

Restored iconic views to position the building for the next 40 years, and reduced overwhelming heat and glare



## Lake Union Building

**Location:** Seattle, WA

**Owner/Developer:** Henbart LLC

**General Contractor:** Foushee & Associates

**Project:** 7 stories, 69,000 rentable sq. ft.

**Sustainability:** LEED Gold EBOM, 2015 Visionary Award for Energy

### Overview

Replaced single pane windows

Reclaimed stunning lake and city views; eliminate shades

Addressed hot and cold complaints

Tenant occupancy accelerated for two empty floors

Achieved 18% energy savings

Asking rent increased 16%

\$5/SF generates \$450,000 per year

Adds \$8.2M asset value at 5.5% cap rate

## Lake Union Building, Seattle, WA

“In addition to the beautiful views and natural daylight benefits that View Dynamic Glass offers, our work environment helps our people be more productive and excited to come to work. The high tech look and feel has been great and we experience a significant improvement in temperature inside the space. We were thinking about moving out, but now we’ve decided to extend our lease.”

**Mark Spagnola**

Owner of Portfolio Communications, a tenant of Lake Union building

“The building’s leasing team has seen an overwhelming positive response on tours when pointing out the features and discussing how this product can impact a prospective tenant’s future work space. View Dynamic Glass is the perfect product to allow natural light to pass through these tenants’ spaces, maintain exceptional views without having to draw blinds, and mitigate temperature changes in their offices.”

**Jake Bos**

Vice President, Kidder Matthews

The Lake Union Building has an enviable location on the edge of the water in the heart of Seattle’s booming tech district, blocks from Amazon headquarters and many bustling shops and restaurants. The almost 50-year-old building was experiencing glare during 50% of daylight hours. Because the building was originally clad with single pane windows, both heating in summer and cooling in winter were very inefficient. In addition, tenants struggled with “double glare” directly from the sun and reflected off the lake, leading many to keep their shades down all the time.

In order to modernize the building and compete for top tech sector tenants, Henbart, the owner, replaced the entire façade. View Dynamic Glass not only addressed the comfort issues, but also restored the stunning views of the lake and beyond by

### Construction Team

**General contractor:**  
Foushee & Associates

**Glazier:**  
SGS Glass

**Sustainability:**  
Unico Properties Seattle

### Installation

**Project type:**  
Renovation

**Glass sq ft:**  
20,381

**System type:**  
Lower Level - Kawneer 451UT  
Upper Levels - Original wood framing with aluminum caps



dispensing with blinds and shades, and helped brand the building as high-tech and innovative. As a result of the retrofit, The Lake Union Building has achieved 18% energy savings over the original single pane glass, was awarded the 2015 Visionary Award for Energy by the Seattle 2030 District, and has received LEED Gold EBOM certification in 2017. In addition, several tenants have renewed their leases and two vacant floors have been leased.

Henbart LLC is a Seattle based real estate company that develops, owns and manages commercial and residential properties in the Pacific Northwest with the aim to add value to a neighborhood and the greater community. The company offers nearly a century of experience in the acquisition and development of real estate with the ability to hold assets long term and maintain hands-on management.