



METROTRACT

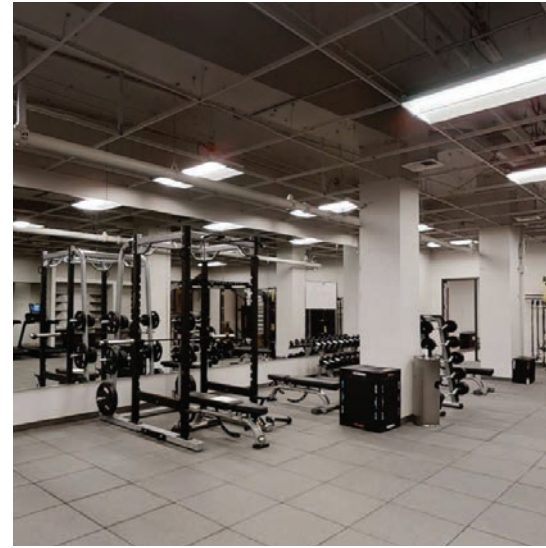
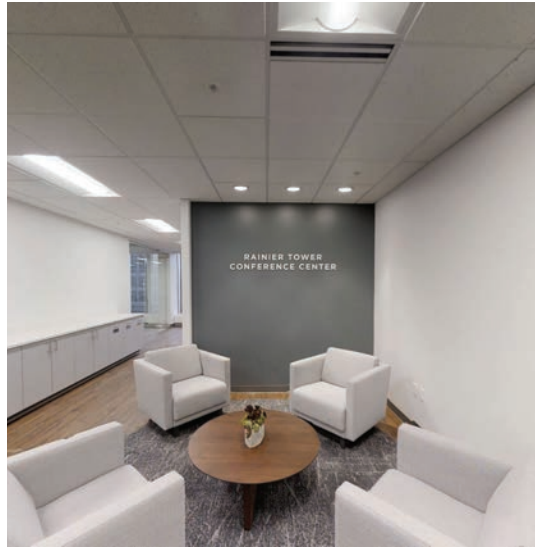
SEATTLE

RAINIER TOWER



RAINIER TOWER

1301 Fifth Avenue | Seattle, Washington 98101



BUILDING FACTS

- » Total Building Size.....538,000 RSF
- » Number of Floors40
- » Average Floor Plate.....18,700 RSF
- » Year Built.....1977
- » Parking Ratio.....1 / 1,800 SF

BUILDING AMENITIES

- » New conference room facility
- » Day-use lockers & showers
- » Ample parking available
- » Bike storage
- » MT Fitness Center located on the Lower Level of Rainier Tower

ON-SITE RETAIL

- » Fonte
- » Mendocino Farms
- » Suit Supply
- » Equinox Gym

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WALK SCORE
99
AVG ACROSS ALL
METROPOLITAN TRACT BLDGS

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.
25. PCC Market

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
20. Fogo de Chao

Coffee House

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

Hotel

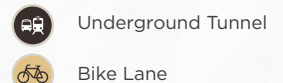
1. Grand Hyatt Hotel
2. Sheraton Hotel
3. Hilton Seattle
4. Hotel Vintage Seattle
5. W Seattle
6. Hotel 1000
7. Renaissance Seattle Hotel

