



# SKINNER BUILDING

1326 FIFTH AVENUE • SEATTLE, WA 98101



# SKINNER BUILDING

1326 Fifth Avenue  
Seattle, Washington 98101

**COMING Q1 2025**  
SELECT SUITES  
RECEIVING AIR CONDITIONING



## BUILDING FACTS

Total Building Size	216,000 RSF
Number of Floors	8
Average Floor Plate	20,000 RSF
Year Built	1926
Parking Ratio	1 / 1,800 SF
Fitwel Viral Response Certified	

## BUILDING AMENITIES

- ▶ Lobby
- ▶ Conference Room Facility
- ▶ Shower
- ▶ Bike Storage
- ▶ MT Fitness Center located on the Lower Level of Rainier Tower

▶ Click the play button for virtual tours

## ON-SITE RETAIL

- 5th Avenue Theater
- Oska
- Turgeon Raine
- Jamie Slye



**DAMON MCCARTNEY**  
(206) 838-7633  
[mccartney@broderickgroup.com](mailto:mccartney@broderickgroup.com)

**DAVID GREENWOOD**  
(206) 838-7635  
[greenwood@broderickgroup.com](mailto:greenwood@broderickgroup.com)



# SKINNER BUILDING

1326 Fifth Avenue  
Seattle, Washington 98101

## 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

# SKINNER BUILDING

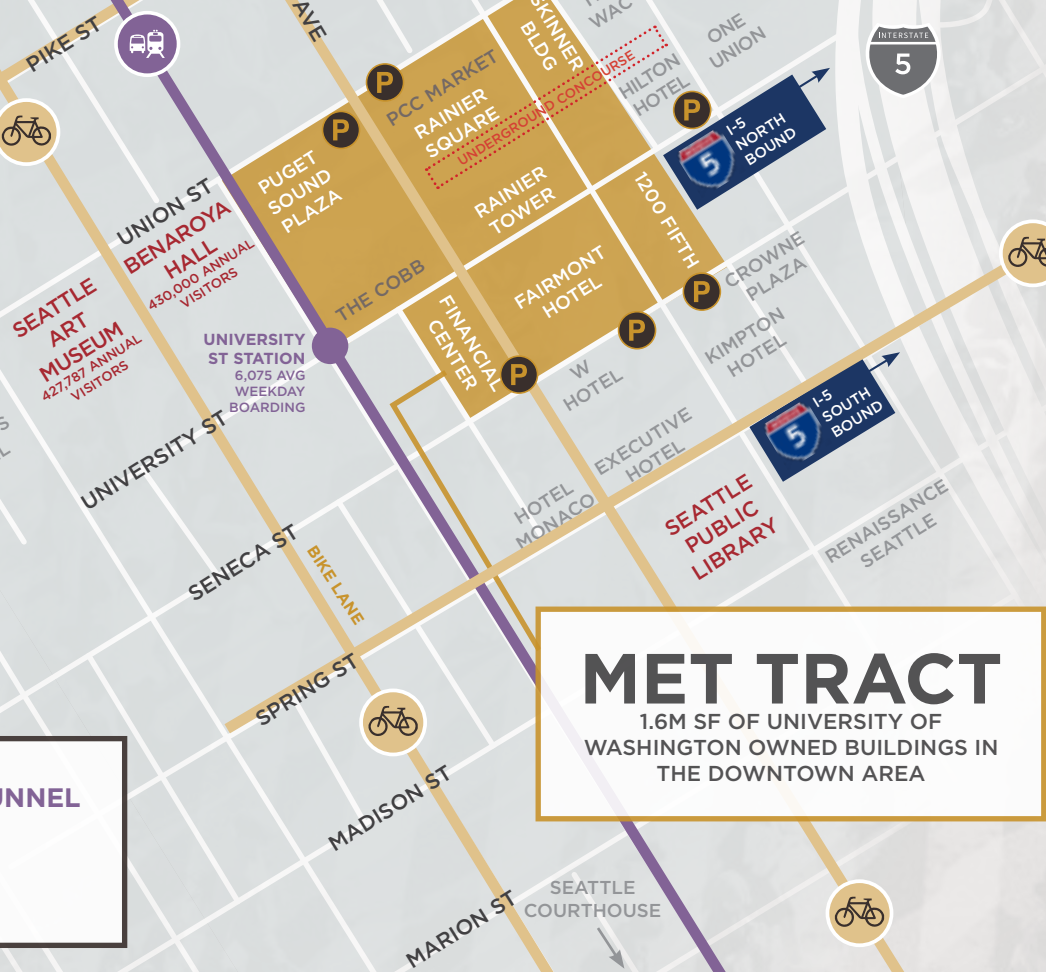
1326 Fifth Avenue  
Seattle, Washington 98101

