



 **MITSUBISHI
ELECTRIC**
ELEVATORS & ESCALATORS

PROJECT SPOTLIGHT

Troy Block

Amid the dozens of high-rise buildings making up Seattle's iconic skyline, standing out can be a challenge. But despite not being the tallest in the bunch, a pair of 12- and 13-story towers in the bustling South Lake Union neighborhood have attracted attention thanks to their design, history and notable tenants.

The original Troy Block consisted of two historic buildings. Renovation was completed in 2017 to include over 800,000 square feet of commercial space. Vertical transportation needs are served by 24 Diamond Trac® and Diamond HS™ high-speed traction elevators from Mitsubishi Electric.

Challenge

Streamlining vertical transportation in a pair of historic towers

Solution

Mitsubishi Electric Diamond Trac® and Diamond HS™ high-speed traction elevators

Result

Smooth, reliable elevator experiences for the buildings' tenants



The buildings were declared Seattle landmarks in 1996 and 2011, prompting the architecture team behind Troy Block from Perkins+Will to incorporate elements of the buildings' original designs, including rooflines, ornamentation, brickwork and window styles. The design, combined with the towers' large floorplans, appealed to two notable businesses: Amazon and Farestart, a local restaurant nonprofit.

Amazon was on the hunt for a new downtown office, and leased Troy Block's office space upon the project's completion. Five unique eateries from Farestart moved into the remaining commercial space shortly thereafter.

Catching the eye of such notable tenants within the Seattle - and national - business community meant the local building industry would be watching Troy Block as well. As a

pivotal part of the buildings' operation, the vertical transportation needed to be reliable, safe and comfortable.

The 24 Diamond Trac and Diamond HS high-speed traction elevators from Mitsubishi Electric were up to the task. The elevators are designed with the utmost safety and comfort in mind, and feature considerations such as smooth door operation, safe boarding sensors and precise alignment for rides so smooth a coin can balance on its edge from ground level to top floor! Thanks to Mitsubishi Electric's preventative maintenance



and proactive part replacement, standard parts of any service contract, the machines provide a superior passenger experience along with peace-of-mind for the buildings' ownership.

Another feature tenants can enjoy is the Destination Oriented Allocation System (DOAST™), allowing for efficient, optimized elevator calls that prevent congestion and minimize waiting and traveling time.

Troy Block's tenants expected a high-end experience. The Quality in Motion™ offered by Mitsubishi Electric elevators helped deliver.

“As a senior property manager, I’m proud to be associated with a partner of such high caliber as the Mitsubishi Electric US, Inc. team from the Elevator/Escalator division. The property I manage is a significant one located in South Lake Union, Seattle with 24 elevators in total. I do not have a single moment of doubt about any of them – the Mitsubishi Electric product, and the Elevator Division team that manages their compliance and servicing, is impeccable. The team communicates proactively and with urgency when there is a scheduling or maintenance need and the elevators themselves are technologically advanced and extremely reliable. I appreciate working with Mitsubishi Electric and consider them the best in their business.”

- Monica Brownell, senior property manager,
Urban Renaissance Group LLC

