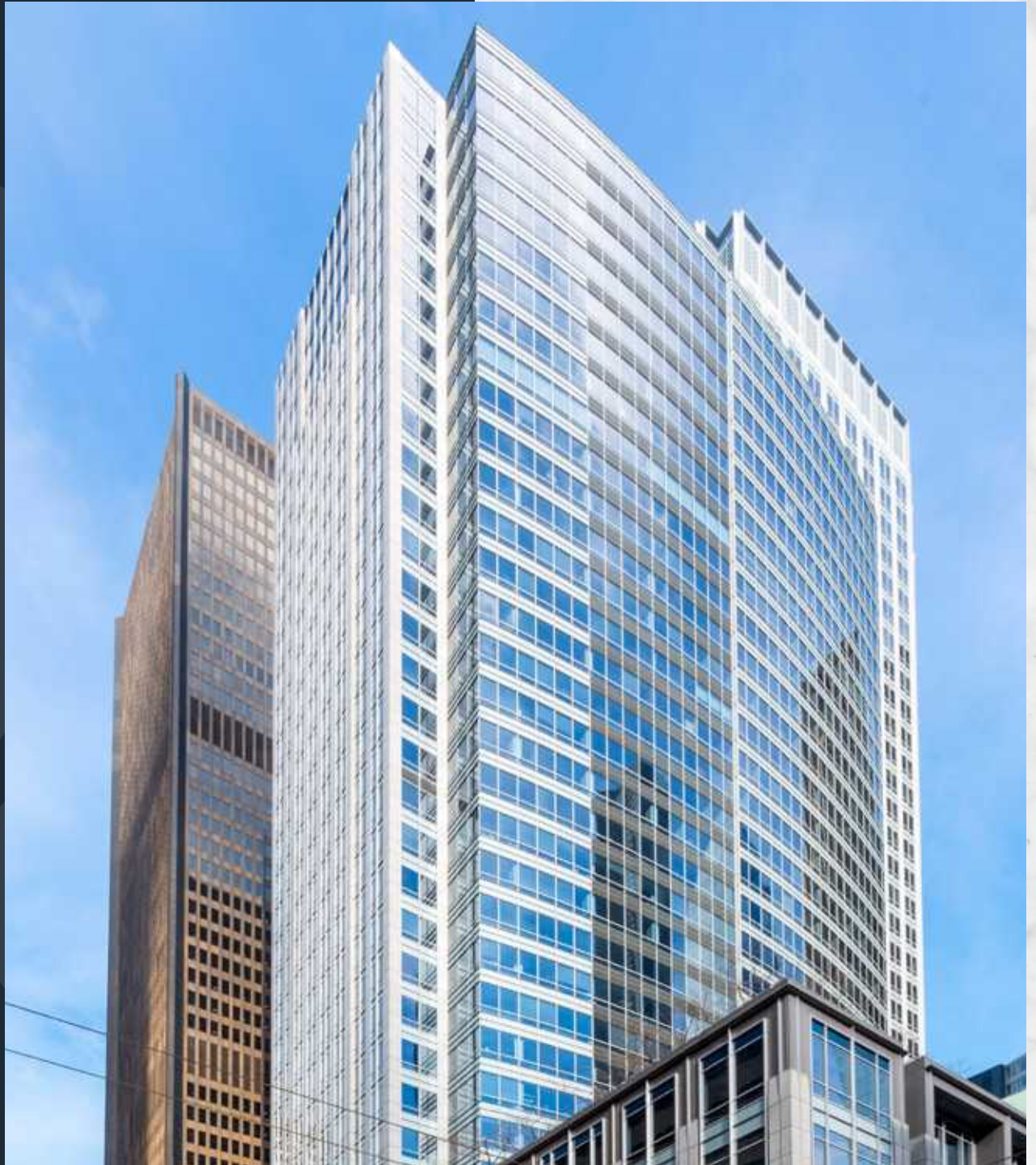


# FOURTH & MADISON

925 Fourth Avenue | Seattle, Washington 98104

**NEWMARK**





# BUILDING HIGHLIGHTS



LEED Gold Certification, Fitwel Certification, WELL Health - Safety Rating, and Energy Star Rating