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

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

MET TRACT

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



UNDERGROUND TUNNEL

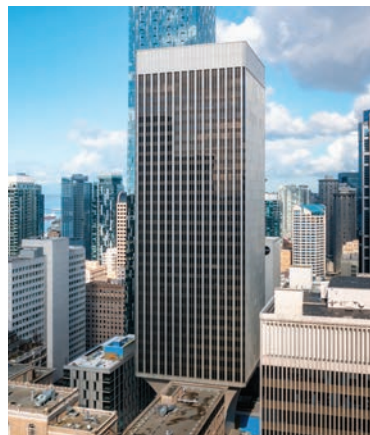


BIKE LANE



RAINIER TOWER

1301 Fifth Avenue
Seattle, Washington 98101



CURRENT AVAILABLE SUITES

Floor / Suite	RSF	Comments
<u>34/3405</u>	4,595	Available 11/1/2025. Multiple private offices, multiple conference rooms, break room and kitchenette.
<u>30/3000</u>	13,734	Available now! Wrap-around views to the West and South. Lobby exposure on the West side. Cold shell condition. Virtual Tour available at <u>https://bit.ly/3mGN8Pt</u>
<u>29/2900</u>	12,514	Available now! Multiple private offices, multiple conference rooms and open work area. Virtual Tour available at <u>https://bit.ly/3UL4mhG</u>
<u>17/1700</u>	18,710	Available now! Multiple private offices, multiple conference rooms and open work area. Can be combined with Suite 1600 by interstitial staircase for up to 37,953 RSF <u>https://bit.ly/4fzHB7X</u>
<u>16/1600</u>	19,243	Available now! Multiple private offices, multiple conference rooms and open work area. Can be combined with Suite 1600 by interstitial staircase for up to 37,953 RSF <u>https://bit.ly/3Ze1U4Z</u>
<u>14/1400</u>	19,087	Available now! 8 private offices, 4 conference rooms, open work area, kitchenette and a break room. Virtual Tour available at <u>https://bit.ly/3fUIN9a</u>
<u>13/1300</u>	12,771	Available now! Multiple private offices, multiple conference rooms, open work area, kitchenette and break room. Virtual Tour available at <u>https://bit.ly/3XW4FYy</u>
<u>12/1250</u>	3,831	Available now! Open plan with conference room, work room with kitchen. Rent ready condition.

Damon McCartney

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David Greenwood

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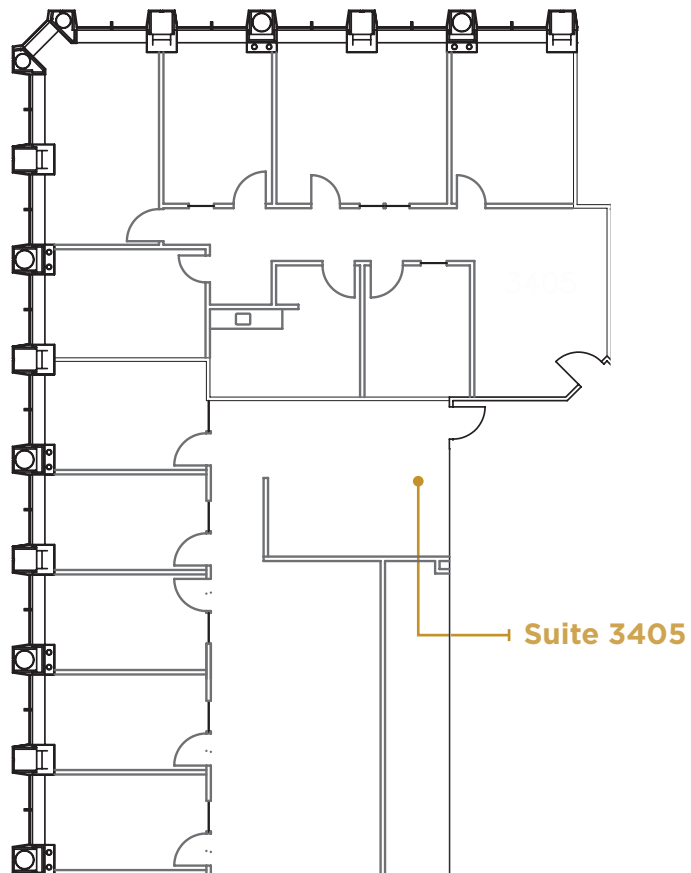


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SUITE 3405 4,595 RSF



SPACE FEATURES

- » Available 11/1/2025
- » Multiple private offices
- » Multiple conference rooms
- » Break room / kitchenette





