



PUGET SOUND PLAZA





PUGET SOUND PLAZA

1325 Fourth Avenue | Seattle, Washington 98101



BUILDING FACTS

- » Total Building Size.....279,586 RSF
- » Number of Floors21
- » Average Floor Plate.....13,800 RSF
- » Year Built.....1960
- » Parking Ratio.....1 / 1,800 SF
- » LEED Gold Certified
- » Fitwel Viral Response Certified

BUILDING AMENITIES

- ▶ » Lobby
- ▶ » Conference room facility
- ▶ » Shower
- » 306 parking stalls
- » EV charging system
- ▶ » Bike storage
- ▶ » MT Fitness Center located on Level 2 of Rainier Tower

ON-SITE RETAIL

- » Key Bank
- » Seattle Vision Care
- » UW - Husky Central
- » Kudedon Noodles



Fitwel®
Viral Response
Certified

▶ Click the play buttons for virtual tours



Damon McCartney
(206) 838-7633
mccartney@broderickgroup.com

David Greenwood
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Lifestyle

1. Regal Cinemas
2. Westlake Park
3. Home Street Bank
4. 5th Avenue Theater
5. U.S. Post Office
6. Key Bank
7. Benaroya Hall
8. Seattle Art Museum
9. Queen Bee Nail Spa
10. American West Bank
11. UPS Store
12. Union Bank
13. Seattle Infant Development Center
14. Banner Bank
15. Bank of America
16. Seattle Public Library
17. Samir's Salon
18. Silicon Valley Bank
19. Downtown Dentistry
20. Capelli's Barbershop
21. Northwest Bank
22. YMCA - Facility / Child Care
23. Equinox Gym
24. Graham Rehabilitation and Wellness Center, Inc.

Restaurant / Bar

1. Cheesecake Factory
2. SPIN Seattle
3. Ben Paris
4. Hard Rock Café
5. Blarney Stone Pub
6. Japonessa
7. Wild Ginger
8. Elephant & Castle
9. Ruth's Chris Steak House
10. Cortina
11. Goldfinch Tavern
12. Post Alley Pizza
13. Purple Café & Wine Bar
14. Outlier
15. Lobby Court
16. Tulio
17. Charlotte Restaurant & Lounge
18. Schuckers
19. Capital Grille

Coffee House

1. Starbucks
2. Fonte
3. Pegasus Coffee Bar
4. Vovito
5. Retro Coffee
6. Caffe Ladro
7. Cafe Miglore
8. Fonte

Hotel

1. Grand Hyatt Hotel
2. Sheraton Hotel
3. Hilton Seattle
4. Hotel Vintage Seattle
5. W Seattle
6. Hotel 1000
7. Renaissance Seattle Hotel

Deli / Grab & Go

1. McDonald's
2. Pho 25
3. Chipotle
4. Gelatiamo
5. Sushi Kudasai
6. Jimmy John's
7. Subway
8. MOD Pizza
9. Melange Market
10. The Deli
11. Potbelly Sandwich Shop
12. Blue Water Taco Grill
13. Homegrown Sustainable Sandwich Shop
14. Evergreens Salad
15. Market Fresh
16. PCC Market (NEW)
17. Kudedon Noodles
18. Mendocino Farms (NEW)

Retail

1. Old Navy
2. AT&T
3. Nordstrom Rack
4. ZARA
5. Target
6. Nordstrom
7. Ross Dress for Less
8. Urban Outfitters
9. Ben Bridge Jeweler
10. Watson Kennedy Fine Home
11. Bartell Drugs