Views of Elliott Bay, the Olympic Mountains, Space Needle, and Mt. Rainier



Floor-to-ceiling windows with 9' drop ceiling



7th floor outdoor terrace for tenants



State-of-the-art conferencing center



Fitness center with showers and lockers



24/7 on-site security



On-site parking with EV charging stations



Bright Horizon's childcare on-site



On-site retailers include Belle Epicurean Café, Market Fresh, Sushi Kudasai, and Capelli's Barbershop





# LOCATION



99  
WALK SCORE



100  
TRANSIT SCORE

● FOOD & DRINK ● HOTELS





## AVAILABILITIES

<b>Suite 100</b>	10,134 (divisible to 5,000)	Available Now
<b>Floor 3</b>	15,782	Available Now
<b>Suite 410</b>	2,003	Available Now
<b>Floor 6</b>	38,556	Available Now
<b>Floor 7</b>	22,118 (divisible to 10,503)	Available Now
<b>Floor 11</b>	23,741	Available Now
<b>Floor 17</b>	24,648	Available Now
<b>Floor 18</b>	24,648	Available Now
<b>Floors 20/21</b>	49,232 (divisible to 24,596)	Available Now
<b>Suite 2270</b>	15,361 (divisible to 5,788)	Available Now
<b>Suite 2320</b>	12,677 (divisible to 5,000)	Available Now
<b>Suite 2520</b>	11,548	May 2025
<b>Suite 3250</b>	10,387	Available Now
<b>Floor 33*</b>	25,240	Available Now
<b>Floor 34*</b>	25,180	Available Now
<b>Suite 3520*</b>	13,763	Available Now
<b>Suite 3540*</b>	2,750	Available Now
<b>Floor 37</b>	11,670	Available Now

