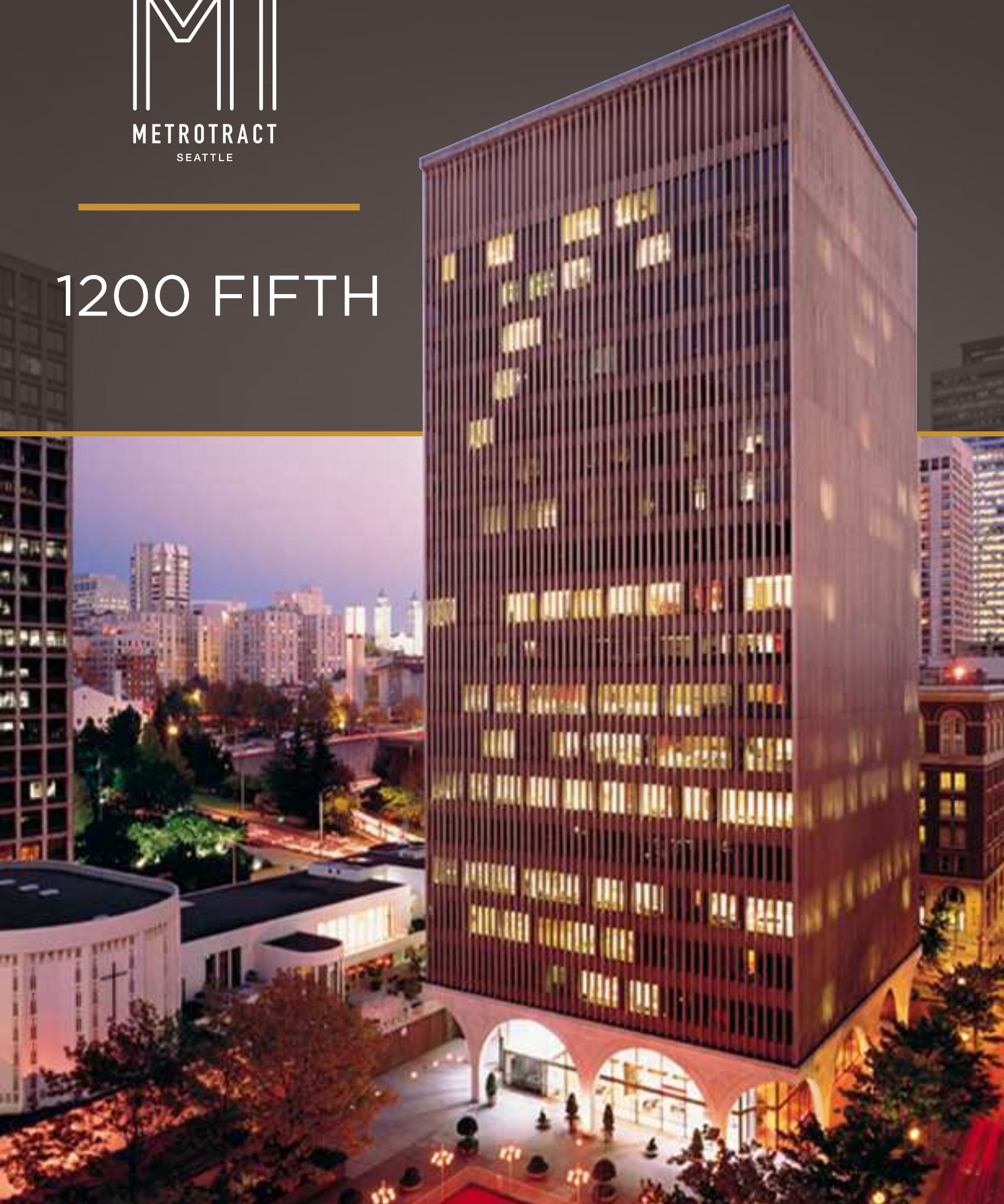




1200 FIFTH



1200 FIFTH

1200 Fifth Avenue | Seattle, Washington 98101



BUILDING FACTS

- » Total Building Size234,041 RSF
- » Number of Floors.....20
- » Average Floor Plate12,600 RSF
- » Year Built.....1964
- » Parking Ratio1 / 1,800 SF
- » LEED Gold Certified
- » Fitwel Viral Response Certified

BUILDING AMENITIES

- ▶ » Conference room facility
- ▶ » Lobby
- ▶ » Shower
- ▶ » Secure bike storage / day-use lockers
 - » 161 parking stalls
 - » EV charging system
- ▶ » MT Fitness Center located on the Lower Level of Rainier Tower

ON-SITE RETAIL

- » Union Bank



Fitwel®
Viral Response
Certified

▶ Click the play buttons for virtual tours

1200 FIFTH

1200 Fifth Avenue | Seattle, Washington 98101

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.

