

PILLARS OF RESPONSIBLE PROPERTY INVESTING

# Sustainability Profile

## Union Station

**Property name:** Union Station

**Location:** Seattle, Washington

**Building Type:**

605 Building: High-rise Office

625 Building: Low-rise Office

**Building Size:**

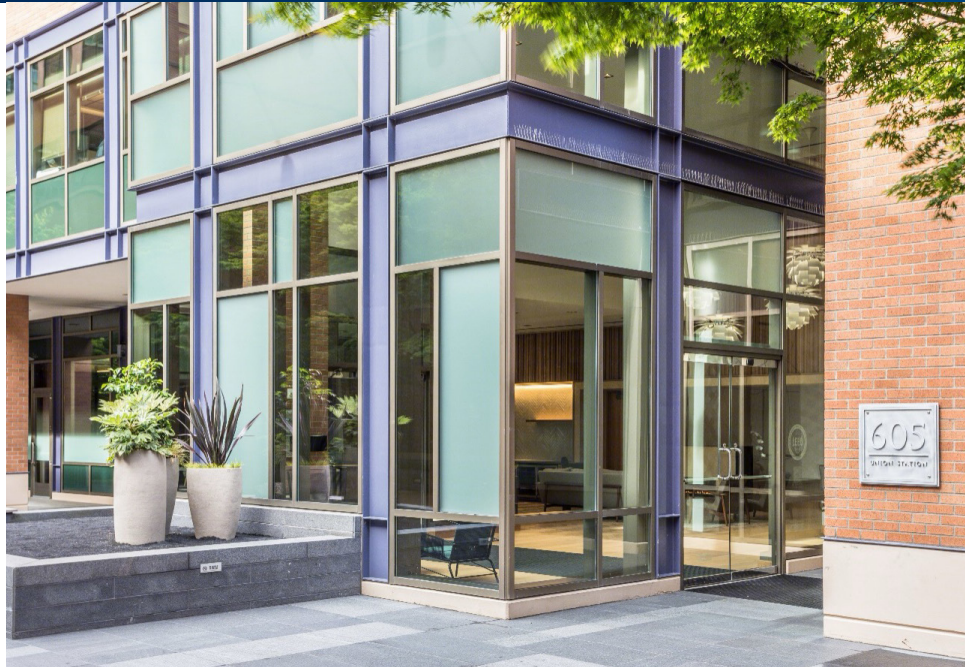
265,773 RSF (605)

65,409 RSF (625)

**Constructed:** 2000

**Acquired:** 2024

**Property Manager:** CBRE, Inc.



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### Property Overview

The 605 & 625 Union Station office buildings are Class A assets and part of an iconic 5-building campus, Seattle Union Station, located just south of Pioneer Square and adjacent to the International District located in Seattle, Washington. These unique buildings, developed in 2000, were designed to respect the historic significance of Union Station and the neighborhood. To the east is the heart of the International District offering restaurants and shops of cultural distinction. The Seattle Union Station campus is a few short blocks from the rejuvenated and dynamic Pioneer Square submarket, offering an abundance of local retail restaurants, shops, and outdoor amenities. With a newly developed waterfront also within walking distance, Union Station provides unparalleled access to a variety of the most appealing submarkets in Seattle.

The recently adopted 2024 Seattle Transportation Plan outlines a comprehensive 20-year vision that unifies multiple transportation modes, including public transit, pedestrian pathways, bicycle infrastructure, and freight movement. Given its strategic location in the International District, Union Station stands to gain significant advantages from these planned improvements. The property's existing infrastructure and central positioning make it a key hub in implementing this forward-looking transportation initiative.

## Improving Sustainability

Union Station demonstrates its environmental leadership through comprehensive sustainability practices across multiple areas of operations. The property features state-of-the-art touchless fixtures that promote both energy conservation and occupant wellness while reducing operational costs. Supporting green transportation initiatives, the facility provides electric vehicle charging stations in all parking areas and secure bicycle storage, offering environmentally conscious commuting options for tenants. Indoor air quality is maintained at premium levels through an advanced centralized air flow system equipped with MERV-13 filters, capturing over 90% of airborne particles. Building performance is continuously optimized through the Aquicore Active Energy Management (AEM) system. In compliance with Seattle regulations, Union Station maintains operational efficiency through five-year building tune-ups.

Environmental health is further prioritized through the use of non-VOC cleaning, disinfectant, and pest control products, while rigorous cleaning protocols ensure high-touch surfaces are sanitized throughout the day. The property's commitment to sustainability extends to its specialized recycling program, which includes provisions for electronic waste and toner disposal.

Union Station offers a comprehensive suite of building services and security features, including five dedicated passenger elevators, secure key card entry system, an attentive lobby attendant, and convenient on-site property management. The property demonstrates a strong commitment to tenant wellness through its extensive fitness amenities, featuring bicycle storage facilities, convenient locker rooms, modern shower facilities, and a fully equipped fitness center. Enhancing the communal experience, tenants can enjoy the welcoming lobby space, peaceful outdoor areas, and an on-site café that provides convenient dining options. These thoughtfully curated amenities work together to create an exceptional workplace environment that prioritizes security, wellness, and community engagement.

Union Station fosters a vibrant community atmosphere through its dynamic tenant engagement program. The property team coordinates various meaningful events throughout the year, with a signature annual Earth Day celebration that showcases the building's dedication to environmental stewardship and sustainable practices. Adding practical value to these initiatives, the management team organizes convenient E-Waste collection events, providing tenants with a responsible solution for disposing of outdated electronic equipment. To ensure effective communication and maintain strong connections with the tenant community, strategic bulletin board locations throughout the property serve as information hubs, keeping occupants well-informed about upcoming activities and building announcements.

### KEY FACTS, AWARDS, AND RECOGNITION

- ENERGY STAR Certification: 2024 (605)
- 2020 Golden Dumpster Award - Gold
- WiredScore Certification – Platinum (605)<sup>1</sup>

<sup>1</sup> In order to receive a certification, a fee was paid to WiredScore to be evaluated and for the rights to use the certification.



**About PRPI: The Pillars of Responsible Property Investing (PRPI) initiative is a unique sustainability and investment platform developed to drive superior asset management and fiduciary governance. For more information on how PRPI is delivering positive financial and environmental results for Principal Real Estate, please visit <https://www.principalam.com/us/investment-strategies/real-estate/responsible-property-investing>**

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