

DOWNTOWN LIVING

Condo Tower Designed to Elevate City Living to New Heights



SEATTLE— Across the street from the Pike Place Market in downtown Seattle, early developments plans are calling for a 400 foot condominium tower at 1521 Second Avenue – which will be the tallest residential building in Seattle. The proposed project is scheduled to break ground next year and will be completed in late 2008.

In addition to being taller and more slender than most buildings, 1521 Second Avenue will also be the first sculptured glass residential tower. Other design features include a grand lobby with 20-foot ceilings and an adjacent dramatic auto concourse. Architect Blaine Weber of Weber + Thompson wouldn't disclose specifics but hinted there are many other design concepts that will clearly set the project apart from other developments.

The yet-to-be named project is the vision of local developer and real estate advisor William Justen. His

condominium credentials include the residences at the top of Market Place Tower at First and Lenora, the Pike and Virginia Building condominiums and most recently the Bella Mira Condominium Estates now under construction on the eastern shores of Lake Sammamish. Justen has become well-recognized for developing distinctive and highly exclusive properties, some of which have been featured in Architectural Digest and have established record resale prices.

“We envision nothing short of the finest residential address in Seattle.” says Justen, “It’s a premier location in the heart of the Market District with protected views of Elliott Bay from every home. This is one opportunity where we plan to surpass all expectations.”

William Justen is no stranger to urban living, he’s been a city-dweller himself for over 28 years in downtown Seattle. He says

his experience living in nine condominiums has provided him with creative insight to design inspired floor plans, program unique residential amenities and incorporate other home features that haven’t existed in Seattle before.

“I think I represent a cohort of buyers that are looking for a building that is more homogenous in nature,” says Justen. “Typical condo towers have over 200 units ranging from studios priced around \$200,000 to large penthouses worth millions – that’s a lot of diversity for one address. Our concept is to build fewer homes per floor, each designed with penthouse quality and averaging 1800 square feet or larger.”

The project will be developed by Opus NWR Development, one of the nation’s largest and most respected real estate development companies. Vice President Thomas Parsons says that 1521 Second Avenue will set a

new standard for luxury, which is exactly what the market has been asking for.

“We’re listening to prospective buyers and programming many of their wants and desires into the community,” says Parsons. “The project has already met with a lot of interest and our buyers are eager to share their ideas.”

Dean Jones of REAL Project Marketing adds that participating in the design process is a great way for homebuyers to secure a home before it ever hits the market.

“The best home buying opportunities are always reserved for those that act early.” says Jones, “Unique properties like this often sell very quietly at first.”

Jones suggested that only a limited release of homes will likely be available for presales citing that the homes and views will need to be seen to be fully appreciated. Preliminary pricing will likely start around \$750,000. A Web site has been established at www.1521Second.com where homebuyers can register to receive priority sales information as it becomes available.

Within a block east of the site, two other projects have been announced on Second Avenue including a proposed hotel and condominium development at Pine Street and another condo tower at Pike Street.

“Seattle’s been waiting a long time for this level of development and 1521 Second Avenue is the first of its kind,” says developer Greg Smith of Gregory Broderick Smith Real Estate. “These projects are going to establish help the Market District as the most desirable residential neighborhood in downtown Seattle.”

The immediate area has countless residential amenities such as the world-famous Pike Place Market, scores of restaurants and a myriad of entertainment venues and cultural attractions within just a few blocks. And its central location is just a stroll away from the prime Retail District and the Central Business District.

“I can’t think of a more appropriate location for this vision.” concludes Justen. “And I’ll be the first buyer.”

Getting There: Please register online for more information.

Home Prices: Home pricing is anticipated to begin at \$750,000.

Developer: Opus NWR Development LLC.

More Information: Call REAL Project Marketing at 206.448.5752 or visit www.1521Second.com