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**Seattle's First Tall and Slender Residential High-Rise Tops Out**  
*Fifteen Twenty-One Second Avenue Is Premiere Project Developed under New Zoning Code*

**SEATTLE (June 23, 2008)** – Fifteen Twenty-One Second Avenue, the first building developed under the city's new downtown zoning code, has reached its full height, according to Opus Northwest, L.L.C., the project developer.

The topping out of the 440-foot landmark tower across the street from Pike Place Market is a harbinger of the new city skyline as more new buildings conform to the urban planning prescribed by Mayor Greg Nickels' Center City Plan, which was adopted by the Seattle City Council in April 2006. The revised zoning code encourages development of taller, more slender high-rises closer to the urban core.

As designed by architecture firm Weber Thompson, the tower's slender, cutting-edge design allows more daylight at the street level and helps maintain neighborhood view corridors.

"The statuesque character of this project is incomparable," said Opus Northwest Senior Real Estate Director Andy Taber. "We are honored to be developing this pioneering high-rise."

All of the 143 homes in the 38-story tower are of penthouse quality. Only five units remain available for sale, making it one of the West Coast's most successful condominium high-rise projects – and clearly bucking the national housing trends. The project was recognized by the National Association of Home Builders for sales and marketing excellence.

The perimeter of each home at Fifteen Twenty-One Second Avenue will be enveloped in floor-to-ceiling glass. Due to the innovative architecture of the tower, all homes feature views of Puget Sound. The homes also have indoor-outdoor glass rooms with a dynamic window system. When closed, the windows create a solarium. When open, the windows allow residents to have only a protective railing between themselves and the outdoors.

"My wife, Lisa, and I are thrilled with the quality of Fifteen Twenty-One Second Avenue," said buyer Pat Helland. "In addition to incorporating the best architecture, design and materials, our new home is a mere block from the Pike Place Market, with its iconic and vibrant quirkiness."

"This residential tower, comprised entirely of large homes, is a new concept for the West Coast," added William Justen, the developer of several one-of-a-kind major projects and the visionary behind this project. "Both the location and the market were ready for such an exclusive condominium tower. This is a convergence of urban center lifestyle characteristics, uncompromising design and flawless execution."

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Tom Parsons, senior vice president and general manager of Opus Northwest, L.L.C, said the project will play a key role in the transformation of Second Avenue and will help reconnect the Market District to Seattle's retail core. "Our homebuyers have recognized that this is Seattle's 50-yard-line location, and it always will be," said Parsons.

Fifteen Twenty-One Second Avenue is being constructed to a LEED Silver standard. LEED stands for Leadership in Energy and Environmental Design, and is the nationally accepted benchmark for the design, construction and operation of buildings.

The success of Fifteen Twenty-One Second Avenue further cements Opus Northwest as one of the region's leading residential developers. The Seattle office's multifamily team has completed or is developing nearly 1,500 condos and apartments, including 430 units in Portland.

The first residents will begin moving into Fifteen Twenty-One Second Avenue later this year, and the project will be completed in April 2009.

Homes range in size from 1,660 square feet to 2,860 square feet, and prices range from \$1 million to more than \$4 million with an average purchase price of nearly \$2 million. The presentation center is open by appointment only.

As part of the new zoning, Fifteen Twenty-One Second Avenue will make a sizable contribution to the City of Seattle's affordable housing fund. Because the tower is one of the most valuable residential properties in downtown Seattle, the incremental tax base from the homeowners will spur local civic programs and services.

For additional information, visit [www.1521second.com](http://www.1521second.com).

### **Opus Northwest, L.L.C.**

Opus Northwest, L.L.C., is headquartered in Minneapolis, with offices in Denver, Kansas City, Mo., Portland, Ore., Seattle and St. Louis, and is one of five regional companies within the Opus Group. Opus Northwest has developed more than 84 million square feet and currently has nearly 9 million square feet in planning or under development. The Opus Group, based in Minneapolis, is a \$2.2 billion premier, full-service real estate development company with 55 years' experience. Specializing in office, industrial, retail, multifamily, government and institutional development, the Opus Group has completed nearly 2,450 projects totaling 238 million square feet and currently has 35 million square feet in planning or development. Opus employs nearly 2,000 people in 28 offices in the United States and Canada. Committed to creating great real estate, Opus implements best practices in sustainable design and construction to maximize building performance and reduce environmental impact. A community steward since its inception, the Opus Group is committed to the long-term development of people and communities by contributing 10 percent of its pre-tax profits to community organizations. For more information, visit [www.opuscorp.com](http://www.opuscorp.com).

### **Fifteen Twenty-One Second Avenue Development Team**

- Opus NWR Development, L.L.C., is the developer.
- William Justen, a pioneer in downtown living, conceived Fifteen Twenty-One Second Avenue.
- Blaine Weber of Weber Thompson is the design architect.
- Opus Architects & Engineers, Inc., is the architect of record.
- Susan Marinello Interiors is the interior designer.

- Opus NW Contractors, L.L.C., is the construction manager.
- Realogics is marketing the project.
- Windermere OnSITE is the exclusive listing agent for the homes.

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**EDITOR'S NOTE:** High-resolution photos of Fifteen Twenty-One Second Avenue and the construction crew working on the top floor of the tower are available on request. Please contact Marc Stiles or Leslie Boelter, Nyhus Communications LLC for OPUS NWR Development, LLC, 206-323-3733; marc@nyhus.com or leslie@nyhus.com