\*Floors 33-34 combinable to 50,420 SF




## SUITE 100

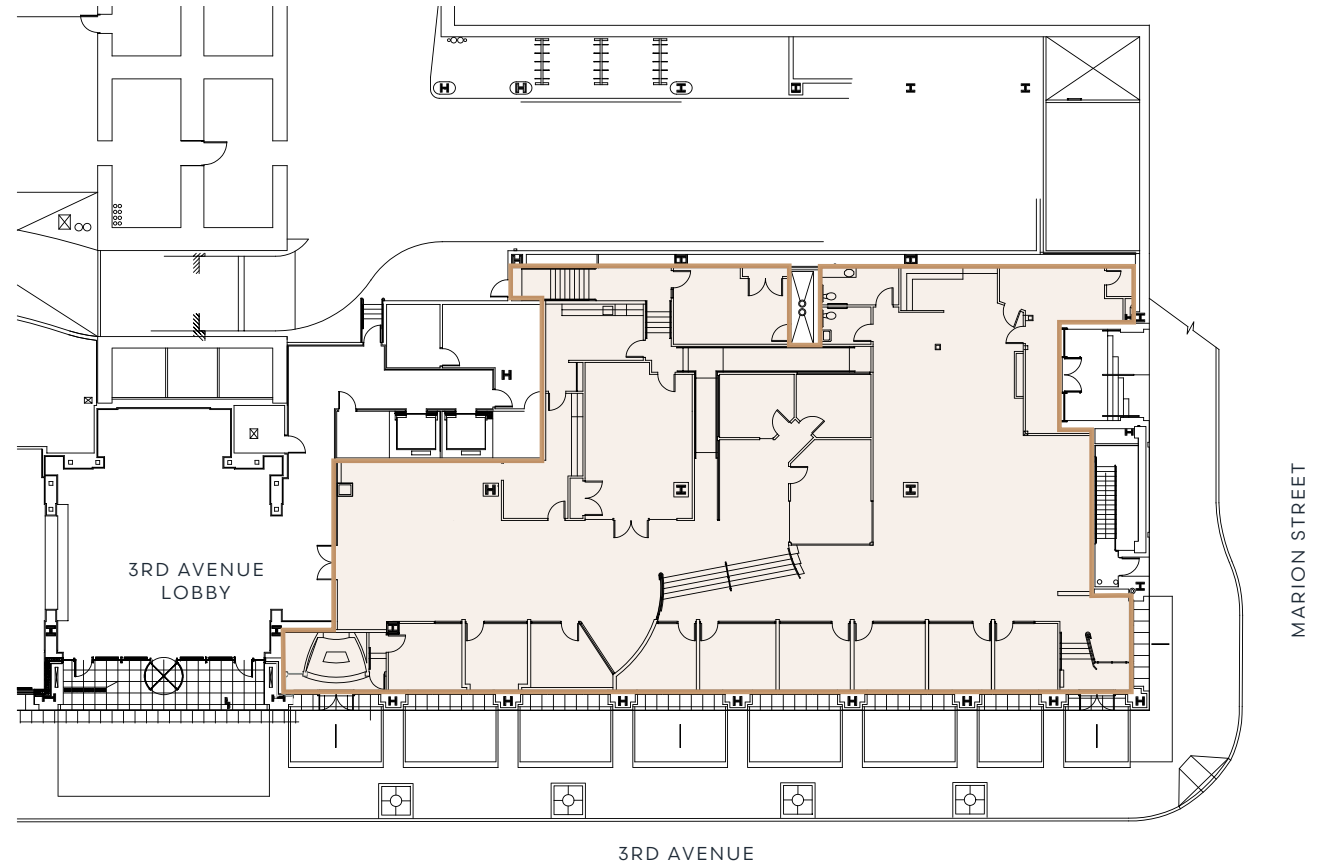
**10,134 SF**

(divisible to 5,000 SF)

