

MT

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



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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

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





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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

SEATTLE AQUARIUM

PIKE PLACE MARKET
15M ANNUAL VISITORS

SEATTLE GREAT WHEEL

MOORE THEATRE

MAYFLOWER PARK HOTEL
WESTLAKE CENTER

WESTLAKE STATION
13,069 AVG WEEKDAY BOARDING

WASHINGTON STATE CONVENTION CENTER
450K ANNUAL ATTENDEES

ACT THEATRE

SEATTLE ART MUSEUM
427,787 ANNUAL VISITORS

UNION ST BENAROYA HALL
430,000 ANNUAL VISITORS

UNIVERSITY ST STATION
6,075 AVG WEEKDAY BOARDING

SEATTLE PUBLIC LIBRARY



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CURRENT AVAILABLE SUITES

Floor / Suite	RSF	Comments
34/3401	12,921	Available now! Multiple private offices, multiple conference rooms and open work area. Break room and kitchenette. Virtual Tour available at https://bit.ly/4cRIZC9
30/3000	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 https://bit.ly/3mGN8Pt
29/2900	12,514	Available now! Multiple private offices, multiple conference rooms and open work area. Virtual Tour available at https://bit.ly/3UL4mhG
17/1700	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
16/1600	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
14/1400	19,087	Available now! 8 private offices, 4 conference rooms, open work area, kitchenette and a break room. Virtual Tour available at https://bit.ly/3fUIN9a
13/1300	12,771	Available now! Multiple private offices, multiple conference rooms, open work area, kitchenette and break room. Virtual Tour available at https://bit.ly/3XW4FYy

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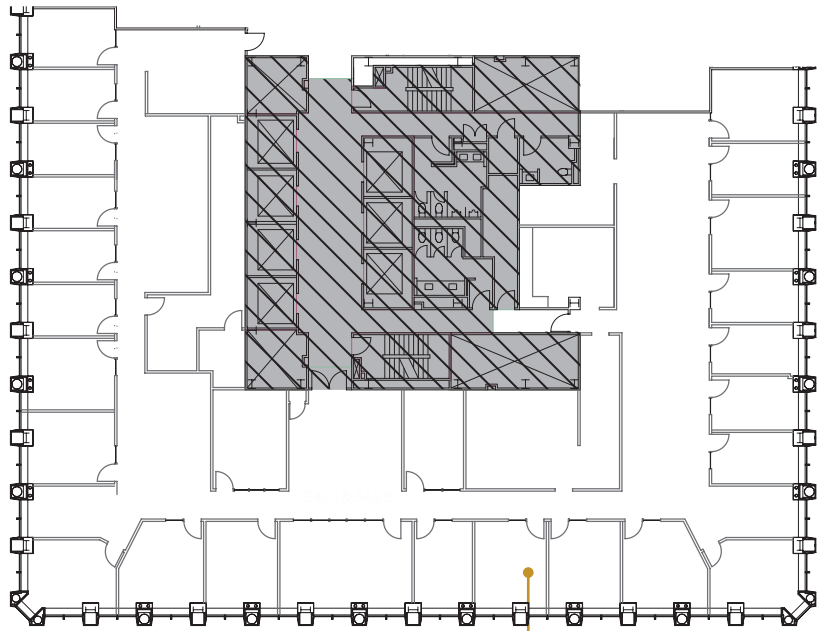


For virtual tour, visit:

