



Up to 100,561 RSF of **rent-ready creative space** office located at the heart of downtown Seattle's financial district and vibrant retail core

\$28/SF Full Service
Short Term Deals Available

413 Pine St | Seattle, WA



601 Union Street, Suite 5300
Seattle, WA 98101
colliers.com

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The 5th & Pine building in Seattle stands as a prominent architectural landmark in the heart of the city. The building is nestled amidst the bustling downtown streets, making it a hub for both locals and tourists. With its strategic location and contemporary design, the 5th & Pine building embodies Seattle's vibrant spirit and its commitment to blending tradition with innovation in the cityscape.



PROPERTY HIGHLIGHTS



Penthouse floors



Great city views



On-site security



Rent ready creative space



High ceiling and high-end finishes



Large exterior decks on 5th floor



Abundant natural light



Bike storage, showers and lockers

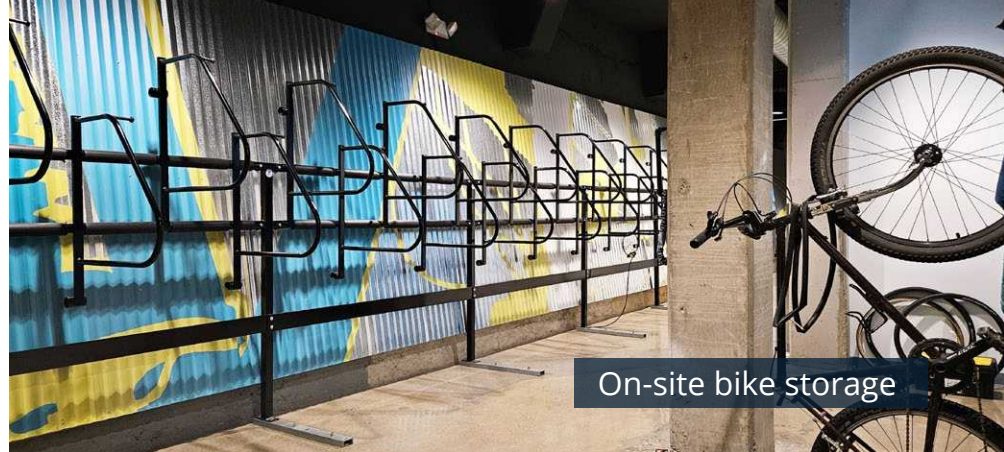
AVAILABILITIES

Suite 200	13,379 RSF	Available 1/1/25
Suite 300	29,020 RSF	Available 1/1/25
Suite 400	28,837 RSF	Available Now
Suite 500	29,161 RSF	Available Now