Available now

Retail or office space

 VIRTUAL TOUR





## SUITE 100

**10,134 SF**

Available now

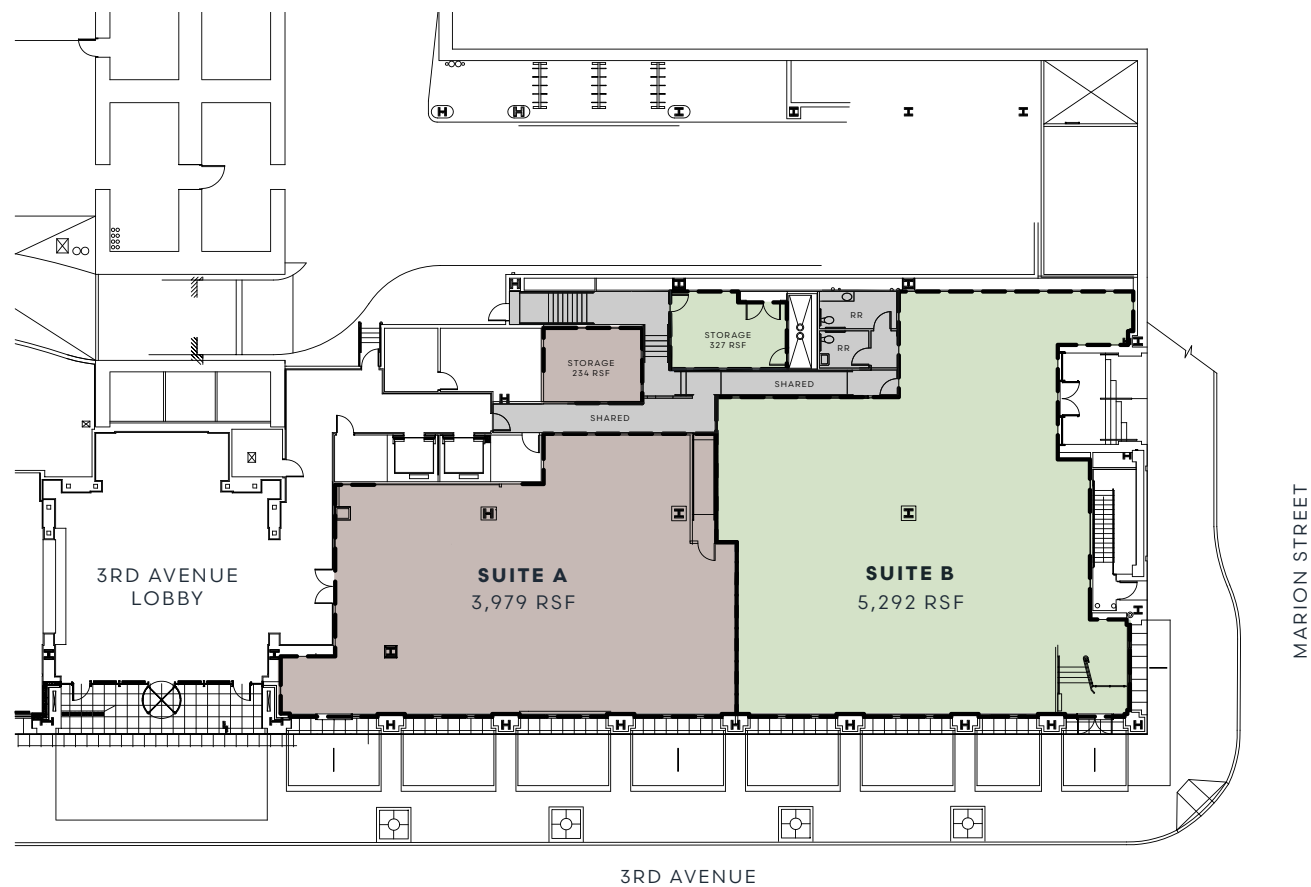
Retail or office space

### Divisibility Options -