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

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

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



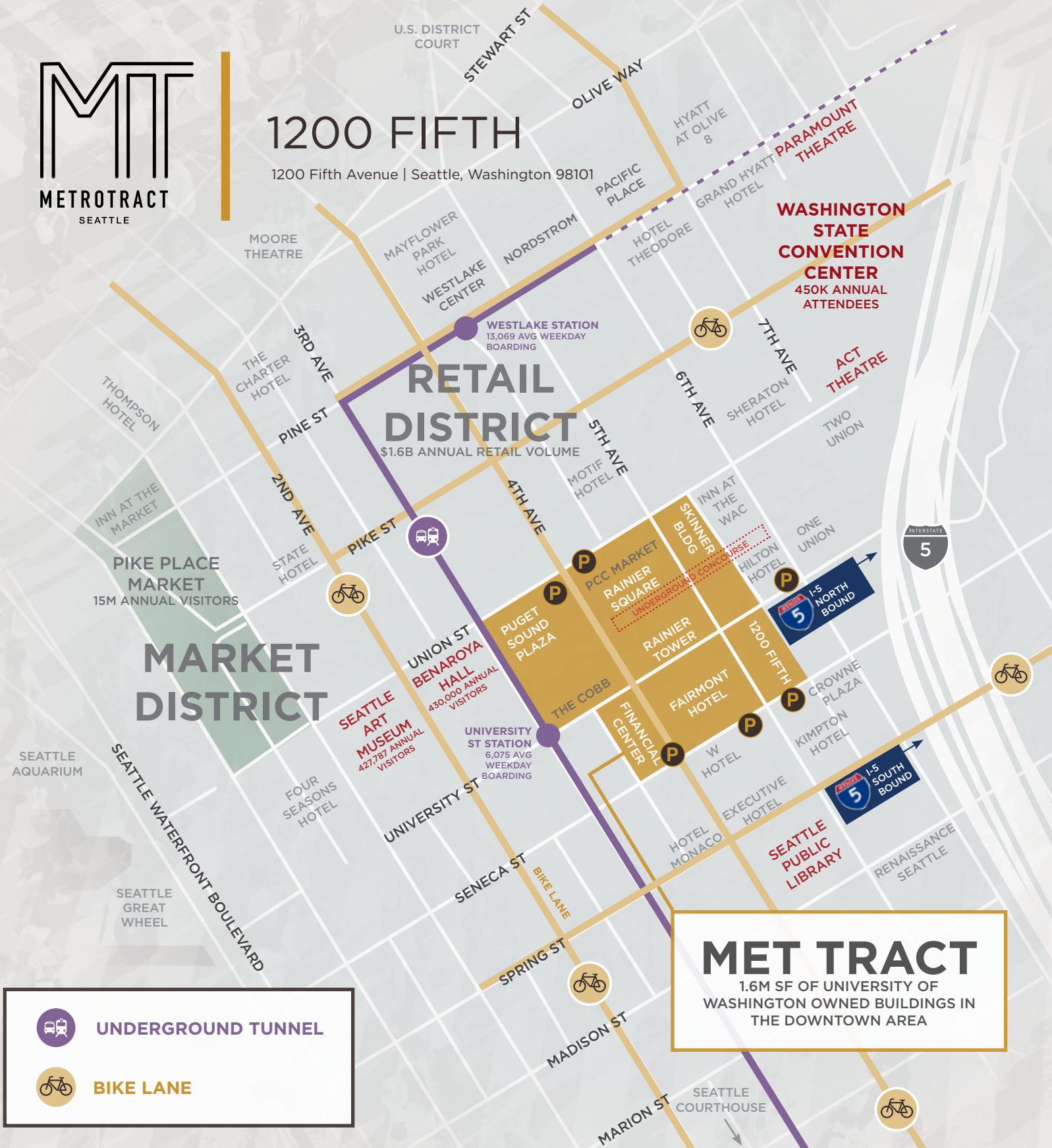
Underground Tunnel



Bike Lane

1200 FIFTH

1200 Fifth Avenue | Seattle, Washington 98101





1200 FIFTH

1200 Fifth Avenue
Seattle, Washington 98101



CURRENT AVAILABLE SUITES

Floor / Suite	RSF	Comments
20/2010	2,019	Available now! 5 private offices and kitchenette. Lobby exposure.
19/1950	1,296	LEASE PENDING. 4 private offices, kitchenette and reception area.
19/1900	4,754	Available 12/1/2024. 10 private offices, 3 conference rooms and kitchenette.
18/1830	2,107	Available now! 6 private offices, 1 conference room, kitchenette and utility room.
18/1825	1,613	LEASE PENDING. 3 private offices and open work area.
18/1820	3,718	Available now! 4 private offices, 1 conference room, open work area and kitchenette.
15/1565	2,069	Available now! 2 conferences and a kitchenette.
12/1220	3,644	Available now! 6 private offices, 2 conference rooms, reception area, utility room, kitchenette and break room. Virtual Tour available at bit.ly/49jx1P1
12/1217	4,177	Available with 60 days' notice. 6 private offices, 2 conference rooms, reception area, utility room, kitchenette and break room.
11/1100	4,915	Available now! New Spec Suite, open work area, 1 conference room, 4 private offices, break room, reception area and kitchenette. Virtual Tour available at bit.ly/3YXuUuT
2/200	6,132	Available now! Open work area, multiple private offices and multiple conference rooms, kitchenette and break room.

