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# FINANCIAL CENTER

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# FINANCIAL CENTER

1215 Fourth Avenue | Seattle, Washington 98101



## BUILDING FACTS

- » Total Building Size .....361,760 RSF
- » Number of Floors.....28
- » Average Floor Plate .....15,000 RSF
- » Year Built .....1972
- » Parking Ratio .....1 / 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<sup>®</sup>  
Viral Response  
Certified

 Click the play buttons for virtual tours



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

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



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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

PIKE PLACE MARKET  
15M ANNUAL VISITORS

WASHINGTON STATE CONVENTION CENTER  
450K ANNUAL ATTENDEES

SEATTLE ART MUSEUM  
427,787 ANNUAL VISITORS

UNION ST BENAROYA HALL  
430,000 ANNUAL VISITORS

UNIVERSITY ST STATION  
6,075 AVG WEEKDAY BOARDING

WESTLAKE STATION  
13,069 AVG WEEKDAY BOARDING

# 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
<a href="#">27/2700</a>	14,967	<b>Available now!</b> Full floor availability, west facing views. Contiguous with floors 25 & 26 for a total of 44,901 RSF. Interstitial staircase connecting floors 25-27. <b>Virtual Tour available at <a href="https://bit.ly/3nTc8SR">bit.ly/3nTc8SR</a></b>
<a href="#">26/2600</a>	14,967	<b>Available now!</b> 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. <b>Virtual Tour available at <a href="https://bit.ly/398MwOd">bit.ly/398MwOd</a></b>
<a href="#">25/2500</a>	14,967	<b>Available now!</b> 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. <b>Virtual Tour available at <a href="https://bit.ly/3EgGklB">bit.ly/3EgGklB</a></b>
<a href="#">24/2400</a>	14,967	<b>Available now!</b> Full floor in cold shell condition with great views. Interstitial staircase connects to the 23rd floor. Market ready work completed in North East corner. <b>Virtual Tour available at <a href="https://bit.ly/48mzoj1">bit.ly/48mzoj1</a></b>
<a href="#">22 / 2200</a>	14,967	<b>Available now!</b> Full floor with great views. <b>Virtual Tour available at <a href="https://bit.ly/3LC8URE">bit.ly/3LC8URE</a></b>
<a href="#">21 / 2100</a>	14,946	<b>Available now!</b> Full floor with great views. <b>Virtual Tour available at <a href="https://bit.ly/3zVZL3H">bit.ly/3zVZL3H</a></b>
<a href="#">20 / 2000</a>	14,946	<b>Available now!</b> Full floor with great views. <b>Virtual Tour available at <a href="https://bit.ly/3y4vE9P">bit.ly/3y4vE9P</a></b>
<a href="#">19/1900</a>	3,881	<b>Available now!</b> Multiple private offices, open work area, multiple conference rooms, kitchenette.
<a href="#">18/1800</a>	15,005	<b>Available now!</b> Rent ready, multiple private offices, multiple conference rooms, kitchenette. Existing furniture available. Plug and Play and already cabled. <b>Virtual Tour available at <a href="https://bit.ly/303m7uQ">bit.ly/303m7uQ</a></b>
<a href="#">16/1600</a>	14,947	<b>Available now!</b> Open work area, multiple private offices and multiple conference rooms, kitchenette and break room. Landlord willing to demise to 7,000 RSF. <b>Virtual Tour available at <a href="https://bit.ly/3KBPVq7">bit.ly/3KBPVq7</a></b>
<a href="#">15/1500</a>	14,947	<b>Available with 60 days' notice!</b> Open work area, multiple private offices, multiple conference rooms and kitchenette. Furniture available. <b>Virtual Tour available at <a href="https://bit.ly/47IW8QR">bit.ly/47IW8QR</a></b>
<a href="#">14/1400</a>	14,947	<b>Available now!</b> Open work area, multiple private offices, multiple conference rooms, kitchenette and break room. <b>Virtual Tour available at <a href="https://bit.ly/3s2FjdA">bit.ly/3s2FjdA</a></b>
<a href="#">13/1325</a>	1,077	<b>Available now!</b> Two private offices, and open work area.
<a href="#">12/1215</a>	5,826	<b>Available now!</b> Brand new spec suite! Multiple private offices, and a kitchenette. <b>Virtual Tour available at <a href="https://bit.ly/42KjQ7h">bit.ly/42KjQ7h</a></b>
<a href="#">11/1125</a>	2,859	<b>Available now!</b> Lobby exposure, open work station area, multiple private offices, multiple conference rooms. <b>Virtual Tour available at <a href="https://bit.ly/3z7ChcF">bit.ly/3z7ChcF</a></b>
<a href="#">10/1010</a>	1,728	<b>Available now!</b> Four private offices and open work area. Contiguous option with suite 1000 for a total of 6,447 RSF. <b>Virtual Tour available at <a href="https://bit.ly/2LXlbnE">bit.ly/2LXlbnE</a></b>
<a href="#">10/1000</a>	4,719	<b>Available now!</b> Multiple private offices, and a kitchenette. Contiguous option with suite 1010 for a total of 6,447 RSF.
<a href="#">8/800</a>	14,870	<b>Available now!</b> 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. <b>Virtual Tour available at <a href="https://bit.ly/325WRW6">bit.ly/325WRW6</a></b>
<a href="#">7/700</a>	14,874	<b>Available now!</b> 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. <b>Virtual Tour available at <a href="https://bit.ly/2l1DFla">bit.ly/2l1DFla</a></b>
<a href="#">6/600</a>	14,874	<b>Available now!</b> Full floor, kitchenette/break room, multiple private offices, large conference rooms, private restrooms and open work areas. <b>Virtual Tour available at <a href="https://bit.ly/3QYyaAI">bit.ly/3QYyaAI</a></b>
<a href="#">3/305</a>	2,008	<b>Available now!</b> Multiple private offices, open work area, conference room, kitchenette/break room and storage.
<a href="#">1/110</a>	2,759	<b>Available now!</b> Ground floor space and great signage opportunity.



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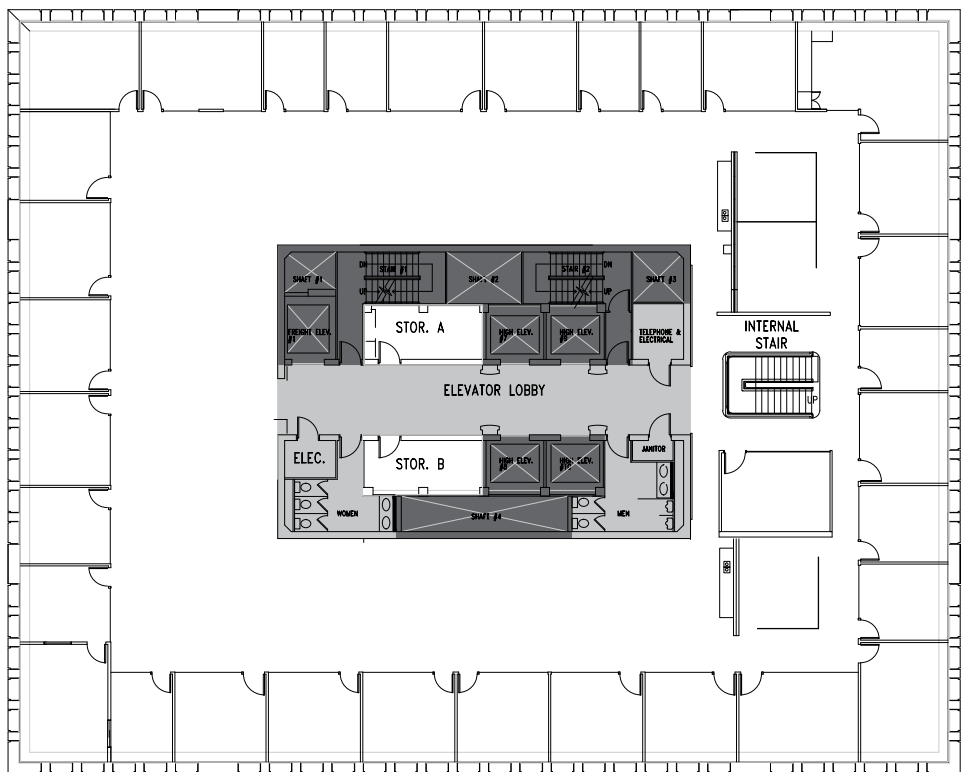


