



FINANCIAL CENTER





FINANCIAL CENTER

1215 Fourth Avenue | Seattle, Washington 98101



BUILDING FACTS

- » Total Building Size361,760 RSF
- » Number of Floors.....28
- » Average Floor Plate15,000 RSF
- » Year Built1972
- » Parking Ratio1 / 1,800 SF
- » LEED Gold Certified
- » Fitwel Viral Response Certified

BUILDING AMENITIES

-  » Small conference facility
-  » Large conference facility
-  » Shower facilities/locker room
- » 200 parking stalls
-  » Secured bike storage
- » EV charging system
-  » MT Fitness Center located on the Lower Level of Rainier Tower

ON-SITE RETAIL

- » Caffe Migliore
- » Original Deli
- » Purple Café & Wine Bar



Fitwel[®]
Viral Response
Certified

 Click the play buttons for virtual tours



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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

MET TRACT

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



UNDERGROUND TUNNEL

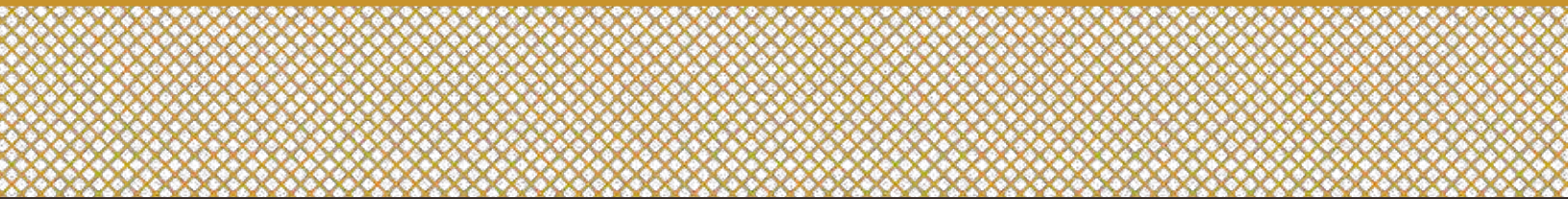


BIKE LANE



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CURRENT AVAILABLE SUITES

| Floor / Suite | RSF | Comments |
|---------------------------|--------|---|
| 27/2700 | 14,967 | Available now! Full floor availability, west facing views. Contiguous with floors 25 & 26 for a total of 44,901 RSF. Interstitial staircase connecting floors 25-27. Virtual Tour available at bit.ly/3nTc8SR |
| 26/2600 | 14,967 | Available now! Full floor availability, west facing views. Large breakout room located on the Southeast section of the building. Contiguous with floors 25 & 27 for a total of 44,901 RSF. Interstitial staircase connecting floors 25-27. Virtual Tour available at bit.ly/398Mw0d |
| 25/2500 | 14,967 | Available now! Brand new build out. Full floor availability, west facing views. Contiguous with floors 26 & 27 for a total of 44,901 RSF. Interstitial staircase connecting floors 25-27. Virtual Tour available at bit.ly/3EgGkIb |
| 24/2400 | 14,967 | Available now! Full floor in cold shell condition with great views. Interstitial staircase connects to the 23rd floor. Market ready work completed in North East corner. Virtual Tour available at bit.ly/48mzoi1 |
| 22 / 2200 | 14,967 | Available now! Full floor with great views. Virtual Tour available at bit.ly/3LC8URE |
| 21 / 2100 | 14,946 | Available now! Full floor with great views. Virtual Tour available at bit.ly/3zVZL3H |
| 20 / 2000 | 14,946 | Available now! Full floor with great views. Virtual Tour available at bit.ly/3y4vE9P |
| 19/1900 | 3,881 | Available Q3 2024! Multiple private offices, open work area, multiple conference rooms, kitchenette. |
| 18/1800 | 15,005 | Available now! Rent ready, multiple private offices, multiple conference rooms, kitchenette. Existing furniture available. Plug and Play and already cabled. Virtual Tour available at bit.ly/303m7uQ |
| 16/1600 | 14,947 | Available now! Open work area, multiple private offices and multiple conference rooms, kitchenette and break room. Landlord willing to demise to 7,000 RSF. Virtual Tour available at bit.ly/3KBPVg7 |
| 15/1500 | 14,947 | Available now! Open work area, multiple private offices, multiple conference rooms and kitchenette. Furniture available. Virtual Tour available at bit.ly/47IW8QR |
| 14/1400 | 14,947 | Available now! Open work area, multiple private offices, multiple conference rooms, kitchenette and break room. Virtual Tour available at bit.ly/3s2FjdA |
| 13/1325 | 1,077 | Available now! Two private offices, and open work area. |
| 12/1215 | 5,826 | Available now! Brand new spec suite! Multiple private offices, and a kitchenette. Virtual Tour available at bit.ly/42KjQ7h |
| 11/1125 | 2,859 | Available Q3 2024! Lobby exposure, open work station area, multiple private offices, multiple conference rooms. Virtual Tour available at bit.ly/3z7CHcF |
| 10/1010 | 1,728 | Available now! Four private offices and open work area. Contiguous option with suite 1000 for a total of 6,447 RSF. Virtual Tour available at bit.ly/2LXIbne |
| 10/1000 | 4,719 | Available now! Multiple private offices, and a kitchenette. Contiguous option with suite 1010 for a total of 6,447 RSF. |
| 8/800 | 14,870 | Available now! Full floor, kitchenette/break room, multiple private offices, conference rooms, two private restrooms and a large open work area. Contiguous with floor 7 for a total of 29,744 RSF. Virtual Tour available at bit.ly/325WRW6 |
| 7/700 | 14,874 | Available now! Full floor, kitchenette/break room, multiple private offices, large conference rooms, private restrooms and open work areas. Contiguous with floor 8 for a total of 29,744 RSF. Virtual Tour available at bit.ly/21IDFla |
| 6/600 | 14,874 | Available now! Full floor, kitchenette/break room, multiple private offices, large conference rooms, private restrooms and open work areas. Virtual Tour available at bit.ly/3QYyaAI |
| 1/110 | 2,759 | Available now! Ground floor space and great signage opportunity. |



