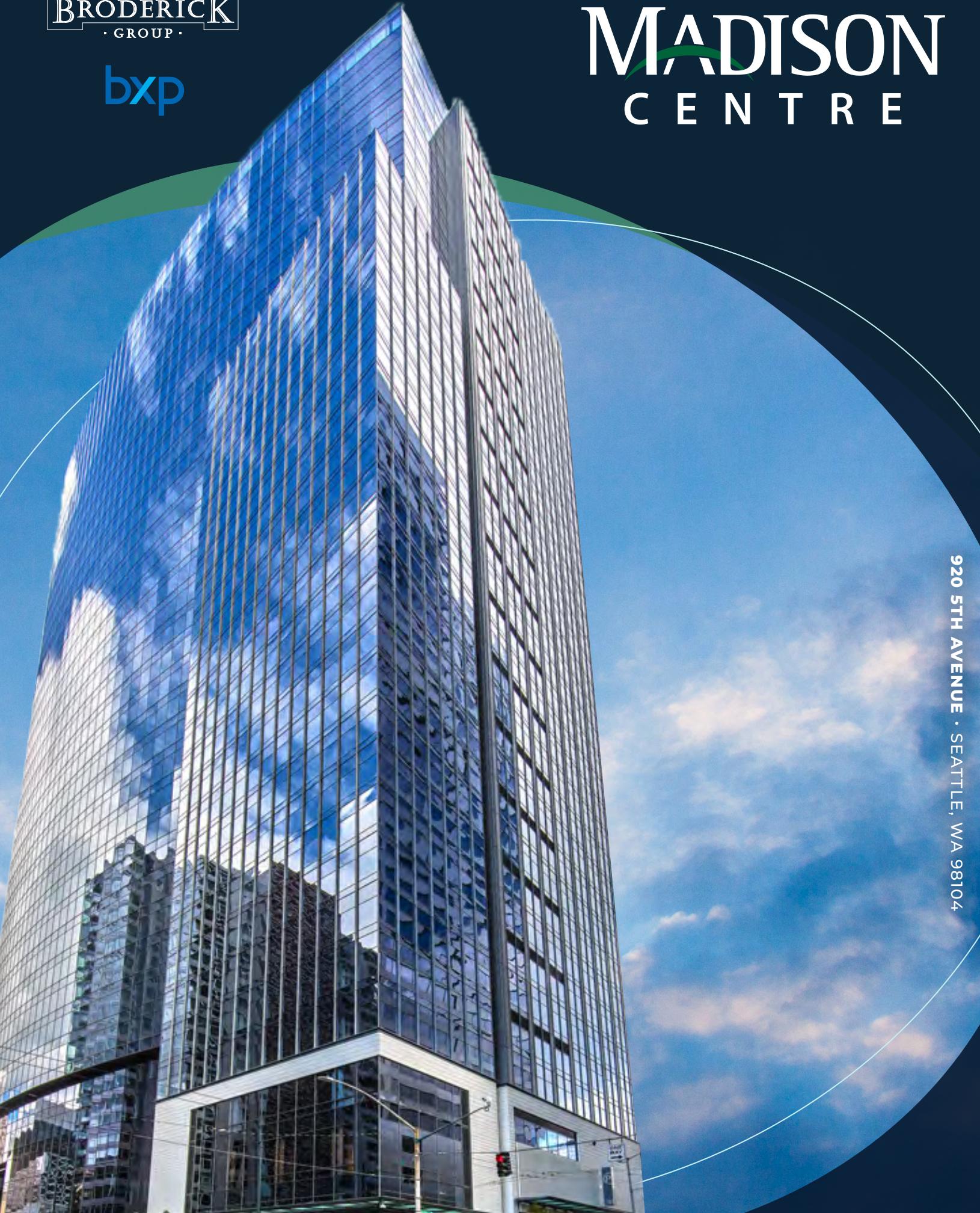


BRODERICK
GROUP

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MADISON
CENTRE



920 5TH AVENUE · SEATTLE, WA 98104



AT A GLANCE FEATURES

- 746,000 SF Class A+ office building
- Average floor plate size is approximately 22,000 SF
- 37-story office
- 7,500 SF ground level retail, including Retro Coffee and Metro Deli
- 7 levels of underground parking - 1/1,300 RSF parking ratio
- Superior building common area features:
 - o The Grand Rotunda featuring a fireplace, living wall and library
 - o Rooftop gathering space with panoramic views
 - o Fitness & Wellness Center managed by the Washington Athletic Club
 - o Large conference and training center
 - o Quiet rooms
 - o Board room

BUILDING CERTIFIED



Fitwel®
Viral Response
Certified



The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



MAXIMIZE PRODUCTIVITY AND EFFICIENCY

Madison Centre offers an amenity rich, vertical urban campus that will appeal to all people and will help attract and retain talent.

The Grand Rotunda is a warm, inviting, and functional Great Room that offers superior natural light and meeting spaces outside your suite.



[CLICK TO TAKE A TOUR AROUND
THE GRAND ROTUNDA](#)





CLICK TO TAKE A TOUR AROUND
THE ROOFTOP DECK



ATTRACT AND RETAIN TALENT

Madison Centre offers you "built-in" employee benefits designed to create a healthier, more engaged and more productive workforce.

SPECTACULAR ROOFTOP DECK

- The stunning rooftop gathering space offers panoramic views of the Puget Sound and Seattle.

FITNESS CENTER OPERATED BY THE WASHINGTON ATHLETIC CLUB

- The 5,700 SF fitness center, REV powered by the Washington Athletic Club, will offer members on-site personal training, fitness classes, and wellness services.

