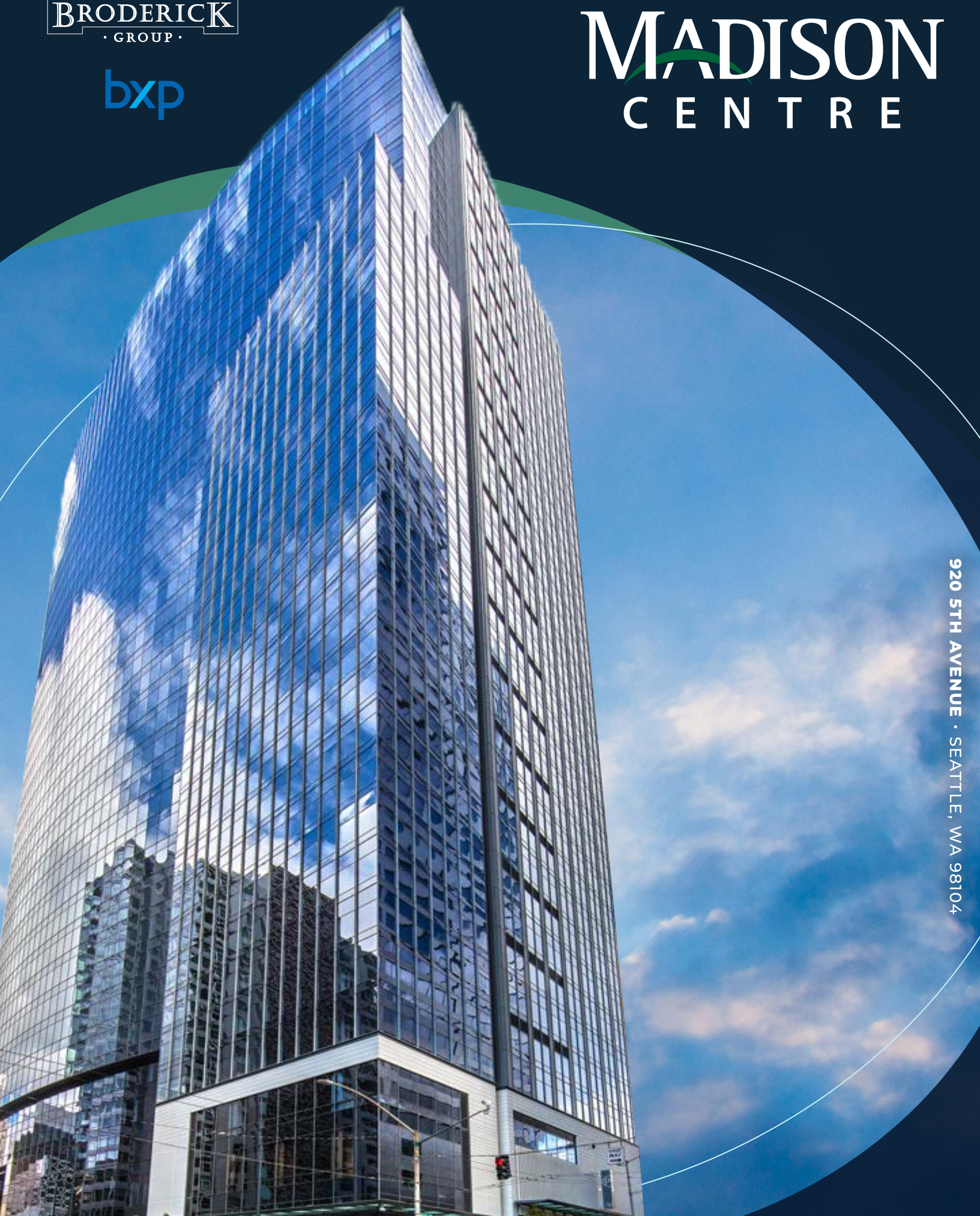
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MADISON CENTRE



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:
  - The Grand Rotunda featuring a fireplace, living wall and library
  - Rooftop gathering space with panoramic views
  - Fitness & Wellness Center managed by the Washington Athletic Club
  - Large conference and training center
  - Quiet rooms
  - Board room

BUILDING CERTIFIED

ENERGY STAR

2021 Fitwel® Viral Response Certified

U.S. GREEN BUILDING COUNCIL LEED PLATINUM USGBC

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.

