

7th & madison

+ Efficiency...Access...Edge

OPUS 7th & Madison – The new answer to premium Seattle office space with strong marquee identity, immediate freeway access and full amenities.



Location-Access:

7th and Madison's unique location along I-5 offers the opportunity to build or enhance your company's identity (marquee building signage), and solid time savings for employees compared to virtually all other downtown properties.



- + Unique location, Class A space, ideal for executive office
- + Seconds from our garage to I-5 Madison on-ramp
- + Under 5 minutes from our garage to I-90
- + Single elevator from parking lot to your office floor
- + No dropped cell calls from I-5 into garage, all the way to your office
- + Building signage facing northbound I-5 traffic reaches more than 250,000 drivers/day with an additional 36,000 drivers/day traveling the Madison corridor
- + I-5 advertising opportunity similar to PEMCO

Efficiency-Amenities:

Efficient, environmentally responsible, designed to maximize Class A space and reduce unusable square footage, 7th and Madison also offers a full range of amenities inside the building or within easy walking distance.



- + Building planned to be LEED compliant green building rating system
- + Rectangular floorplate makes optimal use of square footage
- + Efficient building delivers lower energy costs
- + More natural light a factor in increasing employee productivity
- + 12 restaurants within 3 blocks
- + Gourmet grocery store to open next door in 2008
- + Easy access to Seattle Library and Metro buss stops
- + 7th and Madison is just one of 4 nearby construction projects that will add housing, retail and services to lower First Hill

The OPUS Edge:

OPUS is a trusted brand in the Pacific Northwest, with a proven track record for building high quality, successful commercial space and meeting commitments to the client, community and government entities.

- + OPUS builds Class A office facilities that create strategic operating and budgetary advantages for tenants
- + OPUS is nationally recognized as one of America's top Builder/Developers
- + OPUS has 53 year history of integrity with the resources to make things happen

HAL

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