EXCEPTIONAL CONFERENCE FACILITIES

- Private board room for up to 16 people.
- Large conference facility that seats up to 130 people and can be demised into 3 separate spaces.
- Conference and training facility offers state-of-the-art AV equipment and an adjacent catering kitchen allowing for ultimate flexibility for meeting spaces.
- Multiple quiet rooms located off the Great Room.



CLICK TO TOUR THE
CONFERENCE CENTER



CLICK TO TOUR THE
BOARD ROOM



CLICK TO TOUR THE
QUIET ROOM



CLICK TO TAKE A TOUR AROUND
THE FITNESS CENTER



AT THE CENTER OF IT ALL

Located at the very center of Seattle, Madison Centre offers unmatched access to freeways, trains, buses, light rail and ferries.

- Madison Centre offers 4 on-ramps and 2 off-ramps to I-5 and the Express Lanes within four blocks, as well as proximity to all major bus lines.
- The 5th & Madison neighborhood provides a wide variety of nearby quality retail amenities and premier hotels all within walking distance to Madison Centre

NEARBY AMENITIES

FOOD	COFFEE	DRINKS	LIFESTYLE
1 Tulio	1 Starbucks	1 Collins Pub	1 Drexel Deli & Grocery
2 Red Bowls Restaurant	2 Vovito	2 Owl N' Thistle	2 CVS Pharmacy
3 Metropolitan Grill	3 Mighty-O Donuts	3 Bookstore Bar & Café	3 Beneath the Streets
4 Post Alley Pizza	4 Top Pot Doughnuts	4 The Lodge Sports Grille	4 Downtown Branch YMCA
5 Outlier	5 Café Hitchcock	5 Purple Café and Wine Bar	5 City Hall Park
6 BB's Teriyaki Grill	6 Good Coffee Co.	6 Bad Bishop	6 The Rainier Club
7 Donburi House	7 Pegasus Coffee Bar	7 Blarney Stone Pub	7 Colman Dock
8 All Water Seafood & Oyster Bar	8 Diva Espresso	8 The 515 Bar & Lounge	
9 Ferry Noodle House	9 Einstein Bros. Bagels		
10 Rojo's Mexican Food	10 Monorail Espresso, Starbucks		
11 Señor Carbón Peruvian Cuisine	11 The 515 Coffee Bar & Retro Coffee		
12 Charlotte Restaurant & Lounge			
13 Madison Street Market			
14 Evergreens, Asian Express, Twice Burger, Elemental Pizza, Juicy Café			
15 The Fig & Judge Restaurant & Metro Deli			





COMMUTE SMART

MADISON CENTRE PUTS YOUR CAR AT THE FRONT OF THE LINE

Just 1,100 feet from I-5's north and south on-ramps, Madison Centre offers tenants an enviable head start on their daily commute. That means shorter commuting times, day in, day out, and happier, more productive employees.

MORE WAYS TO GET WHERE YOU WANT TO BE

At Madison Centre, it couldn't be faster, simpler or more convenient to let someone else do the driving. With more than 100 transit options within a 10-minute walk, Madison Centre provides the region's best access to public transportation, which makes it a powerful recruiting and retention tool for tenants.

2

Two LINK light rail stations within a 5 minute walk; only a 10-minute walk to the Sounder train.



5

Five blocks to the Ferry Terminal and the Waterfront



116

The 3rd Avenue transit corridor is two blocks away; more than 116 bus routes close by.



MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104



CLICK TO TAKE A TOUR AROUND
SELECT FLOOR PLANS

AVAILABLE SUITES

FLOOR	RSF	DATE
<u>4</u>	13,131	MOVE IN READY NOW
<u>5</u>	10,774	AVAILABLE NOW
<u>8</u>	SPEC SUITES 4,981 - 5,905	AVAILABLE Q1 2026
<u>14</u>	22,341	AVAILABLE NOW
<u>16</u>	11,561	AVAILABLE NOW
<u>24</u>	22,261	AVAILABLE NOW
<u>25</u>	22,247	AVAILABLE NOW
<u>34</u>	7,936	5/1/2026

Madison Centre can accommodate full floor tenants or large blocks of office space needs. Floor plate sizes are approximately 22,000 rentable square feet, with more specific details below.

High-Rise Floor Plates +/- 22,200 RSF

Mid-Rise Floor Plates +/- 22,400 RSF

Low-Rise Floor Plates +/- 22,000 RSF

Separate elevator banks service the High-Rise, Mid-Rise, and Low-Rise at Madison Centre.

Please contact exclusive leasing agents
for more details and to schedule a tour.

