

BRODERICK
• GROUP •

SWIFT
REAL ESTATE PARTNERS

425

PONTIUS

425 PONTIUS AVENUE N | SEATTLE, WA

www.425pontius.com

425

PONTIUS

FEATURES



DEDICATED BIKE STORAGE,
SHOWERS, & LOCKERS



EXCELLENT SOUTH
LAKE UNION
LOCATION



2.2 STALLS
PER 1,000 RSF



EASY FREEWAY
ACCESS TO I-5 &
HWY 99



RENOVATED
COMMON AREAS



OPEN FLOOR
PLANS



PET FRIENDLY
BUILDING

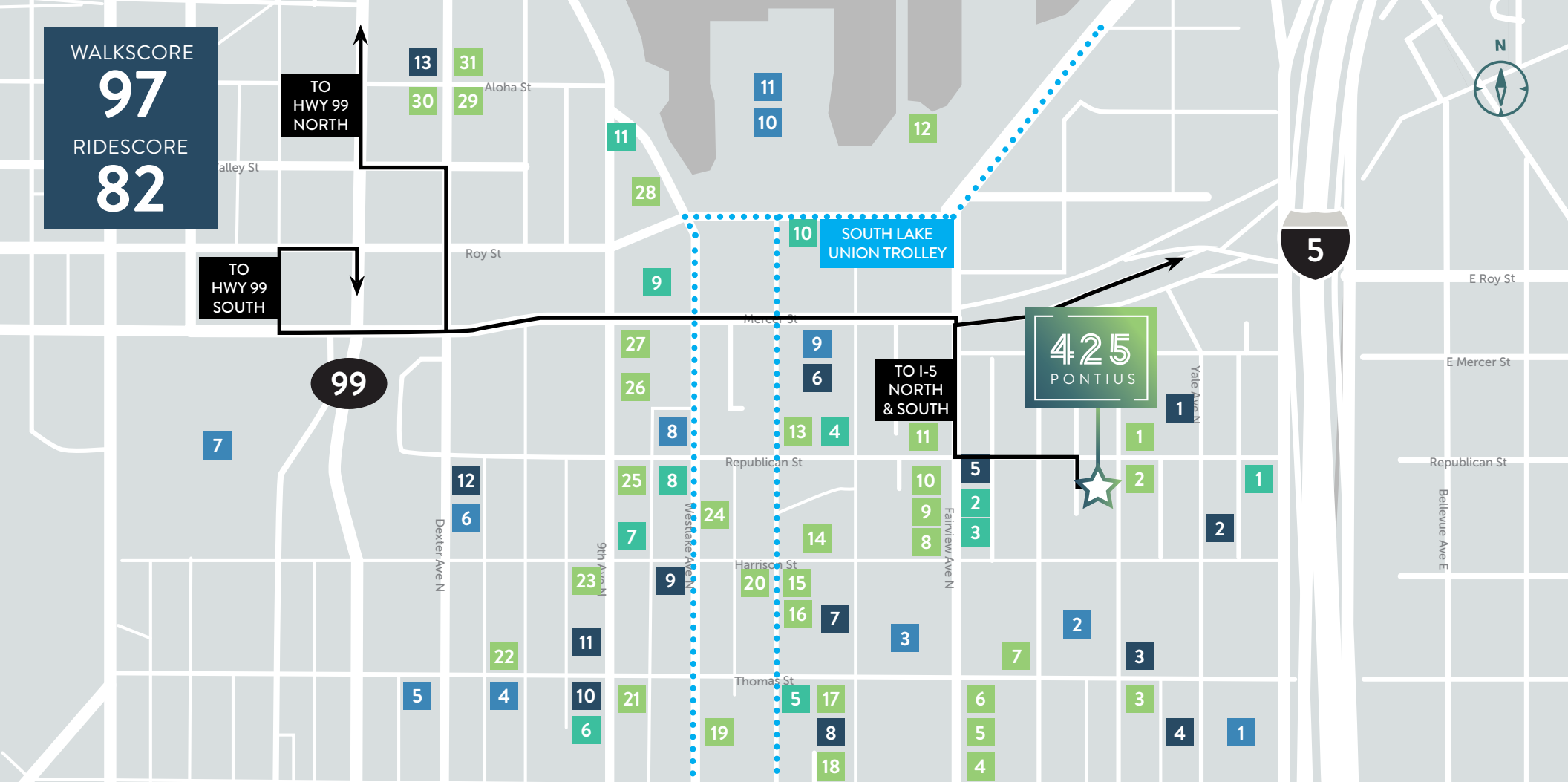


NEW LOBBY UPGRADES AND SPEC SUITES

AVAILABILITIES

VIRTUAL TOUR	SUITE	RSF	AVAILABILITY
CLICK HERE	<u>100</u>	17,567 SF	NOW
CLICK HERE	<u>200</u>	8,390 SF	NOW
	<u>202</u>	2,721 SF	NOW
	<u>203</u>	5,538 SF	NOW
	<u>300</u>	18,066 SF	10/1/2025
	<u>430</u>	4,542 SF	NOW
	<u>450</u>	4,880 SF	NOW

The information contained herein has been given to us by the owner or sources which 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.



AMENITIES

FOOD

- Teinei
- Metropolitan Cafe & Deli
- Lunchbox Lab
- Mala & Satay
- Urban Gyro
- El Grito Taqueria
- Kati Vegan Thai
- Mochinut SLU