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RETAIL DISTRICT

\$1.6B ANNUAL RETAIL VOLUME

MARKET DISTRICT

PIKE PLACE MARKET
15M ANNUAL VISITORS

WASHINGTON STATE CONVENTION CENTER
450K ANNUAL ATTENDEES



- UNDERGROUND TUNNEL
- BIKE LANE

MET TRACT
1.6M SF OF UNIVERSITY OF WASHINGTON OWNED BUILDINGS IN THE DOWNTOWN AREA



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CURRENT AVAILABLE SUITES

Floor / Suite	RSF	Comments
20/2000	13,630	Available now! Open work area, kitchenette, multiple private offices, multiple conference rooms.
19/1910	1,845	Available now! Warm shell condition, seven private offices, east facing views. Virtual Tour available at bit.ly/2YnEI2Z
15/1510	1,017	Available with 60 days' notice. Private office, open area, and a conference room.
13/1335	4,125	Available 7/1/2024. Multiple private offices and multiple conference rooms
12/1240	3,578	Available now! Medical/office use with five private offices with dedicated plumbing, two private bathrooms, conference room and a kitchenette. Virtual Tour available at bit.ly/2N3Ajxz
12/1215	4,217	Available now! Six private offices, three conference room and a kitchenette. Virtual Tour available at bit.ly/2N3Ajxz
10/1010	3,445	Available now! Three private offices, break room, kitchenette, west facing views. Contiguous with Suite 1005 for a total of 6,456 RSF. Virtual Tour available at bit.ly/2N3Ajxz
10/1005	3,024	Available now! Open work area, kitchenette, multiple private offices, multiple conference rooms. Contiguous with Suite 1010 for a total of 6,456 RSF. Virtual Tour available at bit.ly/2UEbZpy
5/540	1,291	Available with 60 days' notice. Two private offices, conference room, open work area, west facing, kitchenette. Contiguous option with Suite 535 for a total of 5,282 RSF. Virtual Tour available at bit.ly/3fsZgyx
5/535	3,991	Available now! Warm shell condition, new ceiling/lighting. Contiguous option with Suite 540 for a total of 5,282 RSF. Virtual Tour available at bit.ly/31qUWbS
4/400	11,710	Available now! 15 private office spaces, open work area, kitchenette.
2/210	3,133	Available now! Medical/office space. Contiguous option with Suite 200 for a total of 5,732 RSF.
2/200	2,599	Available now! Kitchenette, open work area. Contiguous option with Suite 210 for a total of 5,732 RSF.

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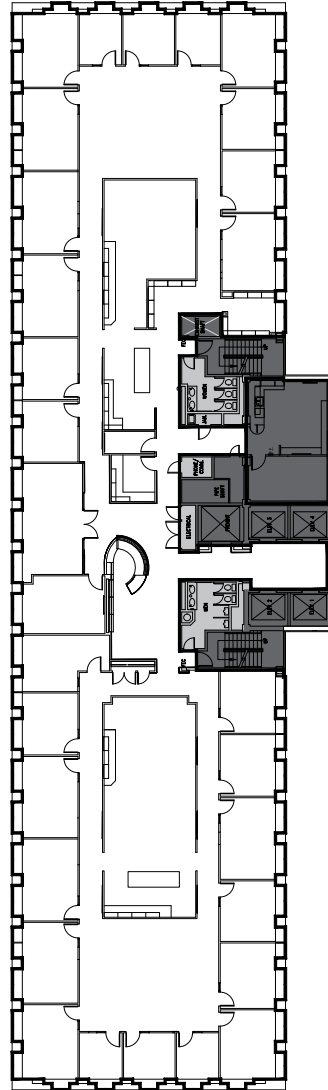
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SUITE 2000 13,630 RSF



SPACE FEATURES

- » Available now!
- » Kitchenette
- » Open work area
- » Multiple private offices
- » Multiple conference rooms



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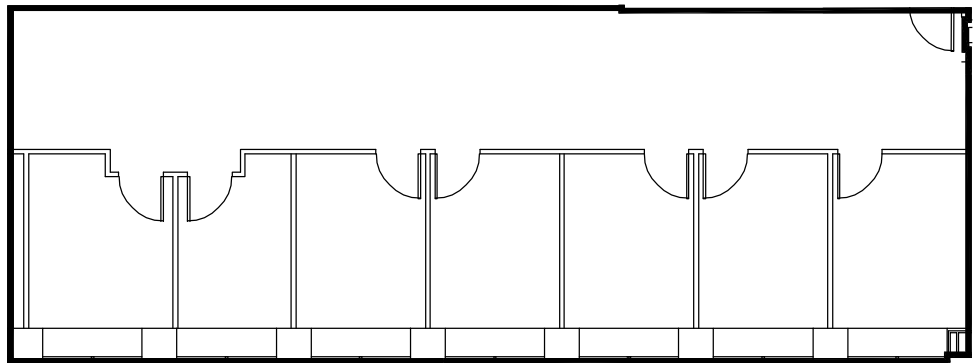
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For virtual tour, visit:
bit.ly/2YnEI2Z

SUITE 1910

1,845 RSF



SPACE FEATURES

- » Available now!
- » Warm shell condition
- » East facing
- » 7 private offices