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: (206) 838-5775

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.



METROTRACT
SEATTLE



1200 FIFTH

1200 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: (206) 838-5775

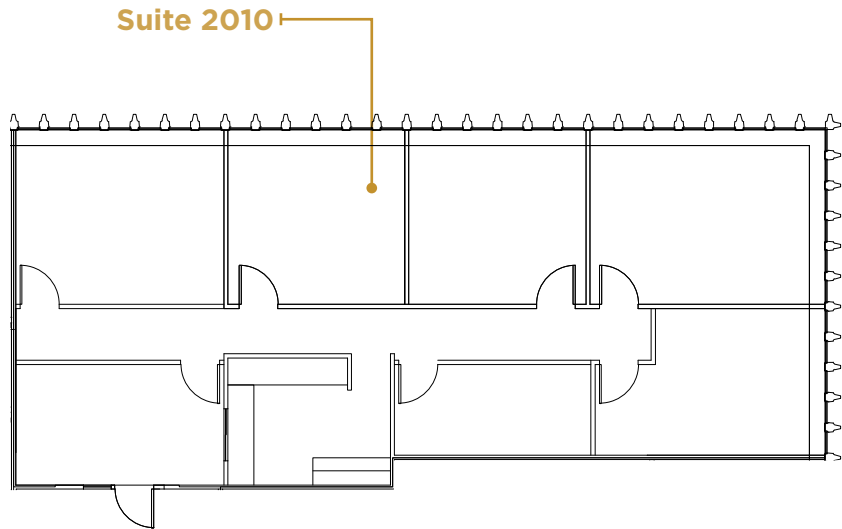
broderickgroup.com

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 2010 2,019 RSF



Suite 2010



SPACE FEATURES

- » Available now!
- » 5 private offices
- » Kitchenette
- » Lobby exposure



METROTRACT
SEATTLE



1200 FIFTH

1200 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: (206) 838-5775

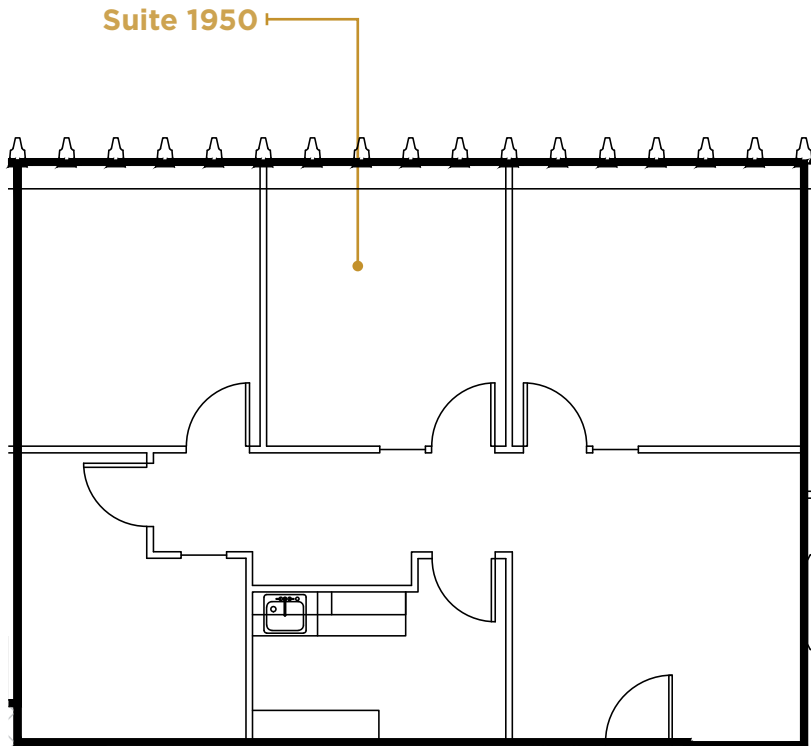
broderickgroup.com

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 1950 1,296 RSF



Suite 1950



SPACE FEATURES

- » LEASE PENDING
- » 4 private offices
- » Kitchenette
- » Reception area



METROTRACT
SEATTLE



1200 FIFTH

1200 Fifth Avenue
Seattle, Washington 98101

Damon McCartney

(206) 838-7633