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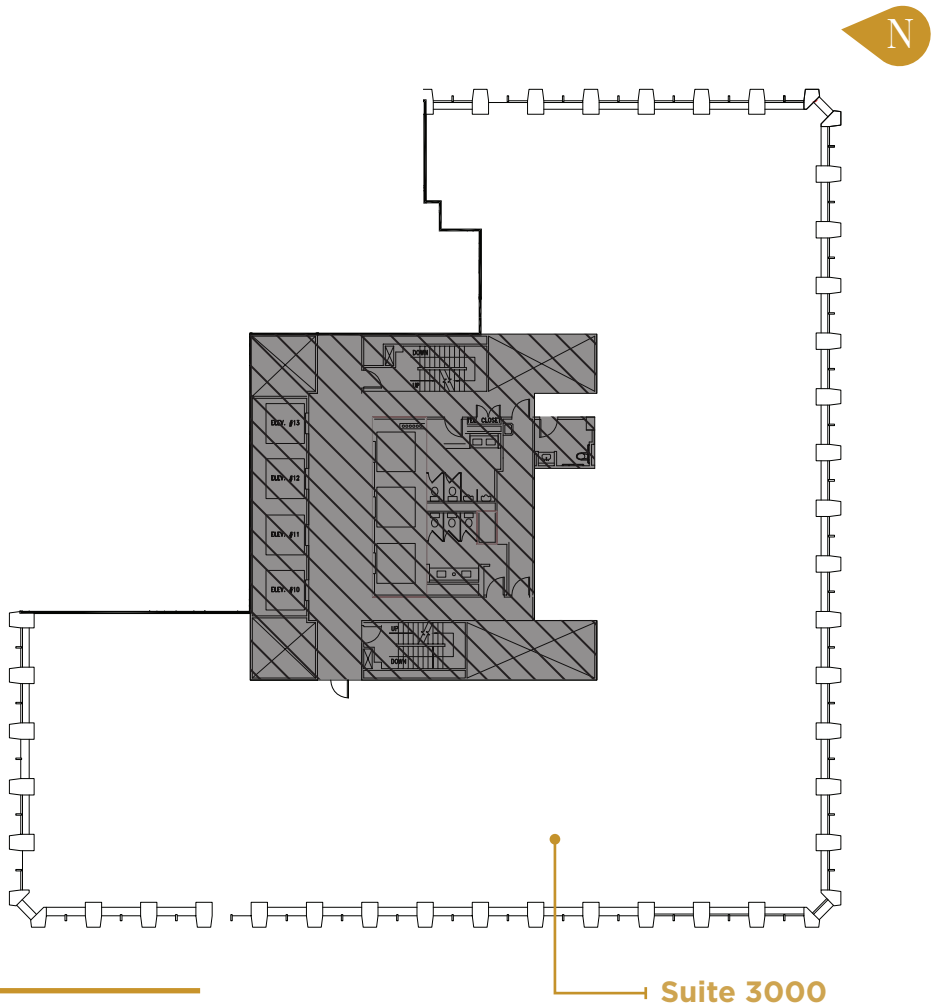
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For virtual tour, visit:
bit.ly/3mGN8Pt