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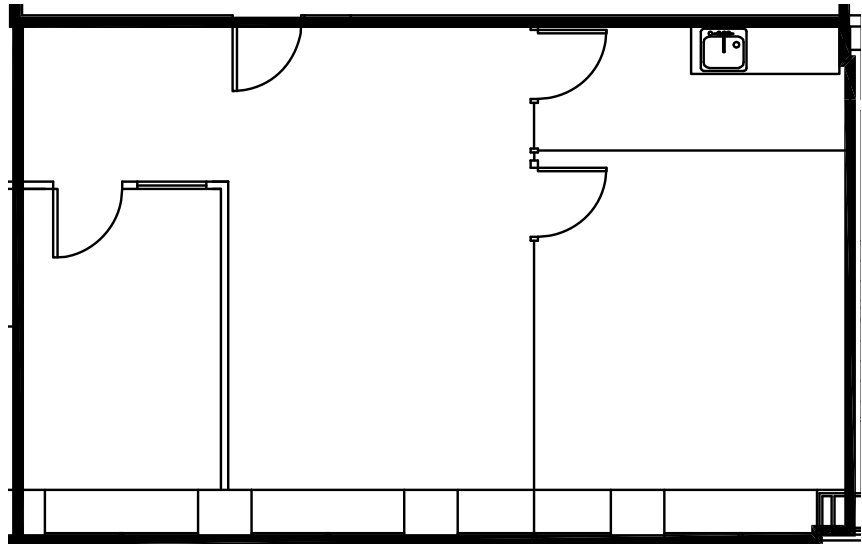


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SUITE 1510 1,017 RSF



SPACE FEATURES

- » Available with 60 days' notice
- » Private offices
- » Open area
- » Conference room



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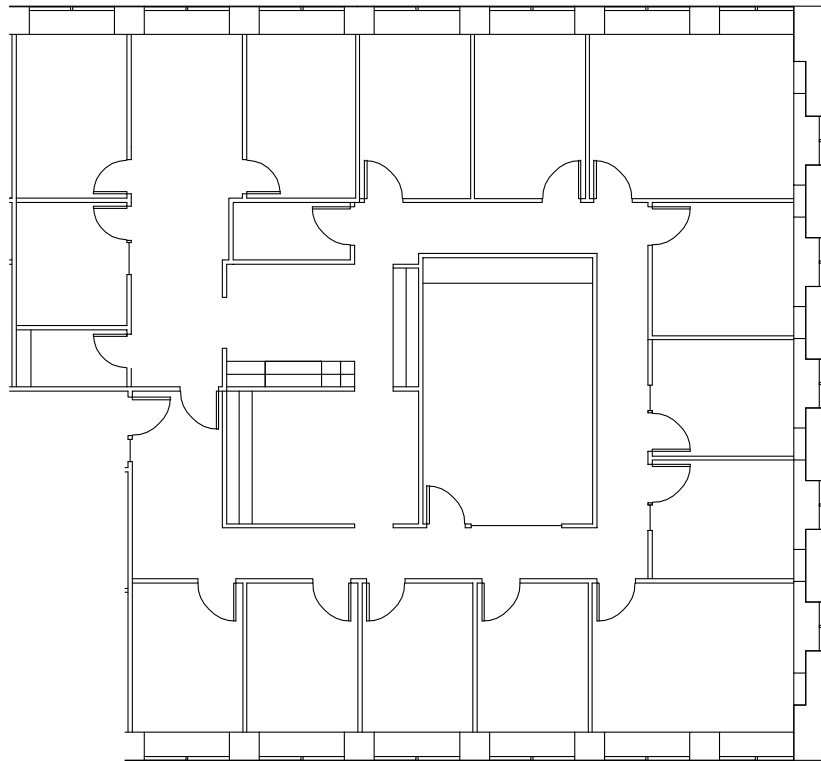
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SUITE 1335

4,125 RSF



N

SPACE FEATURES

- » Available 7/1/2024
- » Multiple private offices
- » Multiple conference rooms



