



THE BROADWAY BUILDING, SEATTLE, WASHINGTON

SYSTEM 4500 TILT-TURN WINDOW AND DOOR DESIGN

PROJECT PROFILE

New Mixed-Use Building Is Designed to Integrate With the Historic Neighborhood Look and Feel.

The Broadway Building, located in Seattle's vibrant Capitol Hill district, is a modern mixed-use facility encompassing 100 residential units, 27 student loft apartments, 14,000 sq ft (1,301 sq m) of ground floor retail space and 12,000 sq ft (1,115 sq m) of office space. Constructed in alignment with Washington state's "Built Green" initiative, it features numerous elements that promote a higher level of energy efficiency, including REHAU's System 4500 tilt-turn vinyl windows.

The building was also designed with a mix of contemporary features and classic components to ideally complement the surrounding historic neighborhood. To contribute to this, the windows were specified with a weather-resistant black exterior foil, resulting in a modern yet warm look and feel to the building's façade.

The Broadway Building was sustainably constructed with energy-efficient materials to conserve natural resources and provide a healthy, comfortable living environment.

The System 4500 tilt-turn window design is REHAU's top-of-the-line commercial fenestration product offering. This design allows the window to operate in either a tilt or turn position, offering three separate functions in one window: traditional casement look in the turn position, convenient top ventilation in the tilt position, and elegant picture window when closed.

The System 4500 offers the ultimate in high performance. Its features include:

- Compression seal sash with two weather seals
- Multi-point locking hardware
- Superior sound abatement properties
- Ability to build awning and hopper styles with natural ventilation while providing security
- Ability to reduce heat loss and noise infiltration, providing a warmer, more comfortable living space



Project: The Broadway Building

Location: Seattle, Washington

Type of Construction: New construction; mixed-use

Scope of Project: 386 window elements*

Owner: Lots II, LLC

Developer: Hunters Capital, LLC

Architect: Studio Meng Strazzara

Contractor: W.G. Clark Construction Co.

REHAU Systems Used: System 4500 tilt-turn window

Colors: White interior/Black exterior

**Each window element may contain several windows put together.*

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