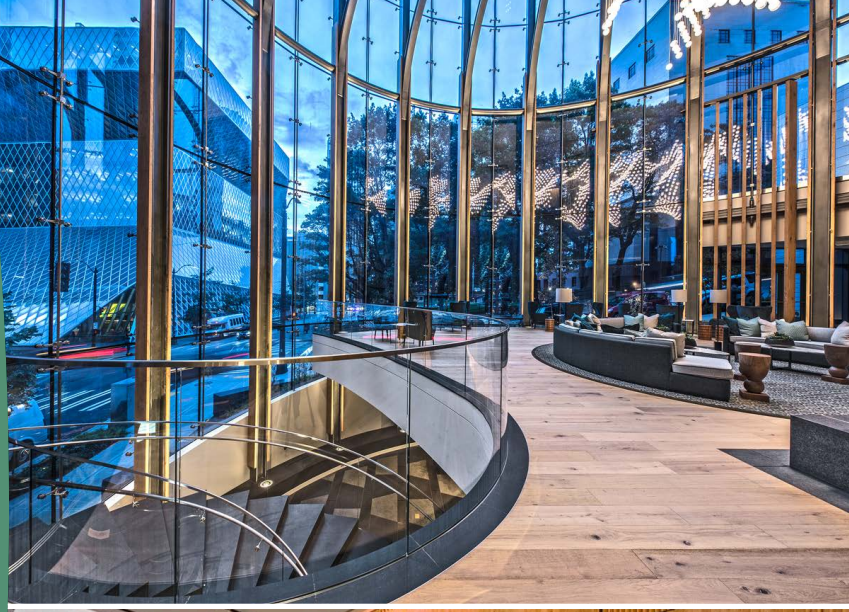


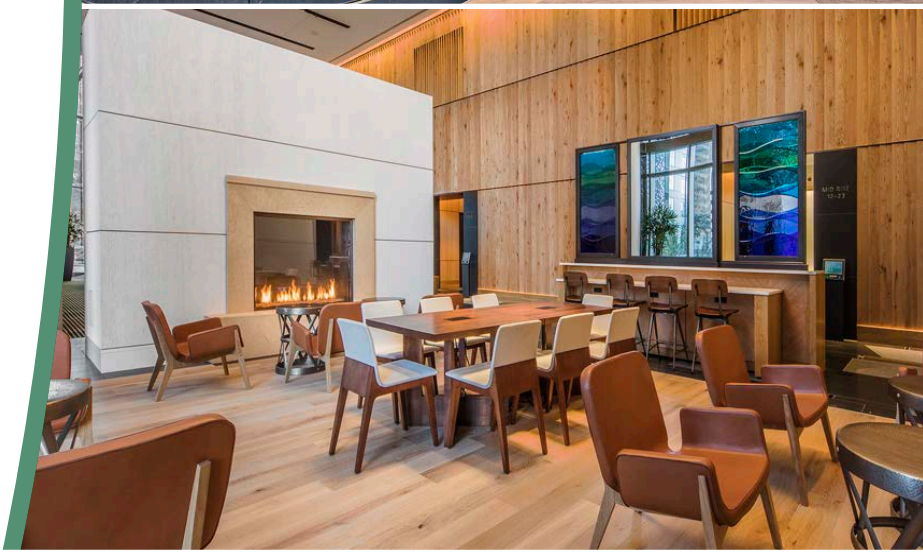
MAXIMIZE PRODUCTIVITY AND EFFICIENCY

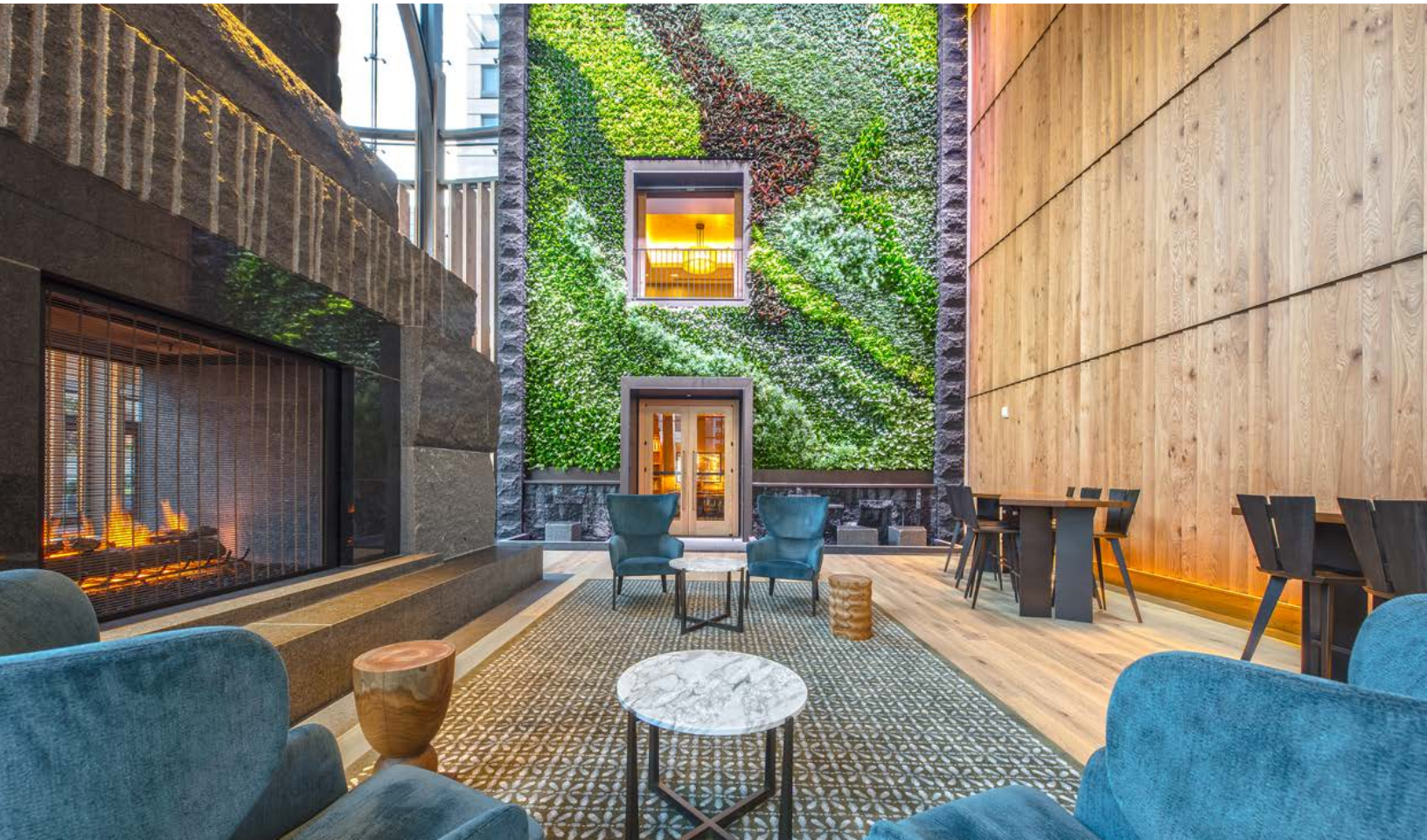
Madison Centre offers an amenity rich, vertical urban campus that will appeal to all people and will help attract and retain talent.