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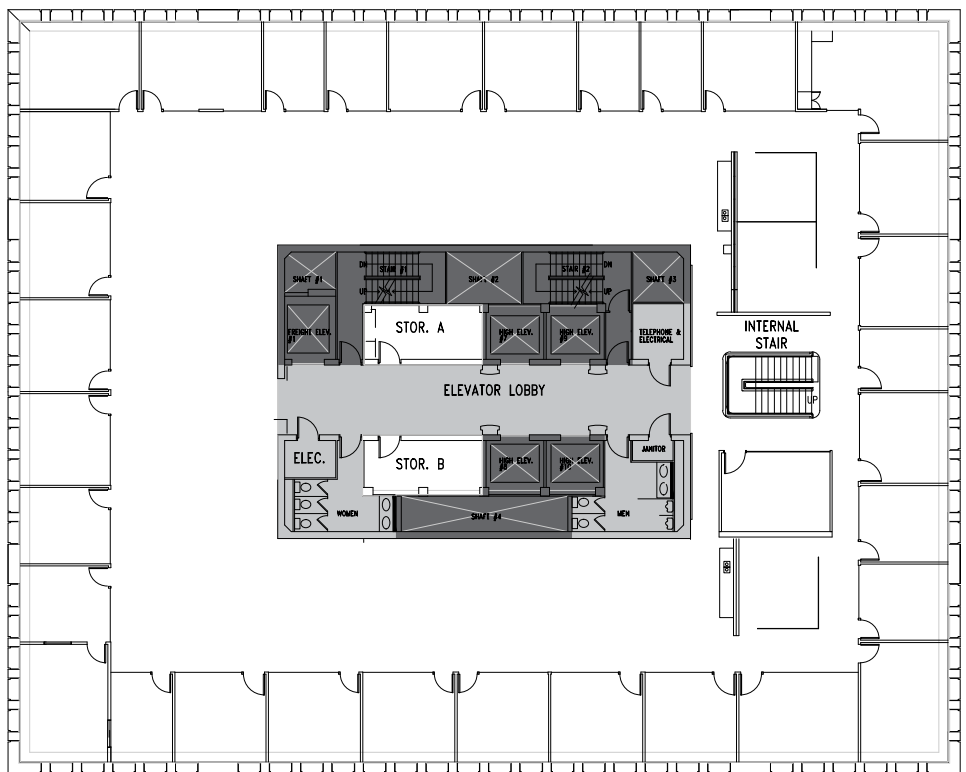


For virtual tour, visit:

bit.ly/3nTc8SR

SUITE 2700

14,967 RSF



SPACE FEATURES

- » Available now!
- » West facing views
- » Contiguous with floors 25 & 26 (44,901 RSF combined)
- » Interstitial staircase connecting floors 25 - 27



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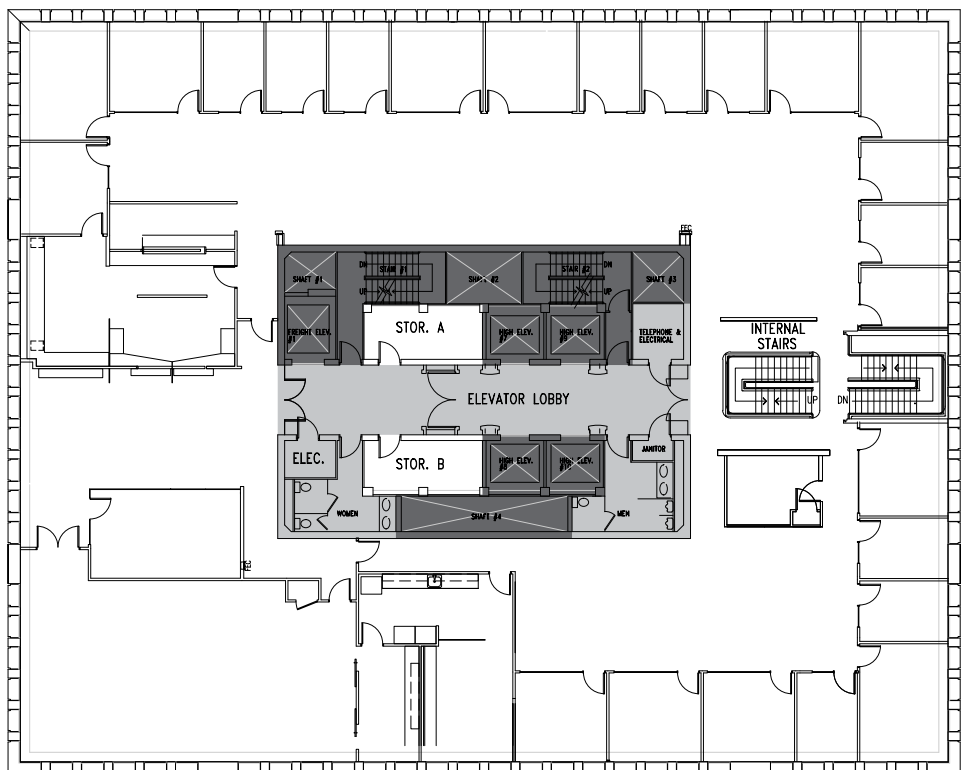
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For virtual tour, visit:
bit.ly/398MwOd

SUITE 2600

14,967 RSF



SPACE FEATURES

- » Available now!
- » West facing views
- » Large breakout room located on the Southeast section of the building
- » Contiguous with floors 25 & 27 (44,901 RSF combined)
- » Interstitial staircase connecting floors 25 - 27



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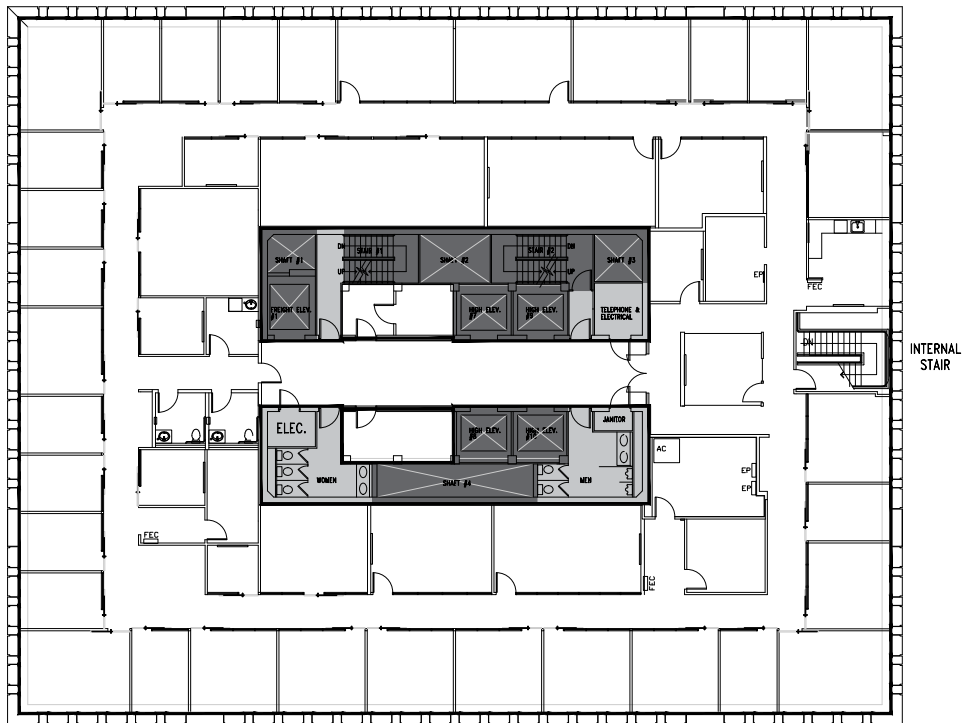
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For virtual tour, visit:
bit.ly/3EgGkIB

SUITE 2500

14,967 RSF



SPACE FEATURES

- » Available now!
- » Brand new build out
- » West facing views
- » Contiguous with floors 26 & 27 (44,901 RSF combined)
- » Interstitial staircase connecting floors 25 - 27