#### Shared Restrooms:

Suite A - 4,213 RSF

Suite B - 5,619 RSF



## SUITE 100

**10,134 SF**

Available now

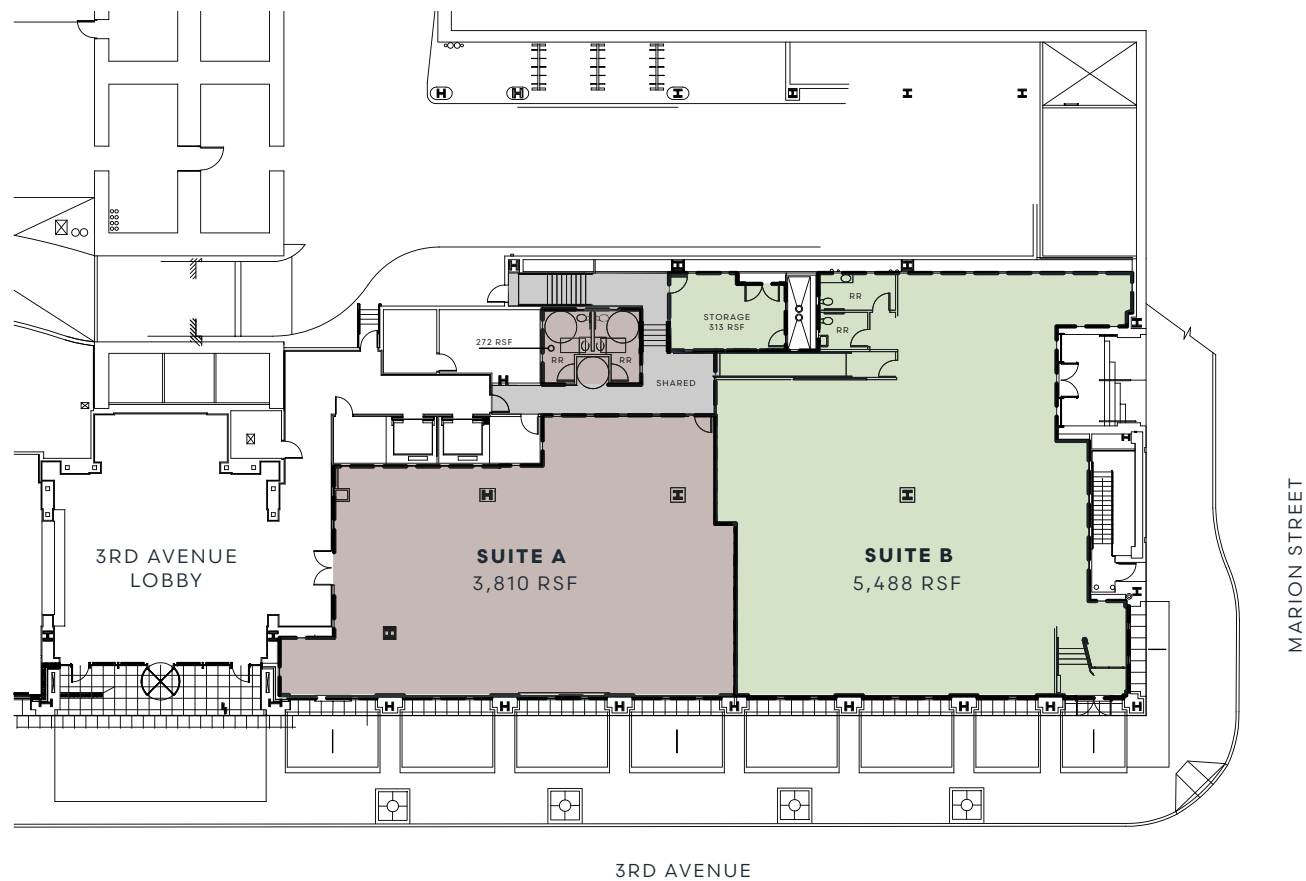
Retail or office space