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

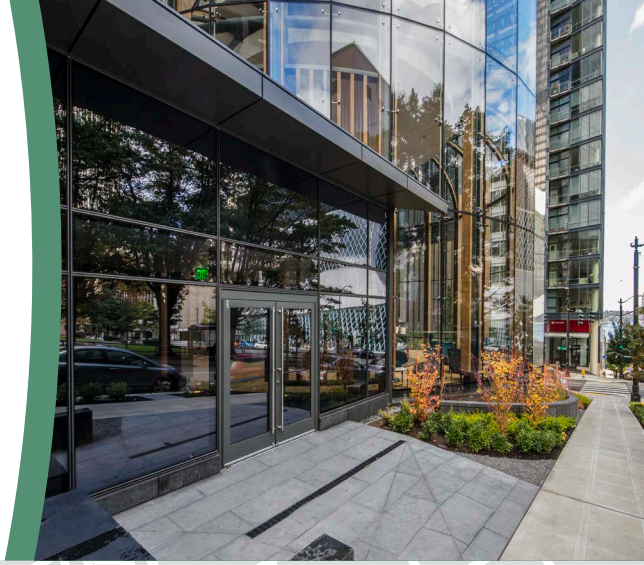
CLICK TO TOUR THE
QUIET ROOM

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

1. The Capital Grille
2. Fogo de Chao
3. The George
4. Columbia Food
5. Tulio
6. Clove Indian Cuisine
7. All Water Seafood & Oyster Bar
8. Blue Water Taco Grill
9. Joybento
10. Donburi House / Homegrown
11. Market Fresh
12. Metropolitan Grill
13. Red Bowls Restaurant / Rita's Cafe
14. ALFI's Food & Deli
15. Vault Cafe
16. The Fig & The Judge
17. Piroshky Piroshky / Evergreens/ Jimmy John's/ Nirmals Express / Elemental Pizza/ Sushi Kudasai
18. Hap's Burger & Breakfast

COFFEE

1. CU URBAN Market & Cafe
2. Storyville Coffee
3. Mighty-O Donuts
4. Westman's Bagel & Coffee
5. Caffe Migliore/ Ghost Note Coffee
6. 4th Ave Espresso
7. Pacific Provisions Cafe & Wine Bar
8. Howdy Y'all Coffee
9. Retro Coffee
10. Central Cafe & Juice Bar
11. Starbucks
12. Top Pot Doughnuts
13. Pegasus Coffee Bar
14. Coffee TAB
15. Cherry Street Coffee

DRINKS

1. Von's 1000 Spirits
2. Diller Room
3. Reuben's Brews
4. Purple Cafe & Wine Bar
5. Olympic Bar
6. Rosebay Cocktail Bar
7. Owl N'Thistle
8. Polar Bar
9. Charlotte Restaurant & Lounge
10. High Bar at Sky View Observatory

LIFESTYLE

1. Colman Dock
2. Bill Speidel's Underground Tour
3. Downtown Seattle YMCA
4. Seattle Public Library
5. The UPS Store
6. The Rainier Club
7. Sky View Observatory
8. Seattle City Hall



COMMUTE SMART

MADISON CENTRE PUTS YOUR CAR AT THE FRONT OF THE LINE

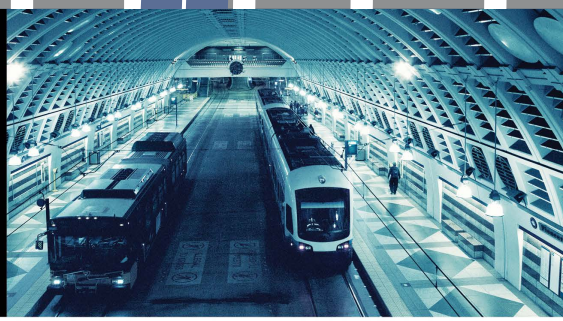
Just 1,100 feet from I-5's north and south on-ramps, Madison Centre offers tenants an enviable head start on their daily commute. That means shorter commuting times, day in, day out, and happier, more productive employees.