bit.ly/4cRIZC9

SUITE 3401

12,921 RSF



Suite 3401

SPACE FEATURES

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



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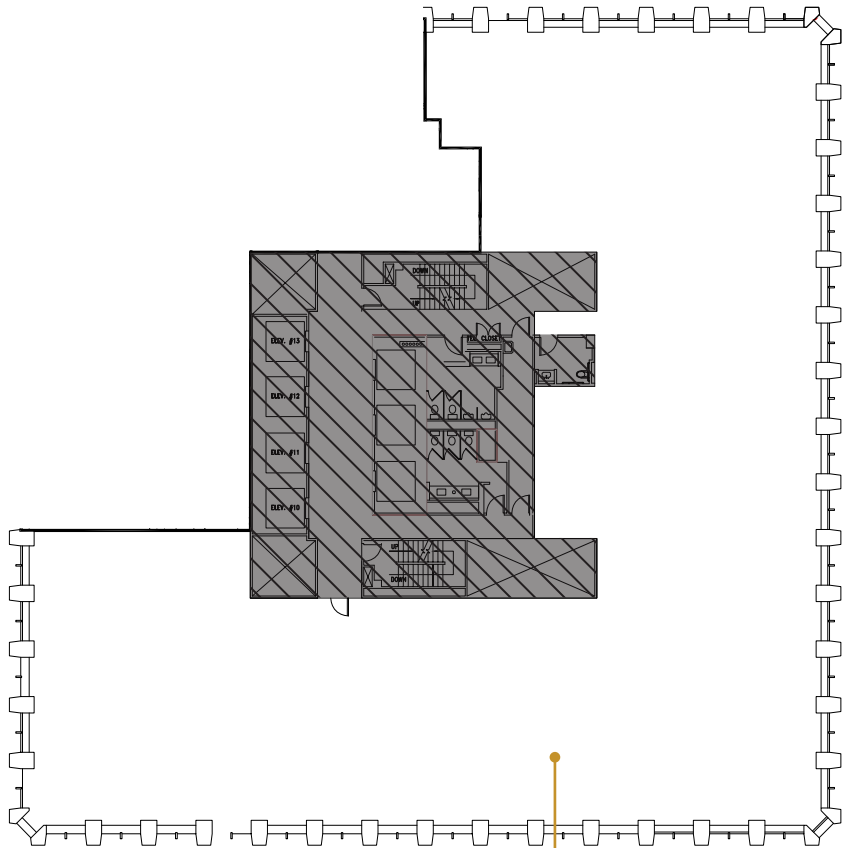
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For virtual tour, visit:
bit.ly/3mGN8Pt

SUITE 3000

13,734 RSF



Suite 3000

SPACE FEATURES

- » Available now!
- » Cold shell condition



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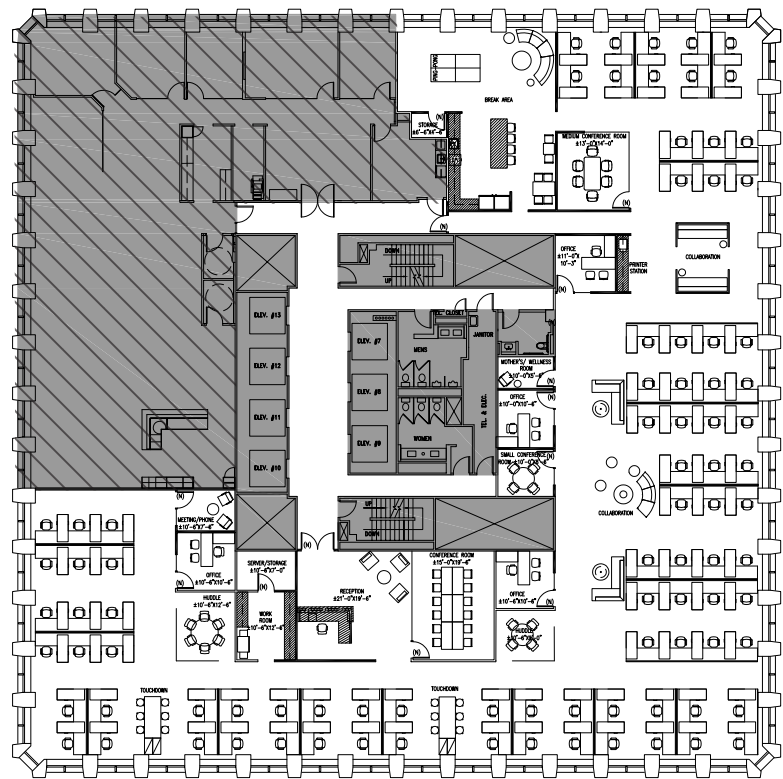


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SUITE 3000 CONCEPT - OPEN OFFICE PLAN 13,734 RSF