For virtual tour, visit:

[bit.ly/3nTc8SR](http://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



**METROTRACT**  
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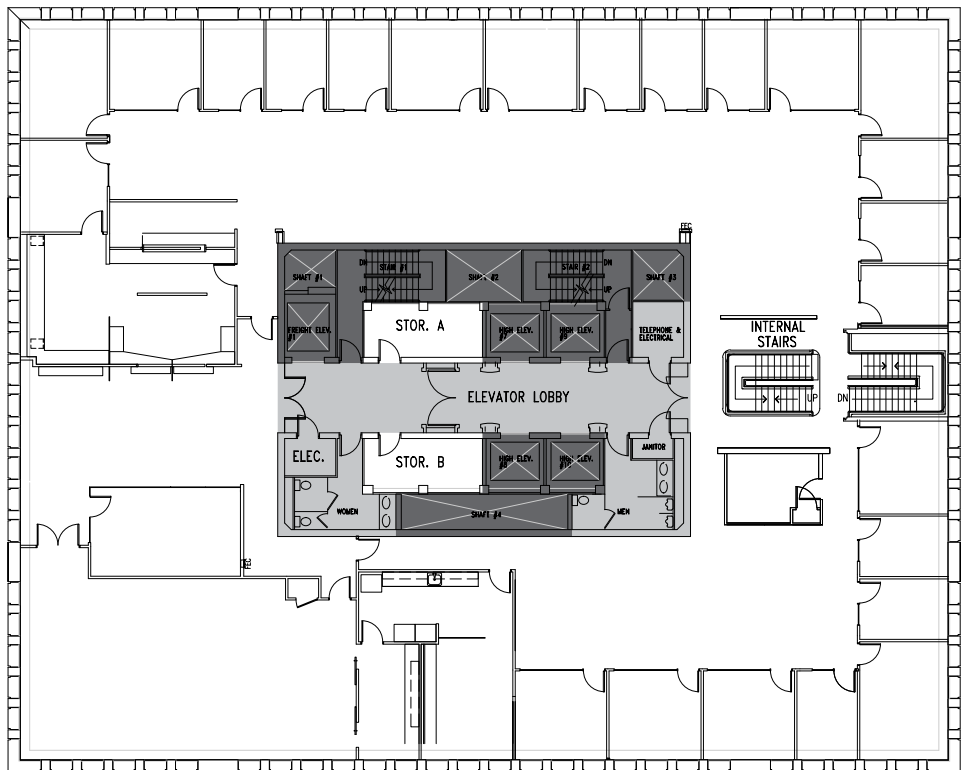


For virtual tour, visit:

[bit.ly/398MwOd](https://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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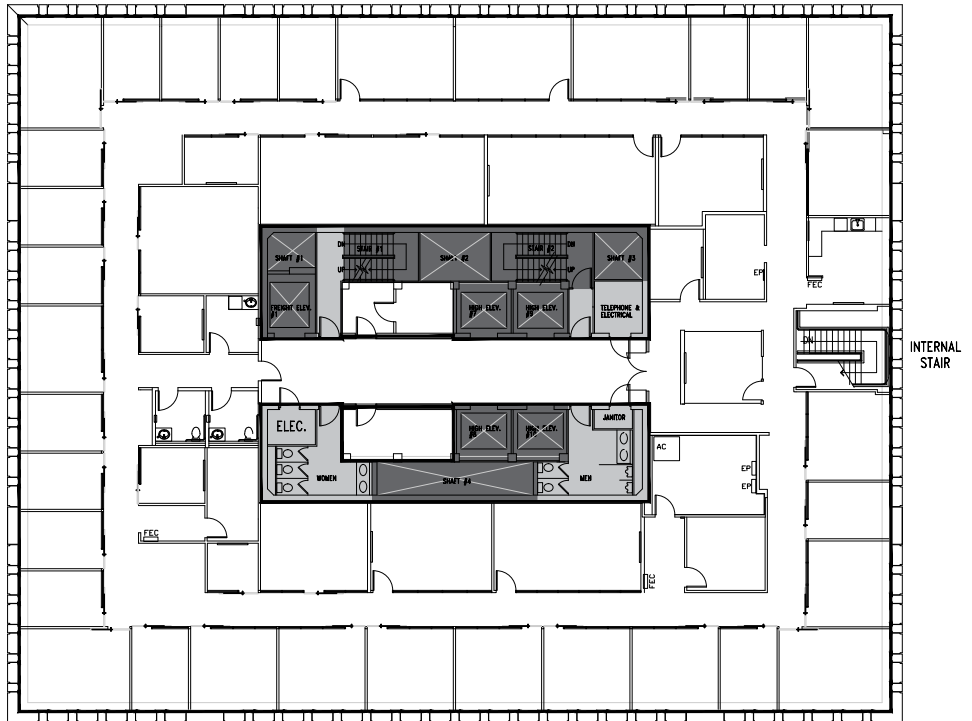


For virtual tour, visit:

[bit.ly/3EgGkIB](http://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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Seattle, Washington 98101

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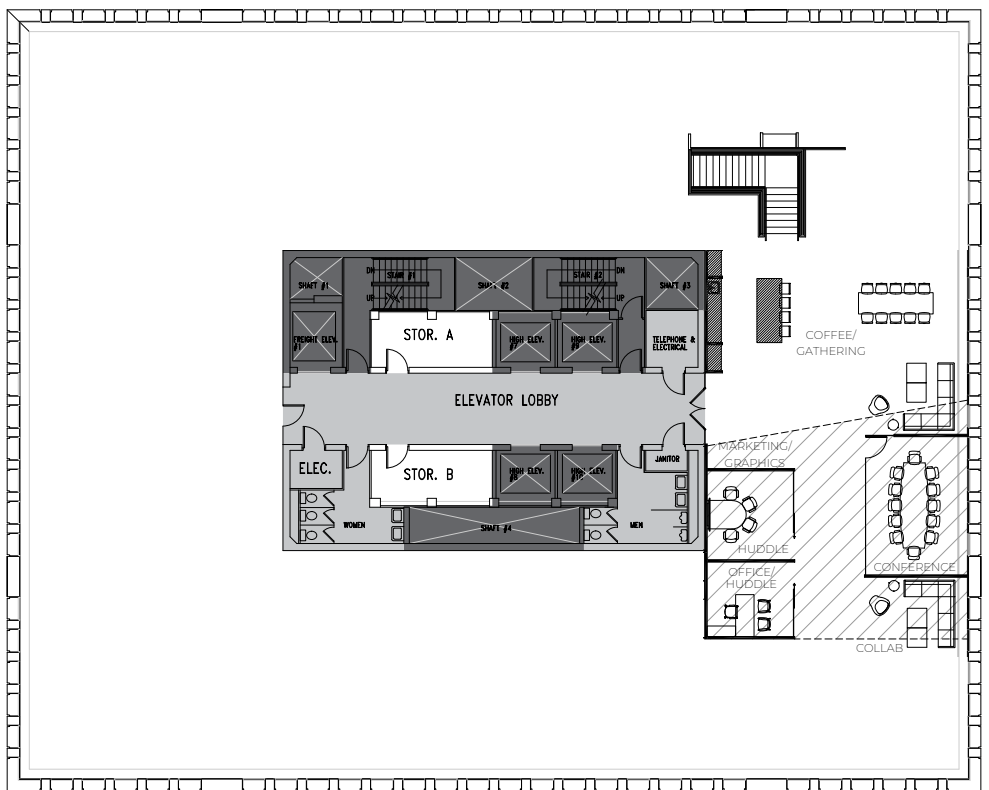
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For virtual tour, visit:  
[bit.ly/48mz0j1](http://bit.ly/48mz0j1)

