

# M5creative



Seattle Office of  
Economic Development



seattlecenter

# M5 CREATIVE

## ***GENERAL INFORMATION***

M5 Creative offers affordable, short-term office space for film-centered production through December 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, location filming, one-time film-centered event or workshop space, or Hot Space co-working space, for qualified users through OED incentive or partnership programs, prioritizing underserved and underrepresented film communities and businesses, for film workshops and training, and for film-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 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 December 31, 2025)
- Premises will be used for "Film Production" and film-centered use
- Premises will not directly compete with Seattle Center or its resident organizations' leasing or rehearsal space

Providing a central, accessible, place for film industry and community to convene and work meets our mission, at OED, to attract, grow, and keep film production business in Seattle.

Please visit <https://www.seattle.gov/economic-development/key-industries/creative-economy> to apply for use of space at M5 Creative.

# M5 CREATIVE RATES

## FILM PRODUCTION OFFICE SPACE

Rates are tiered by production budget, production type, and affiliation with Washington Filmworks, Northwest Film Forum, or other workforce development programs. Free WiFi is included. There is no additional charge for common use spaces, including 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> or <i>Northwest Film Forum "Action! Narrative Apprenticeship Program"</i> or similar	\$9	Per SF
Student Film	\$25	Flat per day
<\$10K Budget	\$25	Flat per day

### Example Scenario

- 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 six 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 RATES

## ONE-TIME EVENT, MEETING, TRAINING, 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

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

# M5 CREATIVE RATES

## FILM PRODUCTION INSIDE M5 CREATIVE BUILDING

M5 Creative offers an office-setting environment with cubicles and offices furnished with desks and chairs. The perfect canvas for your creative vision! Filming at M5 Creative is permitted through the Office of Economic Development's Master Film Permit. M5 Creative has two sound isolation booths for ADR or other audio recording.

Item	Rate	Unit
Film Permit	\$25	Flat per day
Production Vehicle Street Parking	\$15	Per space per day

### Amenities

- Cubicles
- Furnished offices
- Furnished conference rooms (3 sizes)
- Large conference room (black box, equipment staging)
- ADR sound booths (2)
- Cafeteria
- Kitchen

# M5 CREATIVE BUILDING RATES

## *HOT SPACE USE*

Drop-in desk and office co-working "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.