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

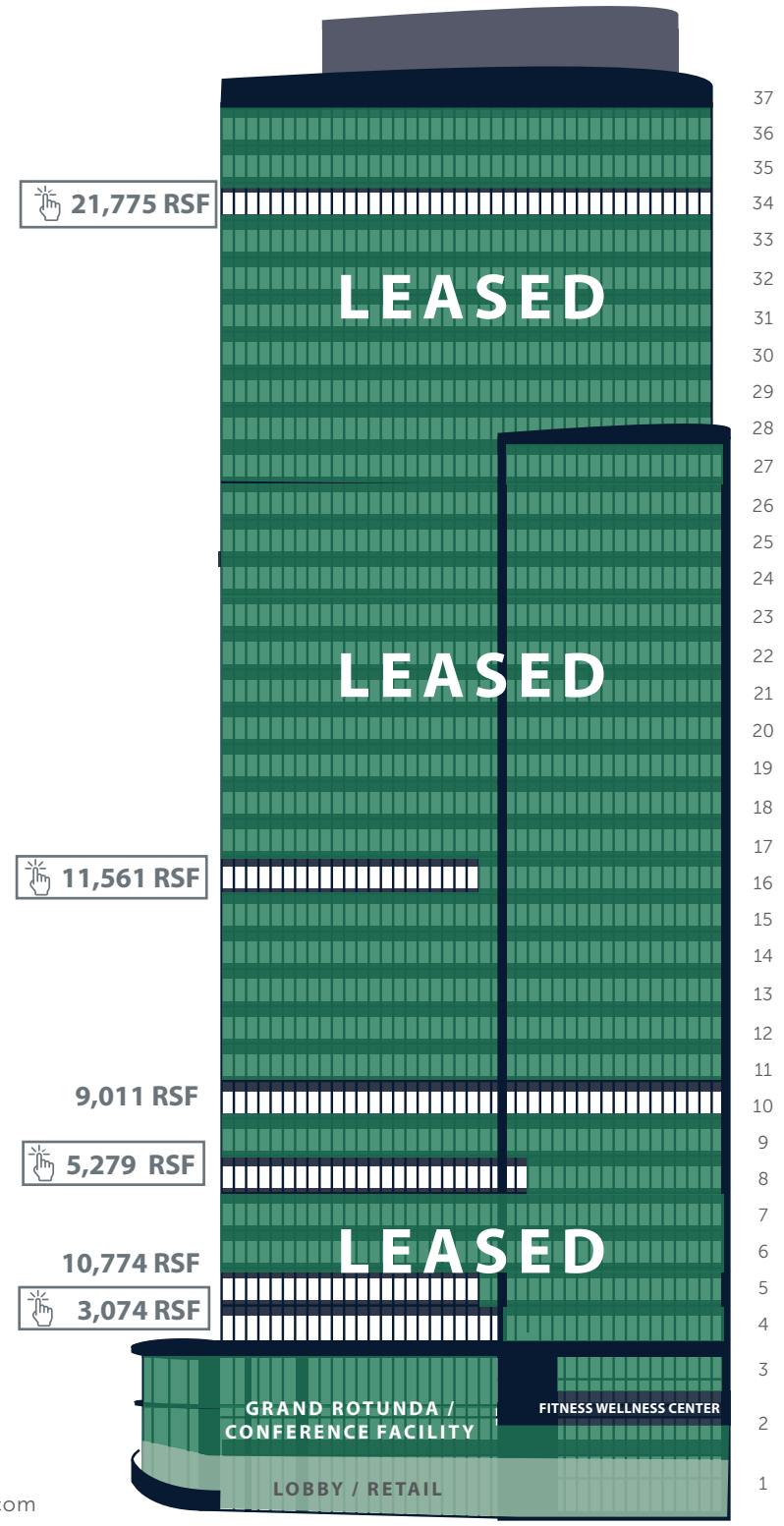
AVAILABLE SUITES

FLOOR	RSF	DATE
4	3,074	12/1/2026
5	10,774	AVAILABLE NOW
8	SPEC SUITES 5,279	AVAILABLE NOW
10	SPEC SUITE 9,011	AVAILABLE NOW
16	SPEC SUITES 2,295 - 6,841	AVAILABLE NOW
34	7,936 - 13,998	AVAILABLE 10/1/2027

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.

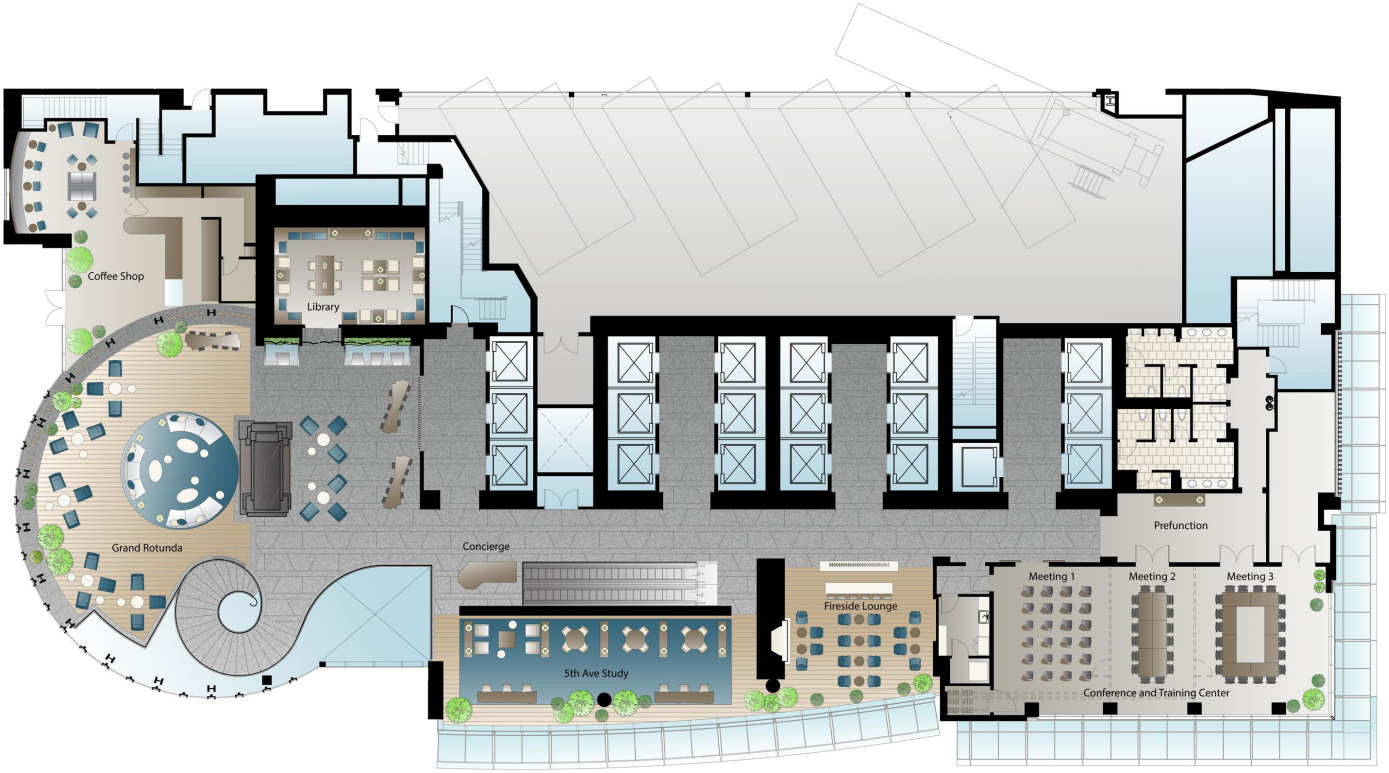
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MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