DAMON MCCARTNEY

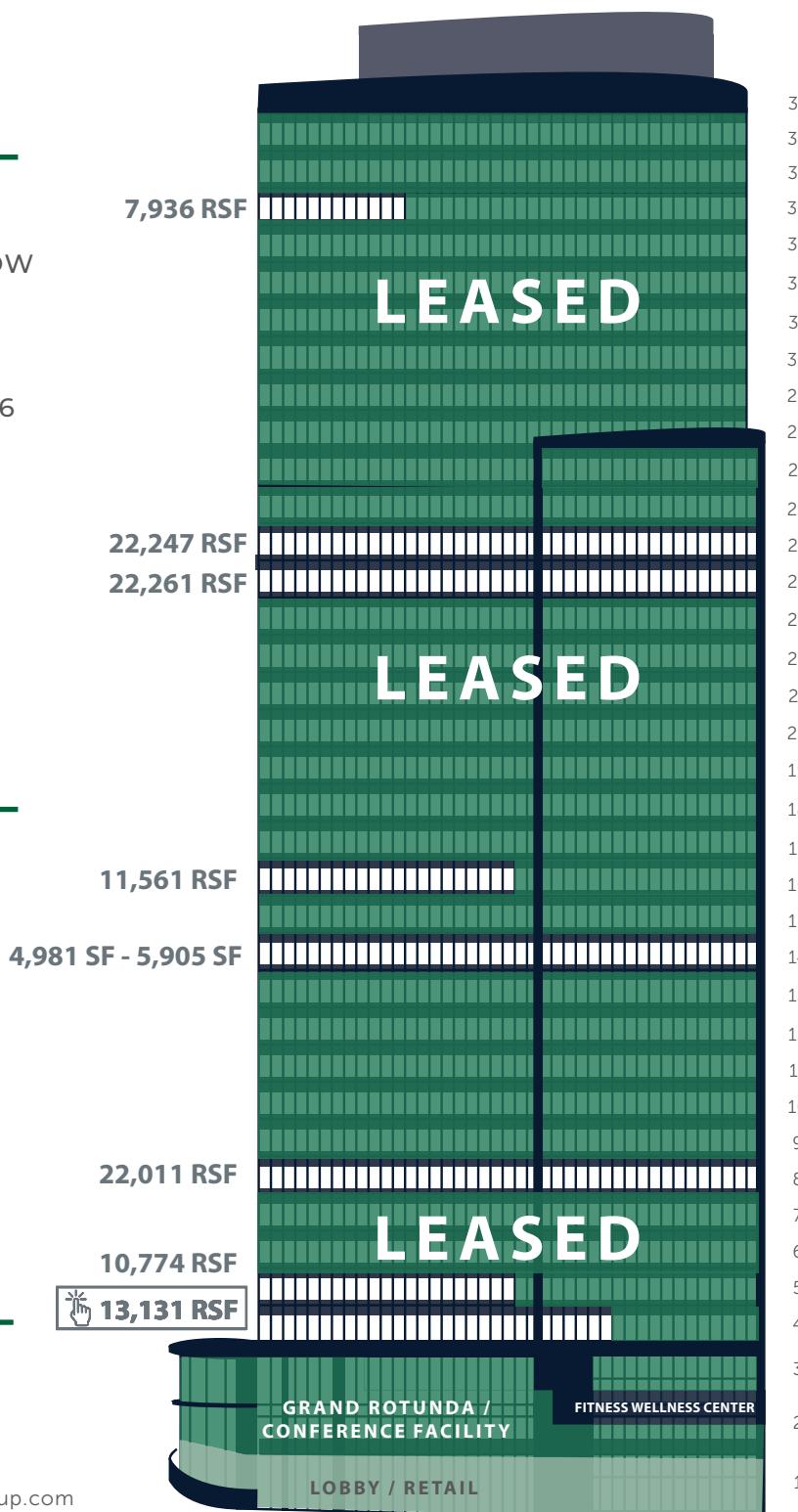
(206) 838-7633

mccartney@broderickgroup.com

DAVID GREENWOOD

(206) 838-7635

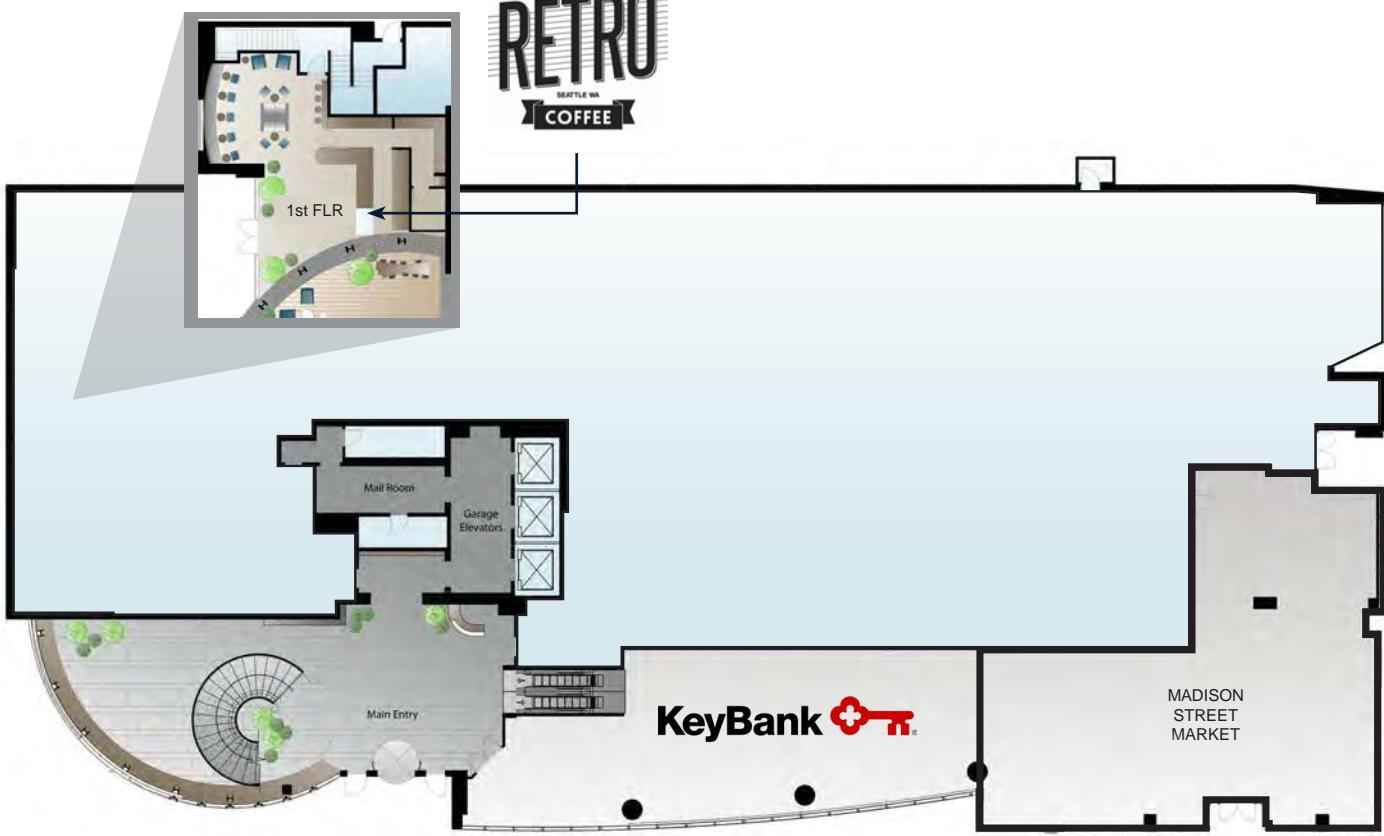
greenwood@broderickgroup.com



MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

