

THE EMERALD, SEATTLE'S NEWEST LUXURY WATERFRONT CONDOMINIUM TOWER SET ABOVE PIKE PLACE MARKET, PRESENTS UNIQUE OPPORTUNITY TO OWN IN UNPARALLELED LOCATION



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As Seattle continues to see increased migration from major cities like San Francisco, Los Angeles and New York, many buyers have turned to investing in the city's vibrant downtown. For those buyers seeking a jewel in the downtown skyline, the newly completed luxury condominium tower, The Emerald, located above downtown's iconic Pike Place Market and the city's newly reimaged waterfront,

has become the city's newest defining address. Designed by a world-renowned design team, the 40-story faceted-glass waterfront residential building offers a striking collection of 262 signature studios, one-, two- and three-bedroom residences and penthouses matched with bespoke amenity spaces and unrivaled vistas with views of Elliott Bay, the Olympic and Cascade Mountains, the Space Needle, Mount Rainier and more.

Located at Second and Stewart, The Emerald's central location provides easy access to the coveted Pike Place Market's vibrant neighborhood made up of a fresh mix of small businesses, top-rated restaurants and bars, world-class museums, galleries and more. In addition to being within one block of the waterfront's future redevelopment including the future overlook walk, the Seattle Aquarium Ocean Pavilion and various plazas and parks along the boardwalk, The Emerald sits 30 minutes from SeaTac International Airport and near Seattle's growing tech campuses across downtown and South Lake Union.

The Emerald's private residences

range from approximately 579 to 1,059 square feet in size with an exclusive 22-residence penthouse collection offering two-, three-, and four-bedroom single-story residences up to ~3,948 square feet. Ranging from \$500,000 to over \$3 million and up to \$10.9M for penthouses, each residence offers Latch touchless and keyless entry technology for seamless and secure access, modern finishes and floor-to-ceiling glass windows.

Owners at The Emerald enjoy curated amenities thoughtfully designed to enhance the building's premiere location and breathtaking panoramic views. A full-floor rooftop amenity deck delivers an impressive double-height glass encased club room with catering kitchen opening to the Puget Sound and Olympic Mountains complete with indoor and outdoor lounge and firepits. A third-floor indoor and outdoor amenity space designed with vibrant exposure to Second Avenue provides owners an outdoor pet run, pet spa, state-of-the-art fitness center, yoga studio and guest suite. For added convenience, all residents of The Emerald are provided on-demand access to Tesla



Model X and Model S vehicles through a unique partnership with Envoy Technologies.

Additionally, as a result of an exclusive partnership with adjacent luxury boutique hotel, Thompson Seattle, all Emerald owners enjoy a uniquely curated food and beverage experience made up of discounted meals at Conversation, Thompson Seattle's signature restaurant, and a secret signature cocktail menu at The Nest, the hotel's striking rooftop bar and lounge.

For a complete five-star hotel experience, The Emerald has partnered with award-winning hospitality management

and consulting company Columbia Hospitality to provide highly personalized concierge services. Columbia Hospitality's first-class team provides Emerald owners with a rich calendar of resident events and experiences, as well as exclusive resident discounts and complimentary upgrades to various attractions, hotels, resort and golf courses across Seattle and the United States.

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