- Lassi & Spice
- Vitality Bowls Seattle
- Bentoful
- Daniel's Broiler
- Ba Bar SLU
- LOCAL Public Eatery
- Cactus SLU
- Yumbit Food Truck
- Evergreen Salad
- Thai Thani Kitchen
- Chipotle Mexican Grill
- Portage Bay Cafe SLU
- Thomas Street Warehouse
- The Halal Guys
- Hurry Curry of Tokyo
- The Berliner Doner Kebab
- Crazy Loaded Wings
- Sizzle & Crunch SLU
- La Palmera Mexican
- Buca di Beppo
- Tacos Chukis
- Tanoor Seattle
- Stone Korean

COFFEE

- PlayDate
- Caffe Torino
- Cafe Hagen
- Espresso Vivace Alley 24
- Caffe Ladro SLU
- Top Pot Doughnuts
- Zoka Coffee
- ThruLine Coffee Co.
- Capital One Cafe
- Evoque Espresso
- Cafe An'Clair
- Crest Coffee Bar
- Herkimer Coffee

DRINKS

- Victory Lounge
- mbar
- Bar Harbor
- Bar Moxy
- Seeking Kombucha
- Gold Bar
- Sam's Tavern
- re:public
- Flatstick Pub SLU
- Tapster
- Art Marble 21

LIFESTYLE

- REI
- YMCA
- Amazon Go
- MOOV Seattle
- Industrious SLU
- The Collective Seattle
- Seattle Center
- CVS
- Bartell Drugs
- Lake Union Park
- MOHAI