### Divisibility Options -

#### Private Restrooms:

Suite A - 4,082RSF

Suite B - 5,801 RSF

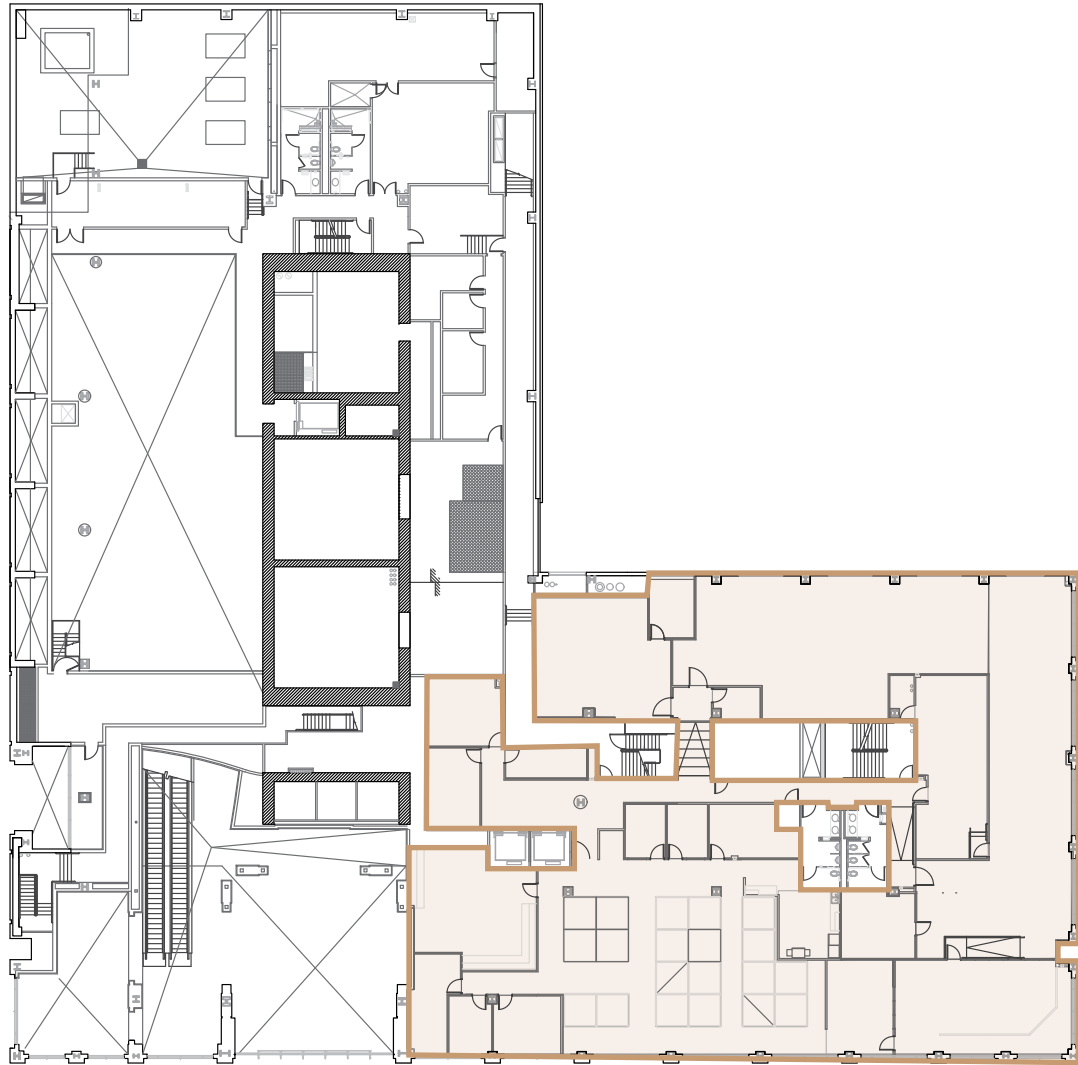




## FLOOR 3

15,782 SF

Available now



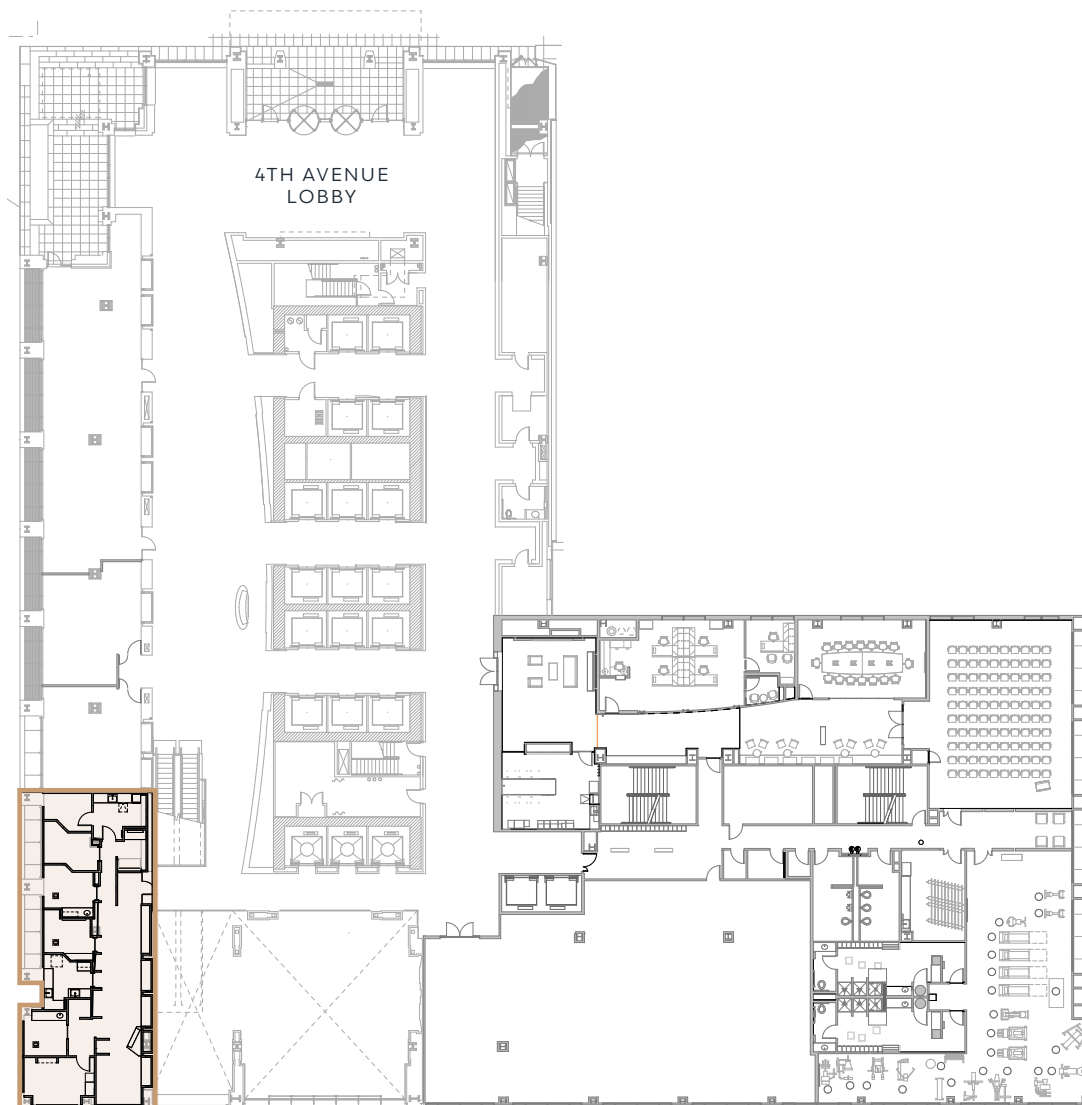