## RETAIL DISTRICT

\$1.6B ANNUAL RETAIL VOLUME

## MARKET DISTRICT

**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



# SKINNER BUILDING

1326 Fifth Avenue  
Seattle, Washington 98101

## CURRENT AVAILABLE SUITES

FLOOR / SUITE	SQUARE FEET	AVAILABLE DATE	VIEW SPACE	COMMENTS
<a href="#">7/703</a>	991	Now		Multiple private offices
<a href="#">6/660</a>	4,374	Now		Reception, multiple private offices, conference rooms, open work area, kitchenette.
<a href="#">6/656</a>	1,578	Now		Four private offices and kitchenette.
<a href="#">6/632</a>	361	Now		Open work area.
<a href="#">6/629</a>	361	Now		Open work area.
<a href="#">6/621</a>	972	Now		Private office, conference room and an open work area.
<a href="#">6/620</a>	886	Now		Private office, conference room
<a href="#">6/606</a>	3,871	Now		Reception, dedicated HVAC, multiple private offices, multiple conference rooms, kitchenette.
<a href="#">6/601</a>	321	Now		Private office
<a href="#">6/600</a>	670	Now		Private office and conference room.
<a href="#">5/500</a>	9,175	Now		Multiple private offices, three conference rooms, and an open work area, HVAC.
<a href="#">4/469</a>	439	Now		Private office
<a href="#">4/459</a>	3,578	Now		Open work area and kitchenette.
<a href="#">427/425</a>	1,102	Now		West-facing, open layout with natural light and lobby exposure.
<a href="#">4/400</a>	7,120	Now		Private office, conference room, kitchenette and an open work area.
<a href="#">3/350</a>	7,601	Now		South-end corner creative space, exposed ceiling, open layout.
<a href="#">3/346</a>	200	Now		Open floor plan.
<a href="#">3/344</a>	361	Now		Rent Ready with new carpet, pendent lighting, wide open floor plan and a sink included in the space.

*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.*



**DAMON MCCARTNEY**  
(206) 838-7633  
[mccartney@broderickgroup.com](mailto:mccartney@broderickgroup.com)

**DAVID GREENWOOD**  
(206) 838-7635  
[greenwood@broderickgroup.com](mailto:greenwood@broderickgroup.com)





# SKINNER BUILDING

1326 Fifth Avenue  
Seattle, Washington 98101



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

**David Greenwood**  
(206) 838-7635  
greenwood@broderickgroup.com



Broderick Group, Inc.  
10500 NE 8th Street, Suite 900  
Bellevue, WA 98004  
main: (425) 646-3444