LEVEL ONE
COMMON AREA



N

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MADISON CENTRE

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LEVEL TWO

FITNESS & WELLNESS CENTER / BOARD ROOM



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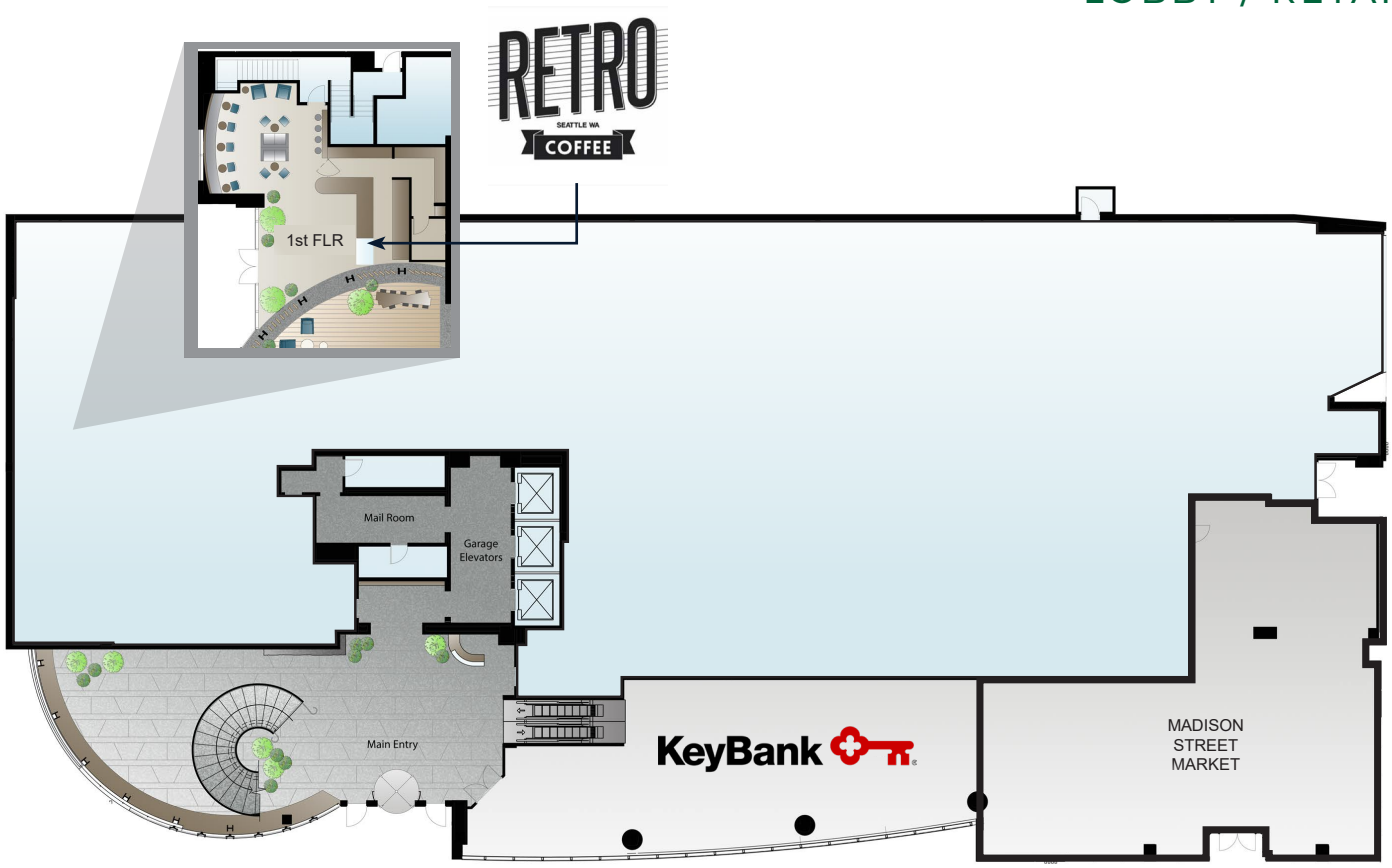
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MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