GROUND LEVEL LOBBY / RETAIL



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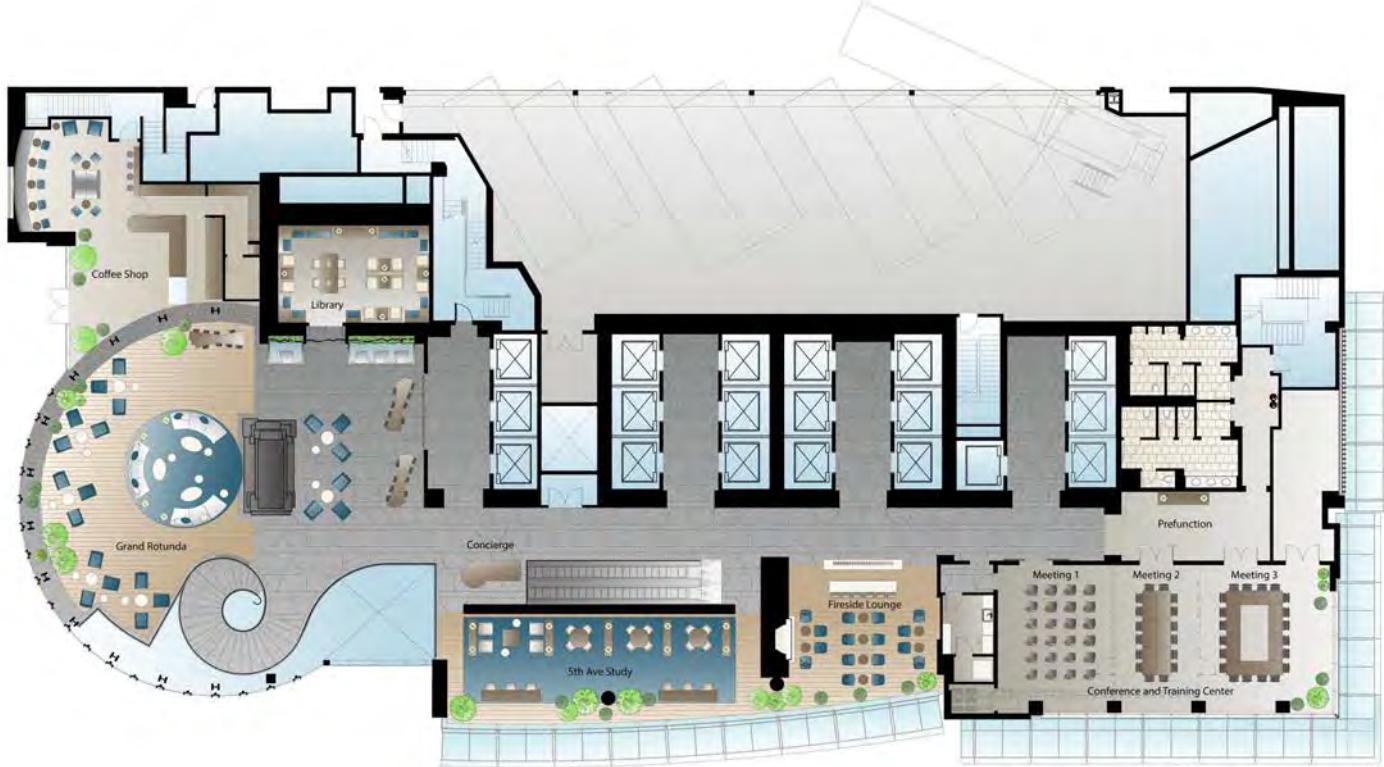
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MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