*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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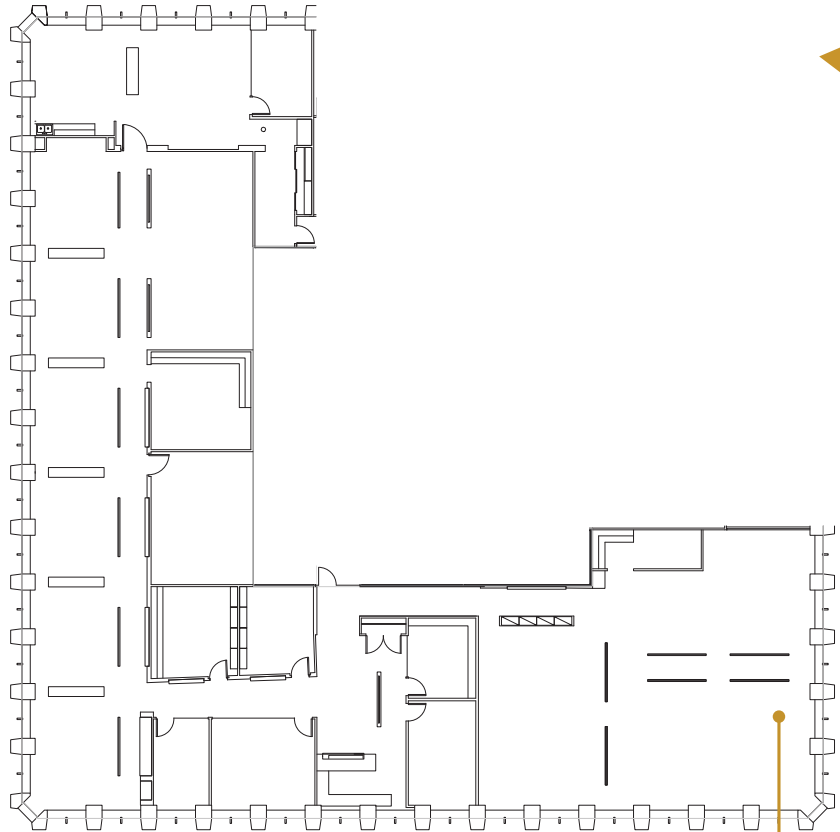


For virtual tour, visit:

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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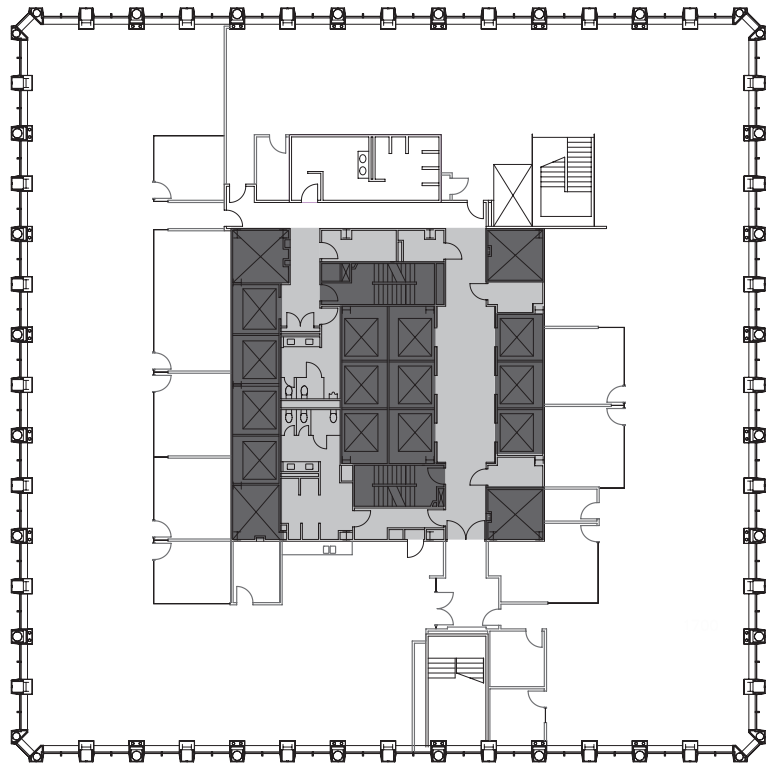


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SUITE 1700 18,710 RSF



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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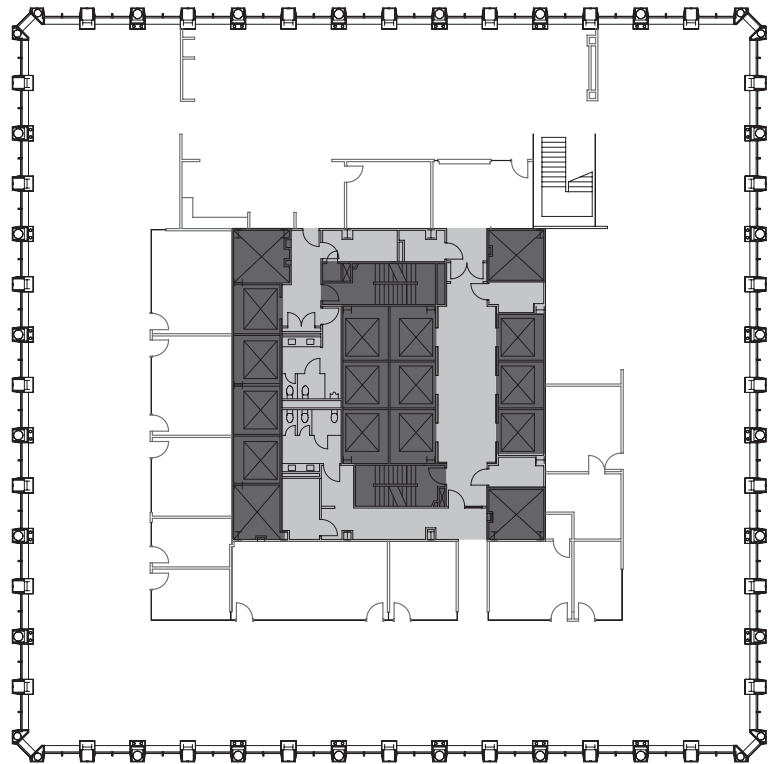