425 PONTIUS

425 PONTIUS AVENUE N
SEATTLE, WA

www.425pontius.com

DAMON MCCARTNEY

206.838.7633

mccartney@broderickgroup.com

DAVID GREENWOOD

206.838.7635

greenwood@broderickgroup.com

BRODERICK
· GROUP ·



BACK TO AVAILABLE SPACE

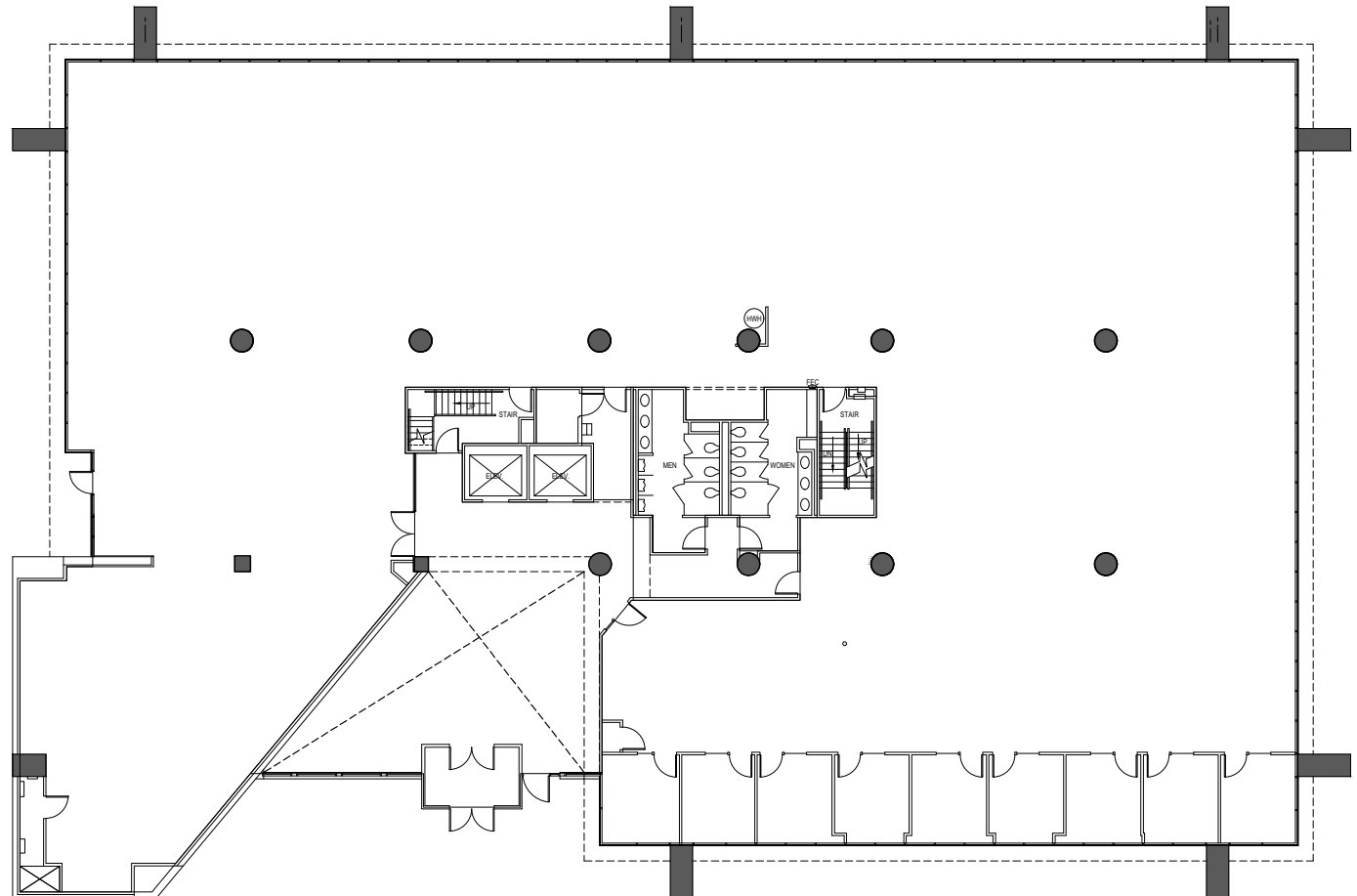
FLOOR PLAN

SUITE 100 | 17,567 RSF

AVAILABLE NOW



VIEW VIRTUAL TOUR



SWIFT
REAL ESTATE PARTNERS

425 PONTIUS

425 PONTIUS AVENUE N
SEATTLE, WA