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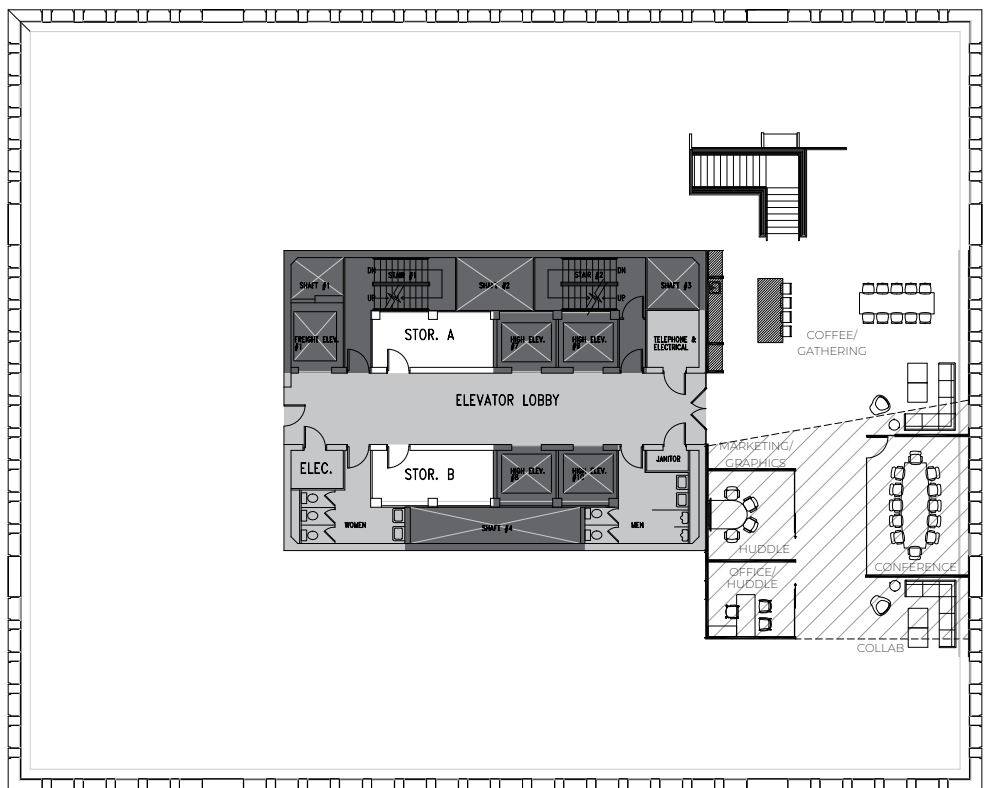
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For virtual tour, visit:
bit.ly/48mz0j1

SUITE 2400

14,967 RSF



SPACE FEATURES

- » Available now!
- » Market ready work completed in North East corner
- » Full floor availability
- » West facing views
- » Interstitial staircase connecting to the 23rd floor



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FULL FLOOR SUITE 2400 CONCEPT - OPEN OFFICE PLAN 14,967 RSF

N



*Proposed Plan

SPACE FEATURES

- » Total Occupants: 108
- » 140 RSF/person
- » 7 offices
- » 100 workstations
- » 1 reception area
- » 1 break room
- » 2 conference rooms
- » 2 phone rooms
- » 4 huddle rooms
- » 3 touchdown areas
- » 2 copy/work areas
- » 1 server/storage room



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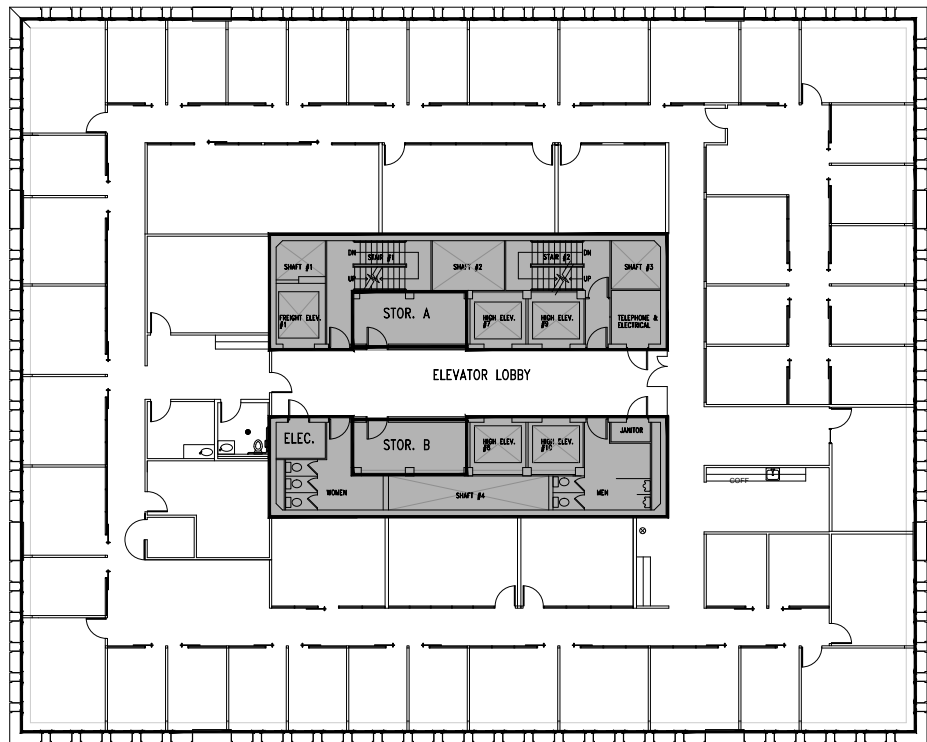
For virtual tour, visit:

bit.ly/3LC8URE

SUITE 2200

14,967 RSF

N



SPACE FEATURES

» Available Now



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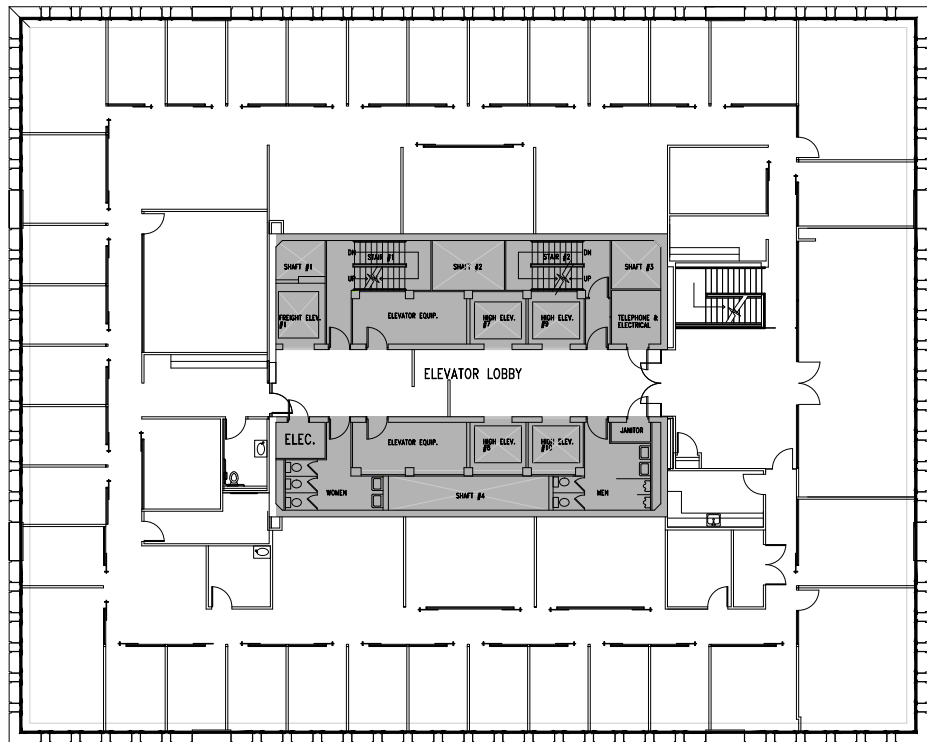
For virtual tour, visit:

bit.ly/3zVZL3H

SUITE 2100

14,946 RSF

N



SPACE FEATURES

» Available Now



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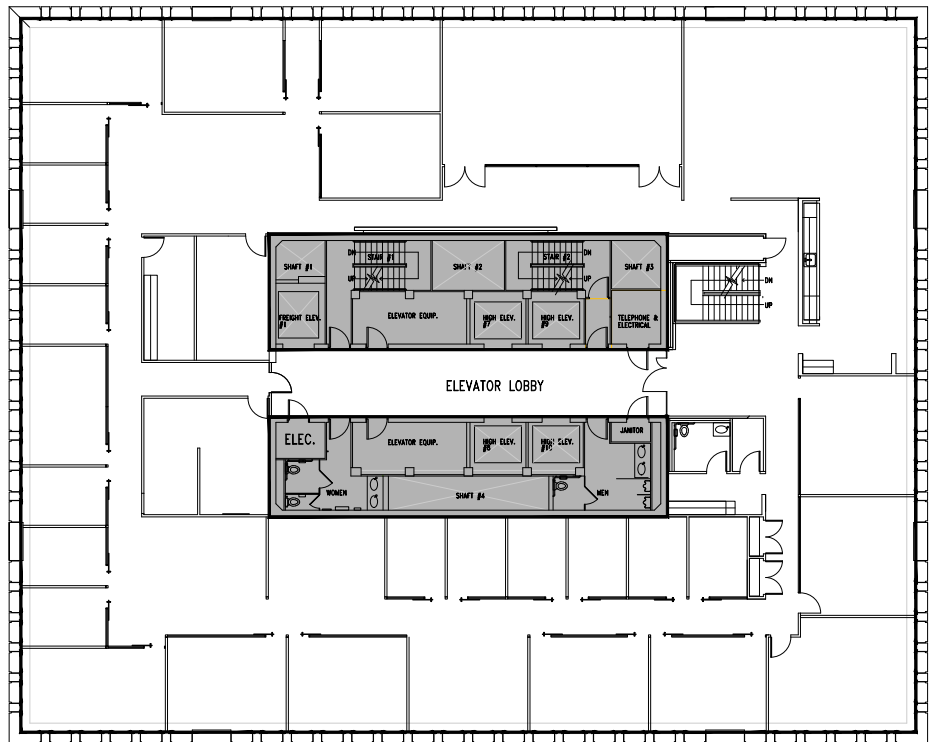
For virtual tour, visit:

bit.ly/3y4vE9P

SUITE 2000

14,946 RSF

N



SPACE FEATURES

» Available Now



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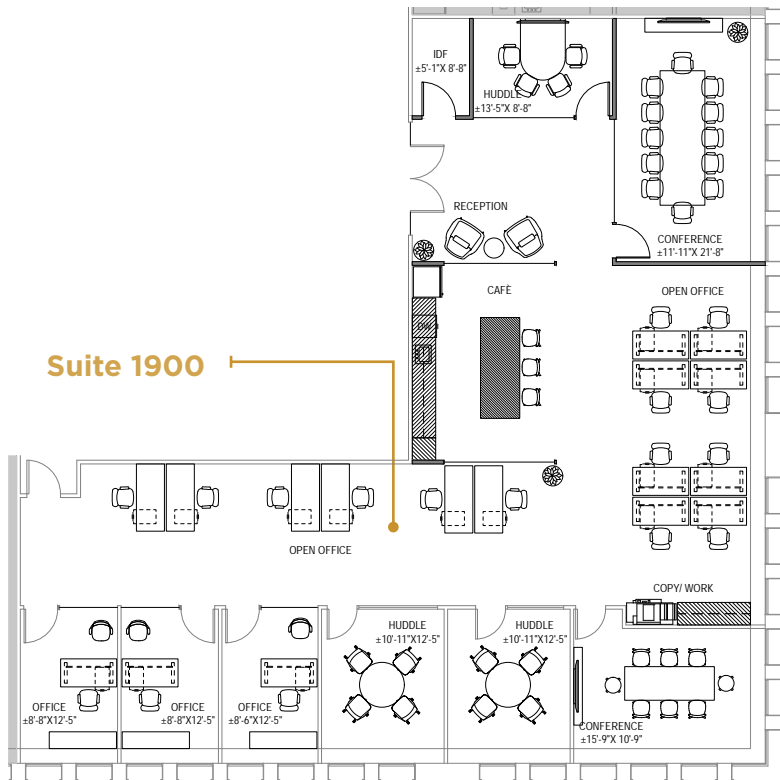
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SUITE 1900

3,881 RSF



SPACE FEATURES

- » Available Q3 2024!
- » Multiple private offices
- » Open work area
- » Multiple conference rooms
- » Kitchenette



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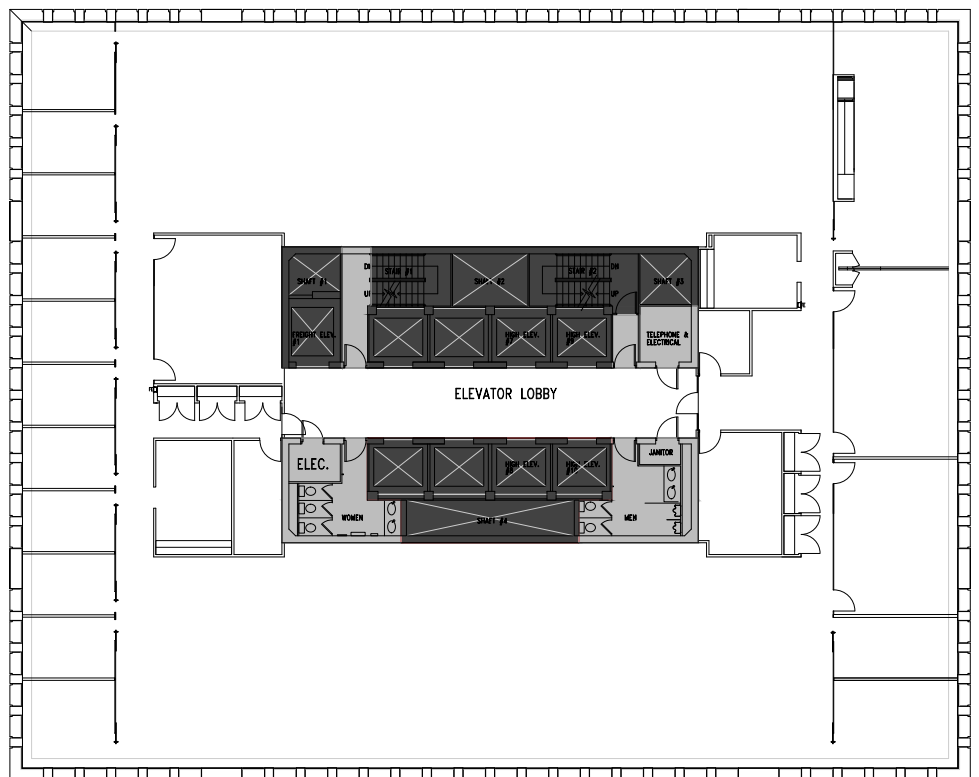
For virtual tour, visit:

bit.ly/303m7uQ

SUITE 1800

15,005 RSF

N



SPACE FEATURES

- » Available now!
- » Rent ready
- » Multiple private offices
- » Multiple conference rooms
- » Kitchenette
- » Existing furniture available
- » Plug and Play and already cabled