5th & Pine



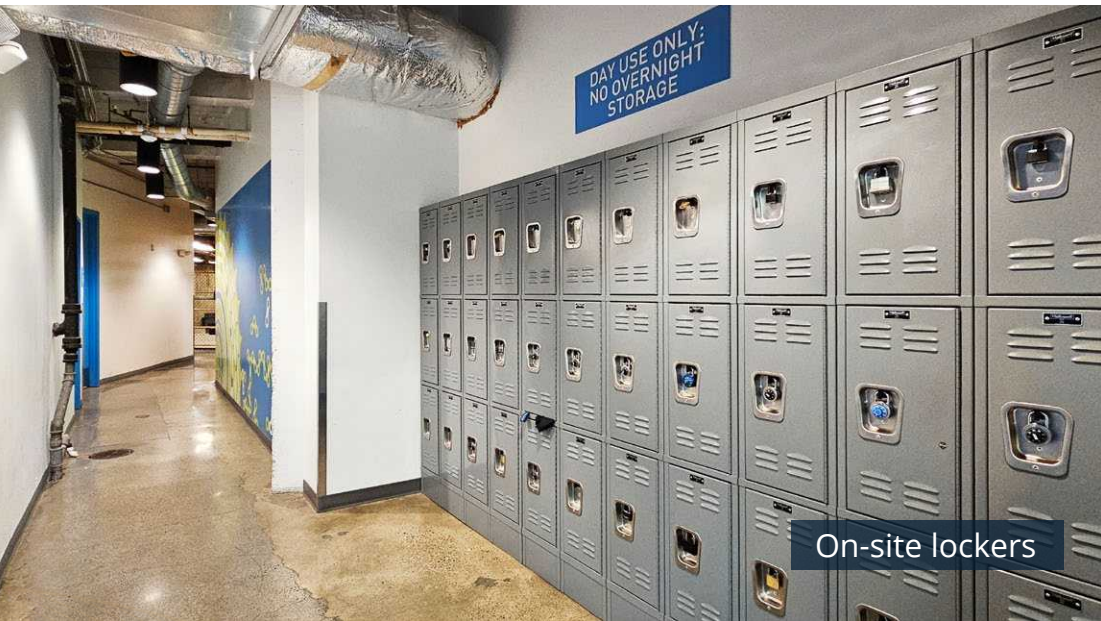
On-site showers



On-site bike storage



Building lobby



On-site lockers



5th floor deck



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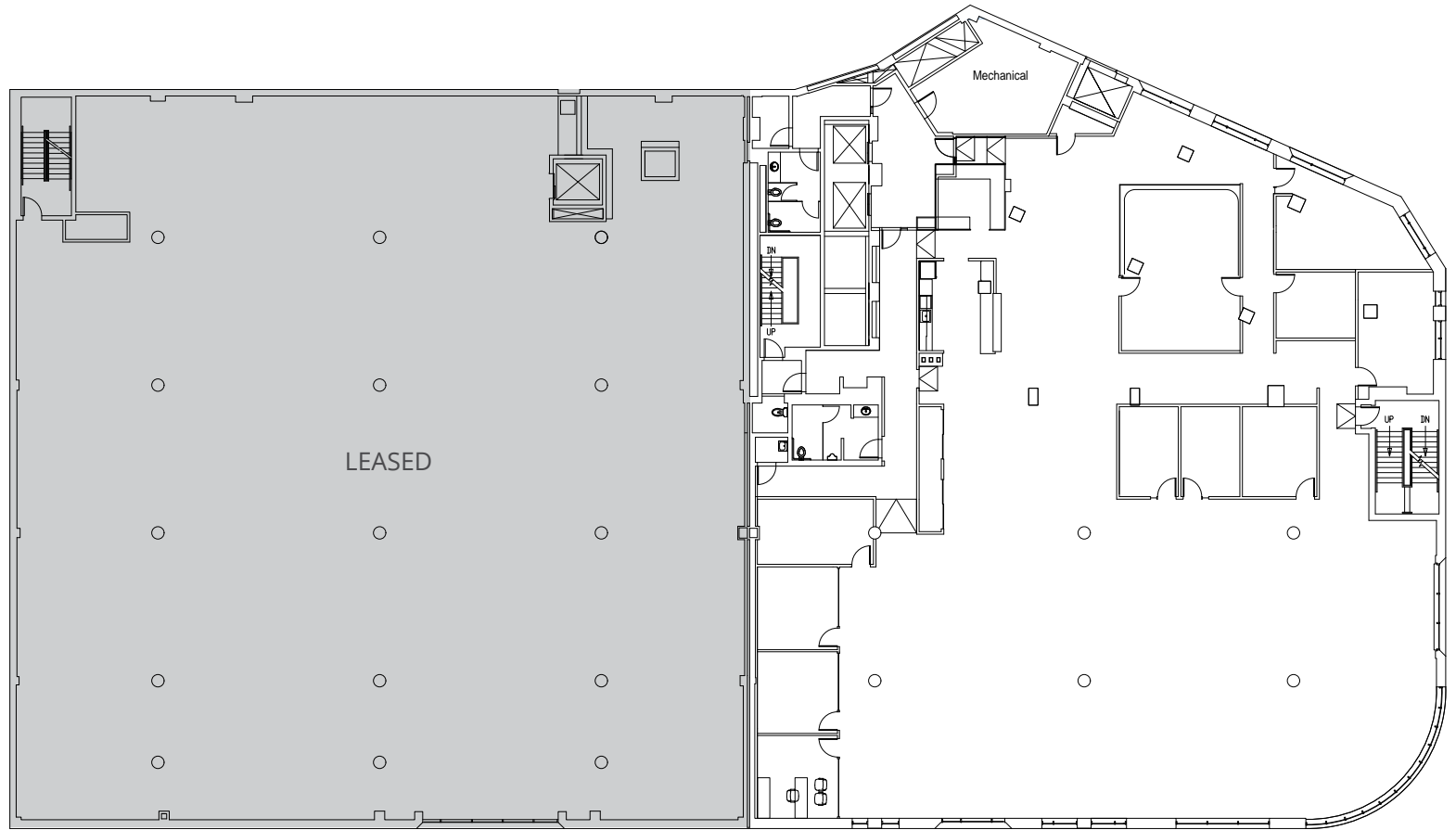
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**2nd Floor
Suite 200**
13,379 RSF