SUITE 3000

13,734 RSF



SPACE FEATURES

- » Available now!
- » Cold shell condition



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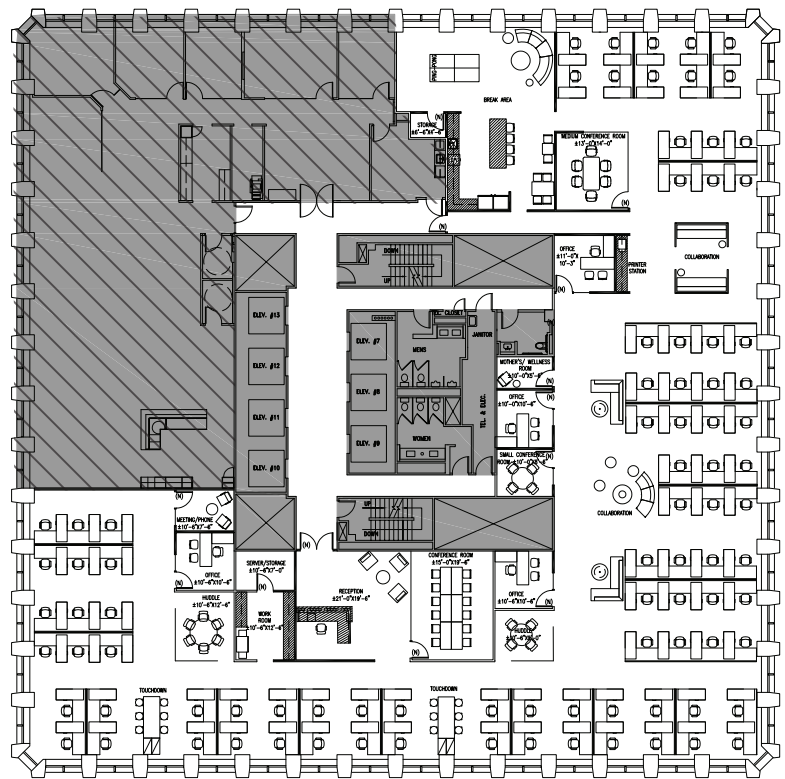


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SUITE 3000 CONCEPT - OPEN OFFICE PLAN 13,734 RSF



*Proposed Plan

SPACE FEATURES

- » 4 offices
- » 88 workstations
- » 1 reception area
- » 1 break room
- » 1 work room
- » 1 large conference room
- » 1 medium conference room
- » 1 small conference room
- » 1 meeting / phone room
- » 1 mother's / wellness room
- » 2 huddle rooms
- » 2 touchdown areas
- » 2 collaboration areas
- » 1 printer station
- » 1 storage room
- » 1 server / storage room



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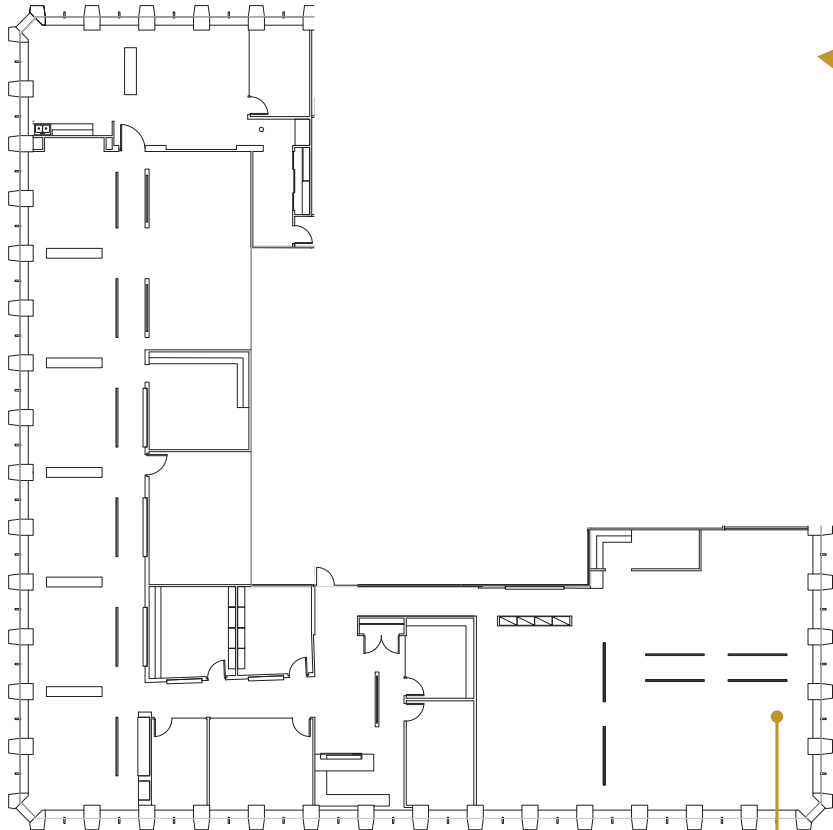