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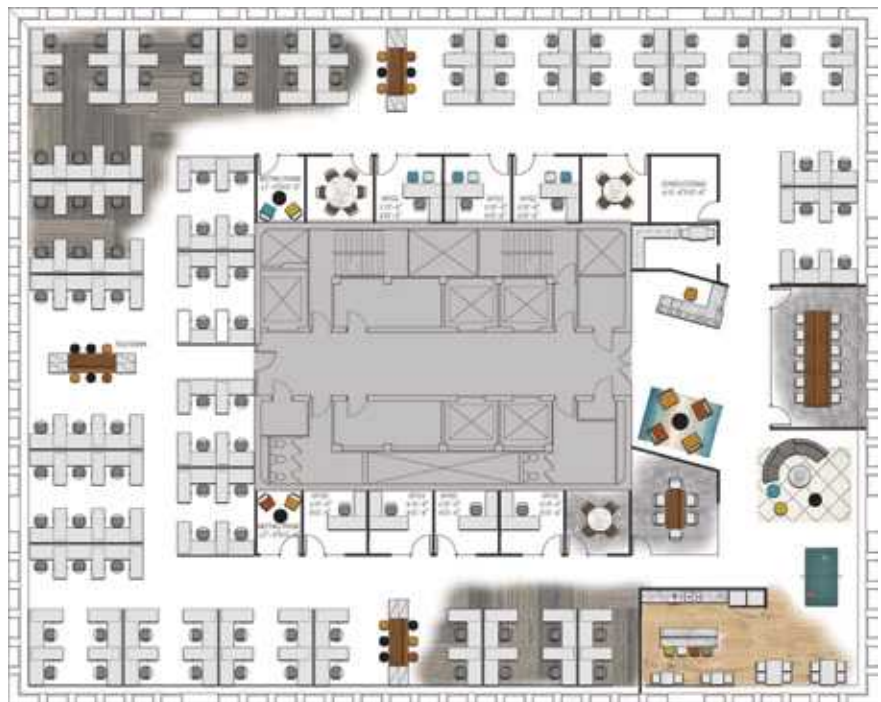
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# FULL FLOOR SUITE 2400 CONCEPT - OPEN OFFICE PLAN 14,967 RSF

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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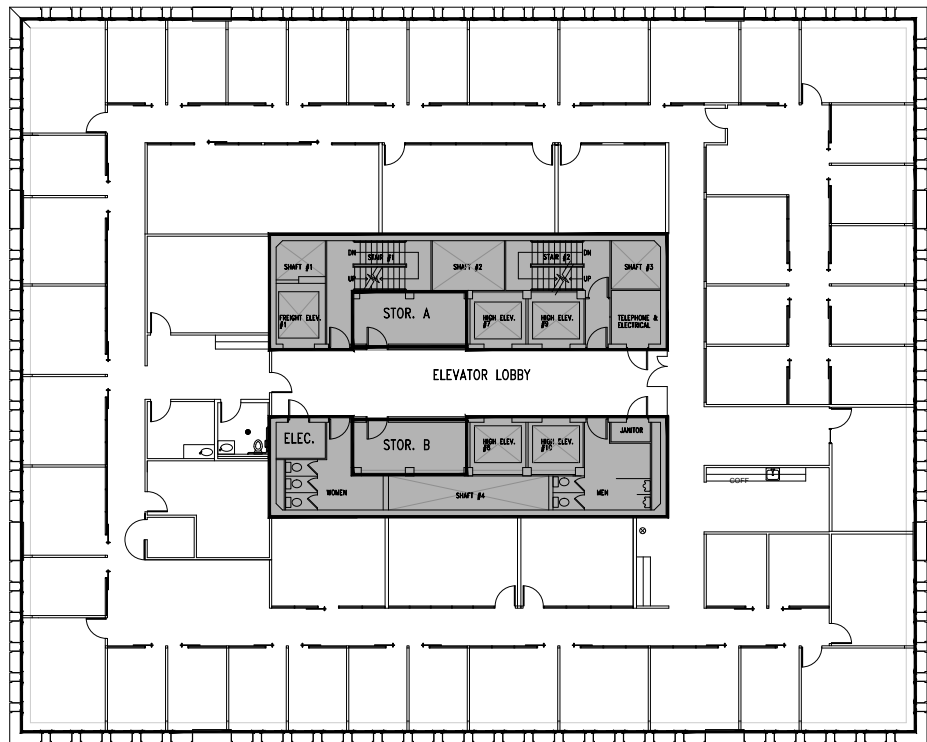
For virtual tour, visit:

[bit.ly/3LC8URE](http://bit.ly/3LC8URE)

## SUITE 2200

## 14,967 RSF

N



### SPACE FEATURES

» Available Now



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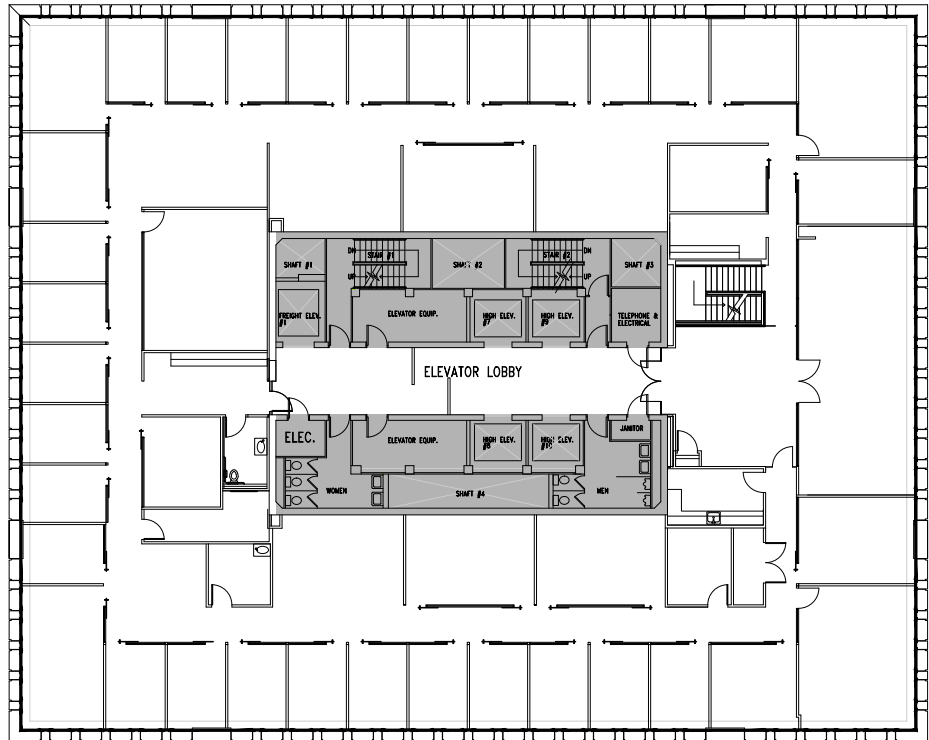
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## SUITE 2100