mccartney@broderickgroup.com

David Greenwood

(206) 838-7635

greenwood@broderickgroup.com



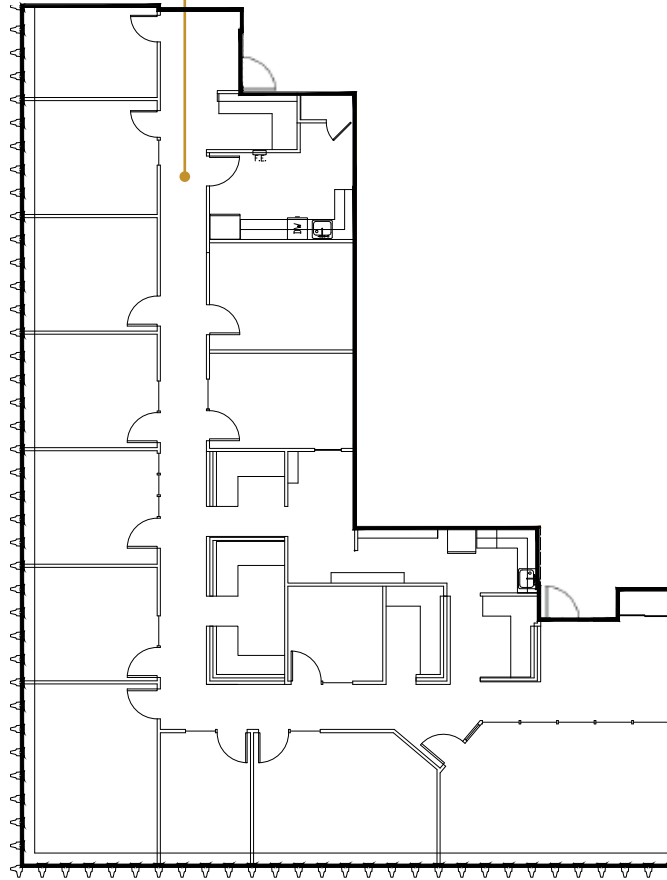
Broderick Group, Inc.
10500 NE 8th Street, Suite 900
Bellevue, WA 98004
main: (206) 838-5775

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 1900 4,754 RSF

Suite 1900



SPACE FEATURES

- » Available 12/1/2024
- » 10 private offices
- » 3 conference rooms
- » Kitchenette



METROTRACT
SEATTLE



1200 FIFTH

1200 Fifth Avenue
Seattle, Washington 98101



Damon McCartney

(206) 838-7633

mccartney@broderickgroup.com

David Greenwood

(206) 838-7635

greenwood@broderickgroup.com



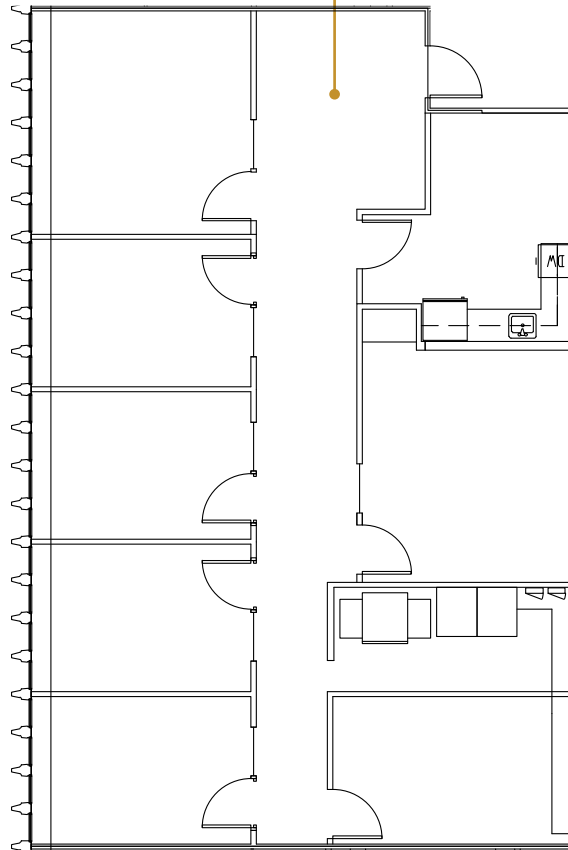
Broderick Group, Inc.
10500 NE 8th Street, Suite 900
Bellevue, WA 98004
main: (206) 838-5775

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 1830 2,107 RSF

Suite 1830



N

SPACE FEATURES

- » Available now!
- » 6 private offices
- » 1 conference room
- » Kitchenette
- » Utility room