For virtual tour, visit:

bit.ly/3UL4mhG

SUITE 2900

12,514 RSF



Suite 2900

SPACE FEATURES

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



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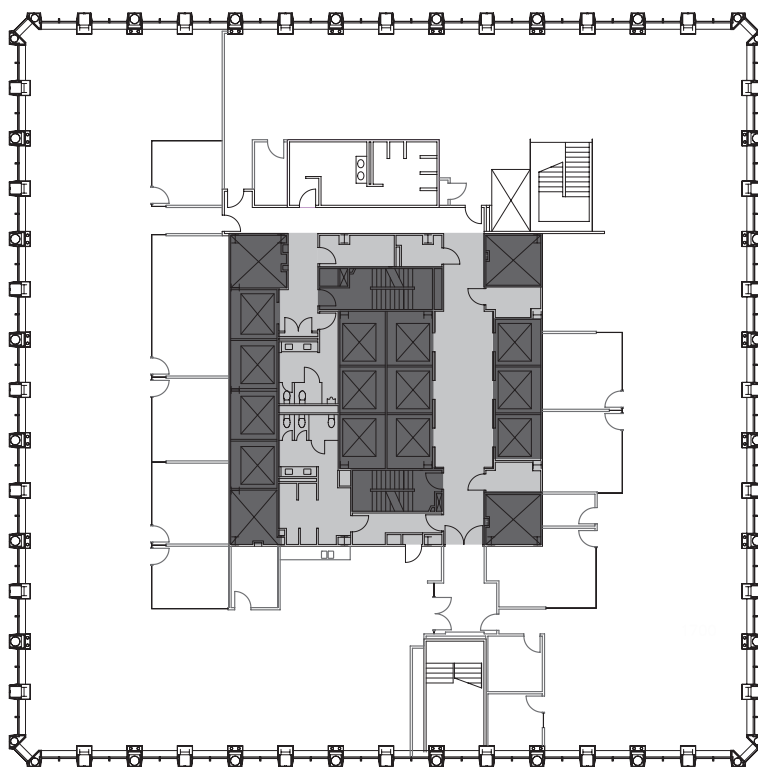
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For virtual tour, visit:
bit.ly/4fzHB7X

SUITE 1700

18,710 RSF



SPACE FEATURES

- » Available now!
- » Multiple private offices
- » Multiple conference rooms
- » Open work area
- » Kitchenette
- » Break room
- » Can be combined with Suite 1600 by
interstitial staircase for up to 37,953 RSF



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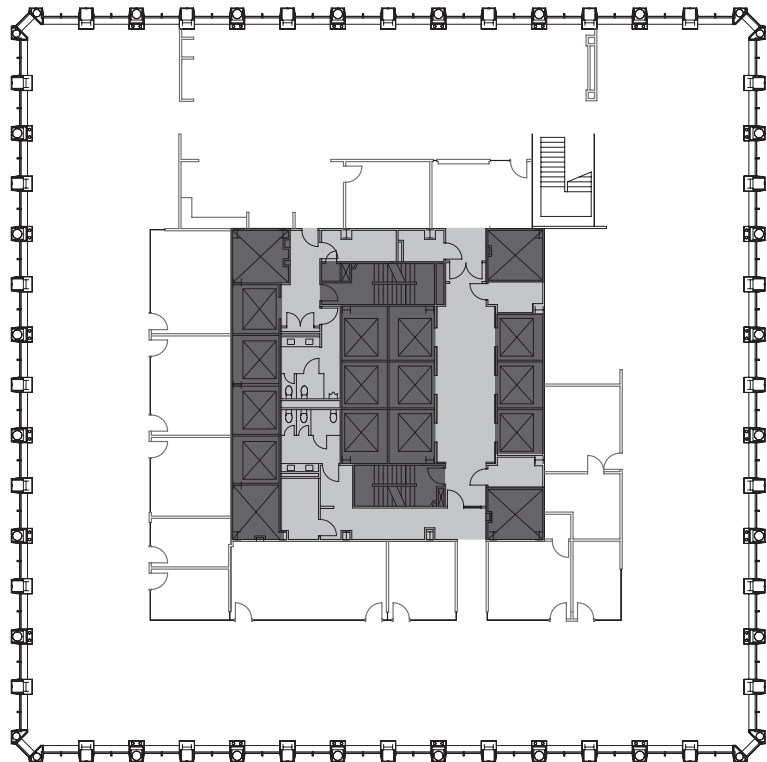