www.425pontius.com

DAMON MCCARTNEY

206.838.7633

mccartney@broderickgroup.com

DAVID GREENWOOD

206.838.7635

greenwood@broderickgroup.com

BRODERICK
· GROUP ·



BACK TO AVAILABLE SPACE

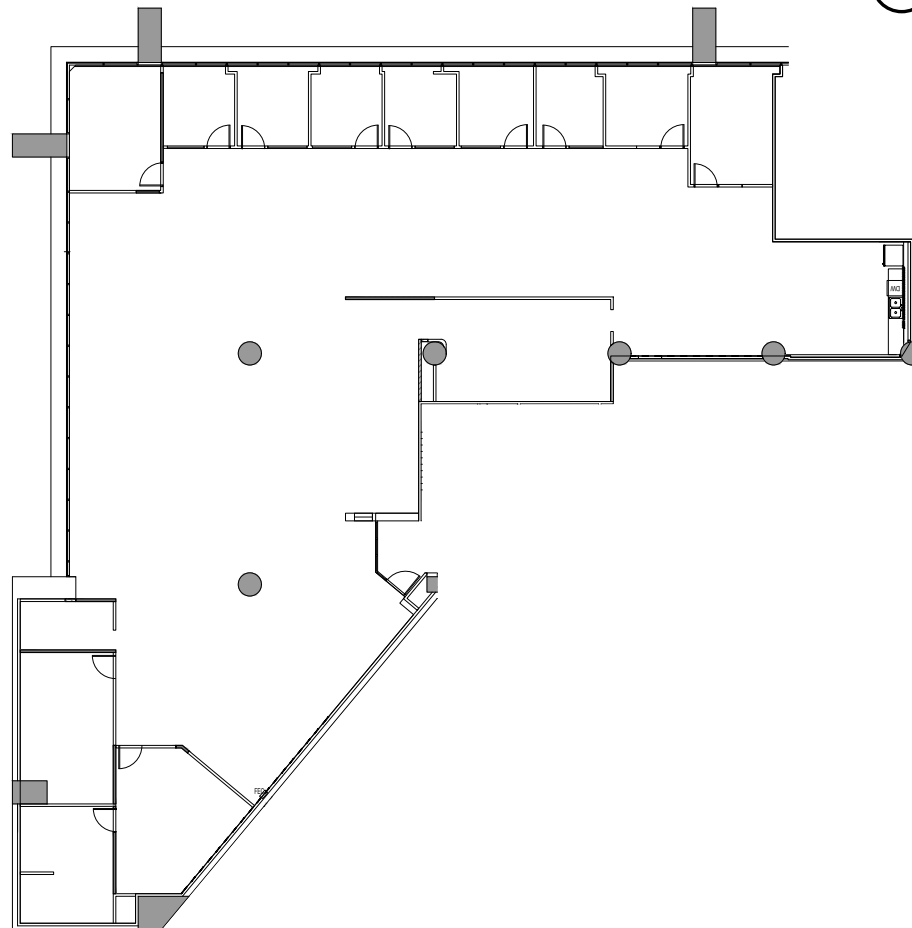
FLOOR PLAN

SUITE 200 | 8,390 RSF

AVAILABLE NOW



VIEW VIRTUAL TOUR



SWIFT
REAL ESTATE PARTNERS

425
PONTIUS

425 PONTIUS AVENUE N
SEATTLE, WA

www.425pontius.com

DAMON MCCARTNEY

206.838.7633