METROTRACT
SEATTLE



1200 FIFTH

1200 Fifth Avenue
Seattle, Washington 98101



Damon McCartney

(206) 838-7633

mccartney@broderickgroup.com

David Greenwood

(206) 838-7635

greenwood@broderickgroup.com

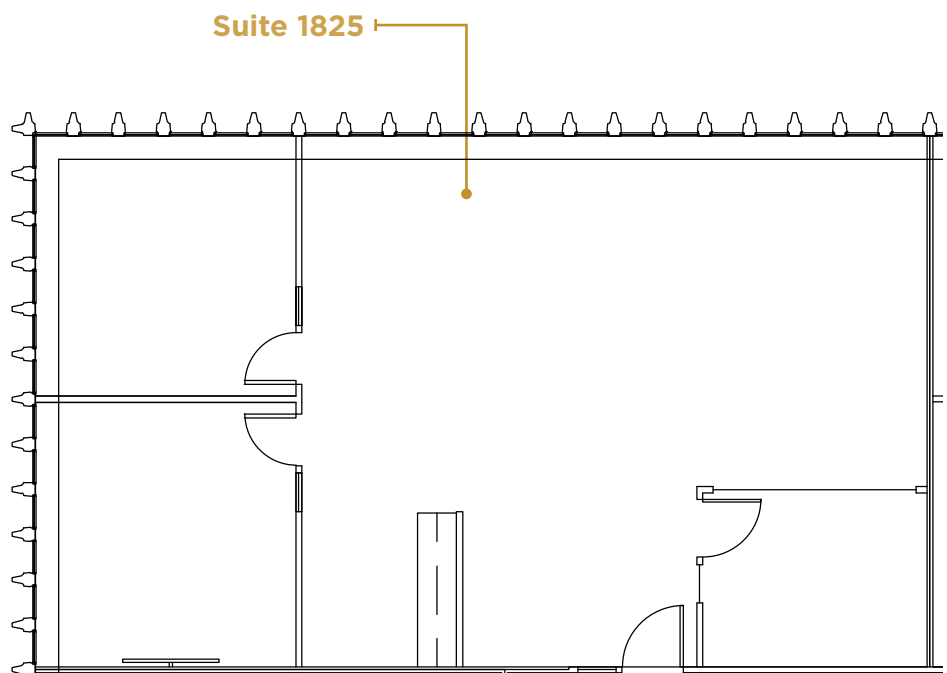


Broderick Group, Inc.
10500 NE 8th Street, Suite 900
Bellevue, WA 98004
main: (206) 838-5775

