

# FIFTEEN TWENTY-ONE

*second avenue*

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## **Opus Announces Fifteen Twenty-One Second Avenue, Seattle's Tallest Residential Tower at 440 Feet**

### *New Downtown Zoning Clears Way for City's First Tall and Slender Condominium Tower*

**SEATTLE (April 26, 2006)** – Opus NWR Development, L.L.C., a member of The Opus Group, one of the nation's top developers, and longtime developer and downtown dweller William Justen today announced that Seattle's tallest residential tower, Fifteen Twenty-One Second Avenue, will begin rising this summer across from Pike Place Market.

The exclusive, 440-foot glass-and-steel tower will be the first tall and slender tower to be completed under the city's new downtown zoning regulations, which encourage urban density through taller and more slender buildings. Mayor Greg Nickels signed the new zoning legislation on April 12.

In addition, Fifteen Twenty-One has received approval from the city's Downtown Design Review Board, which, after thorough analysis, gave the green light to project developers on April 11.

“As Seattle's first tall and slender residential tower, Fifteen Twenty-One Second Avenue will raise the bar for people who want convenience and exclusive living,” said Tom Parsons, vice president and general manager of Opus NWR Development, L.L.C.'s Seattle-area office. “Fifteen Twenty-One Second Avenue is bringing sophisticated, international style to downtown living.”

Fifteen Twenty-One Second Avenue is a collaboration between Opus and William Justen, managing director of the Samis Land Co. and founder of The Justen Company. “Fifteen Twenty-One is a catalyst of the positive transformation taking place downtown,” he said. “We're helping revitalize Seattle's most cherished neighborhood – the Market District – and reconnect it to our city's vibrant retail core.”

Located on the west side of Second Avenue between Pine and Pike streets, Fifteen Twenty-One is a half block from the Pike Place Market, and just down the street from cultural amenities such as Benaroya Hall and the expanding Seattle Art Museum.

Fifteen Twenty-One Second Avenue has 143 homes, ranging in size from about 1,660 square feet to nearly 2,860 square feet. All homes have a minimum of two bedrooms.

All homes reflect penthouse elegance and quality, with innovative architectural design and floor-to-ceiling windows providing sweeping views of Puget Sound and the city.

Fifteen Twenty-One Second Avenue incorporates indoor/outdoor glass rooms that are part of each home's open living space. The state-of-the-art window system can be fully opened to leave only a protective railing between residents and the outdoors. Another signature element is the spa bathroom in each master suite, with a large walk-in shower and soaking air tub.

High design – both inside and out – also sets Fifteen Twenty-One Second Avenue apart. The design architect is Blaine Weber of Weber + Thompson, and the interior designer is Susan Marinello of Susan Marinello Interiors. In addition, the 38-story all-glass tower is one of the first developments to be built to Silver LEED standard, a forward-looking set of sustainable environmental and engineering practices.

Opus NWR Development, L.L.C., one of the region's largest and most respected development companies, is developing Fifteen Twenty-One Second Avenue. Seattle-based Weber + Thompson is the design architect, and Opus Architects & Engineers, Inc. is the architect of record. Opus NW Contractors, L.L.C., the general contractor, is scheduled to complete Fifteen Twenty-One Second Avenue in fall of 2008. Realogics Inc. is marketing the project, and Windermere OnSITE is the exclusive listing agent.

Construction of a preview home is under way and is scheduled to open in May. The preview home will have a built-out and furnished open living space, including the kitchen, dining room, living room, glass room and spa bathroom. It also will have detailed information on the daytime and nighttime views from each home. Presentations are by appointment only.

Building amenities include a porte-cochere, professional concierge, residential lobby with living room, a workout facility, boardroom, children's exercise/playroom, bike storage and tuning area, a pet area and rooftop terraces with fireplaces, grilling area and enclosed lounge.

Demand for residences at Fifteen Twenty-One Second Avenue has been strong. "More than 75 percent of the homes have already been reserved and, starting next month, those reservations will be converted into purchase-and-sale agreements," said project marketer Dean Jones, principal of Realogics. "The volume of interest at this price level is unprecedented in Seattle. Clearly, the market has been waiting for this exclusive type of development."

"The goal is to take an already thriving neighborhood and make it even more vibrant," Justen said.

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Editor's Note: A high-resolution rendering of Fifteen Twenty-One Second Avenue is available.

### **About The Opus Group**

The Opus Group, based in Minneapolis, is a \$1.4 billion premier, full-service real estate development company with nearly 55 years' experience. Specializing in office, industrial, retail, multifamily, government and institutional development, The Opus Group has completed more than 2,300 projects and 227 million square feet and currently has 35 million square feet in planning or development. Opus employs 1,600 people in 28 offices in the United States and Canada. A community steward since its inception, The Opus Group contributes 10 percent of its pre-tax profits to community organizations. In the greater Seattle area, Opus is associated with such projects as Harbor Square, Dexter Lake Union, M Street, three buildings at Union Station and 401 Broadway. For more information, visit [www.opuscorp.com](http://www.opuscorp.com).

### **About William Justen**

William Justen is the managing director of the Samis Land Company, one of the largest commercial landowners in Washington. In that capacity, he was responsible for the \$99 million rehabilitation of eight historic buildings in Seattle's Pioneer Square, as well as for the development of a number of new projects in the downtown core. William is also the founder of The Justen Company, a real estate consulting and development firm. Members of The Justen Company have been associated with a number of award-winning projects, such as Market Place Tower, Zymogenetics at the Lake Union Steam Plant, and the Fred Hutchinson Campus on South Lake Union. More importantly, Justen became a passionate advocate of downtown Seattle living in 1977. To learn more, visit [www.samis.com](http://www.samis.com) or [www.justencompany.com](http://www.justencompany.com).