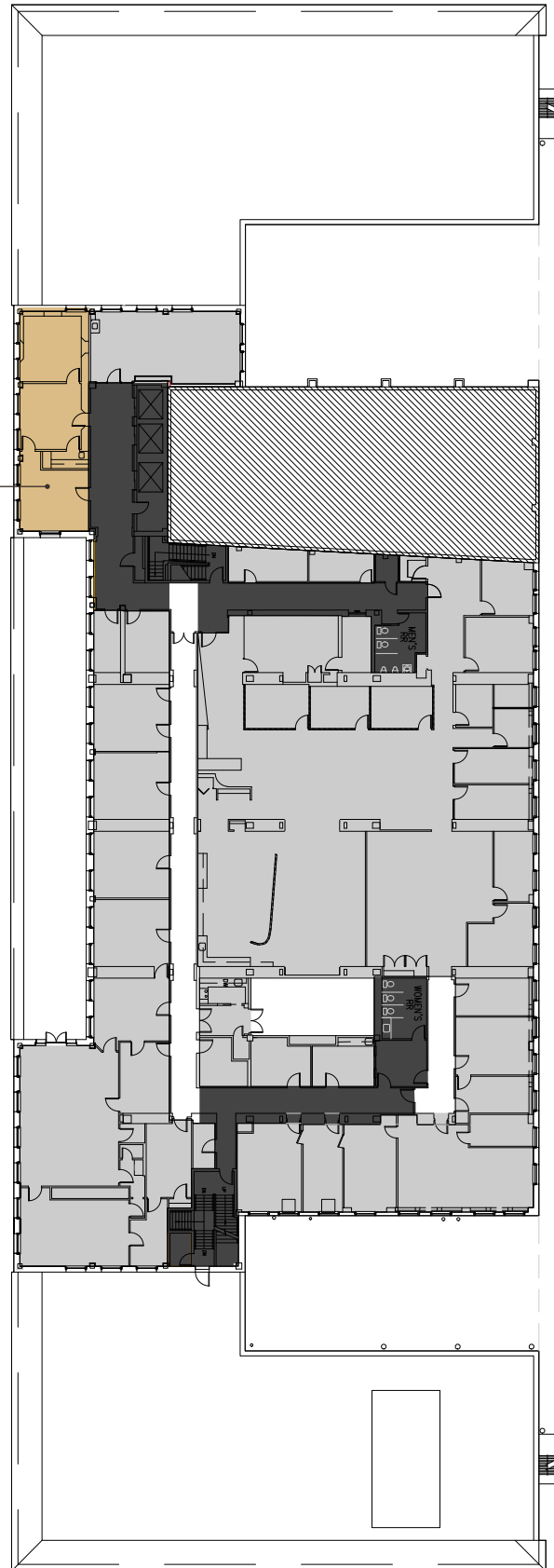
broderickgroup.com

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.