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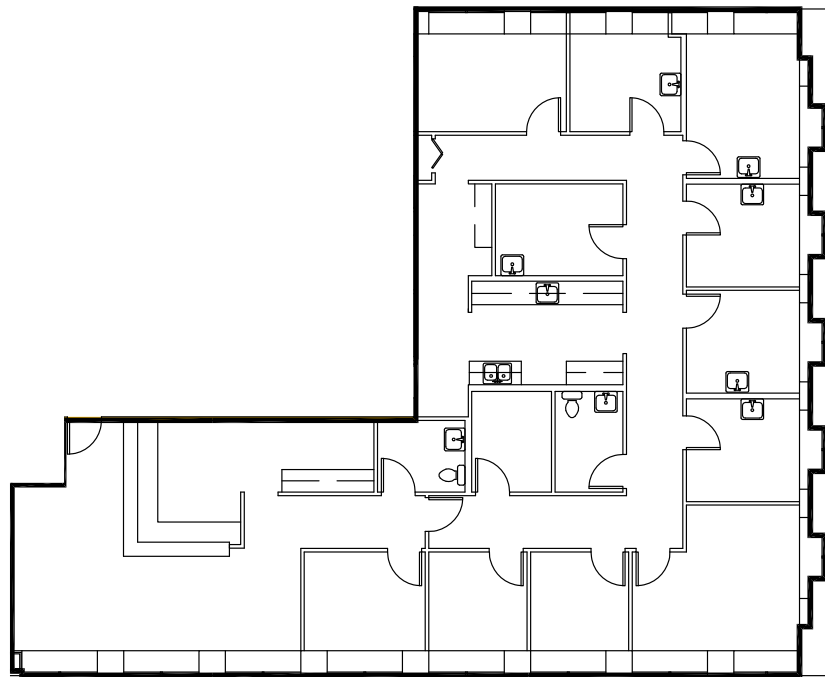
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For virtual tour, visit:
bit.ly/2N3Ajxz

SUITE 1240

3,578 RSF



SPACE FEATURES

- » Available now!
- » Medical/office use
- » Five private offices with dedicated plumbing
- » Two private bathrooms
- » Conference room
- » Kitchenette



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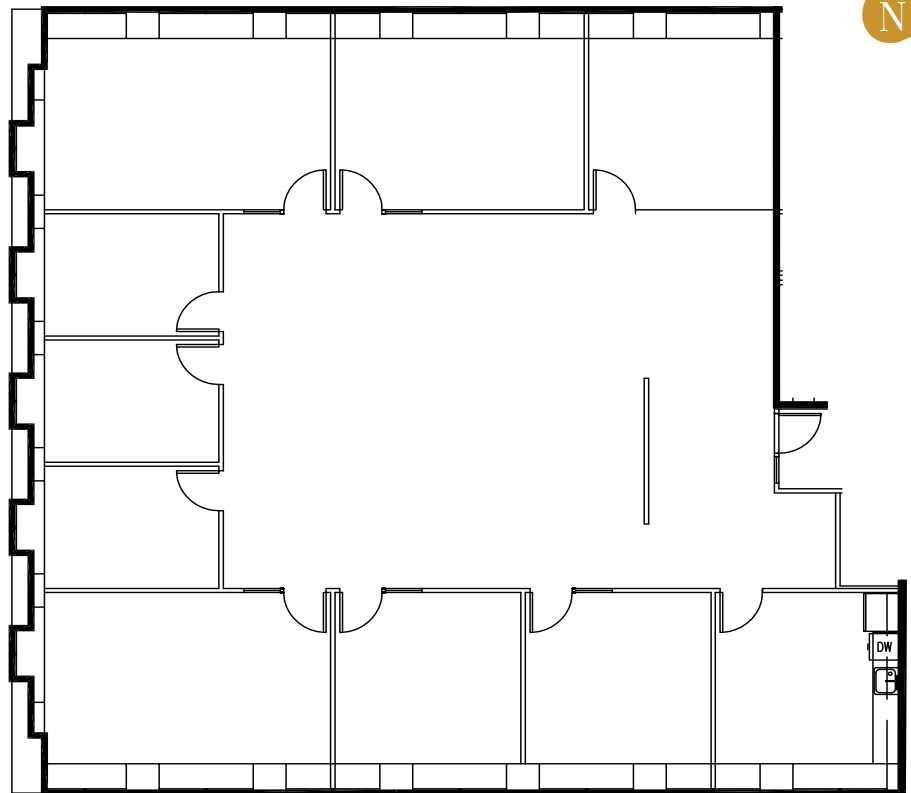
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SUITE 1215