## 14,946 RSF

N



## SPACE FEATURES

» Available Now



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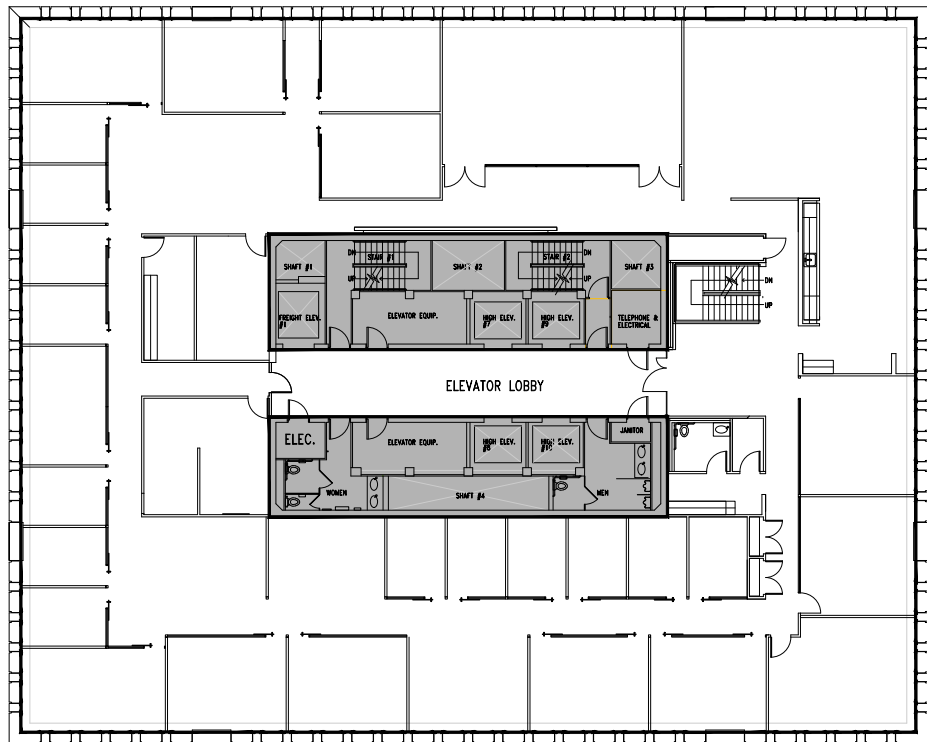
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## SUITE 2000

## 14,946 RSF

N



### SPACE FEATURES

» Available now!



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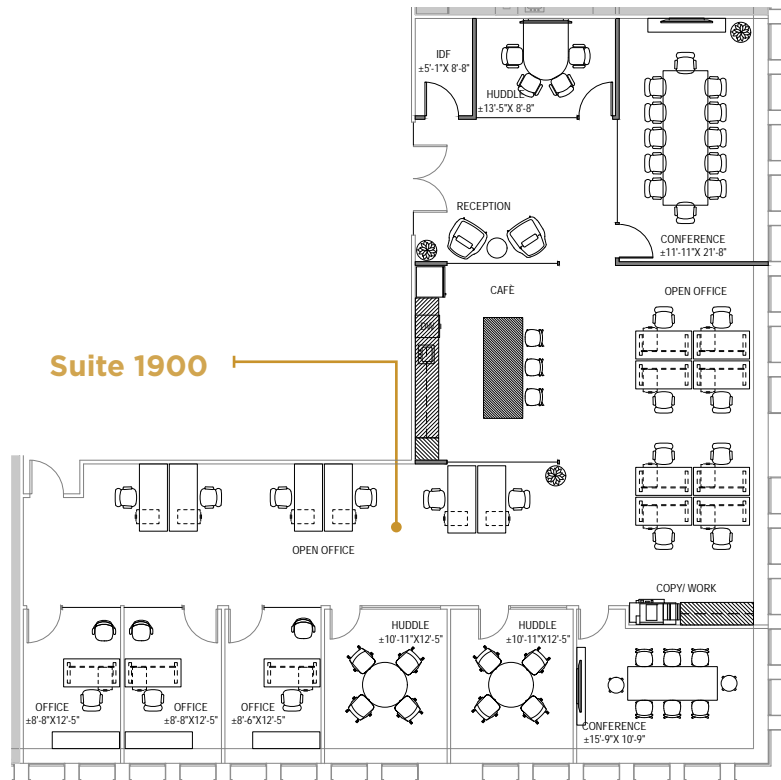
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# SUITE 1900

## 3,881 RSF



## SPACE FEATURES

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



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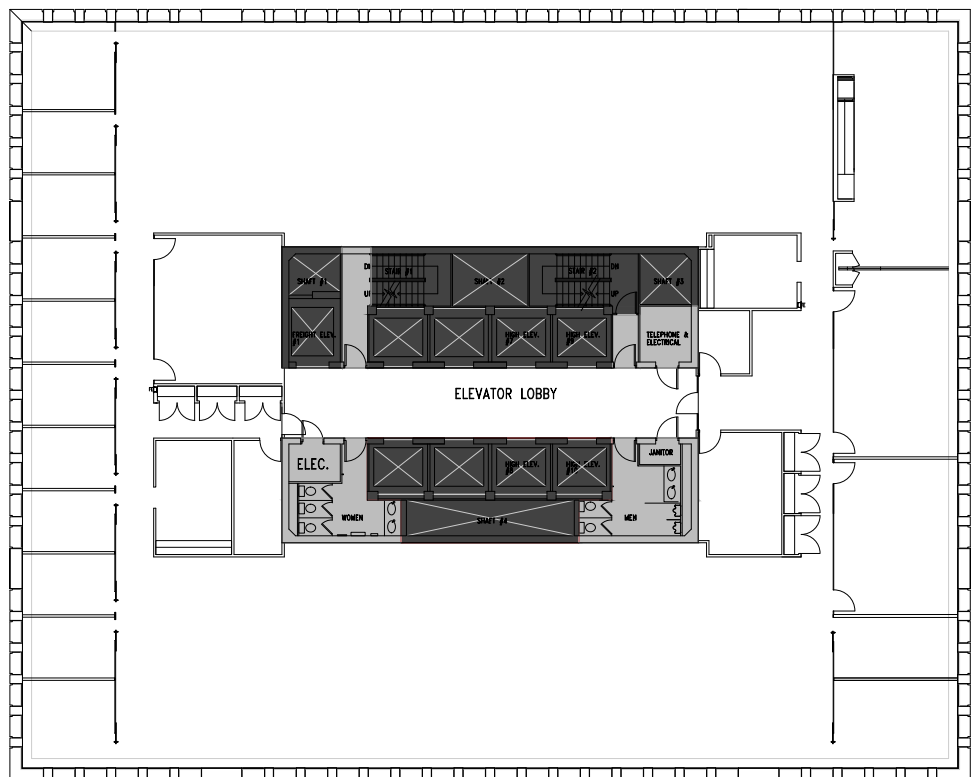
For virtual tour, visit:

[bit.ly/303m7uQ](https://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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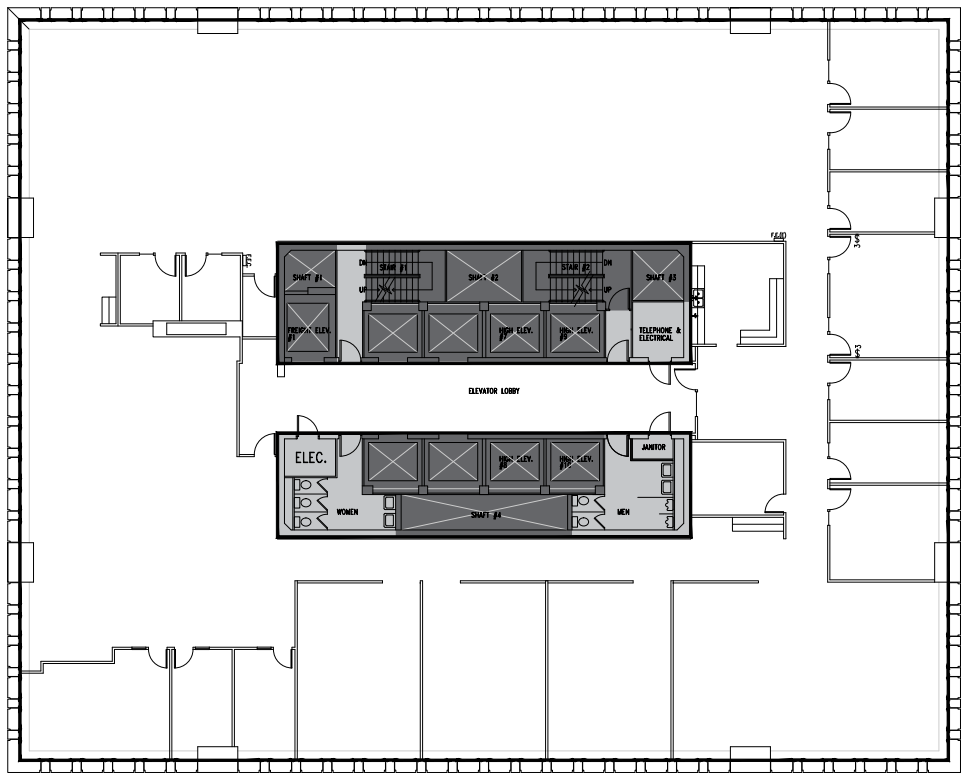


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# SUITE 1600

## 14,947 RSF

N



## 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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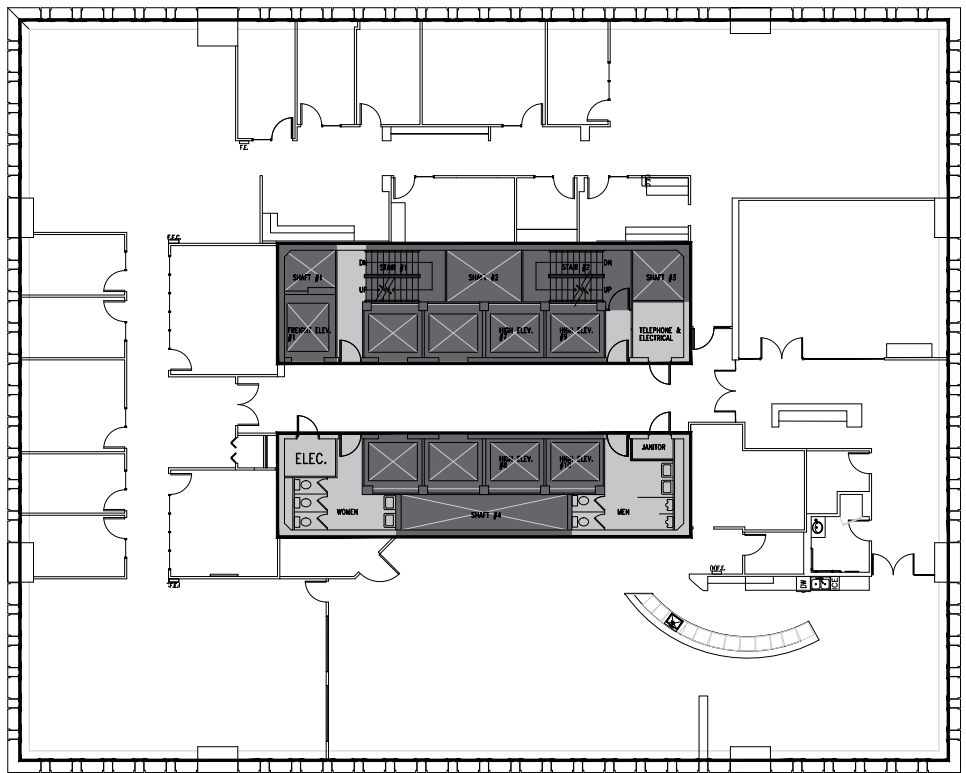
For virtual tour, visit:

[bit.ly/47IW8QR](https://bit.ly/47IW8QR)

## SUITE 1500

## 14,947 RSF

N



### SPACE FEATURES

- » Available with 60 days notice
- » Open work area
- » Multiple private offices
- » Multiple conference rooms
- » Kitchenette
- » Furniture available



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**David Greenwood**

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greenwood@broderickgroup.com



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

broderickgroup.com

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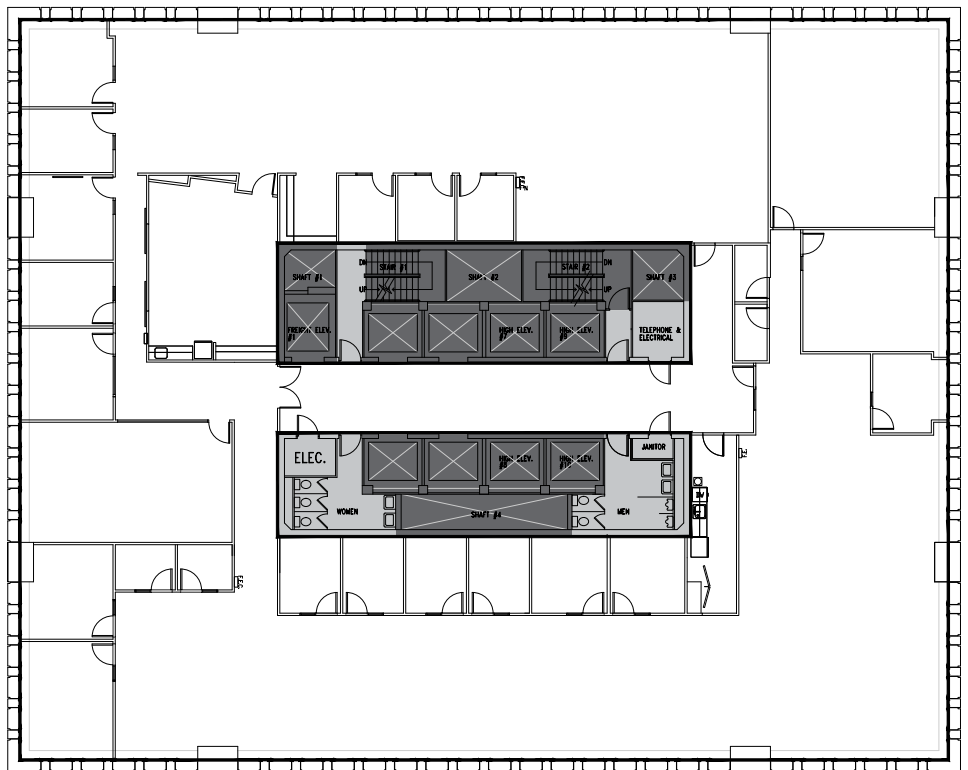
For virtual tour, visit:

[bit.ly/3nTc8SR](https://bit.ly/3nTc8SR)

## SUITE 1400

## 14,947 RSF

N



### SPACE FEATURES

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



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# FINANCIAL CENTER

1215 Fourth Avenue  
Seattle, Washington 98101

For further information,  
please contact:

**Damon McCartney**

(206) 838-7633

mccartney@broderickgroup.com

**David Greenwood**

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greenwood@broderickgroup.com

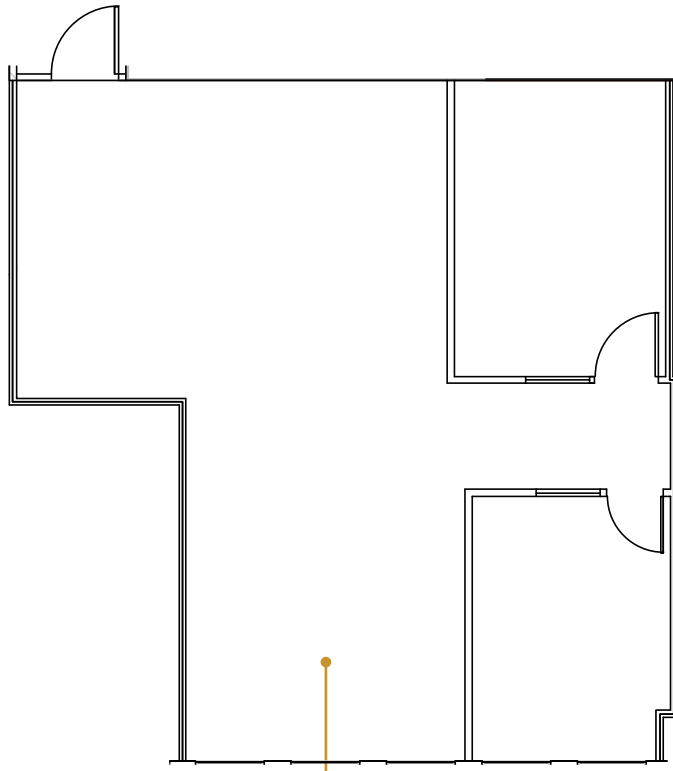


Broderick Group, Inc.  
10500 NE 8th Street, Suite 900  
Bellevue, WA 98004  
main: (206) 838-5775

broderickgroup.com

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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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mccartney@broderickgroup.com

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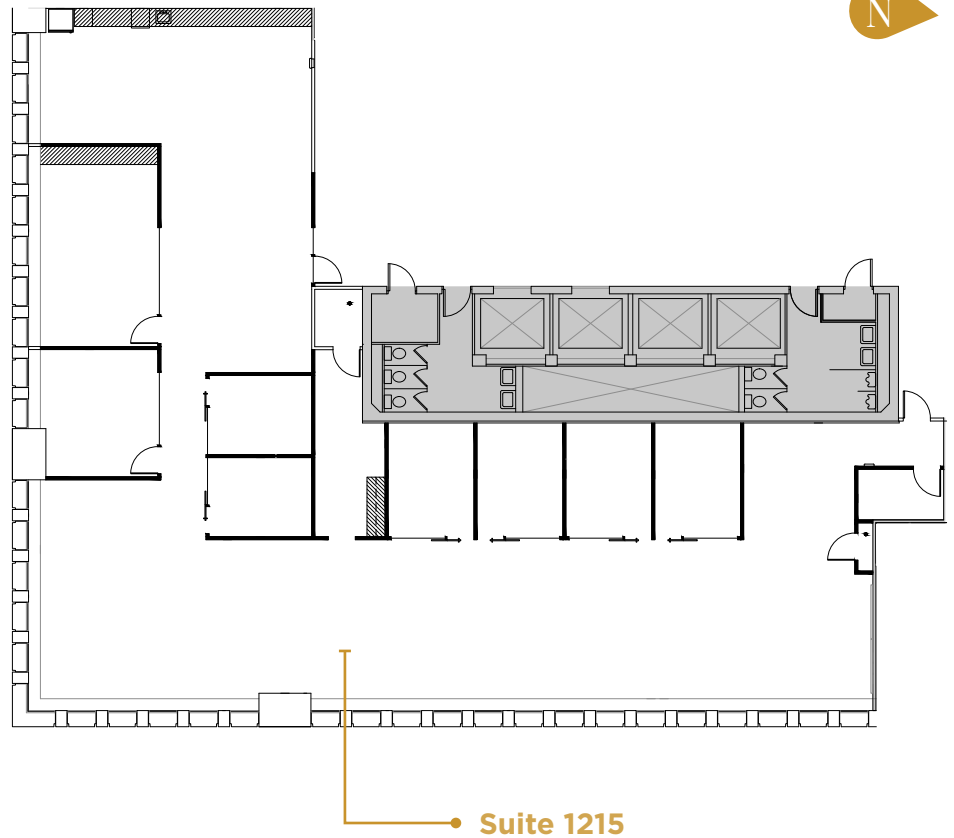


For virtual tour, visit:

[bit.ly/42KjQ7h](https://bit.ly/42KjQ7h)

## SUITE 1215

### 5,826 RSF



## SPACE FEATURES

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



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Seattle, Washington 98101

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mccartney@broderickgroup.com

**David Greenwood**

(206) 838-7635

greenwood@broderickgroup.com



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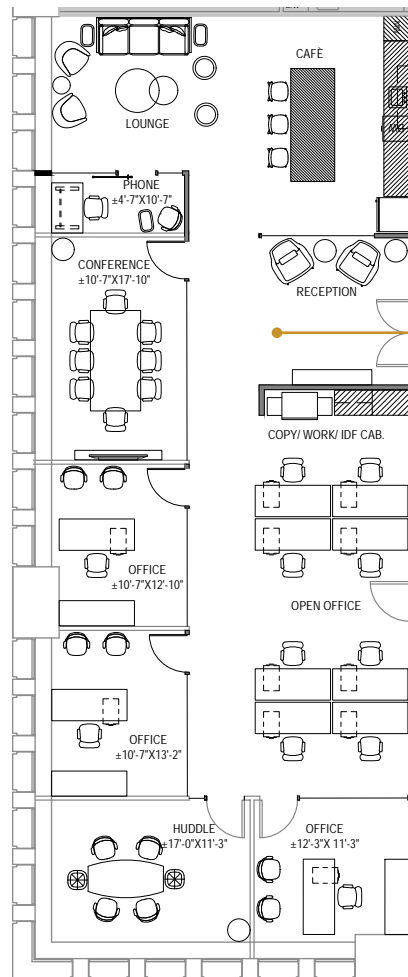


For virtual tour, visit:

[bit.ly/3z7CHcF](https://bit.ly/3z7CHcF)

# SUITE 1125

## 2,859 RSF



Suite 1125

## SPACE FEATURES

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



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Seattle, Washington 98101

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please contact:

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(206) 838-7633

mccartney@broderickgroup.com

**David Greenwood**

(206) 838-7635

greenwood@broderickgroup.com



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10500 NE 8th Street, Suite 900  
Bellevue, WA 98004  
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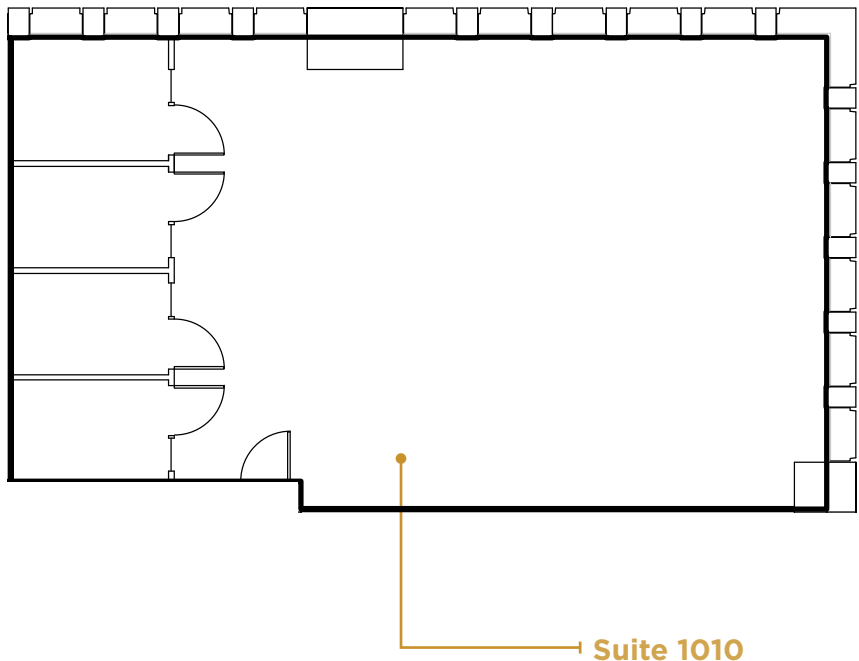


For virtual tour, visit:

[bit.ly/2LXIbne](https://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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1215 Fourth Avenue  
Seattle, Washington 98101

For further information,  
please contact:

**Damon McCartney**

(206) 838-7633

mccartney@broderickgroup.com

**David Greenwood**

(206) 838-7635

greenwood@broderickgroup.com

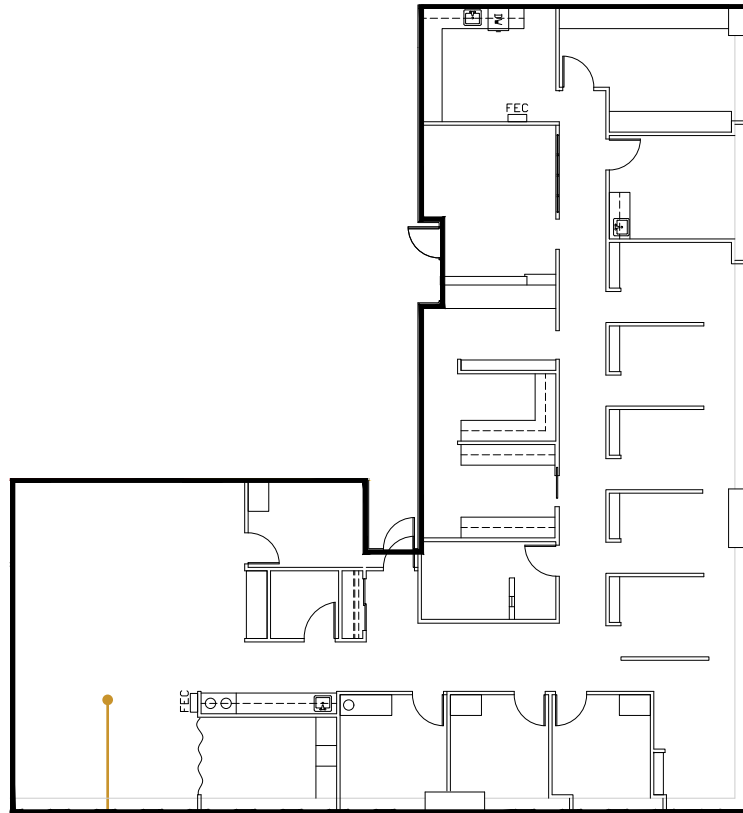


Broderick Group, Inc.  
10500 NE 8th Street, Suite 900  
Bellevue, WA 98004  
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## SUITE 1000 4,719 RSF



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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1215 Fourth Avenue  
Seattle, Washington 98101

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please contact:

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mccartney@broderickgroup.com

**David Greenwood**  
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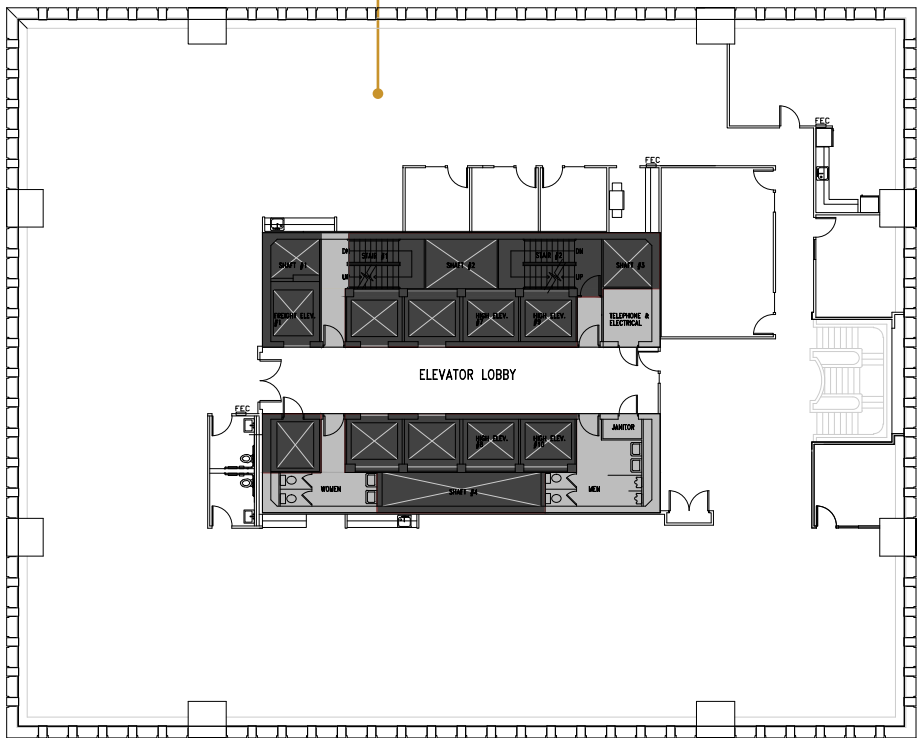
For virtual tour, visit:  
[bit.ly/325WRW6](https://bit.ly/325WRW6)

# 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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1215 Fourth Avenue  
Seattle, Washington 98101

For further information,  
please contact:

**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

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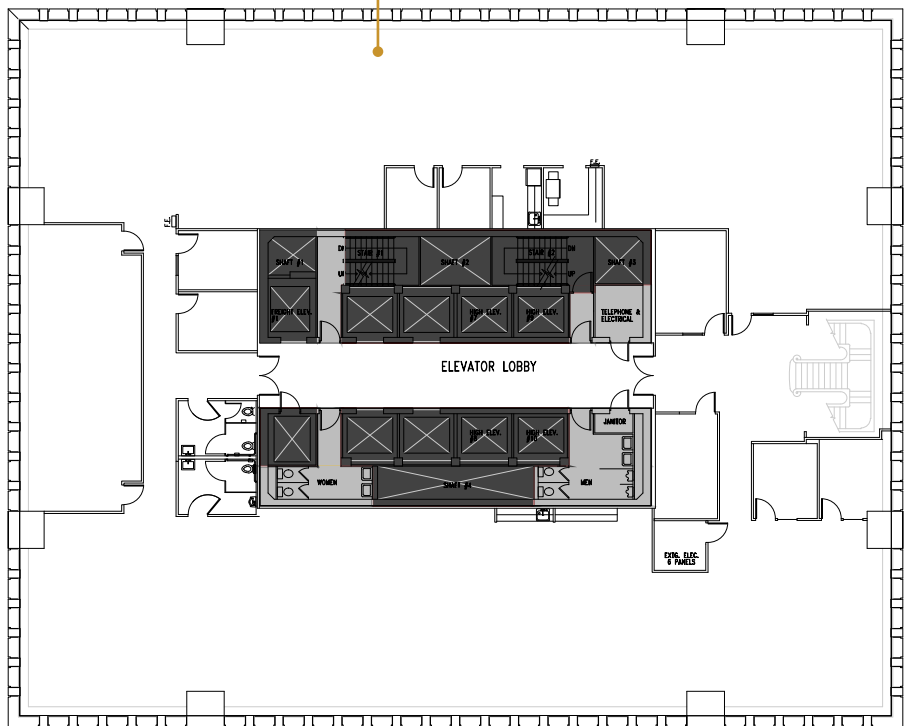
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## SUITE 700

