

Fact Sheet

Seattle United States Courthouse

Built in August 2004 (Gross square footage 679,752)



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Building Manager: Jacob D. Arvie (FMP)

The United States Courthouse in Seattle, designed in 1998, completed construction in August 2004. It is a reinforced concrete foundation on drilled shaft piers with steel framing. At 390-feet-high, the building is taller than its 19 floors suggest, since each courtroom floor features two levels. It also houses two levels of secured parking with 120 spaces.

The Courthouse met expanding needs that couldn't be met by the historic Nakamura U.S. Courthouse (7 blocks south). It lies at the north end of Seattle's central business district, and borders Seattle's South Lake Union tech/biotech center, a development area, triggered in part by the building's construction. Five other federal buildings are located downtown.

The U.S. District Court, Western District of Washington operates from the building, which houses 18 courtrooms, including 12 district courtrooms, 5 bankruptcy courtrooms and one special proceedings courtroom. The main court library resides on the 19th floor adjacent to a fully integrated IT conference suite.

The primary tenant, the Judicial Branch, includes the U.S. District Court, Bankruptcy Court, Pretrial and Probation Services. In support of the court functions, the U.S. Attorneys, U.S. Marshals and the Trustees also share space. Recently, in conjunction with the Court's space reduction initiative, HHS Office of Medicare Hearings and Appeals (OMHA) has taken up residence on the 11th floor.

The building occupies the entire two-acre block bounded by Seventh and Eighth Avenues, and Stewart and Virginia Streets. It straddles the north edge of downtown and the south edge of the Denny Triangle neighborhood. The area contains several buildings, including residential condos and high-rise office buildings. The City experienced increased growth with the advent of the construction of three new Amazon.com office towers. In 2005 the City added the South Lake Union Streetcar line one block from the facility. The building features a cafeteria with outside entrance for public access.

A one-acre plaza, landscaped with Himalayan birch grove and native ferns mark the main entrance. Decorative bollards, trees, park benches, and artwork provide a discreet security apron. Behind the grove, the stairs merge dynamically with the main courthouse procession, which terraces up-slope, the width of the plaza to the portico. Seven columns support the portico's green copper patina canopy. Near the site's southwest edge, an amphitheater-like space provides outdoor seating around the sculpture; "Pillar Arc."

The building features a stable zero vacancy rate. The 2018 Tenant Satisfaction Survey resulted in an overall score of 89.47% and an 88.30% Facilities Mgt. Index. The building scored 4.2 on the 2018 Courts Building Management Survey.

Sustainable Building Features:

- LEED EB Certified
- High-performance lighting and daylight control (based on lighting analysis) with induction lighting in main lobby, atrium, elevator entry, mural, staircase, metal sculpture and garage.
- Partnered with Seattle City Light to replace all exterior facility, and common area lights to LED.
- Installed advanced metering technology: One data acquisition server, 4 electric, 2 natural gas, and 1 water meter.
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- Entry door upgrades completed in 2010 to improve HVAC performance and reduce outside air infiltration.
- Diverted more than 79% of landfill waste to recycling, composting, and other reuse.