4,217 RSF



SPACE FEATURES

- » Available now!
- » Six private offices
- » Three conference rooms
- » Kitchenette



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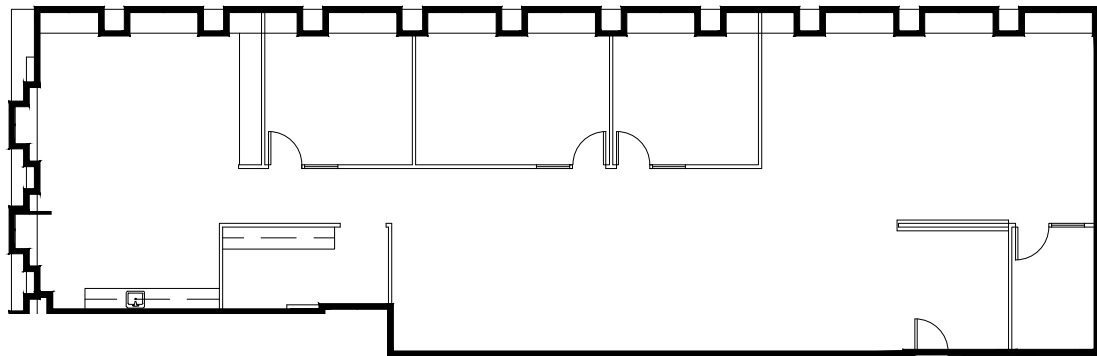
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SUITE 1010

3,445 RSF



SPACE FEATURES

- » Available now!
- » 3 private offices
- » Break room
- » Kitchenette
- » West facing views
- » Contiguous with Suite 1005 for a total of 6,456 RSF



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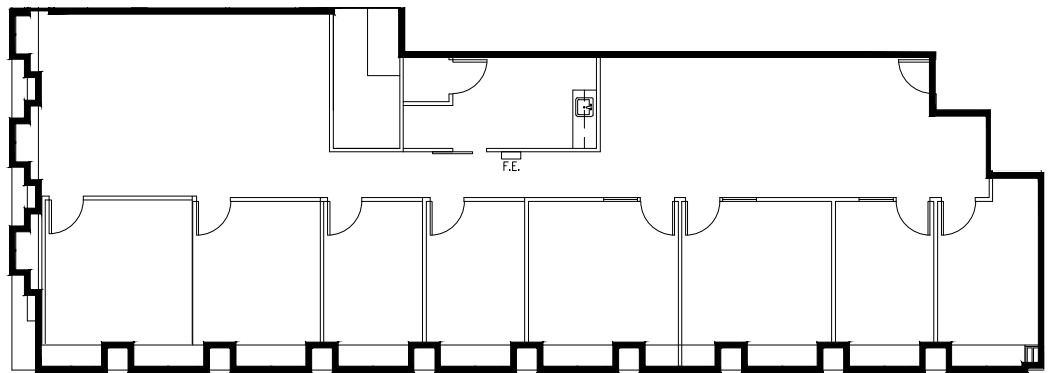
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For virtual tour, visit:
bit.ly/2UEbZpy

SUITE 1005 3,024 RSF



SPACE FEATURES

- » Available now!
- » Kitchenette
- » Open work area
- » Multiple private offices
- » Multiple conference rooms
- » Contiguous with Suite 1010 for a total of 6,456 RSF



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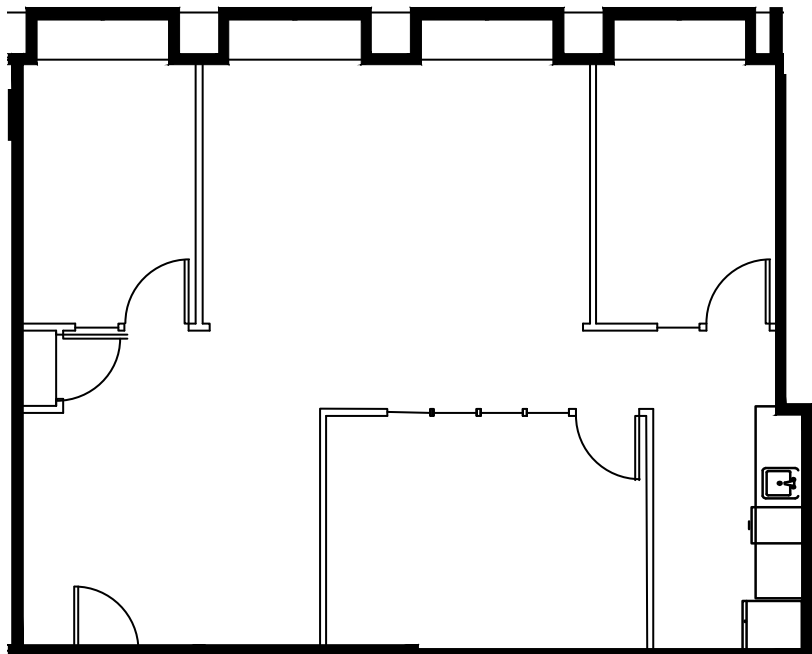
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bit.ly/3fsZgyx