Virtual Tour



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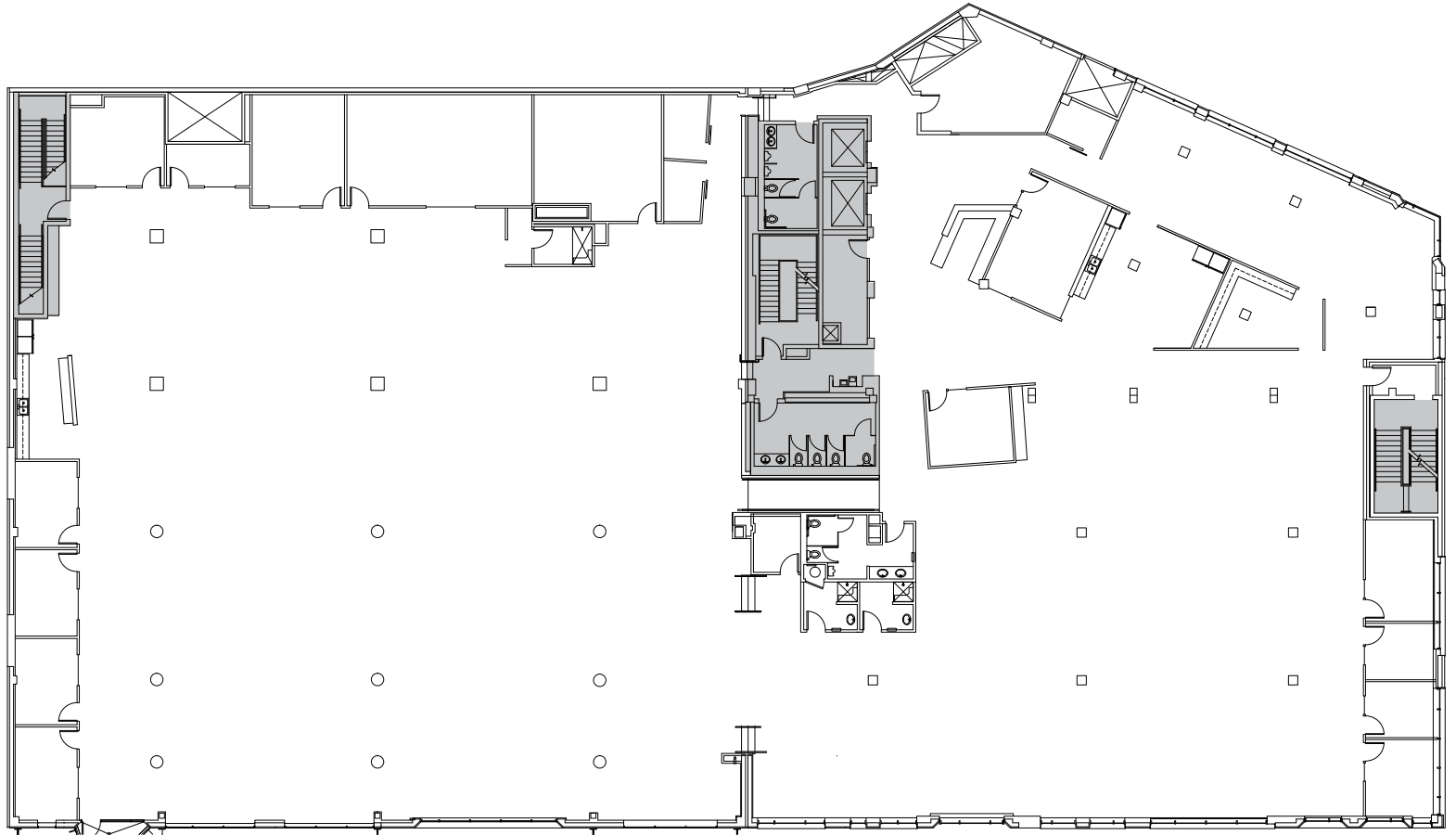
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**Full 3rd Floor
Suite 300**
29,020 RSF