mccartney@broderickgroup.com

DAVID GREENWOOD

206.838.7635

greenwood@broderickgroup.com

BRODERICK
· GROUP ·

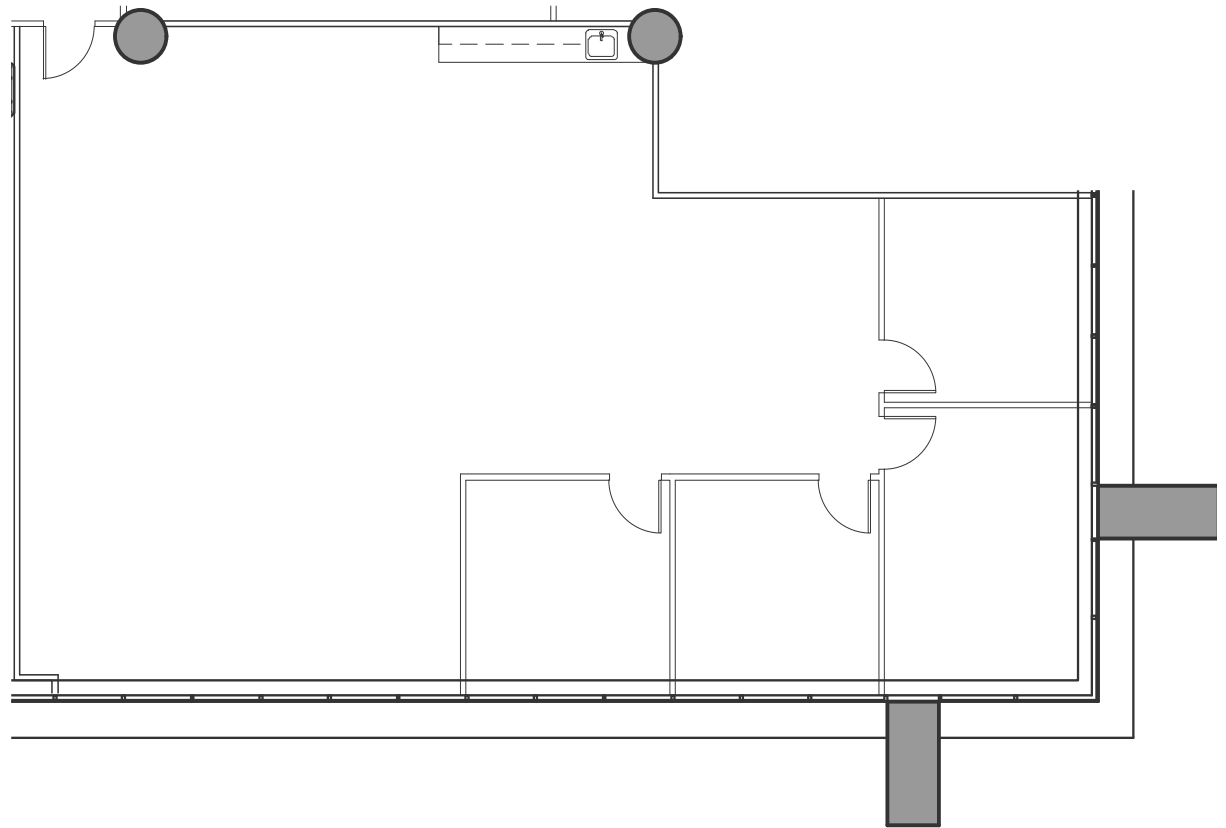


BACK TO AVAILABLE SPACE

FLOOR PLAN

SUITE 202 | 2,721 RSF

AVAILABLE NOW



SWIFT
REAL ESTATE PARTNERS

425 PONTIUS

425 PONTIUS AVENUE N
SEATTLE, WA

www.425pontius.com

DAMON MCCARTNEY

206.838.7633

mccartney@broderickgroup.com

DAVID GREENWOOD

206.838.7635

