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Featuring New Urban
Homes in the Seattle
Downtown Core.

DOWNTOWN LIVING

FIFTEEN TWENTY-ONE SECOND AVENUE

Downtown's tallest residential tower to break ground in July

Just a few weeks after the doors of the preview home opened for private sales presentations, nearly 50 percent of the homes at Fifteen Twenty-One Second Avenue already have been purchased.

Final plans are being drawn for the groundbreaking in early July, and the timing for this milestone couldn't be better. In just 24 months, Fifteen Twenty-One Second Avenue will stand as downtown Seattle's tallest and most architecturally significant residential tower, rising 440 feet above the Market District.

"As the prominent profile in our skyline, Fifteen Twenty-One Second Avenue demands architectural excellence both inside and out," says William Justen, the visionary behind the tower working with its developer, Opus NWR Development LLC, a member of The Opus Group. "Our concept for developing an exclusive building of larger home plans has certainly been validated by the tremendous market response. We're eager to start construction on what will become Seattle's finest residential tower."

Beyond establishing new heights for residential development, Fifteen Twenty-One Second Avenue also sets a new benchmark for high-rise home design. The 143 residences boast an average size of nearly 2,000 square feet — more than twice the size of typical residential towers on the West Coast.

Each home is designed as a penthouse, so there are no tiers of unit sizes or quality. Instead, all interiors from levels 7 through 38 bring together premium specifications and sophisticated design features by noted

interior designer Susan Marinello. Her touch extends to all common areas, including the grand lobby with its concierge's desk, the fitness facility, the conference room, the rooftop terrace and the sky lounge area.

The tower's sculptural glass architecture sets it apart from the standard stacking of monotonous, floor-after-floor decks. Instead of this, the architecture firm of Weber + Thompson incorporated into each home a creative solarium known as the Glass Room, where a large patio can be opened to the exterior. The Glass Room can serve as a terrace or an enclosed sun room for year-round everyday use.

To maximize the exterior glazing, a structural design system known as a shear core was adopted, removing the need for any exterior columns and beams. This means that major living areas of each home feature floor-to-ceiling glass with no obstructions between the resident and the breathtaking views of the water and city beyond.

Excitement for the tower's unique design began building even before the required zoning was officially approved in April. Some buyers recognized the opportunity early and reserved homes for priority presales.

"We've lived in a house on Queen Anne for the past nine years, and we had always decided that we would move back downtown if a first-class building appeared in the Pike Place Market area," says Mark Tibergien, who with his wife, Arlene, recently bought a home at Fifteen Twenty-One Second Avenue. "Fifteen Twenty-One



Tours of the Preview Home for Fifteen Twenty-One Second Avenue are now available by appointment only; dozens of homebuyers have already purchased these premium condominiums.

Second Avenue is a highly compelling building. The homes are elegantly and thoughtfully designed, and the views are spectacular."

The Tibergiens say they were impressed with the Glass Room, but it was the spaciousness and the clean interior design that sealed the deal for them. That's a consistent message heard from those who tour the preview home.

"Our buyers know what to look for in a premier in-city residence — so that's precisely what we're offering them," says Fifteen Twenty-One Second Avenue representative Julie Conroy with Windermere OnSITE. "It's really an honor to present the numerous design features and witness those often subtle acknowledgments

FIFTEEN TWENTY-ONE

View these homes: The preview home is located in the Market District. Register online for more information; all presentations are by appointment only.

Prices: Beginning from \$1 million; pricing upon request.

Developer: Opus NWR Development LLC.

Information: 206-443-1521 or www.fifteentwentyone.com

that confirm we got it right."

The design process for Fifteen Twenty-One Second Avenue benefited greatly from Justen's experience as a longtime downtown resident. He's lived in downtown Seattle condominiums for the last 29 years.

"When my wife and I relocate into Fifteen Twenty-One Second Avenue, it'll be the 10th downtown home that I've lived in," says Justen, "so I can speak with confidence on the subject of design. And, like my fellow homeowners, I'm comforted that it'll be built by Opus, a national developer with more than 53 years of experience."

Fifteen Twenty-One Second Avenue is a harbinger of great things to come for the Market and Retail districts. It's just one of several high-profile residential and mixed-use developments arriving to the area. These new developments are redefining the neighborhood, and soon, parking lots will give way to condominiums, restaurants, hotels and retailers, creating one of the most vibrant and sought-after neighborhoods in the city.