For virtual tour, visit:

bit.ly/3Ze1U4Z

SUITE 1600

19,243 RSF



SPACE FEATURES

- » Available now!
- » Multiple private offices
- » Multiple conference rooms
- » Open work area
- » Kitchenette
- » Break room
- » Can be combined with Suite 1700 by interstitial staircase for up to 37,953 RSF



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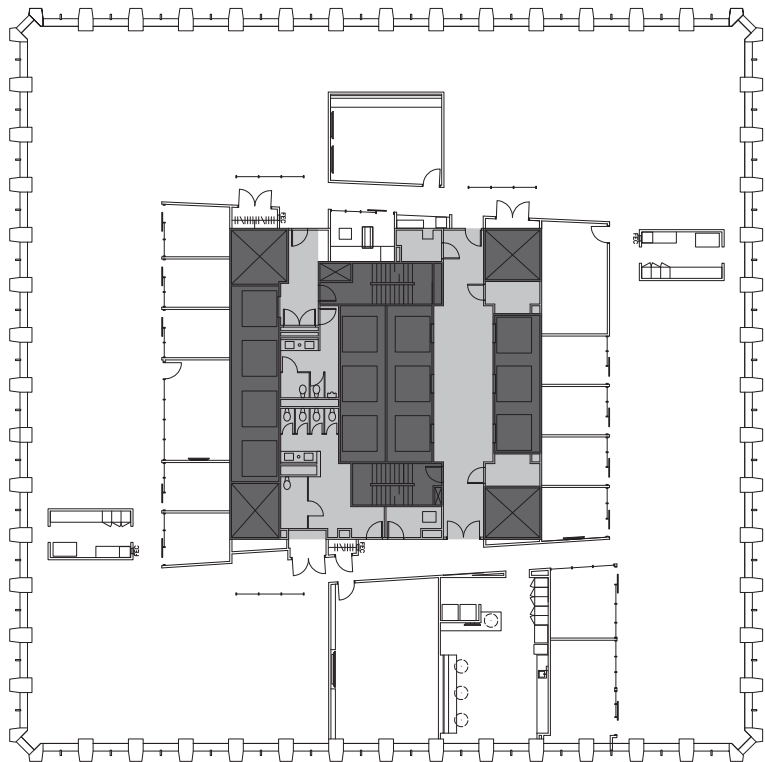
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For virtual tour, visit:
bit.ly/3fUIN9a

SUITE 1400 19,087 RSF



SPACE FEATURES

- » Available now!
- » 8 private offices
- » 4 conference rooms
- » Open work area
- » Kitchenette
- » Break room