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 1825 1,613 RSF



SPACE FEATURES

- » LEASE PENDING
- » 3 private offices
- » Open work area



METROTRACT
SEATTLE



1200 FIFTH

1200 Fifth Avenue
Seattle, Washington 98101



Damon McCartney

(206) 838-7633

mccartney@broderickgroup.com

David Greenwood

(206) 838-7635

greenwood@broderickgroup.com

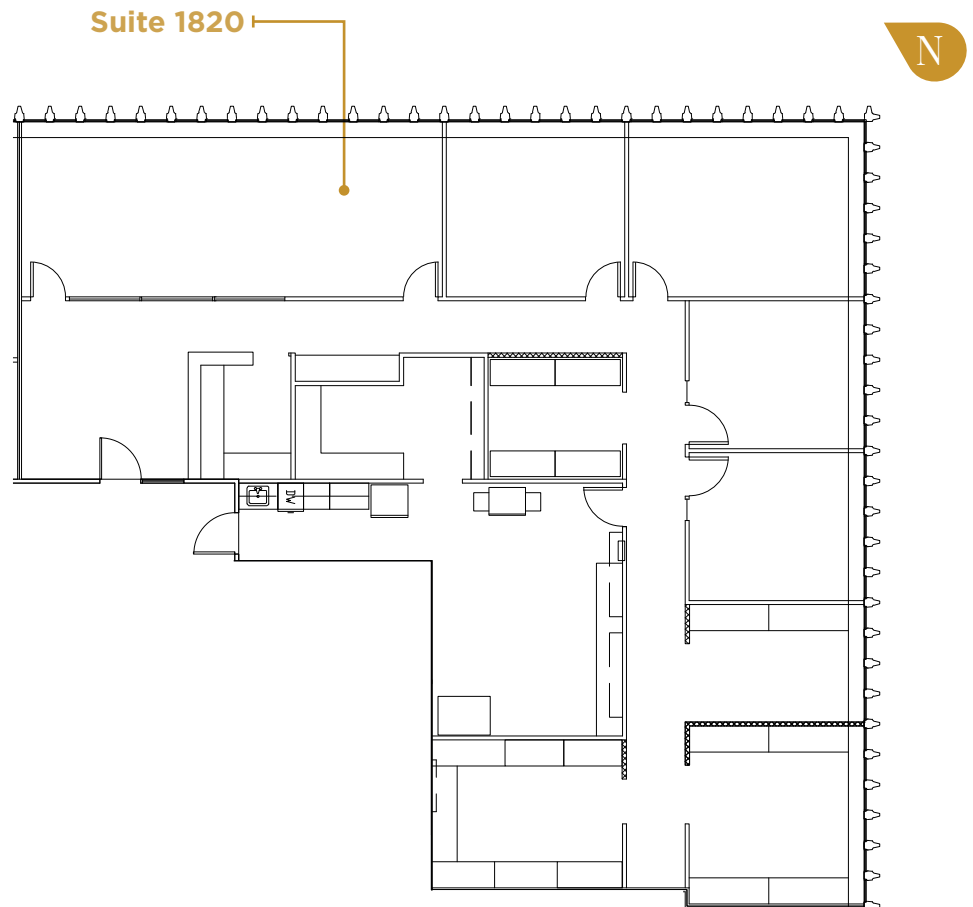


Broderick Group, Inc.
10500 NE 8th Street, Suite 900
Bellevue, WA 98004
main: (206) 838-5775

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 1820 3,718 RSF



SPACE FEATURES

- » Available now!
- » 4 private offices
- » 1 conference room
- » Kitchenette
- » Open work area



METROTRACT
SEATTLE



1200 FIFTH

1200 Fifth Avenue
Seattle, Washington 98101



Damon McCartney

(206) 838-7633

mccartney@broderickgroup.com

David Greenwood

(206) 838-7635

greenwood@broderickgroup.com

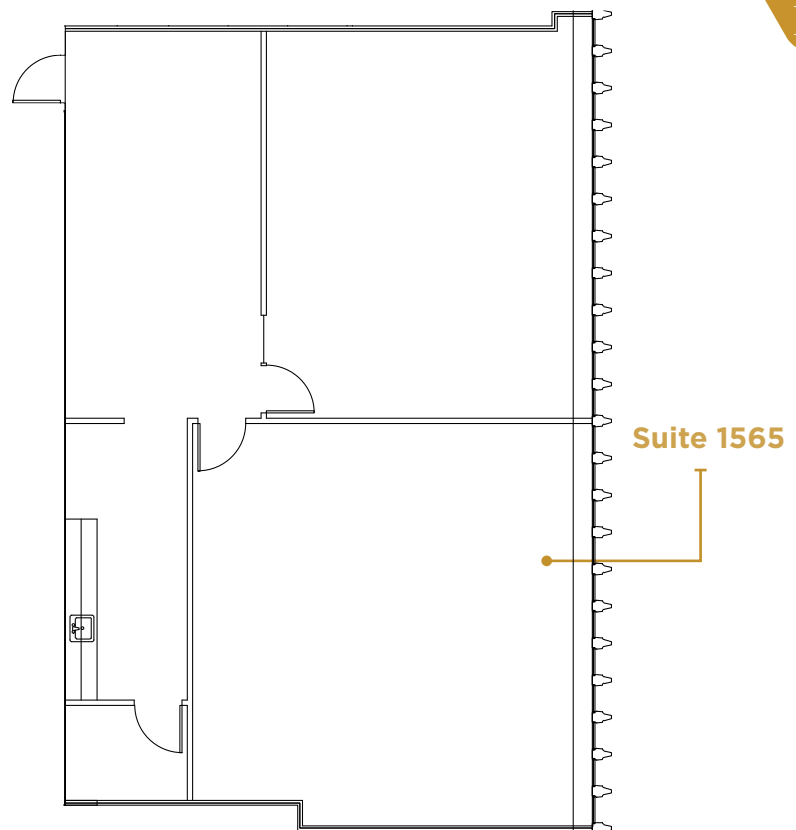


Broderick Group, Inc.
10500 NE 8th Street, Suite 900
Bellevue, WA 98004
main: (206) 838-5775

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 1565 2,069 RSF



SPACE FEATURES

- » Available now!
- » 2 conference rooms
- » Kitchenette



METROTRACT
SEATTLE



1200 FIFTH

1200 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: (206) 838-5775

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.