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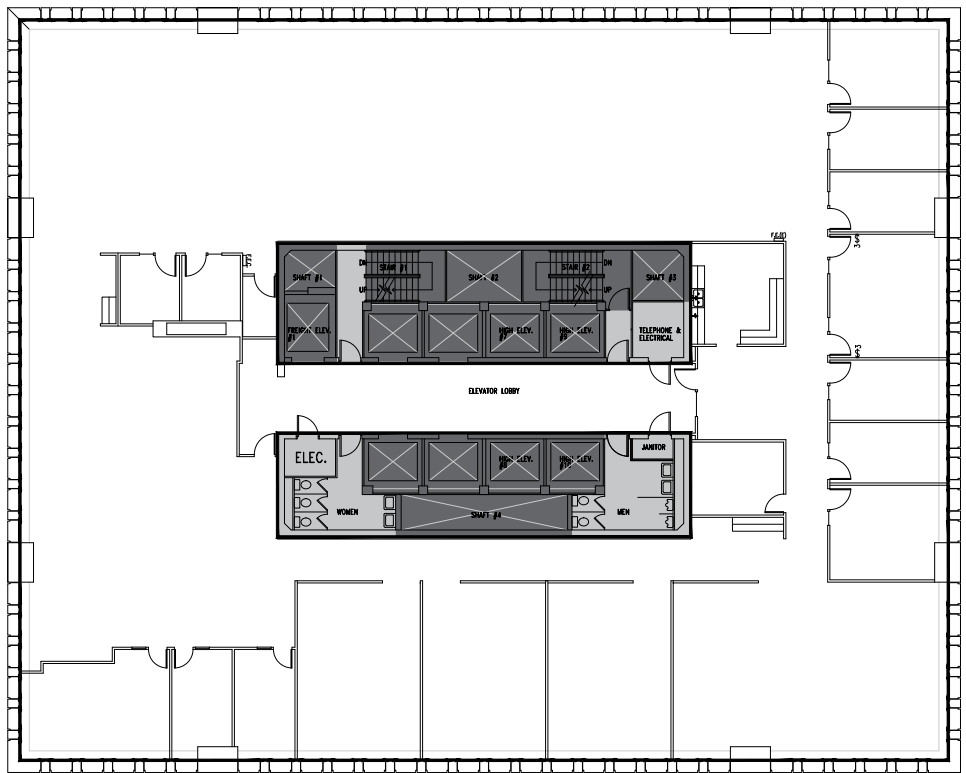
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For virtual tour, visit:
bit.ly/3KBPVq7

SUITE 1600

14,947 RSF



SPACE FEATURES

- » Available now!
- » Open work area
- » Multiple private offices
- » Multiple conference rooms
- » Kitchenette and break room
- » Landlord willing to demise to 7,000 RSF



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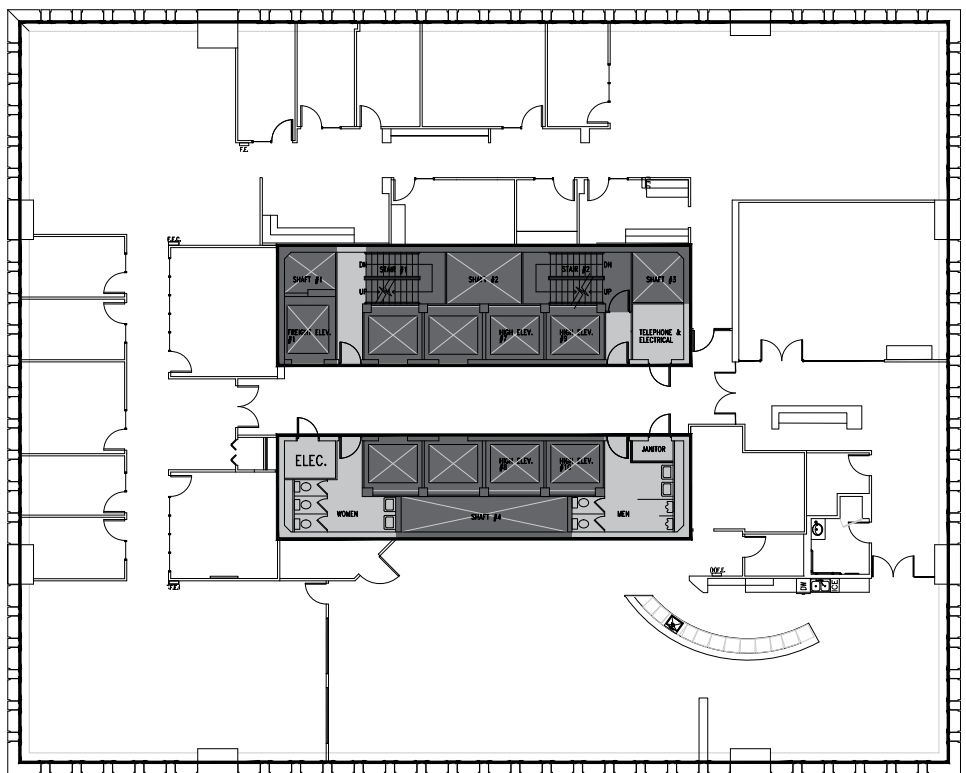
For virtual tour, visit:

bit.ly/47IW8QR

SUITE 1500

14,947 RSF

N



SPACE FEATURES

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



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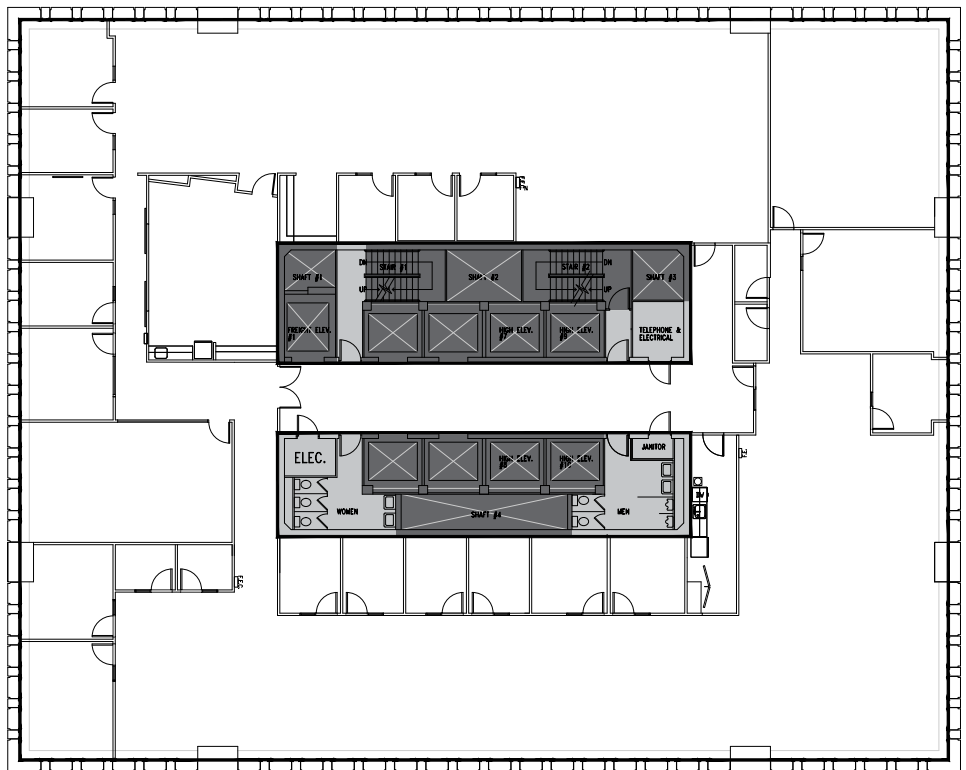