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SUITE 1600 19,243 RSF



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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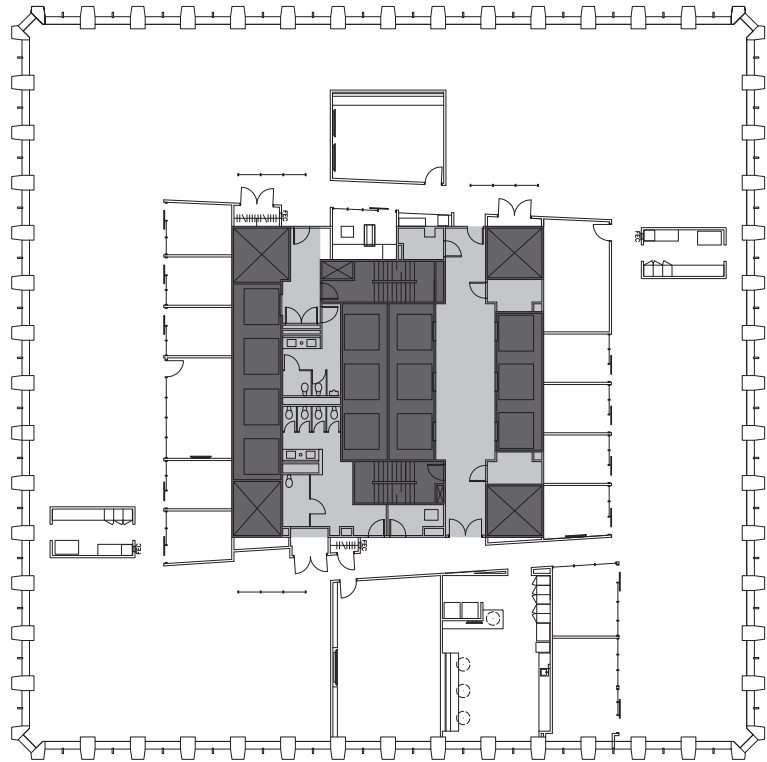


For virtual tour, visit:

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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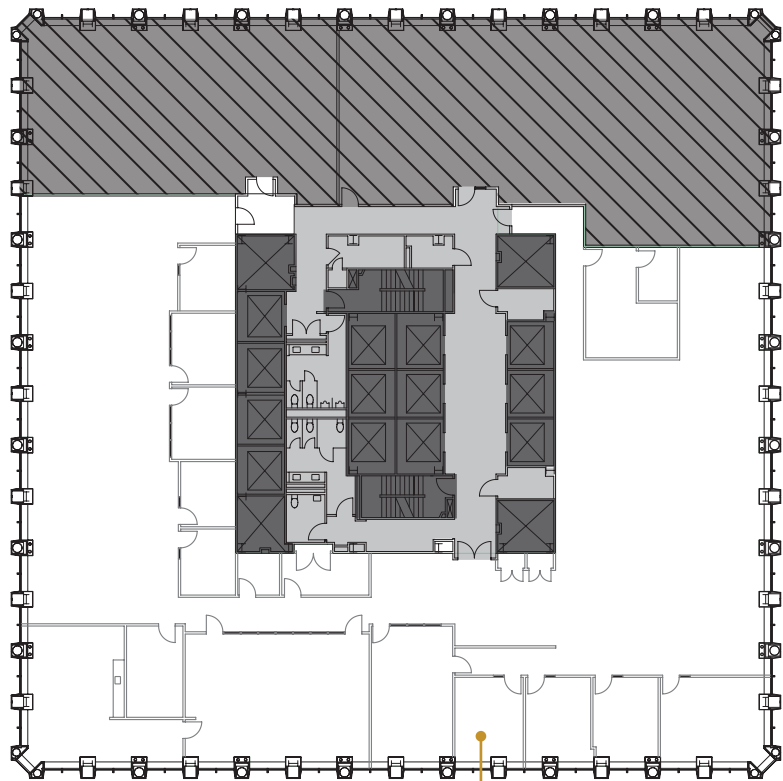
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SUITE 1300

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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