving historic building elements in each project. [Heartland LLC](#) through its affiliate, HIO 12th Avenue Investors LLC, is Dunn & Hobbes’ capital partner. HomeStreet Bank originated the loan to fund construction of the office, retail and residential mixed-use development. The architects are [Sundberg Kennedy Ly-Au Young](#) and [Graham Baba](#), and the structural engineer is MA Wright. The general contractor is [MRJ Constructors](#), who also worked on Melrose Market.

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About Dunn & Hobbes, LLC

Dunn & Hobbes, LLC is a Seattle-based developer of mixed-use projects in urban village neighborhoods. The company specializes in the adaptive reuse of existing buildings as well as the construction of new urban infill projects.

For further information about leasing office space at Chophouse Row, please call 206-324-0637 or visit www.dunnandhobbes.com.

About Heartland LLC

Heartland LLC is a Seattle-based real estate advisory and investment firm with 30 years of experience designing, analyzing and implementing strategies to manage risk and optimize value in all aspects of both the built and natural environment. Heartland specializes in public and private sector advising, brokerage, capital markets and investment. For more information, visit: <http://www.heartlandllc.com/>