## FLOOR 7



**SUITE 703**  
991 RSF  
Available Now





# SKINNER BUILDING

1326 Fifth Avenue  
Seattle, Washington 98101



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

**David Greenwood**  
(206) 838-7635  
greenwood@broderickgroup.com

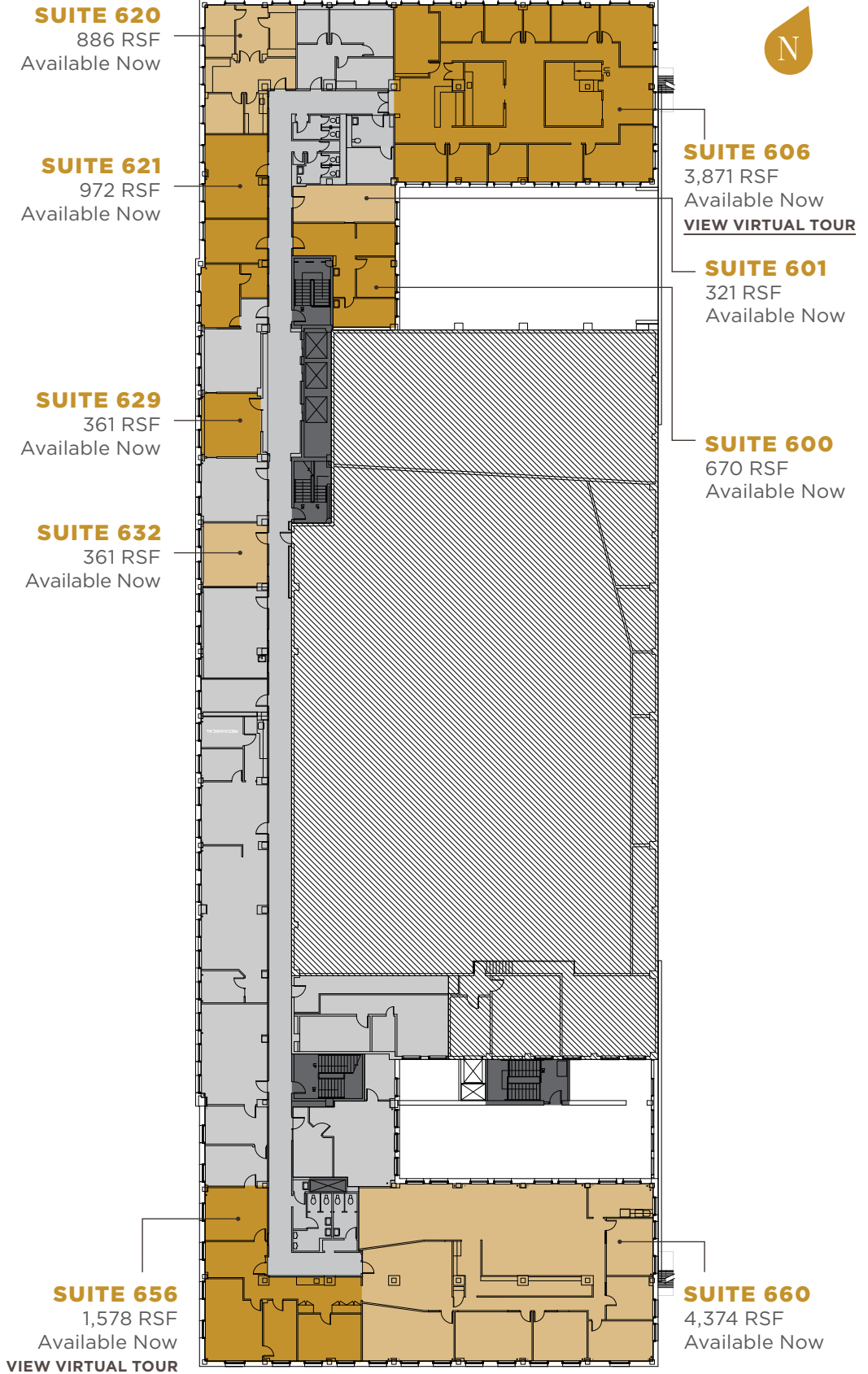


Broderick Group, Inc.  
10500 NE 8th Street, Suite 900  
Bellevue, WA 98004  
main: (425) 646-3444

broderickgroup.com

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.

## FLOOR 6





# SKINNER BUILDING

1326 Fifth Avenue  
Seattle, Washington 98101



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

**David Greenwood**  
(206) 838-7635  
greenwood@broderickgroup.com



Broderick Group, Inc.  
10500 NE 8th Street, Suite 900  
Bellevue, WA 98004  
main: (425) 646-3444

