

M5creative



Seattle Office of
Economic Development



seattlecenter

M5 CREATIVE BUILDING

GENERAL INFORMATION

M5 Creative Building offers affordable, short-term office space for creative sector production through March 31, 2025, at Mercer Street & 5th Avenue through a partnership between the Seattle Center and Seattle Office of Economic Development.

The M5 Creative Building offers film production office space, non-film production office space, M5 location filming, one-time event or workshop space, or Hot Space registration, for qualified users through OED incentive or partnership programs, prioritizing underserved and underrepresented communities and businesses, for workshops and training, and for creative economy-centered gatherings and events which do not compete with ongoing Seattle Center event use spaces.

Lease and use rates are scaled based on the type of production work, type of event, type of organization, partner program affiliation, and production budget.

M5 Creative Building users must agree to the following limitations on use of the M5 Creative Building, in addition to obligations described in any lease or license:

- Usage is designed and understood to be short term in nature (must end on or before March 31, 2025)
- Premises will be used for "Creative Production," defined as film, audio, art, event, interactive/video game and design
- Premises will not directly compete with Seattle Center or its resident organizations' leasing or rehearsal space, (e.g., producing a play at M5, while Seattle Repertory, Seattle Children's Theatre, or Theatre Puget Sound have availability)

Providing a central, accessible, cross-disciplinary place for creatives to convene and work meets our mission, at OED, to attract, grow, and keep production teams in Seattle.

Please visit <https://seattle.gov/office-of-economic-development/industries-and-workforce/creative-occupations> to apply for use of space at the M5 Creative Building.

M5 CREATIVE BUILDING

First Floor

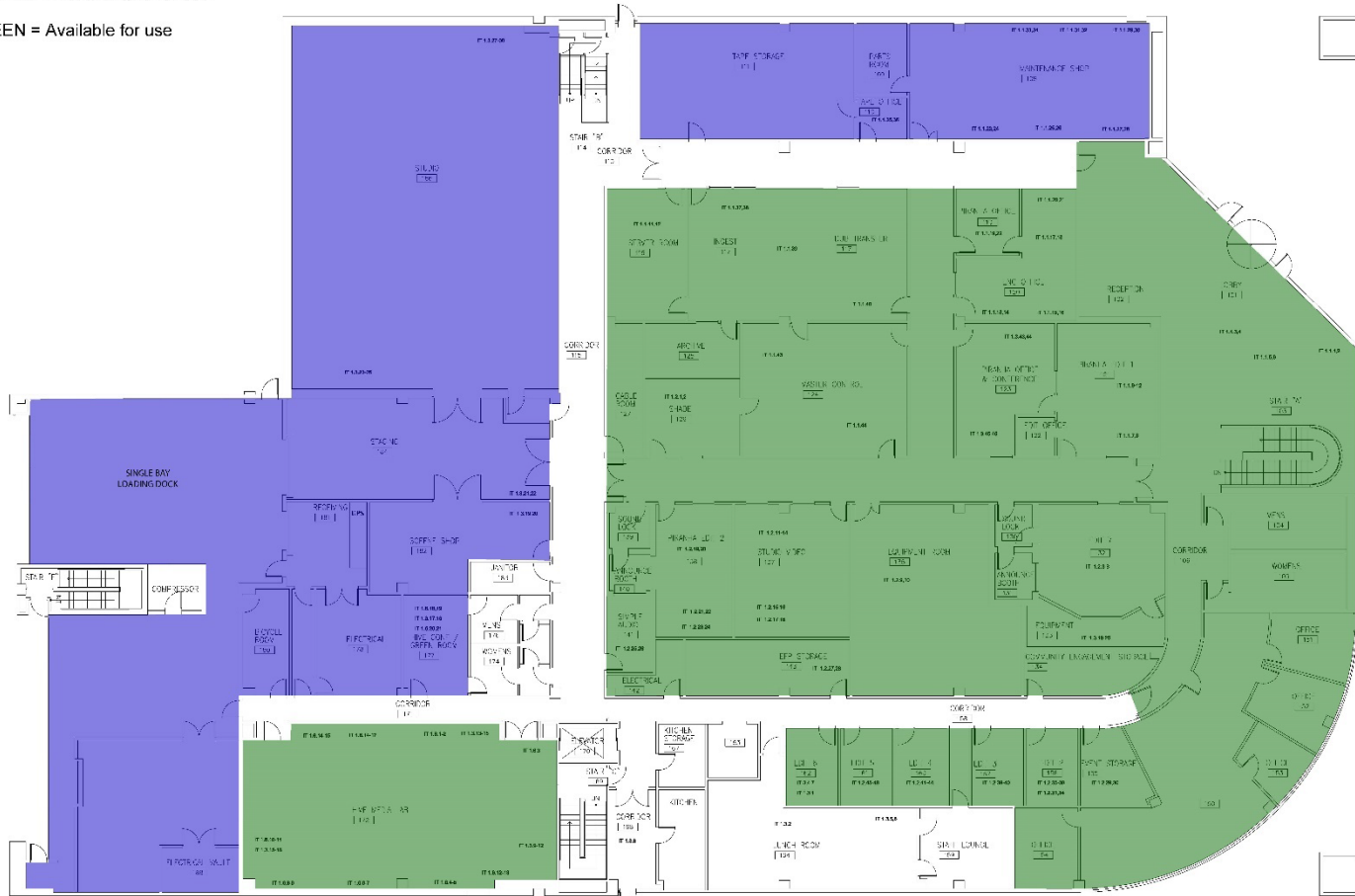


PURPLE = Not available for use
 GREEN = Available for use

Republican St.