SUITE 540

1,291 RSF



SPACE FEATURES

- » Available with 60 days' notice
- » Two private offices
- » Open work area
- » Conference room
- » West facing
- » Kitchenette
- » Contiguous option with Suite 535 for a total of 5,282 RSF



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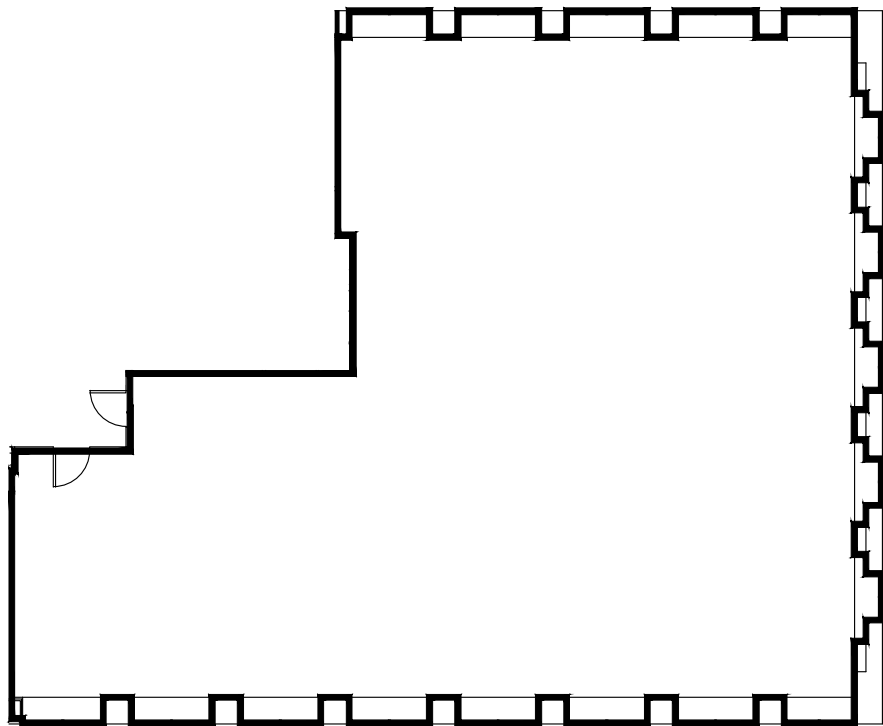
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For virtual tour, visit:
bit.ly/31qUWbS

SUITE 535

3,991 RSF



SPACE FEATURES

- » Available now!
- » Warm shell condition
- » New ceiling/lighting
- » Contiguous option with Suite 540 for a total of 5,282 RSF



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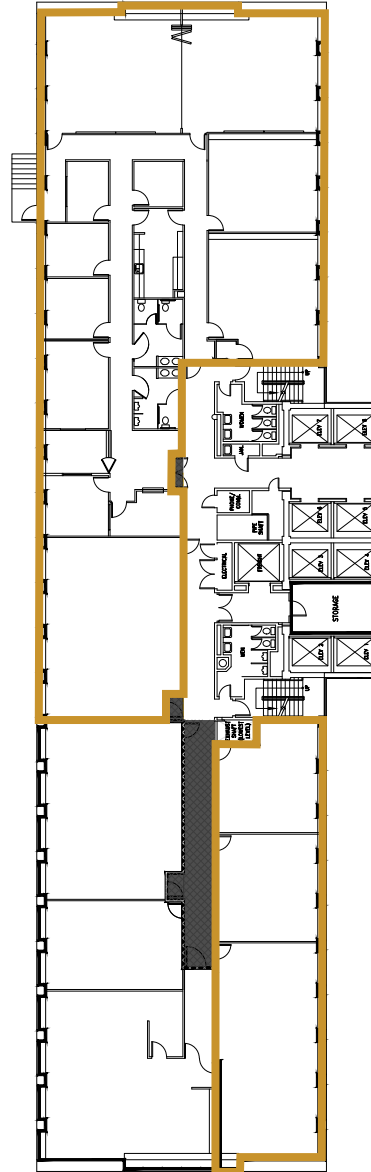
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SUITE 400 11,710 RSF