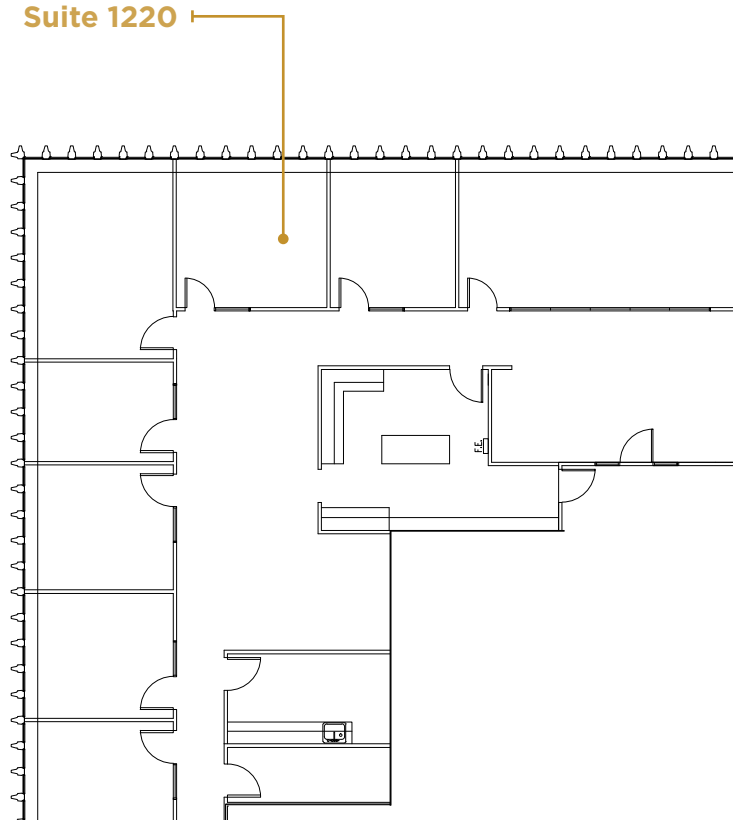
For virtual tour, visit:

bit.ly/49jx1P1

SUITE 1220

3,644 RSF

Suite 1220



SPACE FEATURES

- » Available now!
- » 6 private offices
- » 2 conference rooms
- » Reception area
- » Break area and kitchenette
- » Utility room



METROTRACT
SEATTLE



1200 FIFTH

1200 Fifth Avenue
Seattle, Washington 98101



Damon McCartney

(206) 838-7633

mccartney@broderickgroup.com

David Greenwood

(206) 838-7635

greenwood@broderickgroup.com



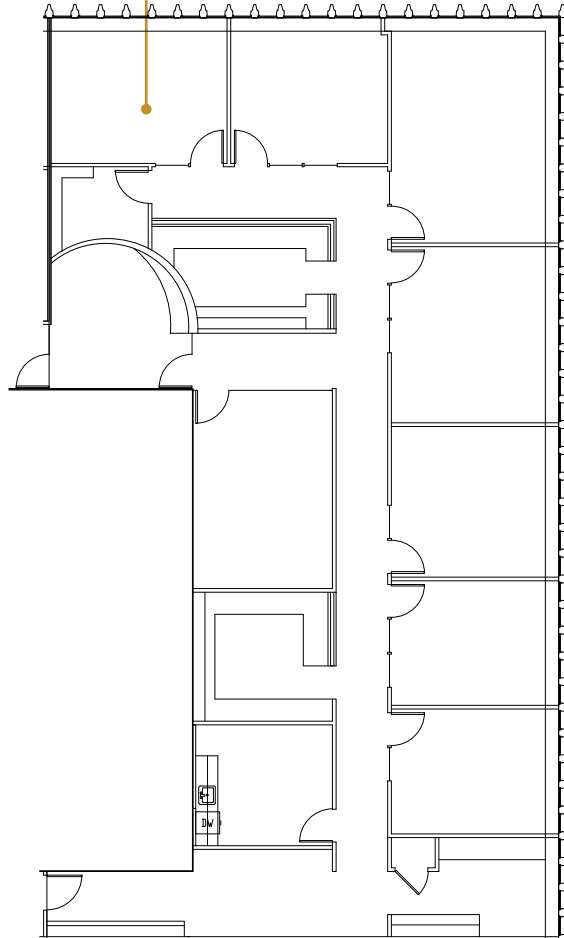
Broderick Group, Inc.
10500 NE 8th Street, Suite 900
Bellevue, WA 98004
main: (206) 838-5775

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 1217 4,177 RSF

Suite 1217



N

SPACE FEATURES

- » Available with 60 days' notice
- » 6 private offices
- » 2 conference rooms
- » Reception area
- » Break area and kitchenette
- » Utility room



