

From the Puget Sound Business Journal:  
<http://www.bizjournals.com/seattle/print-edition/2015/05/29/offices-on-capitol-hill-the-newest-ingredient-in.html>

Structures

# Offices on Capitol Hill? The newest ingredient in Pike-Pine recipe

🔑 **SUBSCRIBER CONTENT:** May 29, 2015, 3:00am PDT

The Chophouse Row mixed-use project brought 25,000 square feet of office space to Seattle's Capitol Hill, and it filled up fast.

Two tech companies, Mazlo and Glympse, are leasing space in the project, along with design firm Tectonic.

The project is delivering the first new office to the hill's Pike-Pine corridor in nearly 80 years.



BUSINESS JOURNAL PHOTO | ANTHONY BOLANTE

Interactive design firm Tectonic, is one of several businesses that have new offices Liz Dunn's Chophouse Row in Seattle's Capitol Hill.

Office space in the trendy corridor leases up quickly. Chophouse Row developer Dunn & Hobbes owns the old building just to the north of Chophouse Row. Principal Liz Dunn said when a company moved out recently, it took only half a day to find a replacement tenant.

This is why other developers are building or planning office space in their projects. One project by Hunters Capital of Seattle is under way at 501 E. Pike St., and will have 7,000 square feet of office.

Legacy Commercial of Bellevue has proposed a new building at the southwest corner of 11th Avenue and East Pine Street with 53,000 square feet of office.

Also in the works is Eagle Rock Ventures' redevelopment of the Harvard Exit movie theater at 807 E. Roy St., that's being turned into office space for architecture, public relations and other creative companies.

"A lot of creative companies want to be on Capitol Hill, but there's not a lot of space for them to be," Scott Shapiro of Eagle Rock Ventures told the Puget Sound Business Journal earlier this year.

This is the result of city land-use policies that encourage development of apartment and condo projects in the neighborhood and discourage office development. The idea behind the policy, which was formulated years ago, is to keep commercial development from creeping up the hill from downtown.

Tech tenant Glympse develops mobile apps that allow you to share your location for a specified period of time to people and groups.

Mazlo uses mobile web technology to help people make changes to improve their lives.

Tectonic is an interactive design studio.

A members-only co-working space and social club called the Cloud Room also is leasing space in Chophouse Row. Dunn is starting the

Cloud Room, where she'll also host private events featuring chefs and sommeliers.

Office space in Chophouse Row was leased at around \$27 a square foot a year, Dunn said. That rent does not include tenants' costs for taxes, insurance and maintenance.

**Marc Stiles**

Staff Writer

*Puget Sound Business Journal*