greenwood@broderickgroup.com

BRODERICK
· GROUP ·

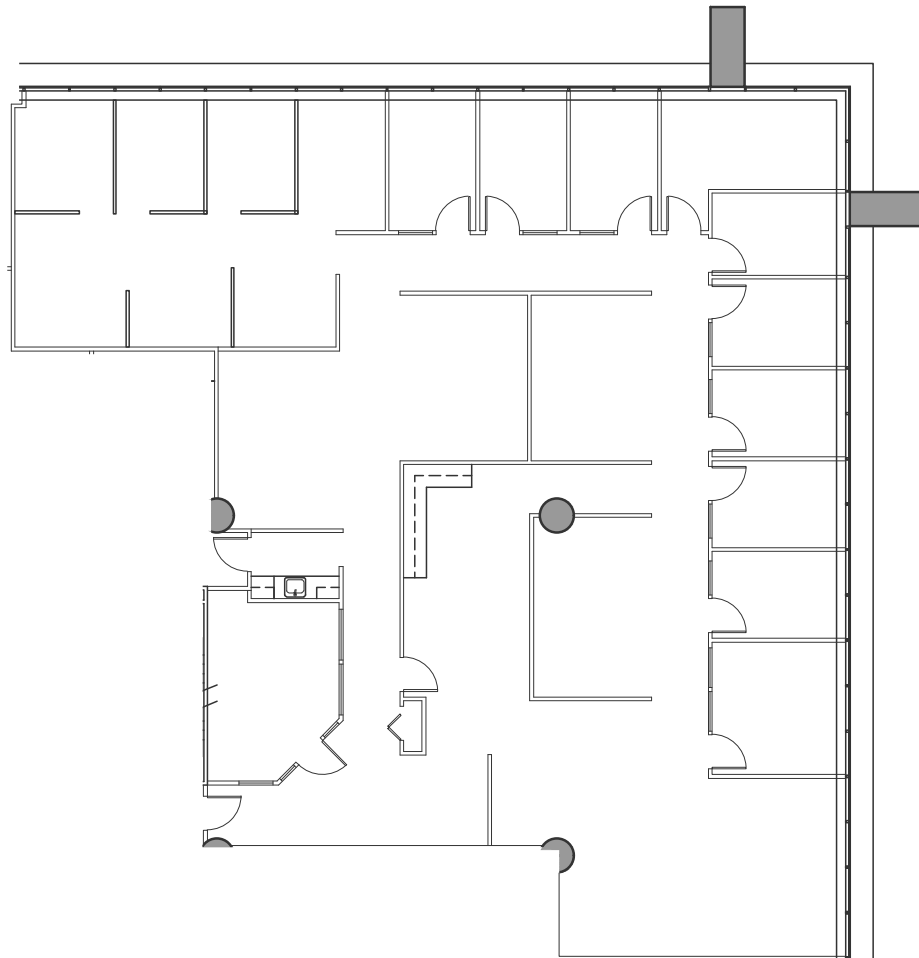


BACK TO AVAILABLE SPACE

FLOOR PLAN

SUITE 203 | 5,538 RSF

AVAILABLE NOW



SWIFT
REAL ESTATE PARTNERS

425 PONTIUS

425 PONTIUS AVENUE N
SEATTLE, WA

www.425pontius.com

DAMON MCCARTNEY

206.838.7633

mccartney@broderickgroup.com

DAVID GREENWOOD

206.838.7635

greenwood@broderickgroup.com

BRODERICK
· GROUP ·