Virtual Tour



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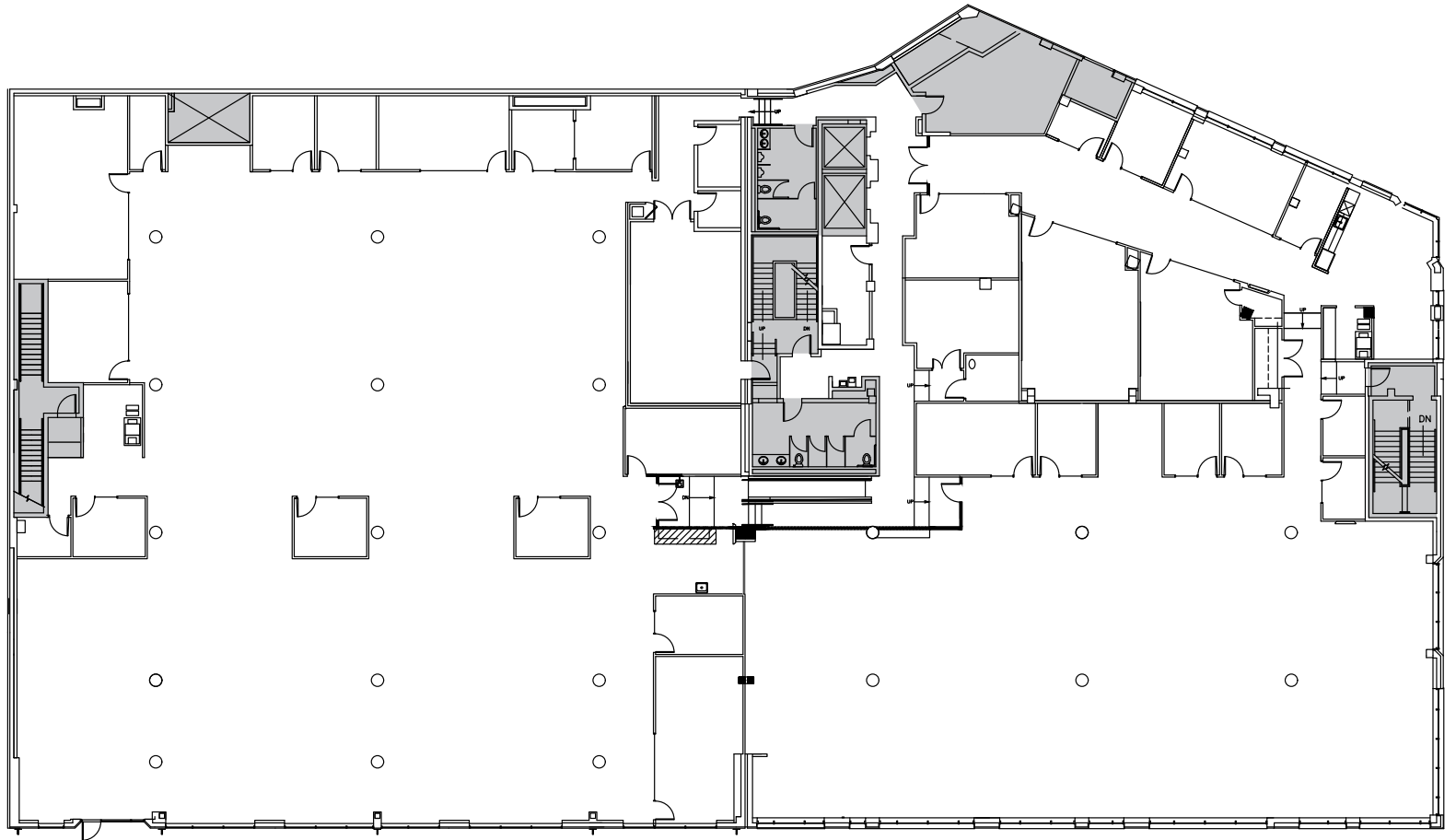
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**Full 4th Floor
Suite 400**
28,837 RSF