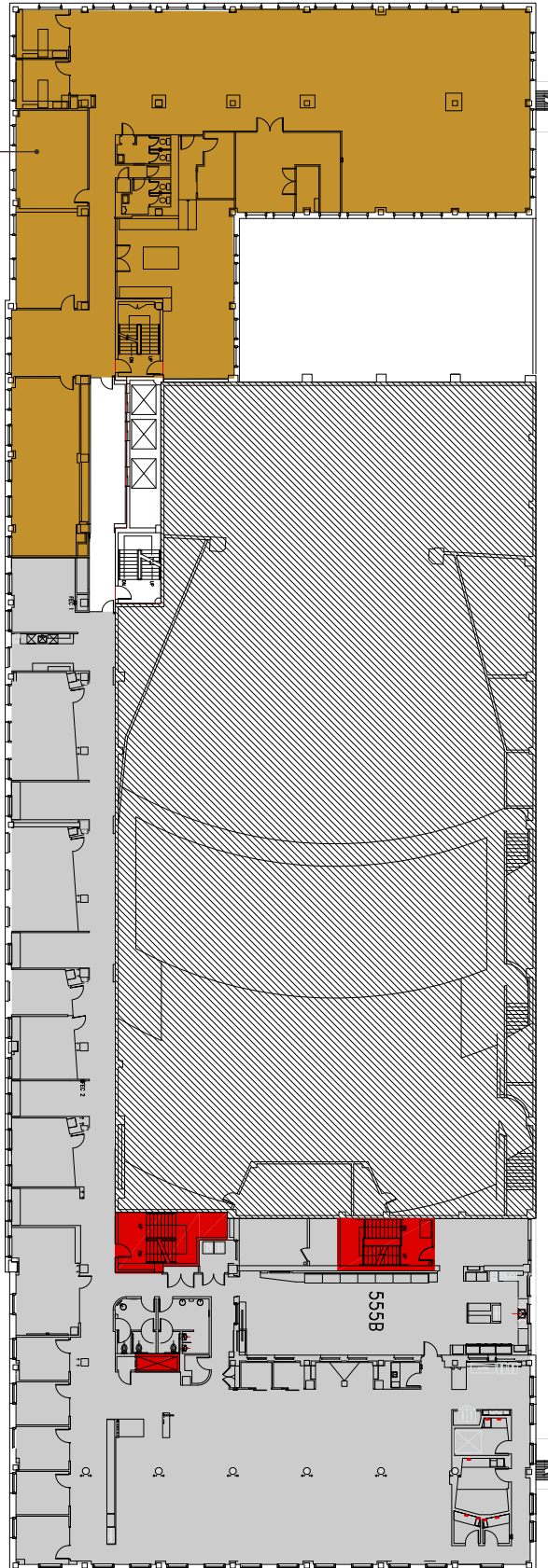
broderickgroup.com

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.

## FLOOR 5

N

**SUITE 500**  
9,175 RSF  
Available Now  
[VIEW VIRTUAL TOUR](#)







# SKINNER BUILDING

1326 Fifth Avenue  
Seattle, Washington 98101



**Damon McCartney**

(206) 838-7633

mccartney@broderickgroup.com

**David Greenwood**

(206) 838-7635

greenwood@broderickgroup.com



Broderick Group, Inc.  
10500 NE 8th Street, Suite 900  
Bellevue, WA 98004  
main: (425) 646-3444

broderickgroup.com

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.

# SUITE 500

## CONCEPT - OPEN OFFICE PLAN

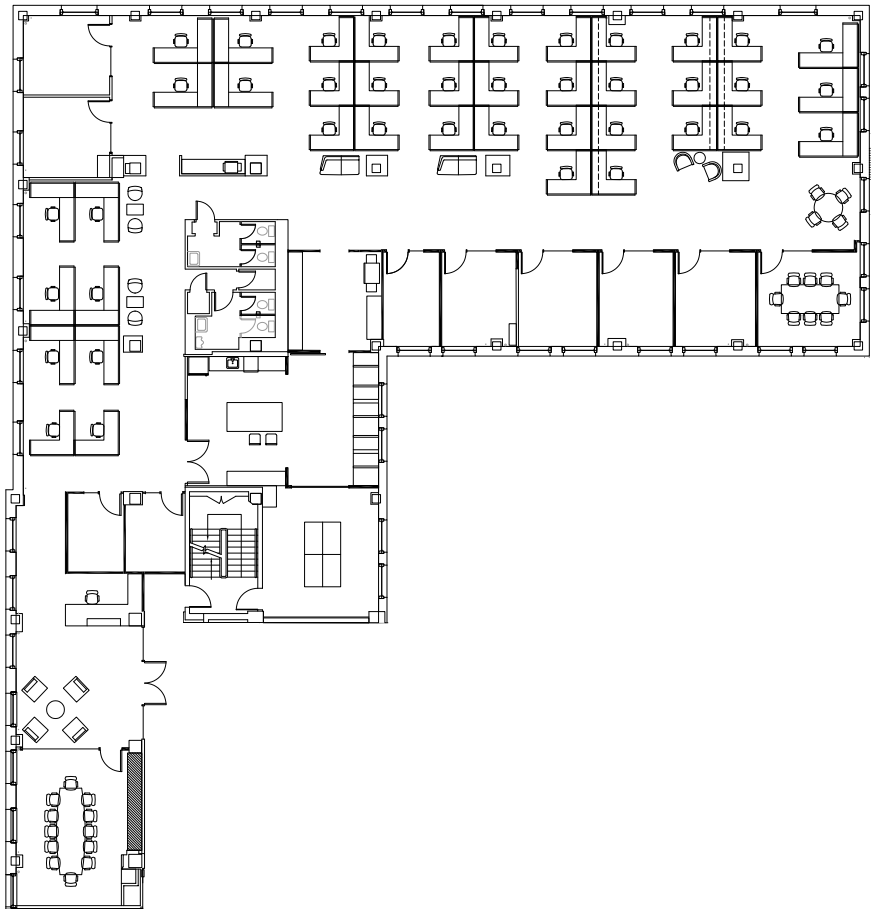


9,175 RSF



For virtual tour, visit:

[bit.ly/2TLfJpN](https://bit.ly/2TLfJpN)



## SPACE FEATURES

- » Available now!
- » 41 Workstations
- » 2 Conference rooms
- » 7 Private offices
- » 2 Phone rooms
- » Break room
- » Work room
- » Game room
- » Server room
- » Reception area



# SKINNER BUILDING

1326 Fifth Avenue  
Seattle, Washington 98101



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

**David Greenwood**  
(206) 838-7635  
greenwood@broderickgroup.com



Broderick Group, Inc.  
10500 NE 8th Street, Suite 900  
Bellevue, WA 98004  
main: (425) 646-3444

broderickgroup.com

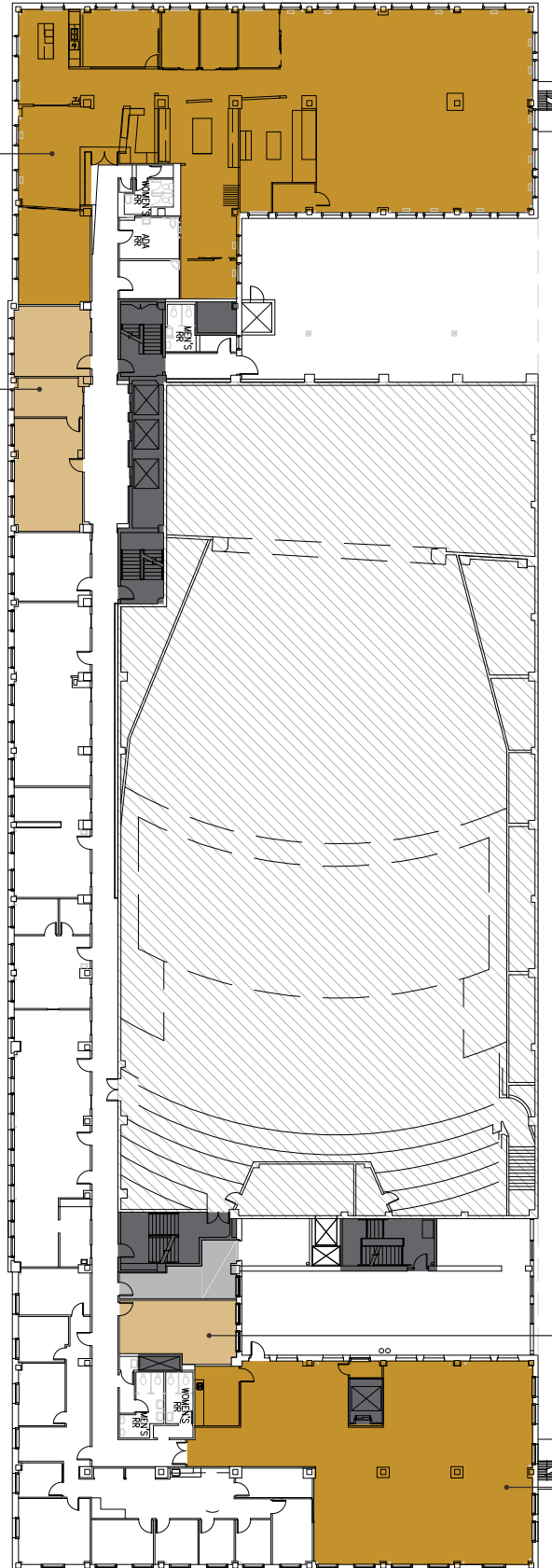
The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