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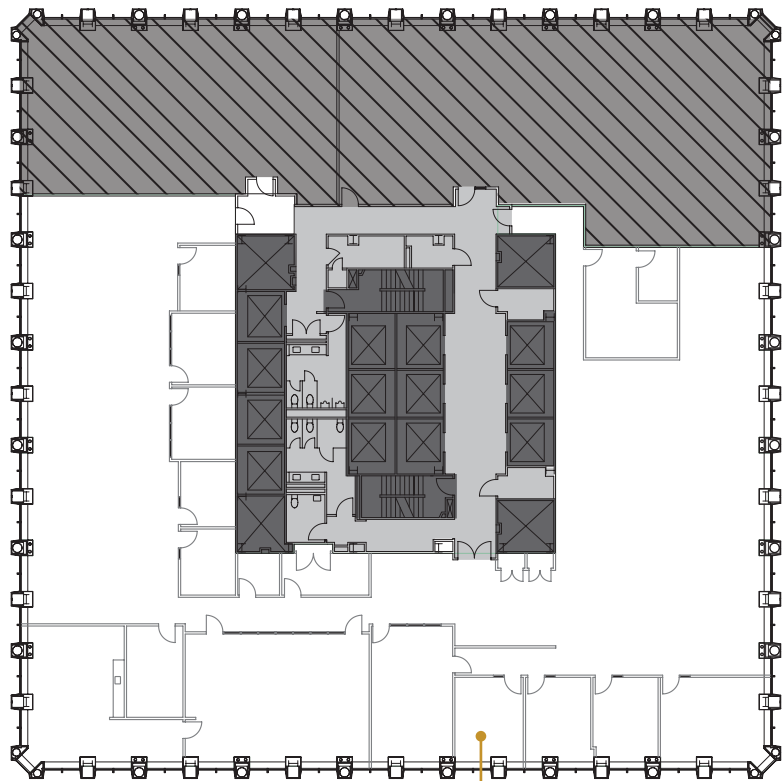
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For virtual tour, visit:
bit.ly/3XW4FYy

SUITE 1300

12,771 RSF



Suite 1300

SPACE FEATURES

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



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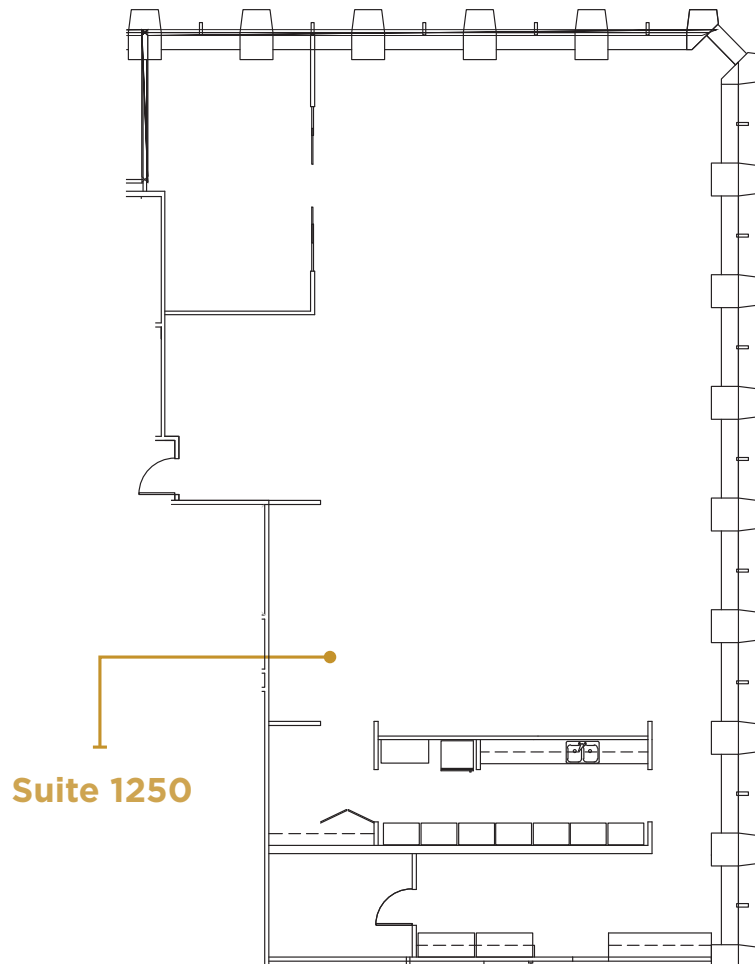


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SUITE 1250 3,831 RSF



SPACE FEATURES

- » Available Now
- » Rend Ready Conditions
- » Conference room
- » Open work area
- » Kitchenette





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