

ADVERTISING SECTION  
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Featuring New Urban  
Homes in the Seattle  
Downtown Core.

# DOWNTOWN LIVING

## FIFTEEN TWENTY-ONE SECOND AVENUE | market district

### Condo tower unveils 5,600-square-foot flagship residences

Fifteen Twenty-One Second Avenue is earning its billing as one of the most sought-after addresses in downtown Seattle. Before construction has even started, more than two-thirds of the exclusive penthouse-style residences in the 38-story glass tower have been pre-sold.

Fifteen Twenty-One Second Avenue is a collaboration between downtown living pioneer William Justen and OPUS, one of the nation's most progressive real estate development companies.

Justen says he attributes the popularity of Fifteen Twenty-One Second Avenue to its cutting-edge international design – when completed in mid-2008 it will be Seattle's tallest and most notable residential tower, featuring expansive views and its prime location next to the Pike Place Market and the surrounding retail-oriented Market District.

Fifteen Twenty-One Second Avenue is at the forefront of the residential renaissance taking place in the Market District, where more than \$1 billion in development is planned over the next five years. These new developments are redefining the neighborhood and soon parking lots and short-term retailers will give way to condominiums, restaurants, hotels and boutique shopping, creating one of the most vibrant and walkable neighborhoods in the city.

The innovative all-glass building design by Weber + Thompson, a leading Seattle-based architecture firm, was created to embrace the project's expansive views of Elliott Bay that are available from nearly every home – even those that primarily face the city skyline to the east, thanks to the unique shape of floor plate.

With the average residence at nearly 2,000 square feet, the 143 homes at Fifteen Twenty-One Second Avenue are anything but typical. And with



*Standing at 440 feet tall near Pike Place Market, Fifteen Twenty-One Second Avenue will soon become downtown Seattle's tallest residential tower.*

prices averaging over \$1.7 million per home, it's clear that this landmark building is establishing a new caliber for urban living on the West Coast. In fact, demand for even larger homes has led to a limited release of combined residences on the upper levels that are nearly 6,000 square feet each.

These flagship residences provide unrivaled, wrap-around views that stretch from eastern-facing city vistas to westerly views of Elliott Bay and the Olympic Mountains.

"No other downtown residential building can offer all of these incredible vistas and sophisticated design in one residence," says Tom Parsons, vice president of OPUS NWR Development, LLC. "With breathtaking views and the simple, elegant interiors designed by Susan Marinello, we're taking refined living to a new level in downtown Seattle."

The development team has been carefully crafting Fifteen Twenty-

One Second Avenue for several years. The team held numerous design preview events with potential buyers, and virtually everyone emphasized their desire for generous living spaces and penthouse-style interiors – a sentiment the project embraces from the first residential level on the seventh floor through the thirty-eighth floor rising over 400 feet above.

Every home in Fifteen Twenty-One includes signature, penthouse-quality features such as floor-to-ceiling windows that frame rooms with 9.5-foot ceilings and the project's unique Glass Room, or solarium, where a large patio can be opened to the exterior. The Glass Room, which features a gas fireplace, can serve as a terrace or an enclosed sun room for year-round enjoyment.

In addition, the development team has taken great steps to incorporate environmentally smart design into the project, which has

#### FIFTEEN TWENTY-ONE SECOND AVENUE

The Preview Home is located in the Market District. Register online for more information; all presentations are by appointment only.

**Prices:** From about \$1 million; pricing upon request.

**Developer:** Opus NWR Development, LLC.

**Information:** 206-443-1521 or [www.fifteentwentyone.com](http://www.fifteentwentyone.com).

strongly resonated with buyers. The team's commitment is for Fifteen Twenty-One Second Avenue to achieve a LEED Silver sustainability rating – a notable achievement for any high-rise building.

"All of our 143 homes feature the same great features and amenities – they are all penthouses," says Julie Conroy of Windermere OnSite, the exclusive listing agent for Fifteen Twenty-One Second Avenue. "Our buyers have embraced our amazing water and city views, our elegant interiors and smart environmental features, making Fifteen Twenty-One Second Avenue the new standard of sophisticated city living."

Residences, excluding the Flagship Series, range in size from 1,660 to 2,860 square feet and start at about \$1 million. Preferred inventory is still available with first occupancy scheduled for mid-2008.

Fifteen Twenty-One Second Avenue's Preview Home and Design Center is open downtown by appointment only. For more information, register at [www.fifteentwentyone.com](http://www.fifteentwentyone.com) or call 206-443-1521.