LEVEL ONE COMMON AREA



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LEVEL TWO

FITNESS & WELLNESS CENTER / BOARD ROOM



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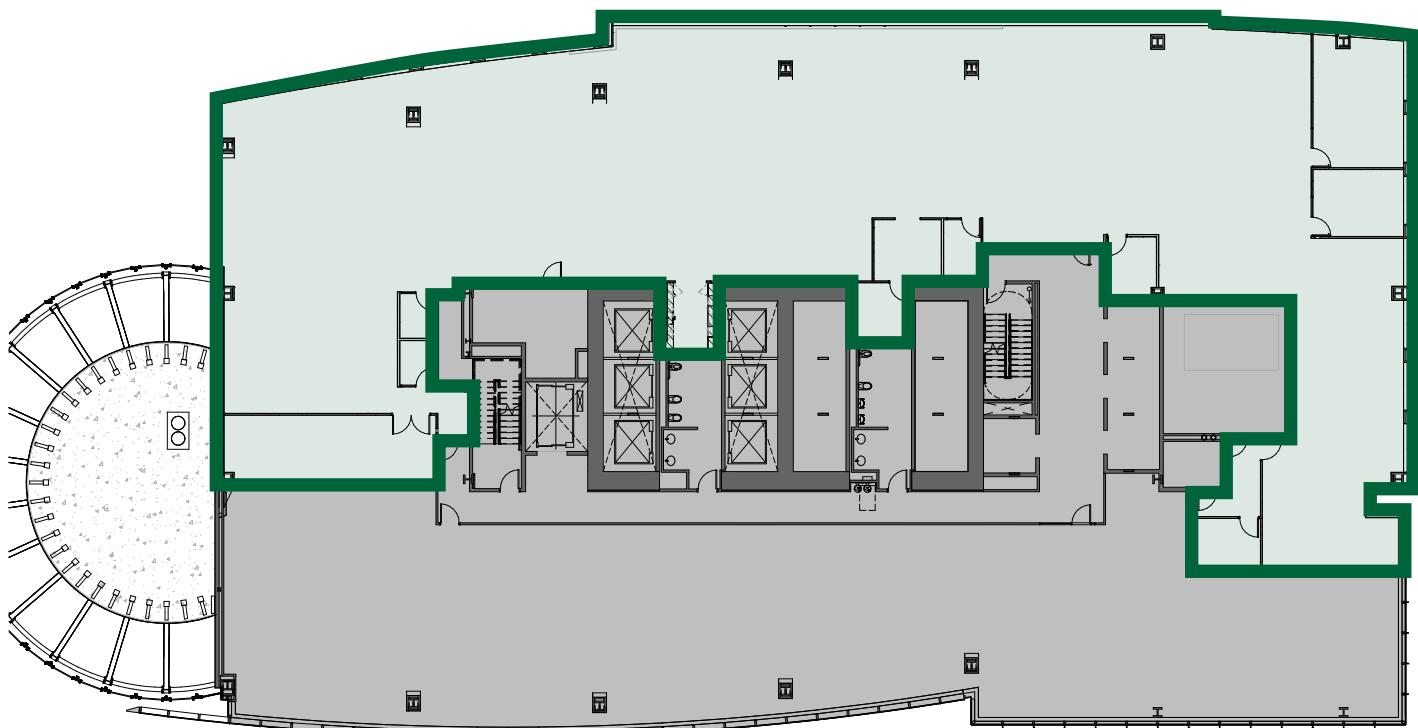
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BRODERICK
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MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

FLOOR 4 | MOVE IN READY
13,131 RSF



CLICK TO TAKE A
VIRTUAL TOUR



***BUILDING STANDARD FINISHES**

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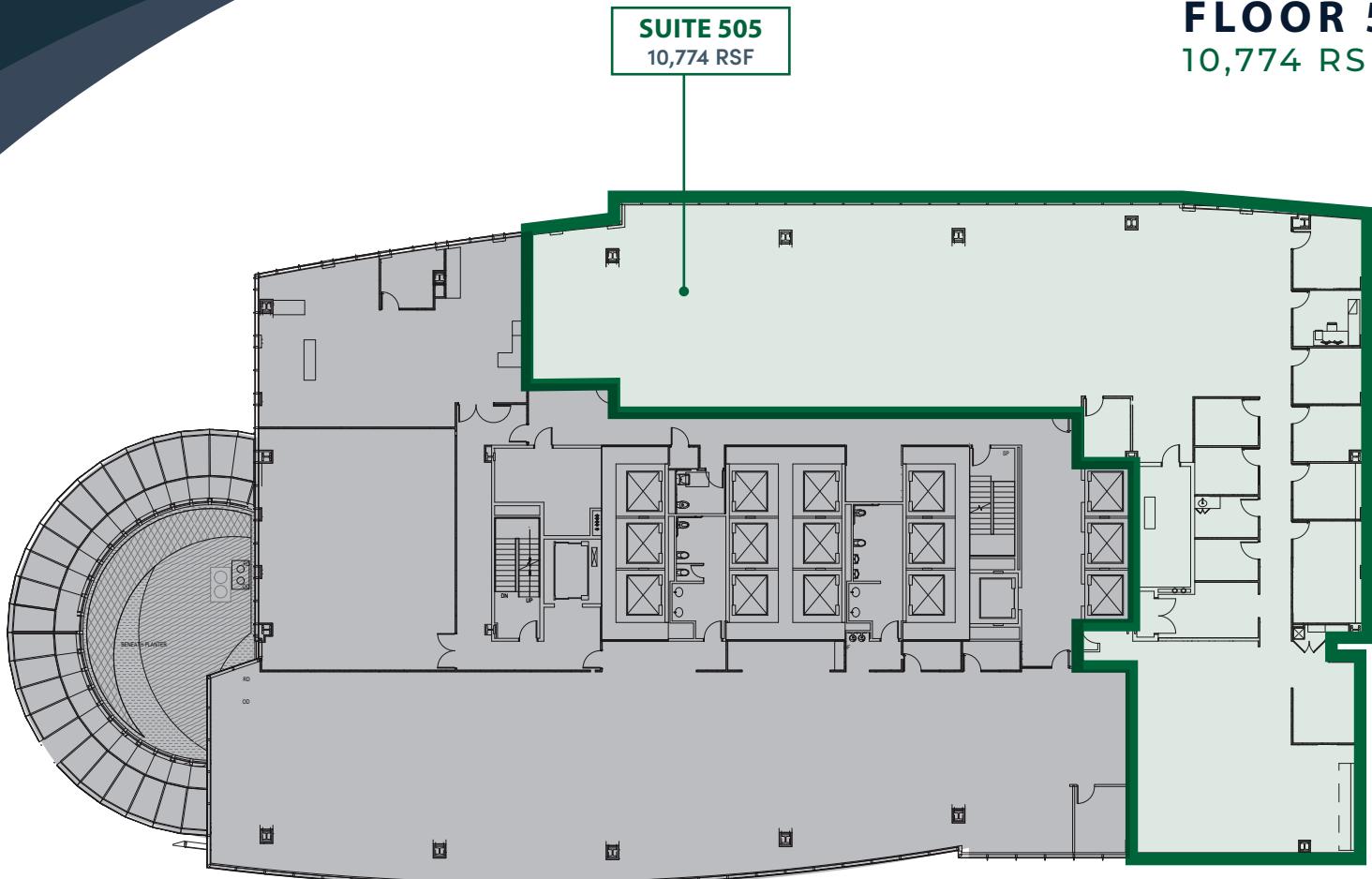
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BRODERICK
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MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

FLOOR 5



Please contact exclusive leasing agents for more details and to schedule a tour.