GROUND LEVEL
LOBBY / RETAIL



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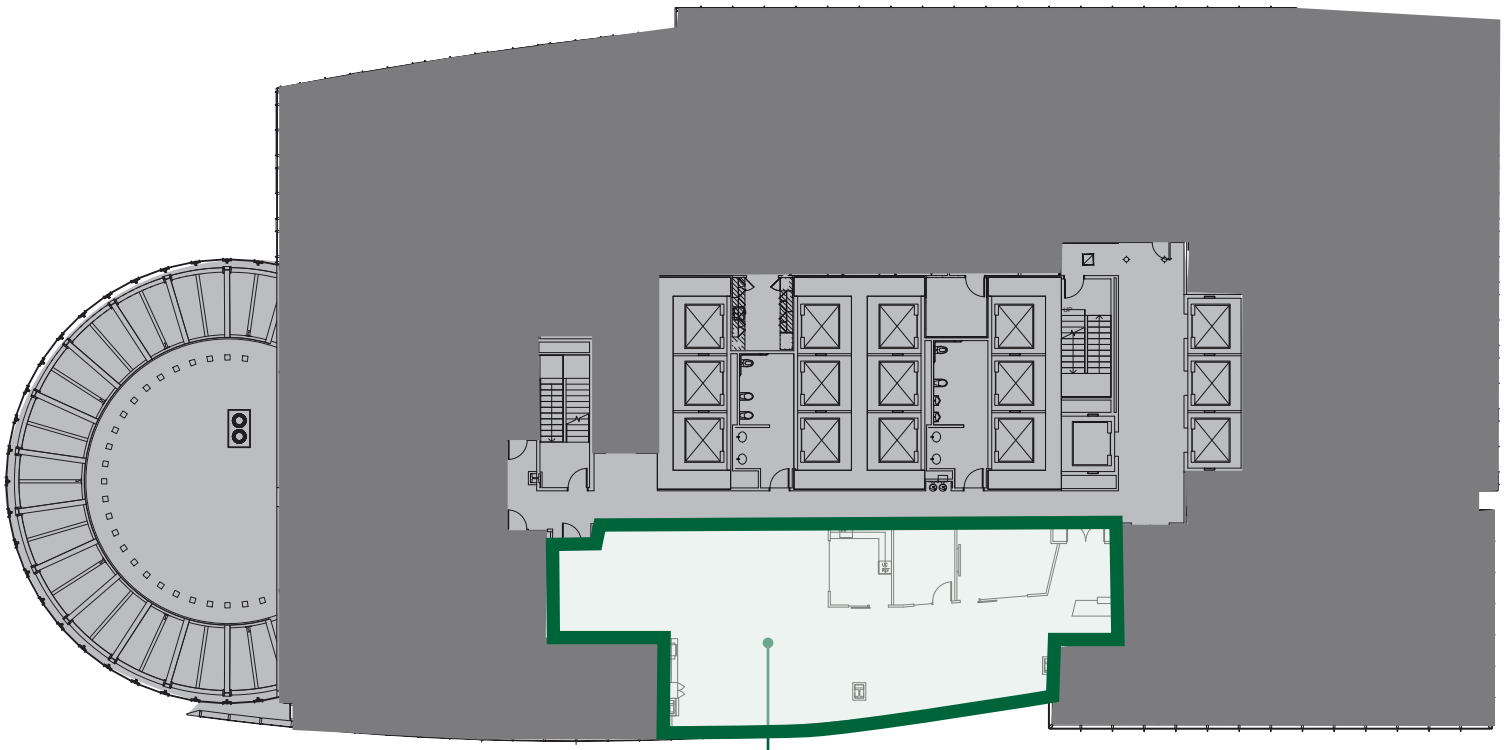
MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