## 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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1215 Fourth Avenue  
Seattle, Washington 98101

For further information,  
please contact:

**Damon McCartney**

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mccartney@broderickgroup.com

**David Greenwood**

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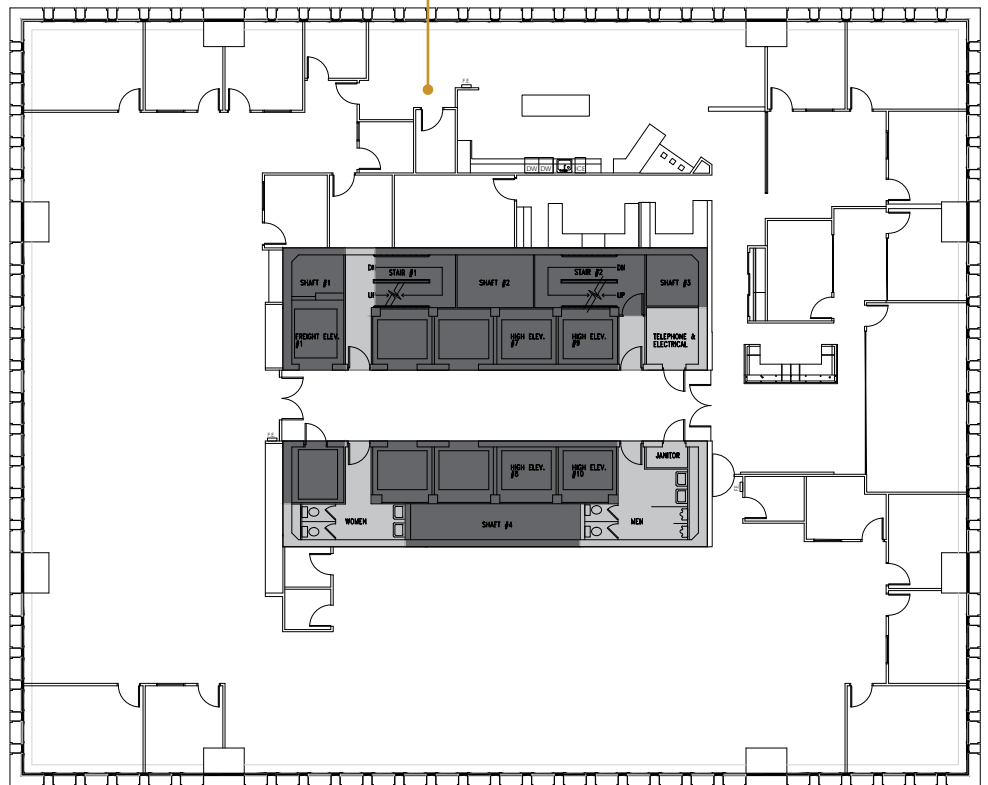
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# SUITE 600

# 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



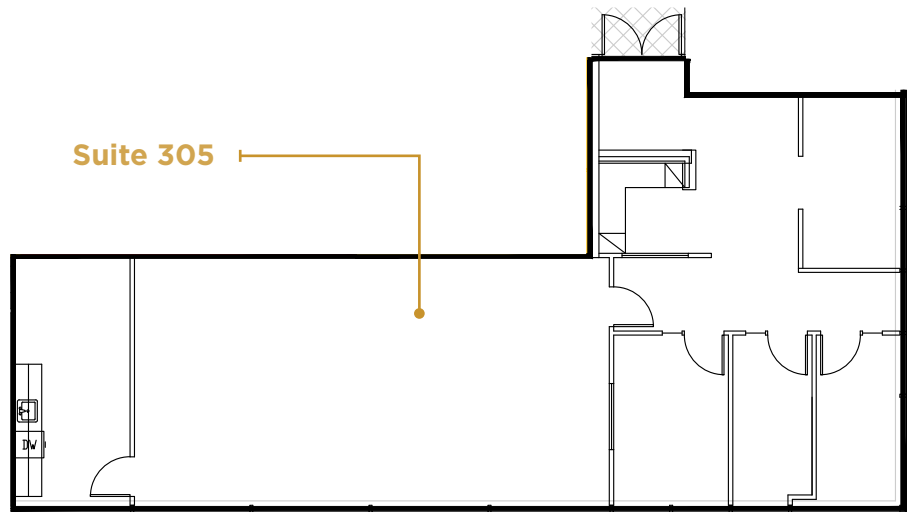
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1215 Fourth Avenue  
Seattle, Washington 98101

## SUITE 305 2,008 RSF



For further information,  
please contact:

**Damon McCartney**

(206) 838-7633

[mccartney@broderickgroup.com](mailto:mccartney@broderickgroup.com)

**David Greenwood**

(206) 838-7635

[greenwood@broderickgroup.com](mailto:greenwood@broderickgroup.com)



Broderick Group, Inc.  
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### SPACE FEATURES

- » Available now!
- » Multiple private offices
- » Conference room
- » Large open work area
- » Kitchenette/break room
- » Storage



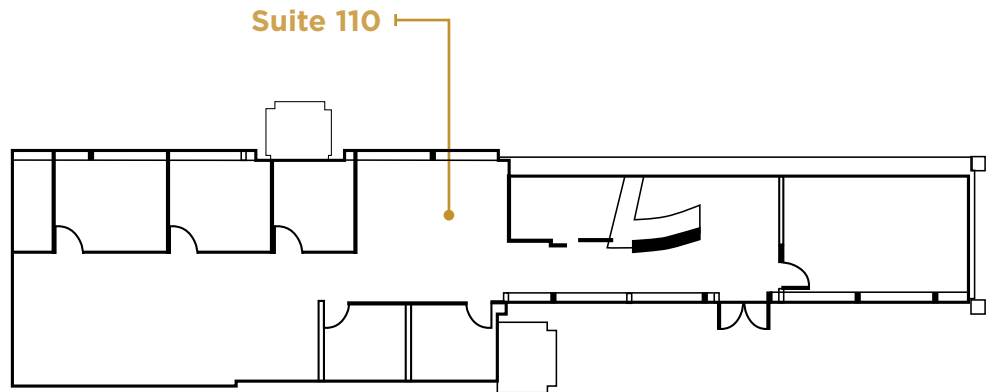
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1215 Fourth Avenue  
Seattle, Washington 98101

## SUITE 110 2,759 RSF



For further information,  
please contact:

**Damon McCartney**

(206) 838-7633

[mccartney@broderickgroup.com](mailto:mccartney@broderickgroup.com)

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## SPACE FEATURES

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



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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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• GROUP •

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

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

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