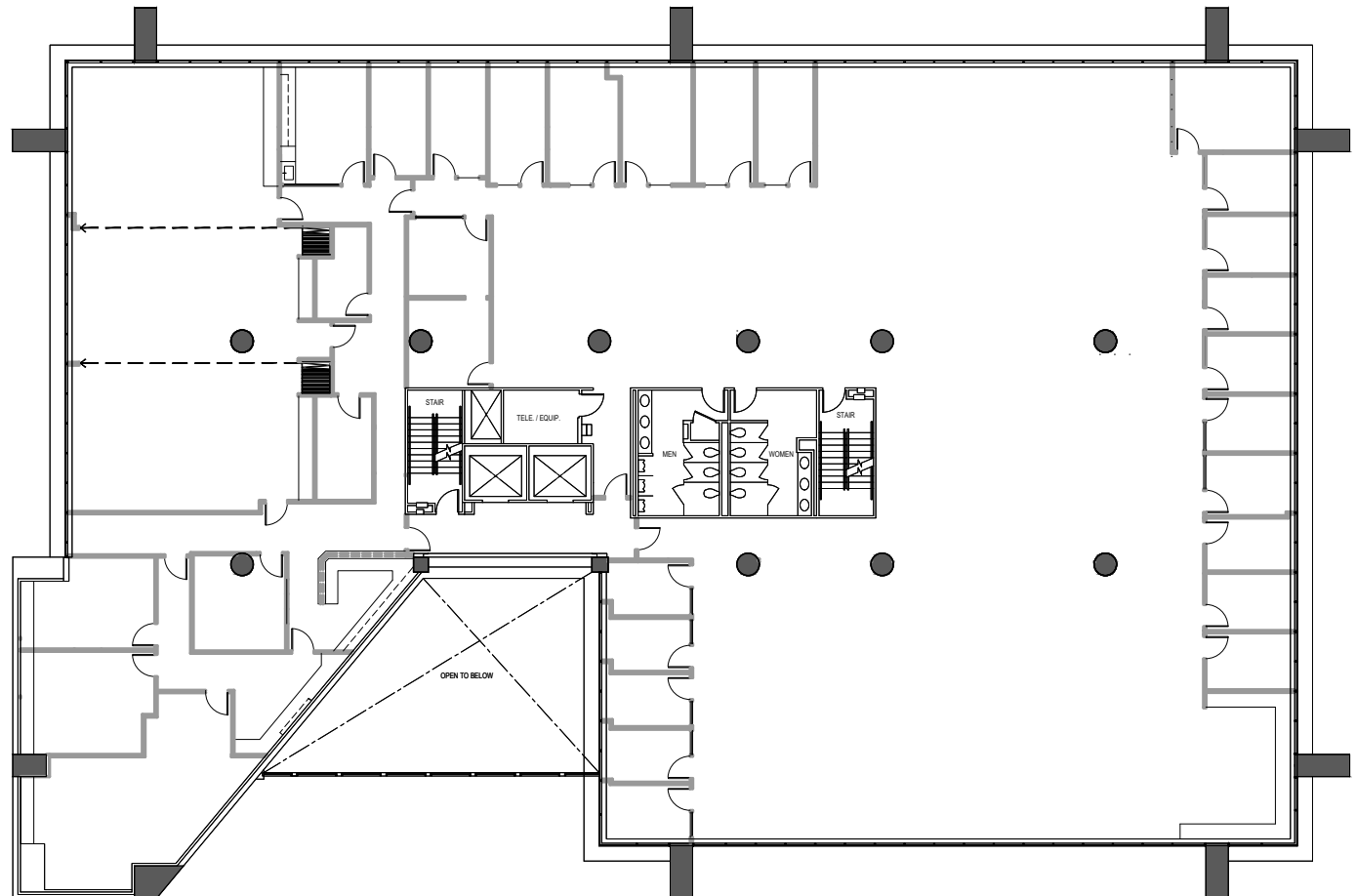


BACK TO AVAILABLE SPACE

FLOOR PLAN

SUITE 300 | 18,066 RSF

AVAILABLE 10/1/2025



SWIFT
REAL ESTATE PARTNERS

425 PONTIUS

425 PONTIUS AVENUE N
SEATTLE, WA

www.425pontius.com

DAMON MCCARTNEY

206.838.7633

mccartney@broderickgroup.com

DAVID GREENWOOD

206.838.7635

greenwood@broderickgroup.com

BRODERICK
· GROUP ·

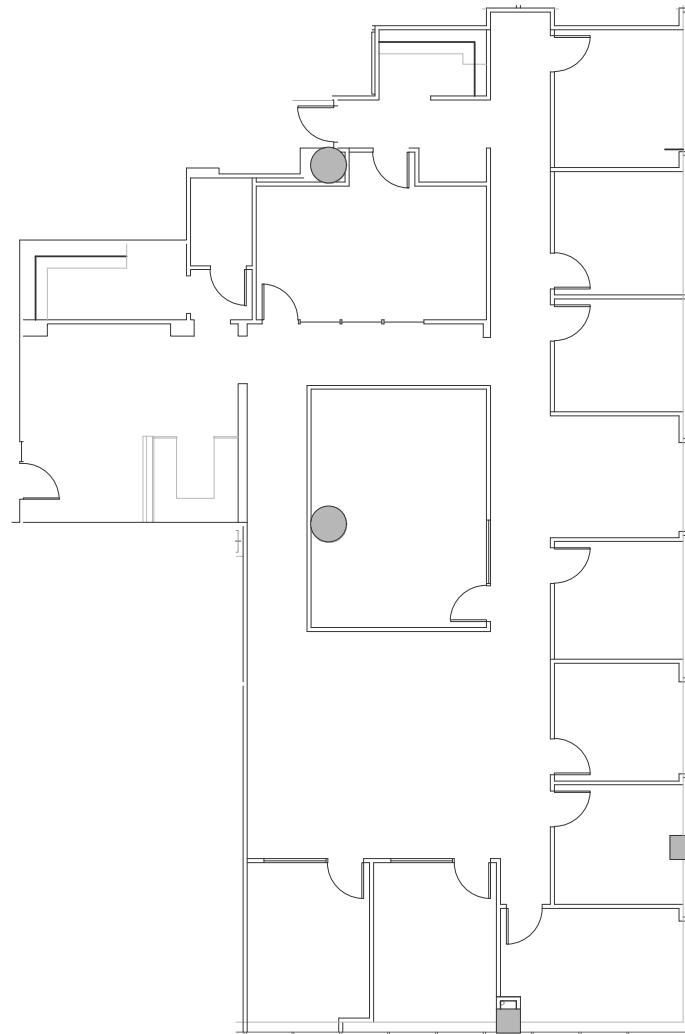


BACK TO AVAILABLE SPACE

FLOOR PLAN