FLOOR 4

3,074 RSF

AVAILABLE 12/1/2026



SUITE 415
3,074 RSF
Virtual Tour

N

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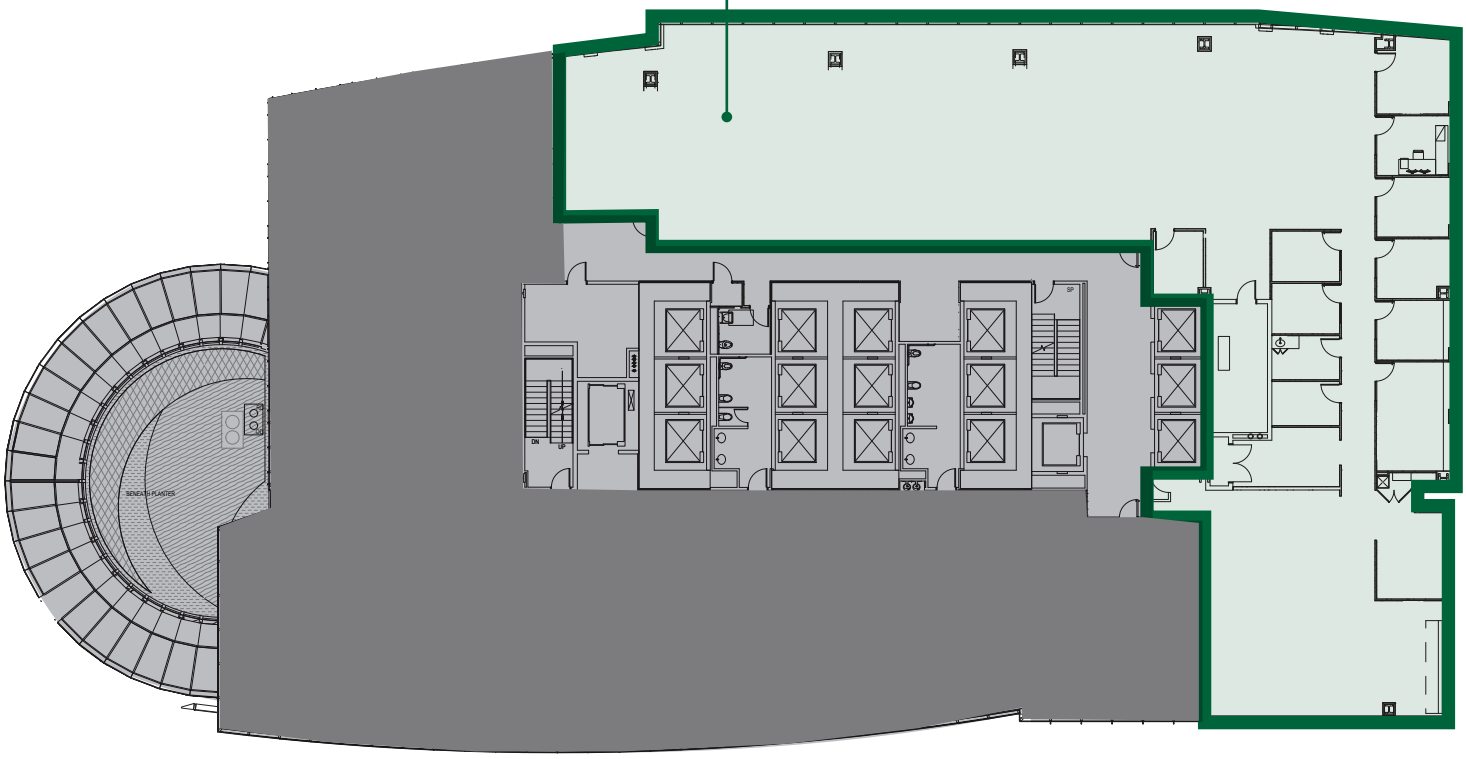
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MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

SUITE 505
10,774 RSF

FLOOR 5
10,774 RSF
AVAIALBLE NOW



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MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

FLOOR 8
5,279 SF
AVAILABLE NOW



N

*BUILDING STANDARD FINISHES

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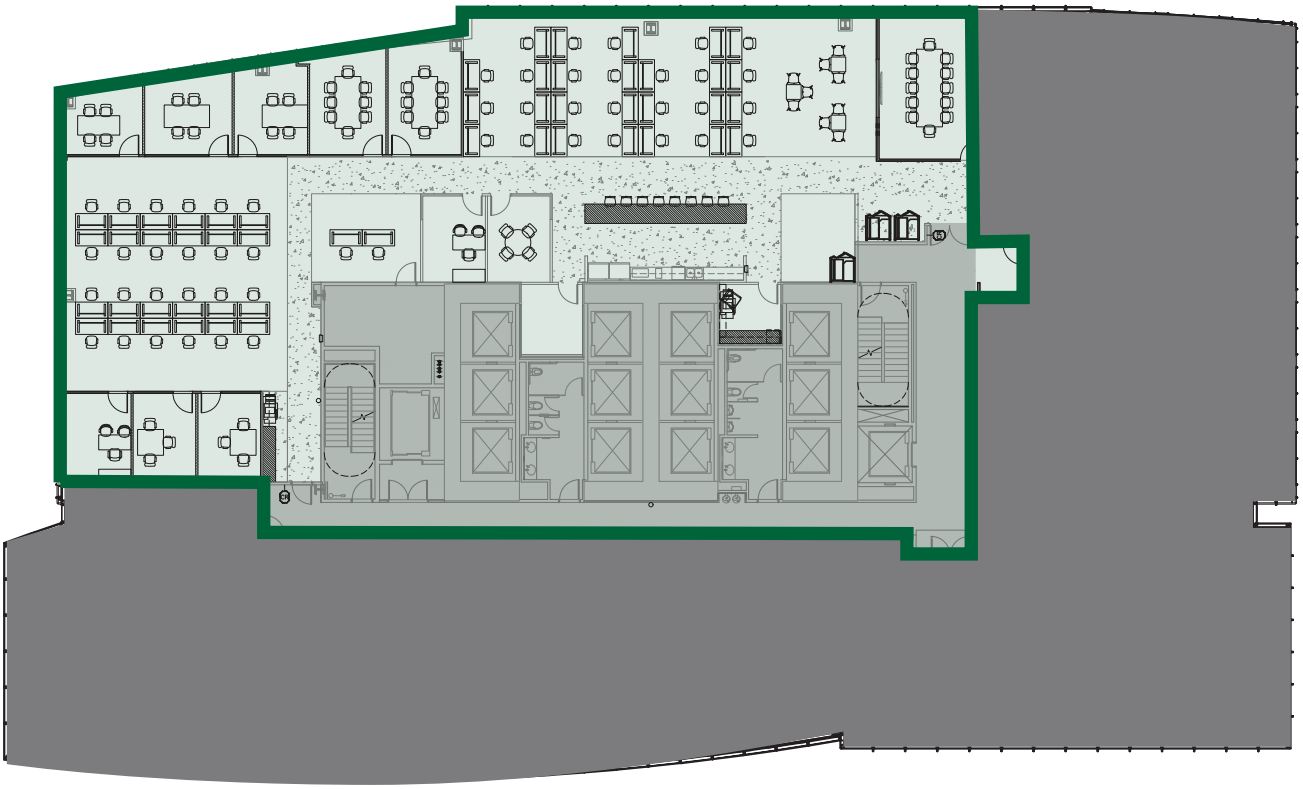
MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