## FLOOR 4



**SUITE 400**  
7,120 RSF  
Available Now

**SUITE 427/425**  
1,102 RSF  
Available Now



**SUITE 469**  
439 RSF  
Available Now

**SUITE 459**  
3,578 RSF  
Available Now



# SKINNER BUILDING

1326 Fifth Avenue  
Seattle, Washington 98101



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

**David Greenwood**  
(206) 838-7635  
greenwood@broderickgroup.com



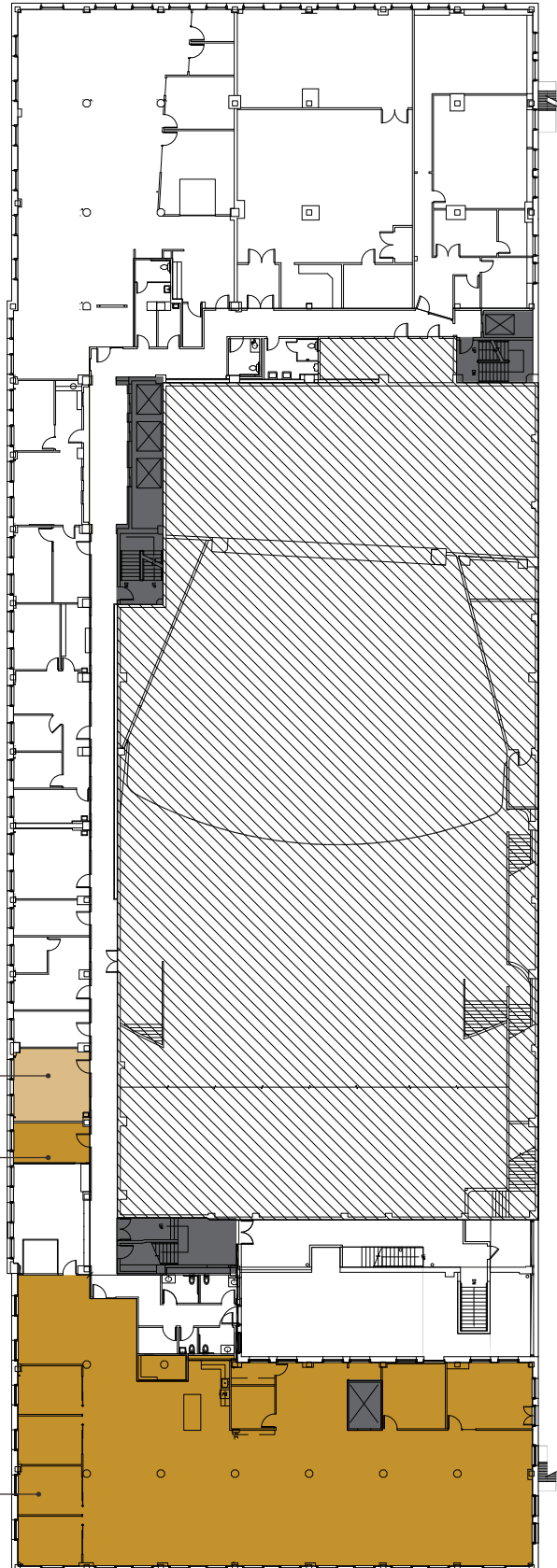
Broderick Group, Inc.  
10500 NE 8th Street, Suite 900  
Bellevue, WA 98004  
main: (425) 646-3444

broderickgroup.com

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.

## FLOOR 3

N



### SUITE 344

361 RSF  
Available Now

### SUITE 346

200 RSF  
Available Now

### SUITE 350

7,601 RSF  
Available Now

[VIEW VIRTUAL TOUR](#)



**METROTRACT**

SEATTLE



Broderick Group, Inc.  
10500 NE 8th Street, Suite 900  
Bellevue, WA 98004  
main: (206) 838-5775

[broderickgroup.com](http://broderickgroup.com)

**Damon McCartney**  
(206) 838-7633  
[mccartney@broderickgroup.com](mailto:mccartney@broderickgroup.com)

**David Greenwood**  
(206) 838-7635  
[greenwood@broderickgroup.com](mailto:greenwood@broderickgroup.com)