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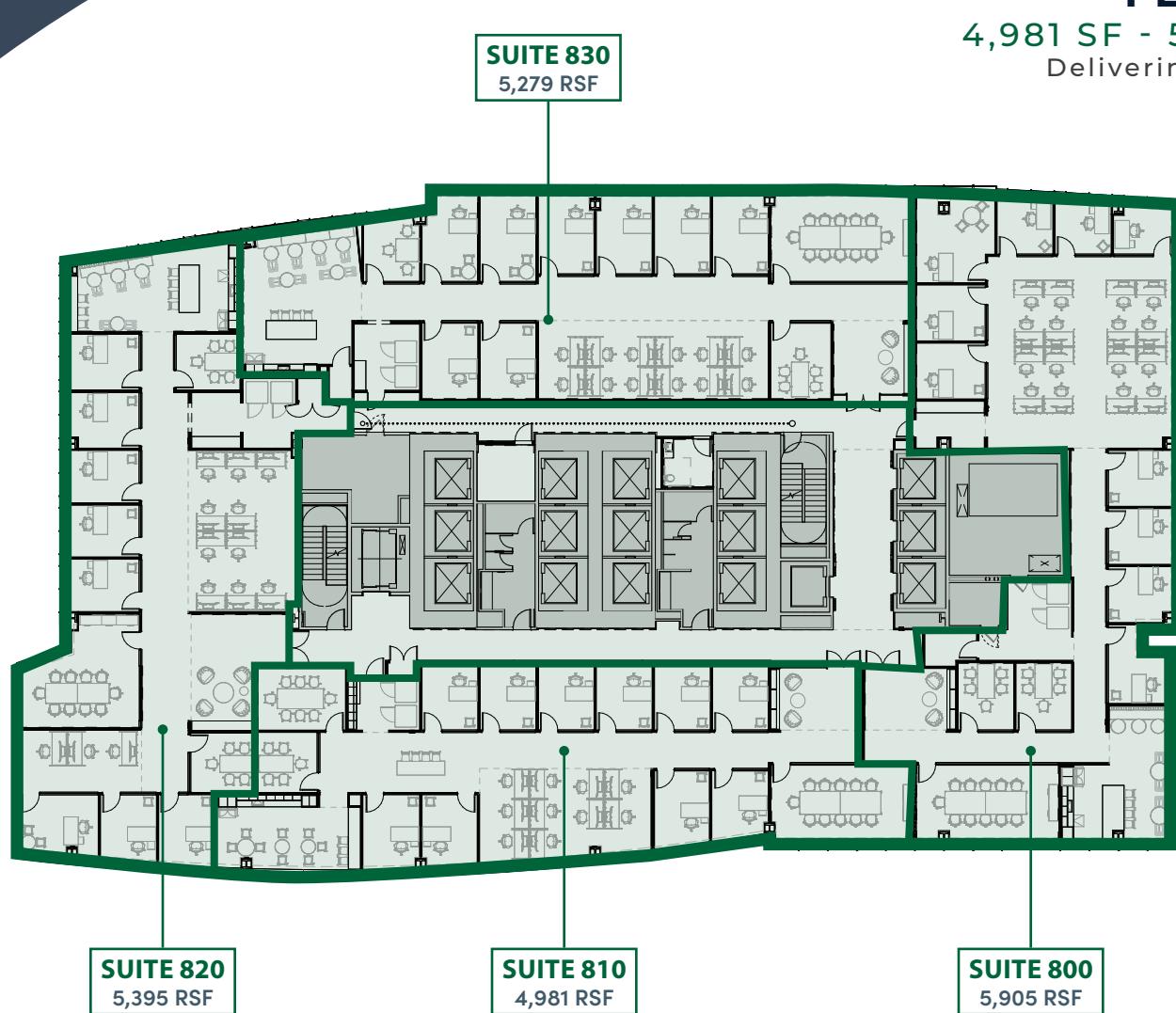