SPACE FEATURES

- » Available now!
- » 15 Office spaces
- » Kitchenette
- » Open work area



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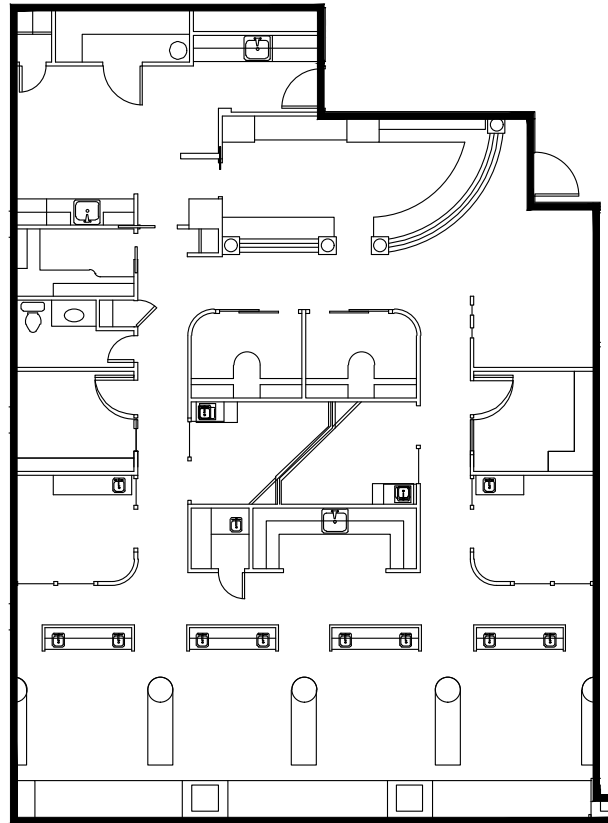


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SUITE 210 3,133 RSF



SPACE FEATURES

- » Available now!
- » Medical/ Office Space
- » Contiguous option with Suite 200 for a total of 5,732 RSF



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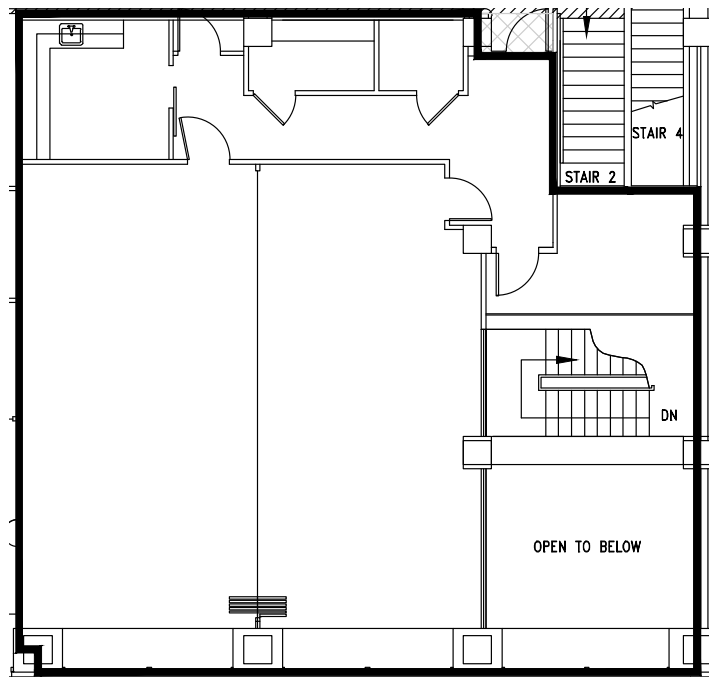


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SUITE 200 2,599 RSF



SPACE FEATURES

- » Available now!
- » Kitchenette
- » Open work area
- » Contiguous option with Suite 210 for a total of 5,732 RSF



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