For virtual tour, visit:

bit.ly/3nTc8SR

SUITE 1400

14,947 RSF



SPACE FEATURES

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



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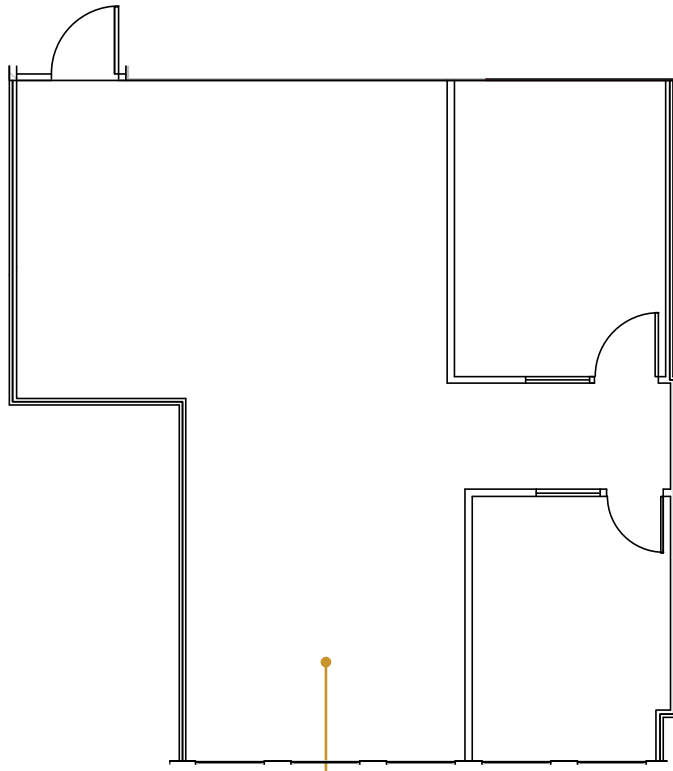


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SUITE 1325 1,077 RSF



Suite 1325

SPACE FEATURES

- » Available now!
- » 2 private offices
- » Open work area



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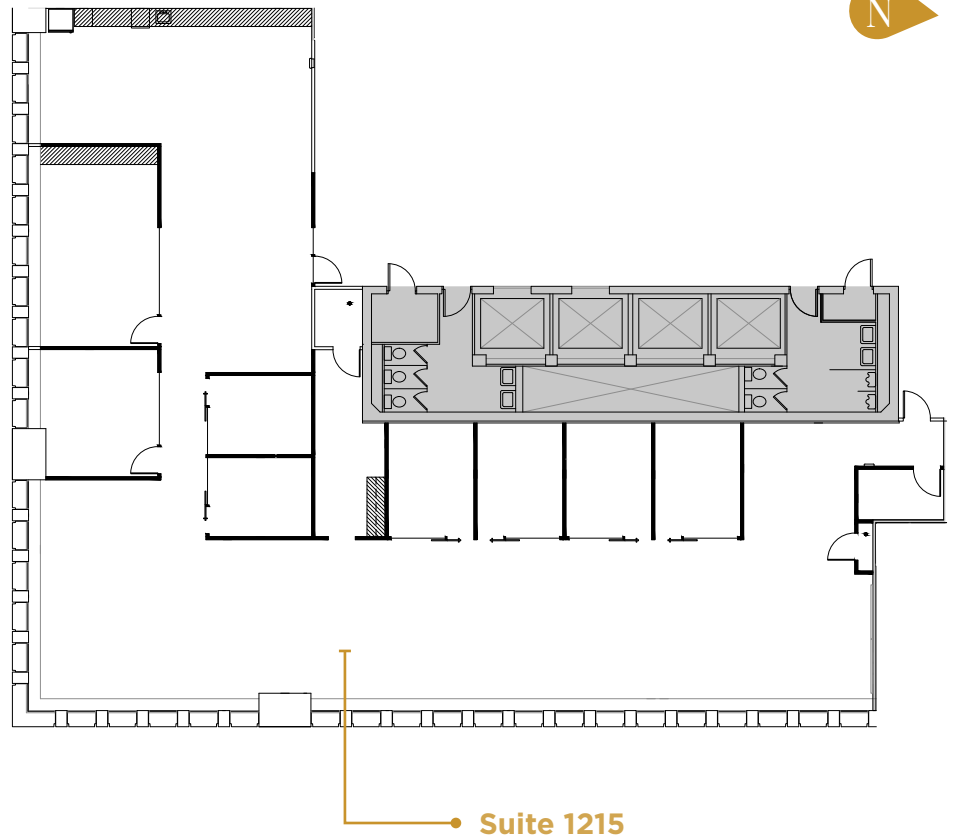


For virtual tour, visit:

bit.ly/42KjQ7h

SUITE 1215

5,826 RSF



SPACE FEATURES

- » Available now!
- » Brand new spec suite!
- » Multiple private offices
- » Kitchenette



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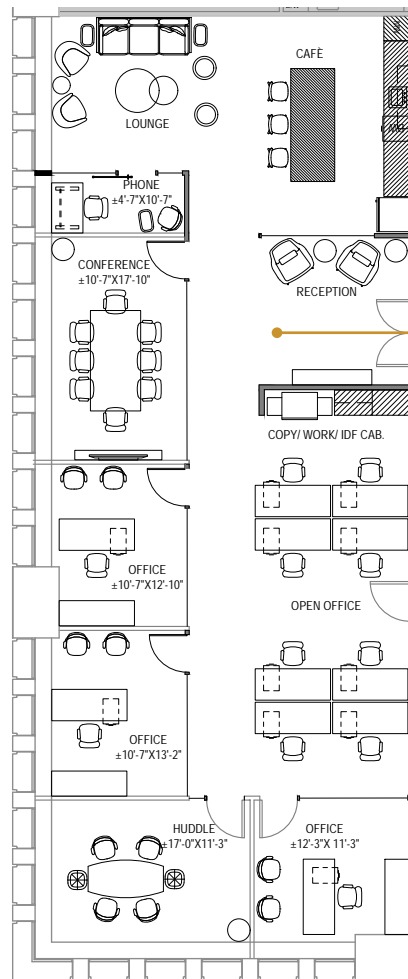