FLOOR 10 | SPEC SUITE

9,011 RSF

AVAILABLE NOW



N







*PHOTOS OF EXISTING BUILD OUT

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MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

FLOOR 16 | AS-BUILT

2,295 - 6,841 RSF
AVAILABLE NOW

SUITE 1610
2,425 RSF
Virtual Tour

SUITE 1620
2,295 RSF
Virtual Tour



N

SUITE 1630
6,841 RSF
Virtual Tour

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

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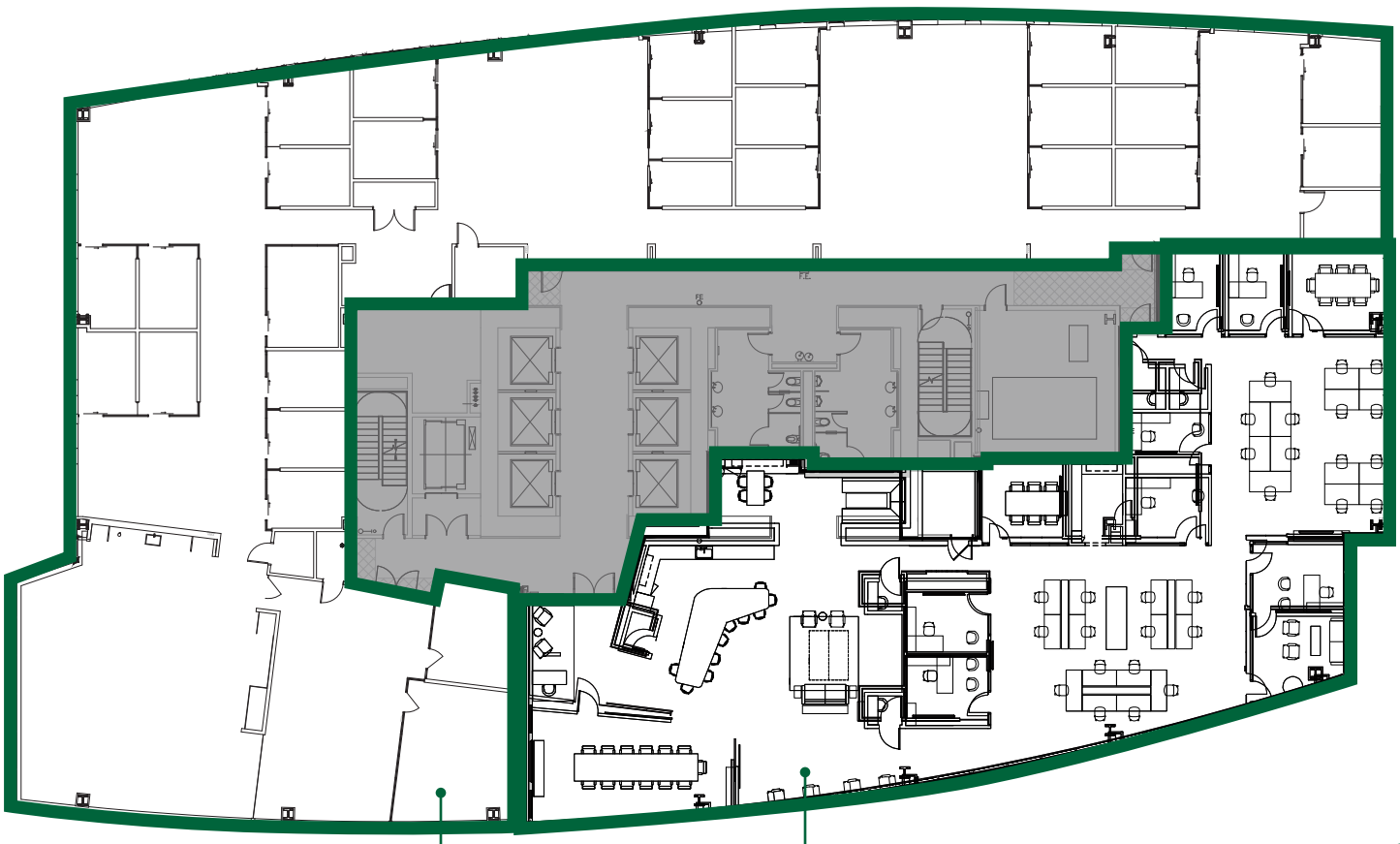
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MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

FLOOR 34 | AS-BUILT

7,936 - 13,998 RSF



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SUITE 3400	SUITES 3400 & 3450 CAN BE COMBINED TO CREATE 21,755 RSF	SUITE 3450
13,998 RSF AVAILABLE 10/1/2027		7,936 RSF AVAILABLE NOW FULLY FURNISHED

CLICK TO TAKE A VIRTUAL TOUR

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MADISON
CENTRE
SMART MOVE.