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Vulcan Starts Construction on Mixed-Use 2201 Westlake Project in South Lake Union's Thriving Gateway District

Vulcan building speculatively on 2201 Westlake and poised to capture significant market demand for quality office space in downtown Seattle

New development featuring a vibrant mix of offices, Enso condominiums and retail to further energize South Lake Union as part of neighborhood's growing momentum

SEATTLE – November 27, 2006 – Vulcan Real Estate today announced it has started construction on a new 450,000-square-foot mixed-use development known as 2201 Westlake, signaling another major milestone in South Lake Union's revitalization. The new development features 300,000 square feet of sustainable office space, 135 luxury condominiums named Enso and nearly 25,000 square feet of street-level retail shops that is expected to open in early 2009. The 2201 Westlake development is located directly across the street from Vulcan's flagship 2200 project, which includes a Pan Pacific hotel, a Whole Foods Market, condominiums and several diverse shops and services.

Occupying the southwest corner of Westlake Ave. N and Denny Way in South Lake Union's high-profile Gateway District, 2201 Westlake includes two towers – a 12-story office tower and a 19-story office and residential tower – consisting of a retail and office podium below. Retail will occupy the first story, office space will be offered on the podium levels (floors 2-5) and the north tower (floors 6-12), and condominiums will be located in the south tower (floors 6-19). The Seattle Streetcar – scheduled to begin operations in late 2007 – will also stop directly in front of 2201 Westlake, providing the project's tenants, residents and visitors with convenient access to downtown and South Lake Union throughout the day and evening.

“Building on the incredible momentum already underway in the neighborhood, kicking off our 2201 Westlake project represents another major step forward for Vulcan and the South Lake Union community as a whole that will help foster a truly dynamic, mixed-use lifestyle,” said Ada M. Healey, vice president of real estate at Vulcan. “We are very bullish on the Seattle market and its opportunities for thriving new office, retail and multi-family housing developments in South Lake Union such as 2201 Westlake. Its location at the bustling intersection of Westlake and Denny also offers unparalleled visibility for commercial tenants seeking a dynamic new address.”

Vulcan will be building speculatively on 2201 Westlake. The project includes 300,000 square feet of high-performance office space offering floor plans as large as 40,000 square feet, and the sustainable design platform will incorporate an innovative underfloor delivery of heating, cooling and ventilation. This energy-efficient system provides office users with more control over the air



and temperature in their individual spaces, enhancing employee comfort and productivity. The building's design will also feature more natural daylight than traditional buildings, low energy and water flow fixtures, and the use of eco-friendly materials.

The residential portion of 2201 Westlake will feature 135 luxury condominiums known as Enso, a Japanese symbol signifying balance and enlightenment. The unit mix includes open one bedroom, one bedroom and two bedroom homes, and sky townhomes ranging in size from 650 to over 2,000 square feet, with prices starting in the low \$400,000's to over \$1 million. Enso homes will be characterized by open, flexible floor plans, floor-to-ceiling glass, an abundance of natural light, natural stone surfaces, precision-engineered German cabinetry by Eggersmann, European appliances, gas fireplaces, spa-like bathrooms and views of Lake Union and downtown Seattle. Building amenities include an expansive community room, a fitness center, green rooftop terrace with grills and a guest suite.

The 2201 Westlake project also includes a small triangular parcel of land at the convergence of Denny, Westlake and Ninth Avenue, which could be redeveloped as retail or potentially open green space. The office building and residential tower will be designed as high-performance sustainable facilities that are expected to qualify for Silver LEED-certification upon completion. Additionally, the streets around 2201 Westlake – including Ninth, Westlake and Blanchard – will be developed as "green streets" characterized by pedestrian-friendly touches such as widened sidewalks, shortened crosswalk distances and enhanced landscaping.

The 2201 Westlake project team includes:

- General contractor: Sellen Construction
- Architect and interior designer: Callison
- Structural engineer: Cary Kopczynski & Co.
- Civil engineer: Magnusson Klemencic and Associates
- Mechanical and electrical engineer: Glumac
- Landscape architect: Berger Partnership

Vulcan owns approximately 60 acres in South Lake Union and is leading one of the largest urban revitalization efforts in the U.S. that will consist of nearly 10 million square feet upon completion. Its vision for the area is to partner with the community to foster a vibrant, connected neighborhood that blends new housing development with lively shops and restaurants, new offices, biotech research, attractive parks and public transportation.

About Vulcan Real Estate

Vulcan Real Estate directs all real estate strategies for Vulcan Inc., a Paul G. Allen company. Through strategic acquisitions and innovative development, Vulcan Real Estate creates a diversified portfolio of high-performing, quality assets. The company's experienced, talented team of real estate professionals offers a full range of development services from site selection to build-to-suit construction. Its real estate model is based on quality, sustainable development that builds new value across the entire community. For more information, visit www.vulcanrealestate.com.

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