For virtual tour, visit:

bit.ly/3z7CHcF

SUITE 1125

2,859 RSF



Suite 1125

SPACE FEATURES

- » Available Q3 2024!
- » Lobby exposure
- » Open work station area
- » Multiple private offices
- » Multiple conference rooms



METROTRACT
SEATTLE



FINANCIAL CENTER

1215 Fourth Avenue
Seattle, Washington 98101

For further information,
please contact:

Damon McCartney

(206) 838-7633

mccartney@broderickgroup.com

David Greenwood

(206) 838-7635

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

broderickgroup.com

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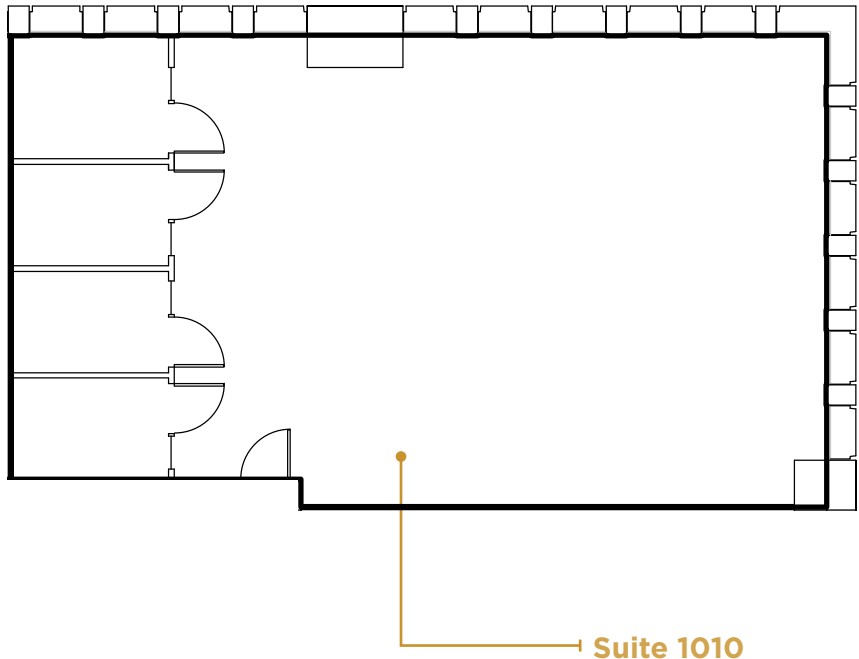


For virtual tour, visit:

bit.ly/2LXIbne

SUITE 1010

1,728 RSF



SPACE FEATURES

- » Available now!
- » 4 private offices
- » Open work area
- » Contiguous option with Suite 1000 for a total of 6,447 RSF



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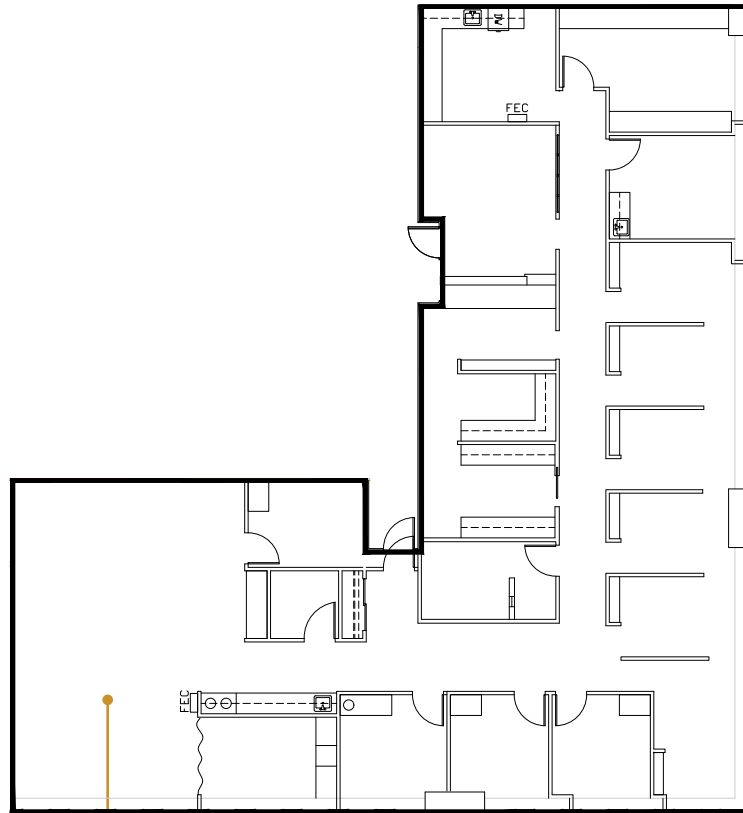


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SUITE 1000 4,719 RSF



Suite 1000

SPACE FEATURES

- » Available now!
- » Multiple private offices
- » Kitchenette
- » Contiguous option with Suite 1010 for a total of 6,447 RSF



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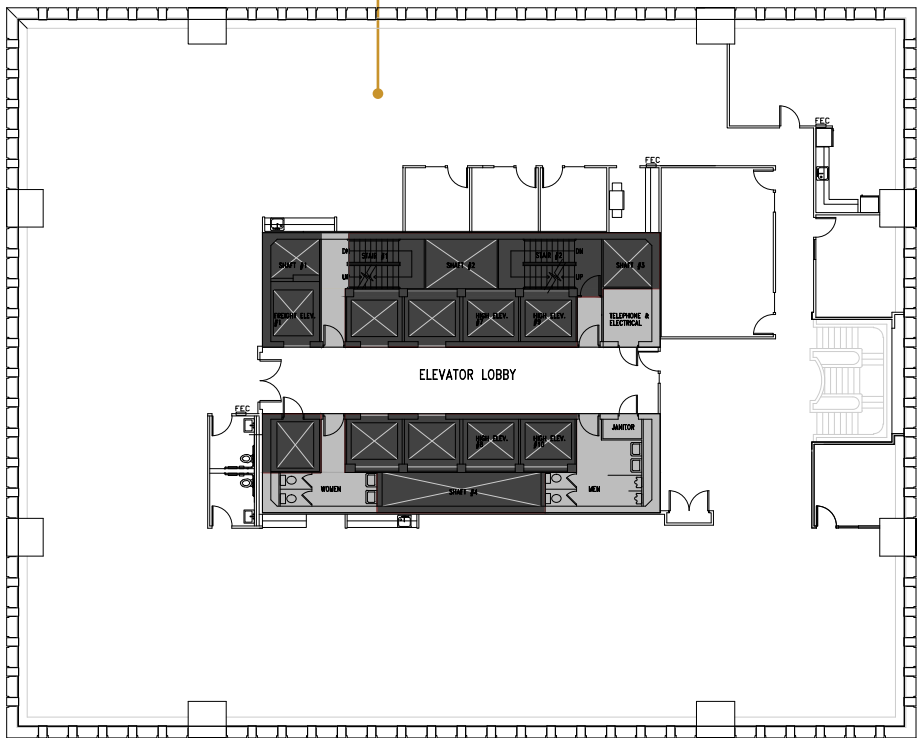
For virtual tour, visit:
bit.ly/325WRW6