Mercer St.

5th Ave.



M5 CREATIVE BUILDING
Second/Third Floor



Available for use

Republican St.

Mercer St.



5th Ave.

M5 CREATIVE BUILDING RATES

ALL SQUARE FOOTAGE RATES ANNUALLY BASED ON LENGTH OF OCCUPANCY

Use Type	Production Category	Rate	Unit
Film Office Lease	Commercial & Corporate	\$18	Per SF
Film Office Lease	>\$5M Budget	\$18	Per SF
Film Office Lease	\$2M-\$5M Budget	\$15	Per SF
Film Office Lease	<\$2M Budget	\$13	Per SF
Film Office Lease	\$20K-\$100K - Qualified Washington Filmworks Small Budget Production	\$11	Per SF
Film Office Lease	Emerging Filmmaker - Qualified Washington Filmworks Above the Line Production	\$9	Per SF
Film Office Lease	Student	\$25	Flat per day
Film Office Lease	<\$10K Budget	\$25	Flat per day
Filming Location	Per Master Film Permit	\$25	Flat per day
Creative Business Lease	>\$5M Operating Budget	\$18	Per SF
Creative Business Lease	\$2M-\$5M Operating Budget	\$15	Per SF
Creative Business Lease	<\$2M Operating Budget	\$13	Per SF
Creative Business Lease	<\$100K Operating Budget	\$11	Per SF
Creative Business Lease	<\$10K Operating Budget/ Independent Creative	\$25	Flat per day
Room Use/Event	Commercial Gatherings	\$500	Flat per day
Room Use/Event	Community Gatherings	\$250	Flat per day
Room Use/Event	Training and skill up workshops	\$100	Flat per day
Hot Desk Use	Any	\$0	Flat per day

M5 CREATIVE BUILDING RATES

FILM PRODUCTION OFFICE SPACE

Rates are tiered by production budget, production type, and affiliation with Washington Filmworks workforce development programs. There is no additional charge for common use spaces, including lobby, kitchen, cafeteria, and conference rooms, though scheduling will need to be coordinated with other building tenant use.

Film Production Category	Rate	Unit
Commercial & Corporate	\$18	Per SF
>\$5M Budget	\$18	Per SF
\$2M-\$5M Budget	\$15	Per SF
<\$2M Budget	\$13	Per SF
\$20K-\$100K - Qualified <i>Washington Filmworks Small Budget Production Program</i>	\$11	Per SF
Emerging Filmmaker - Qualified <i>Washington Filmworks Above the Line Production Program</i>	\$9	Per SF
Student Film	\$25	Flat per day
<\$10K Budget	\$25	Flat per day

Example Areas

- 1 cubicle work station = ~64 SF
- 1 office with locked door = ~225 SF
- 1 editing isolation booth = ~55 SF
- 1 20x20' prop/wardrobe storage area = 400 SF

Square footage rates are annual and aggregated for the time of the lease. For example, if you're a **\$1M feature film** and you are using 6 cubicles (384 SF), two offices (450 SF), one editing booth (55 SF), and 20x20' storage (400 SF) for **30 days**, your **rate would be \$13/SF**, and **your 30-day total would be \$1,377**.

M5 CREATIVE BUILDING RATES

CREATIVE (NON-FILM) PRODUCTION OFFICE SPACE

Rates are tiered by production budget and production type. There is no additional charge for common use spaces, including lobby, kitchen, cafeteria, and conference rooms, though scheduling will need to be coordinated with other building tenant use.

Production Category	Rate	Unit
>\$5M Operating Budget	\$18	Per SF
\$2M-\$5M Operating Budget	\$15	Per SF
<\$2M Operating Budget	\$13	Per SF
<\$100K Operating Budget	\$11	Per SF
<\$10K Operating Budget/ Independent Creative	\$25	Flat per day

Example Areas

- 1 cubicle work station = ~64 SF
- 1 office with locked door = ~225 SF
- 1 editing isolation booth = ~55 SF
- Large editing bay = 300 - 500 SF

Square footage rates are annual and aggregated for the time of the lease. For example, if you're an organization/company with **\$1M annual operating budget** and you are using a 20x20' large editing bay (400 SF) for **90 days**, your **rate would be \$13/SF**, and **your 90-day total would be \$1,282**. And if you are an independent creative with a **project budget of \$5,000** and are using an edition isolation booth for **10 days**, your **rate would be \$25/day**, and your **10-day total would be \$250**.

M5 CREATIVE BUILDING RATES

ONE-TIME EVENT, MEETING, AND WORKSHOP USE

One-time use includes one day each of prep and wrap. Workshop and event series (e.g., weekly, monthly, quarterly) is allowable at the day rate.

Use Category	Rate	Unit
Commercial Gatherings	\$500	Flat per day
Community Gatherings	\$250	Flat per day
Training and skill up workshops	\$100	Flat per day

Example Areas

- 10-person conference room (2)
- 20-person conference room
- 50-person "Hive" conference room
- 50-person 2nd floor mezzanine

For smaller or hands-on spaces, soundproof rooms and offices are also available.

M5 CREATIVE BUILDING RATES

HOT SPACE USE

Drop-in desk and office "Hot Space" use is allowable **at no cost** by registering with the Office of Economic Development. Hot Space is intended to provide a quiet, dry, work area with WiFi and power for quick use while you're downtown.

Hot Space can be scheduled between 9:00AM-5:00PM weekdays, can be scheduled day-of or beforehand, and is based on availability.