Virtual Tour



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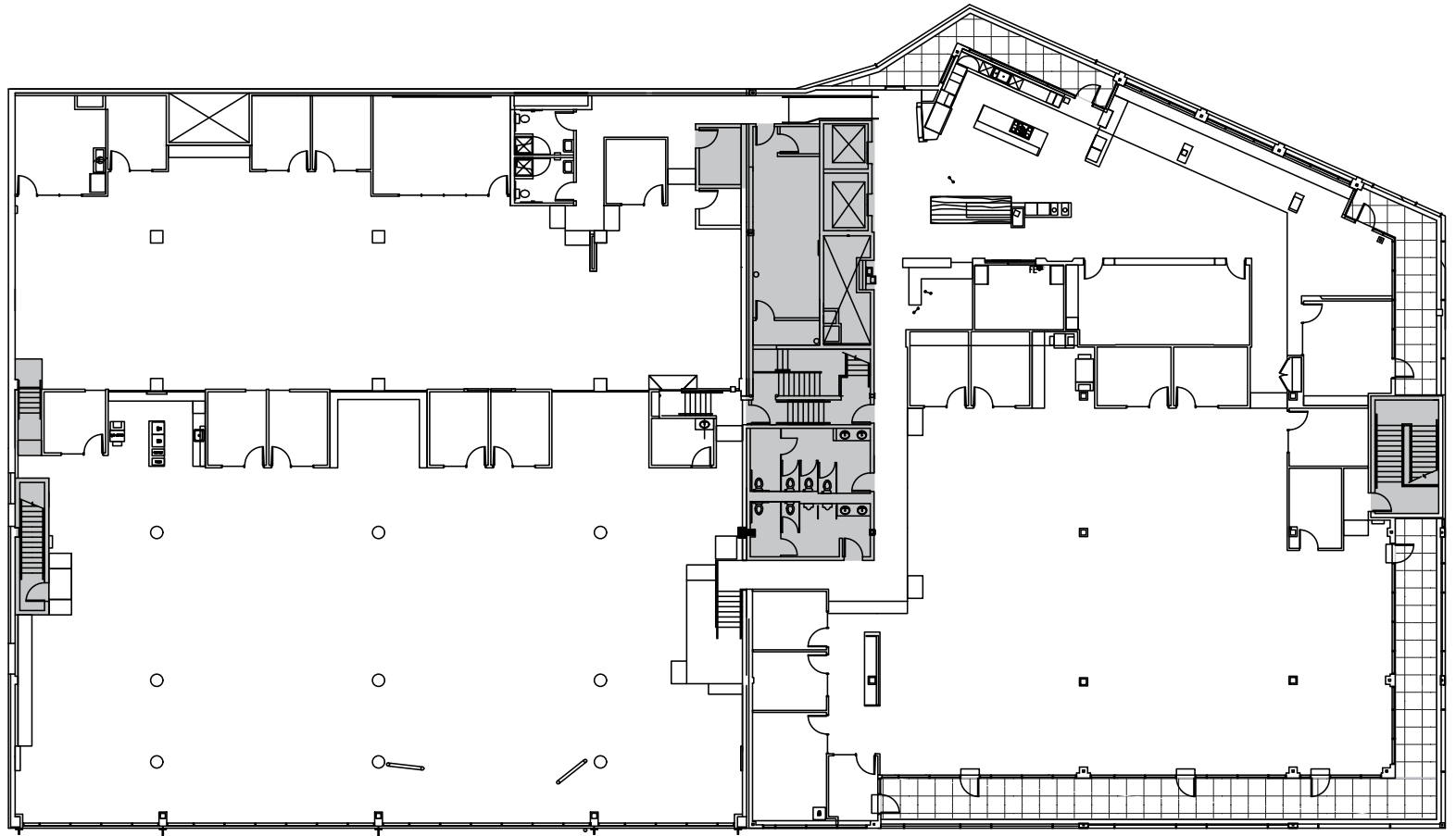
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**Full 5th Floor
Suite 500**
29,161 RSF

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FREMONT

UNIVERSITY DISTRICT

QUEEN ANNE

CAPITOL HILL

Seattle Center

SOUTH LAKE UNION



BELLTOWN

Pacific Place Shopping Center

Westlake Center

Westlake Link Lightrail Station

Seattle Convention Center

Westlake Park

Be at the Heart of Seattle



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5th & Pine



100

TRANSIT SCORE
World-class public transportation



99

WALK SCORE
Daily errands don't require a car



100

BIKE SCORE
Very Bikeable



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Seattle continued its remarkable path to recovery following the challenges posed by the COVID-19 pandemic and other social and economic upheavals. The city's resilience and sense of community were on full display as businesses flourished, tourism rebounded, and the tech industry thrived. The city's vibrant cultural scene once again graced its stages and streets, while its picturesque natural surroundings beckoned outdoor enthusiasts. With a renewed spirit of unity and progress, Seattle stood as a shining example of a city that not only weathered adversity but emerged stronger and more determined than ever.

An Improved and Safer Westlake Park

The Metropolitan Improvement District, managed by the Downtown Seattle Association, ensures the safety, vibrancy, and quality of life in downtown Seattle, including Westlake Park. They offer services like guiding and security escorts, collaborating with law enforcement, social service agencies, and park maintenance, all year round from 7:30am to 9:00pm, 362 days annually.

Additional security measures include:

- **Iron & Oak Security is on-site at Westlake Park** 7 days/week beginning at 7:30am, and are in the neighborhood until 9:00pm
- **MID's SafeWalk security escorts service** is available every day



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