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BRODERICK GROUP

MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104



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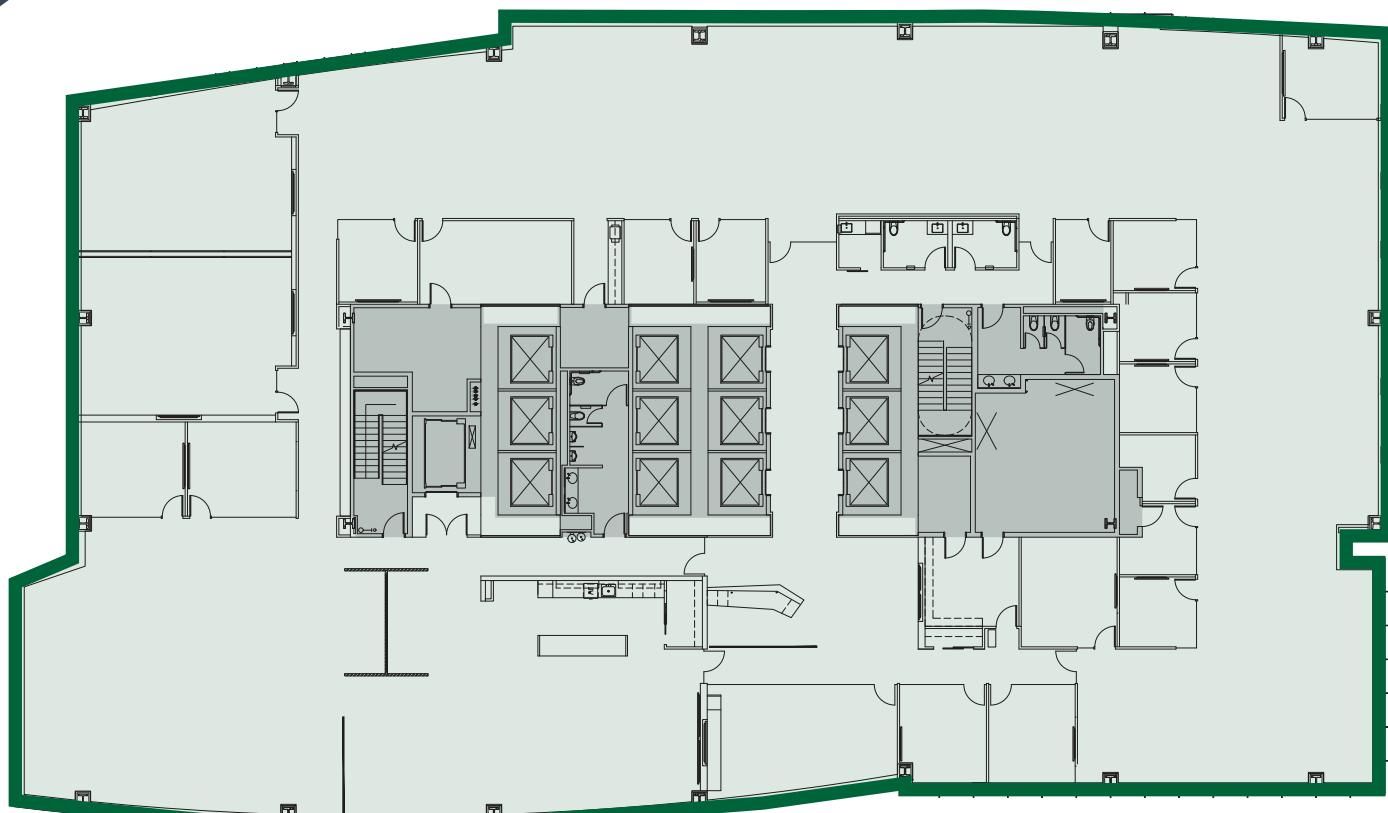
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BRODERICK
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MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

FLOOR 14 | AS-BUILT
22,341 RSF



CLICK TO TAKE A
VIRTUAL TOUR



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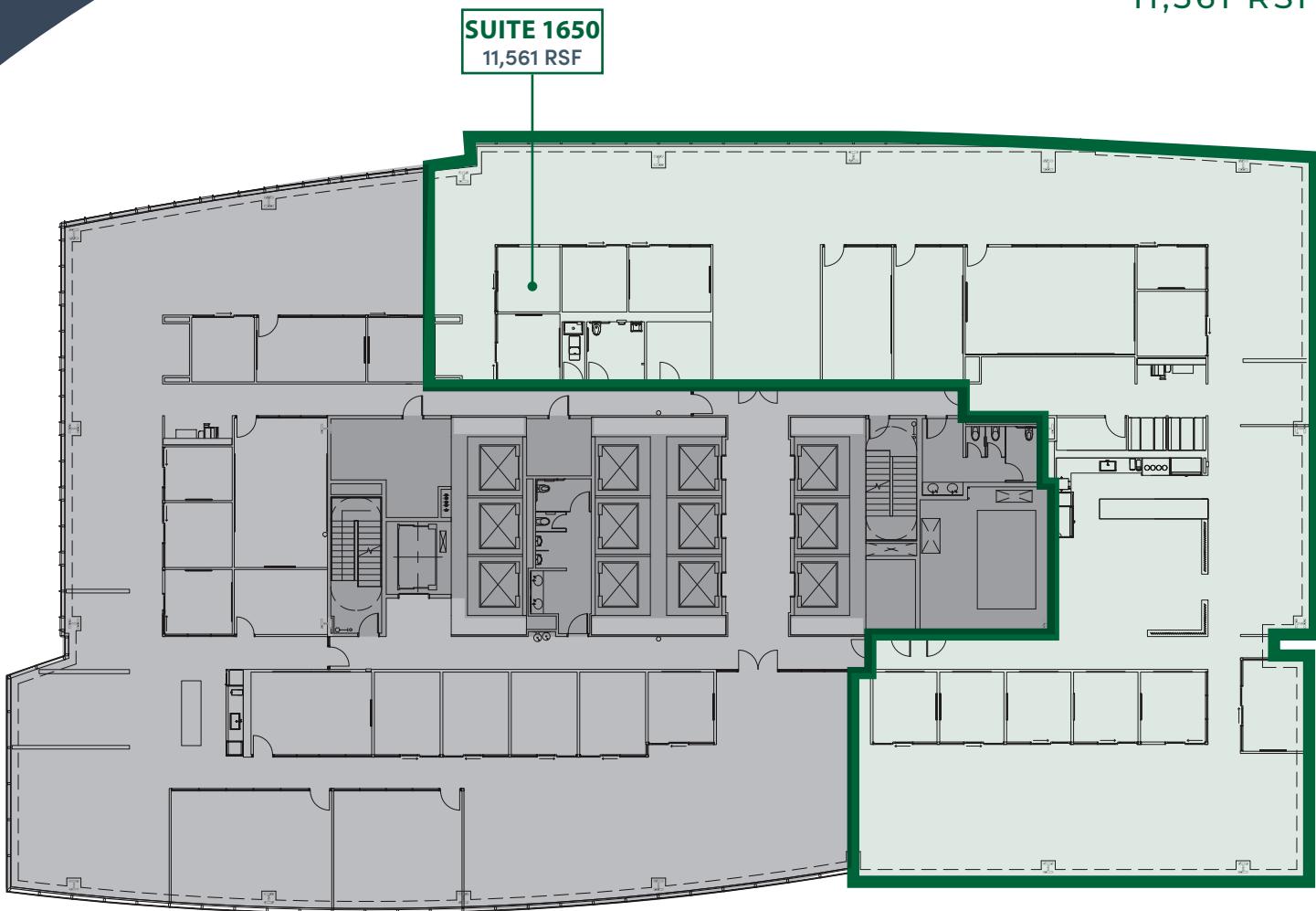
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BRODERICK
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MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