METROTRACT
SEATTLE



1200 FIFTH

1200 Fifth Avenue
Seattle, Washington 98101

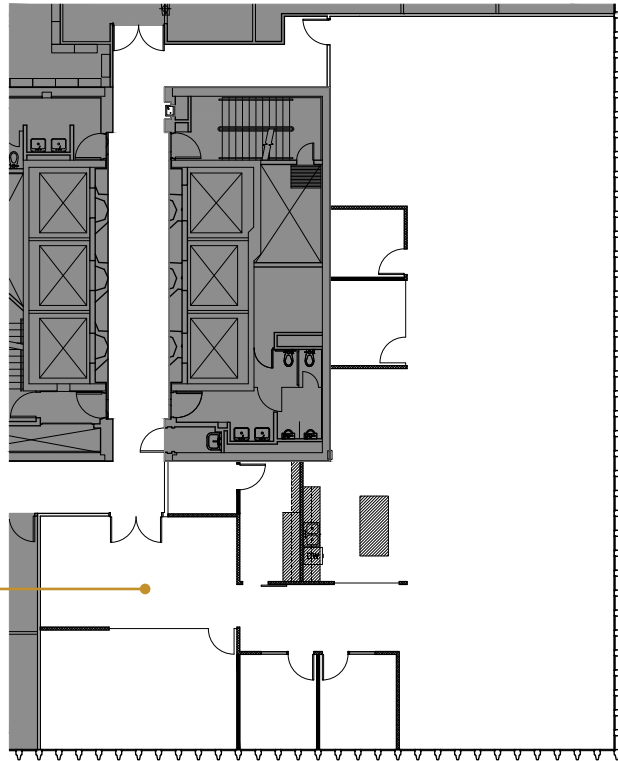


For virtual tour, visit:
bit.ly/3YXuUuT

SUITE 1100
4,915 RSF



Suite 1100



SPACE FEATURES

- » Available now!
- » New Spec Suite
- » Open work area
- » 1 conference room
- » 4 private offices
- » Break area and kitchenette
- » Reception area



METROTRACT
SEATTLE

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: (206) 838-5775

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.



1200 FIFTH

1200 Fifth Avenue
Seattle, Washington 98101



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

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

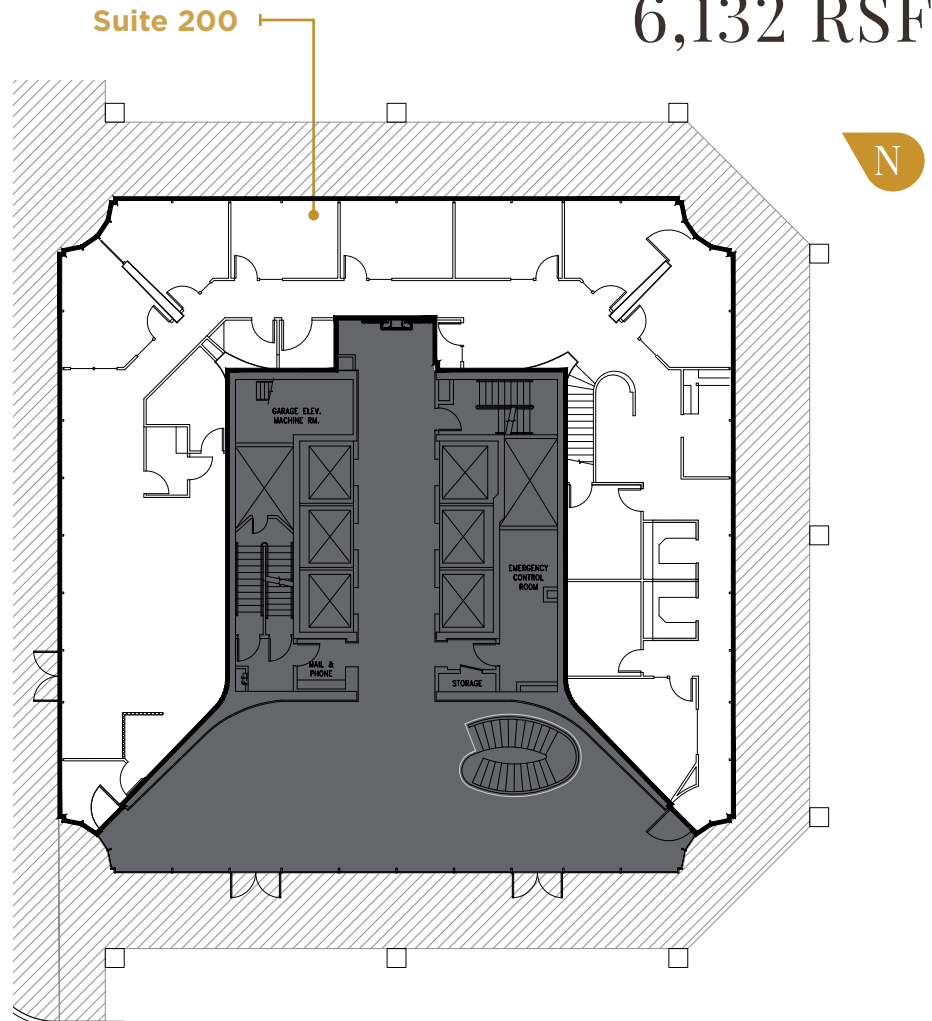


Broderick Group, Inc.
10500 NE 8th Street, Suite 900
Bellevue, WA 98004
main: (206) 838-5775

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 200 6,132 RSF



SPACE FEATURES

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



METROTRACT
SEATTLE



METROTRACT

SEATTLE

BRODERICK
• GROUP •

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

broderickgroup.com

Damon McCartney

(206) 838-7633

mccartney@broderickgroup.com

David Greenwood

(206) 838-7635

greenwood@broderickgroup.com