SUITE 430 | 4,542 RSF

AVAILABLE NOW



SWIFT
REAL ESTATE PARTNERS

425 PONTIUS

425 PONTIUS AVENUE N
SEATTLE, WA

www.425pontius.com

DAMON MCCARTNEY

206.838.7633

mccartney@broderickgroup.com

DAVID GREENWOOD

206.838.7635

greenwood@broderickgroup.com

BRODERICK
· GROUP ·



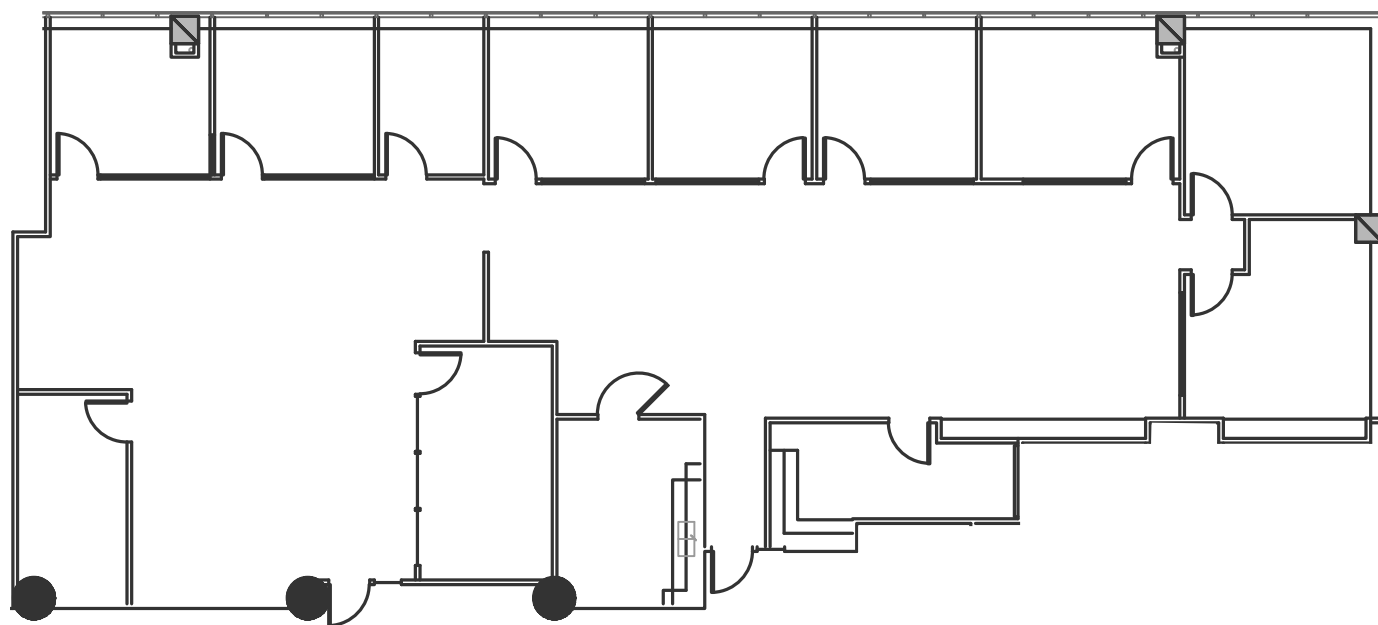
BACK TO AVAILABLE SPACE



FLOOR PLAN

SUITE 450 | 4,880 RSF

AVAILABLE NOW



SWIFT
REAL ESTATE PARTNERS