FLOOR 16 | AS-BUILT
11,561 RSF



Please contact exclusive leasing agents for
more details and to schedule a tour.

DAMON MCCARTNEY | (206) 838-7633
mccartney@broderickgroup.com

DAVID GREENWOOD | (206) 838-7635
greenwood@broderickgroup.com

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BRODERICK
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MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

FLOOR 24 | AS-BUILT
22,261 RSF
AVAILABLE NOW



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mccartney@broderickgroup.com

DAVID GREENWOOD | (206) 838-7635
greenwood@broderickgroup.com

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BRODERICK
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MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

FLOOR 25 | AS-BUILT
22,247 RSF
AVAILABLE NOW



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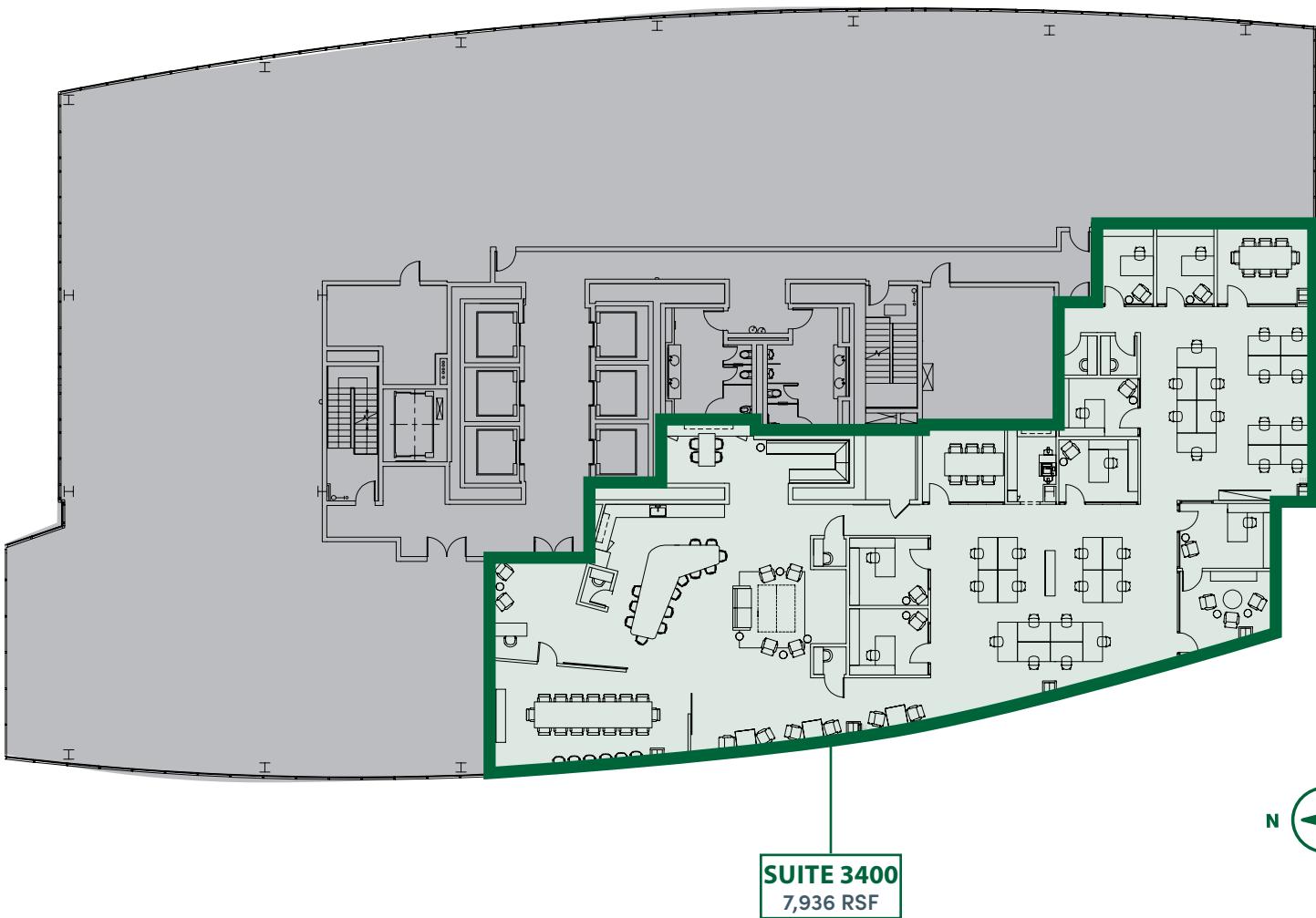
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BRODERICK
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MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

FLOOR 34 | AS-BUILT
7,936 RSF
AVAILABLE 5/1/2026



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greenwood@broderickgroup.com

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MADISON CENTRE

SMART MOVE.