SUITE 800

14,870 RSF



Suite 800



SPACE FEATURES

- » Available now!
- » Full floor
- » Kitchenette/break room
- » Multiple private offices
- » Conference rooms
- » 2 private restrooms
- » Large open work area
- » Interstitial staircase connecting both floors to create 29,744 of contiguous RSF



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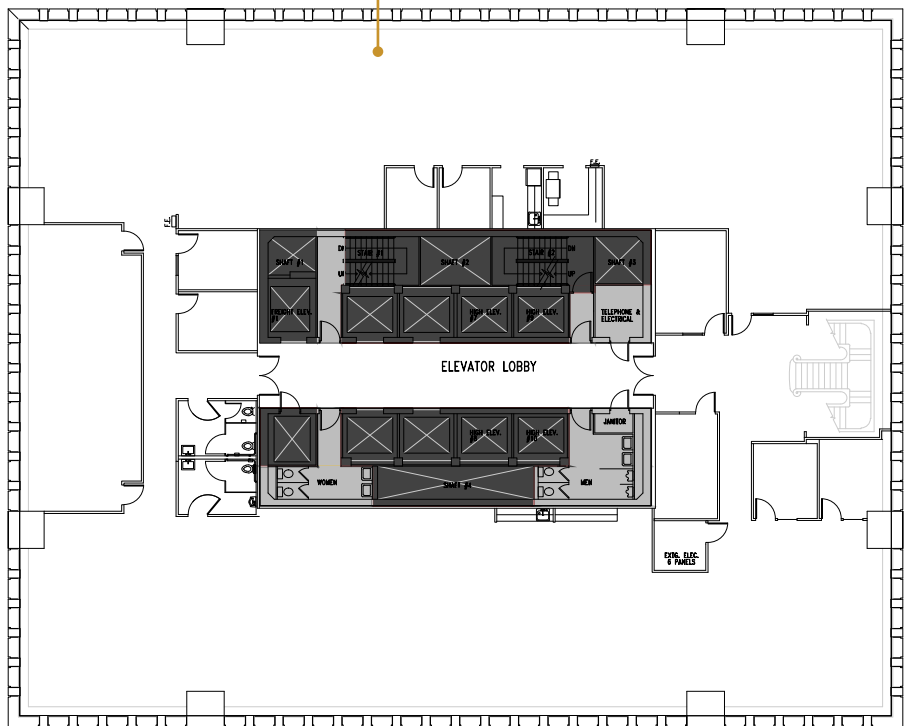
bit.ly/2I1DF1a

SUITE 700

14,874 RSF

Suite 700

N



SPACE FEATURES

- » Available now!
- » Full floor
- » Kitchenette/break room
- » Multiple private offices
- » Large conference rooms
- » Private restrooms
- » Large open work area
- » Interstitial staircase connecting both floors to create 29,744 of contiguous RSF



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For virtual tour, visit:

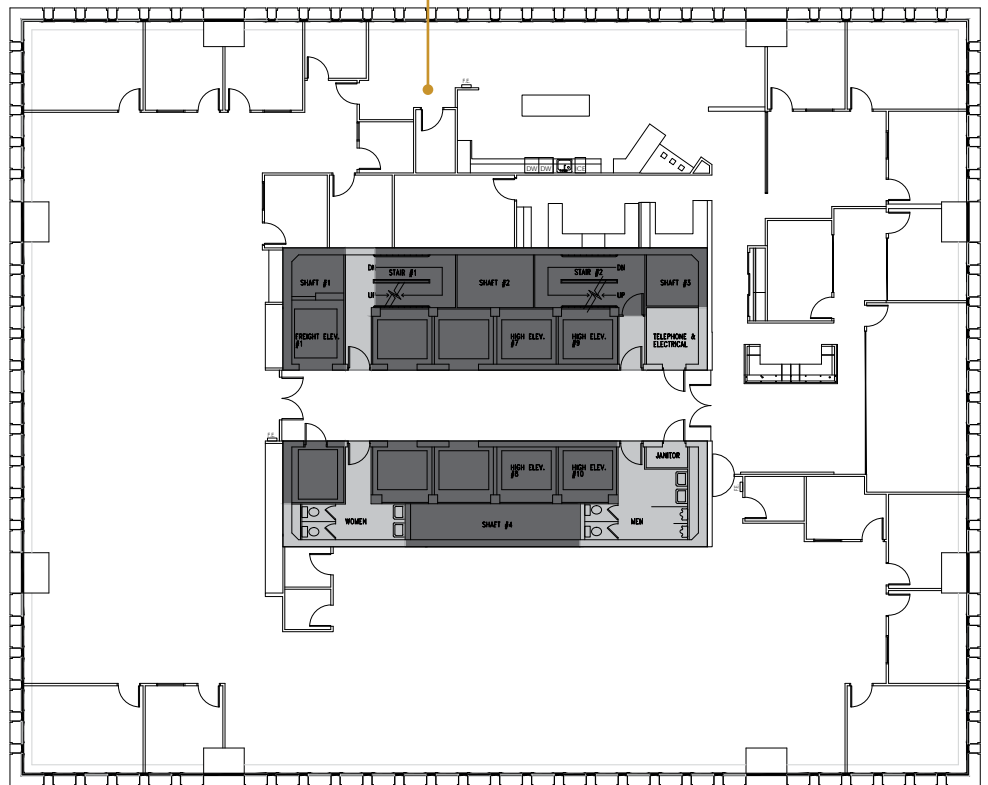
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SUITE 600

14,874 RSF

Suite 600

N



SPACE FEATURES

- » Available now!
- » Full floor
- » Kitchenette/break room
- » Multiple private offices
- » Large conference rooms
- » Private restrooms
- » Large open work area



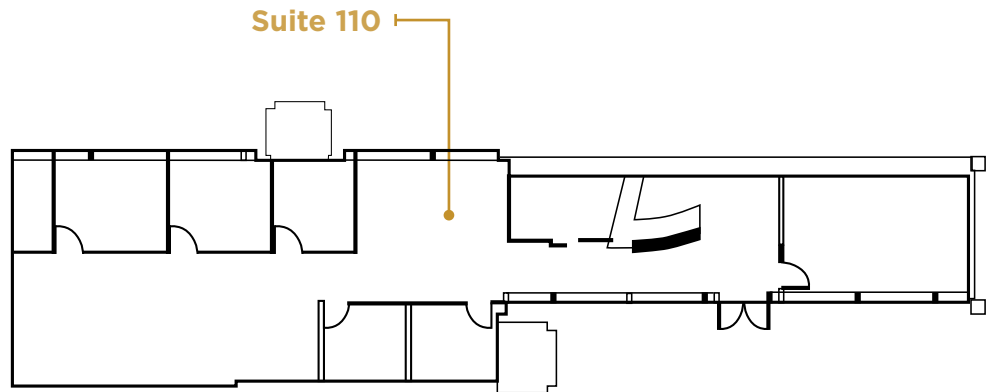
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SUITE 110 2,759 RSF



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SPACE FEATURES

- » Available now!
- » Ground floor space
- » Great signage opportunity



METROTRACT
SEATTLE

The logo consists of the letters 'M', 'T', and 'T' in a stylized, white, outlined font. The 'M' is formed by a single continuous line, while the 'T's are formed by two vertical lines and a horizontal top bar.

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BRODERICK
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