# SUITE 410

**2,003 SF**

Available now

Retail or office space


Former dental office

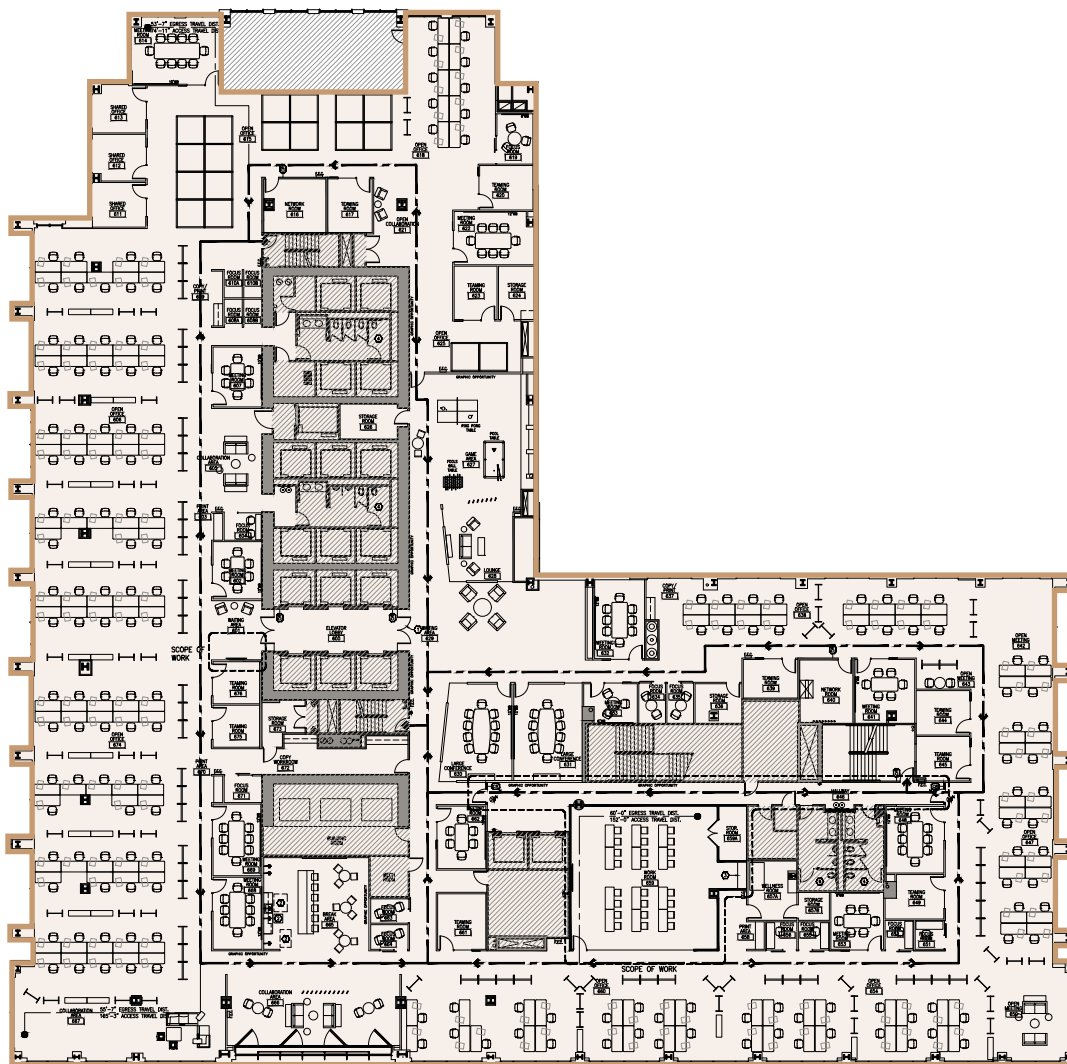




# FLOOR 6

38,556 SF  
Available now

 VIRTUAL TOUR



# FLOOR 7

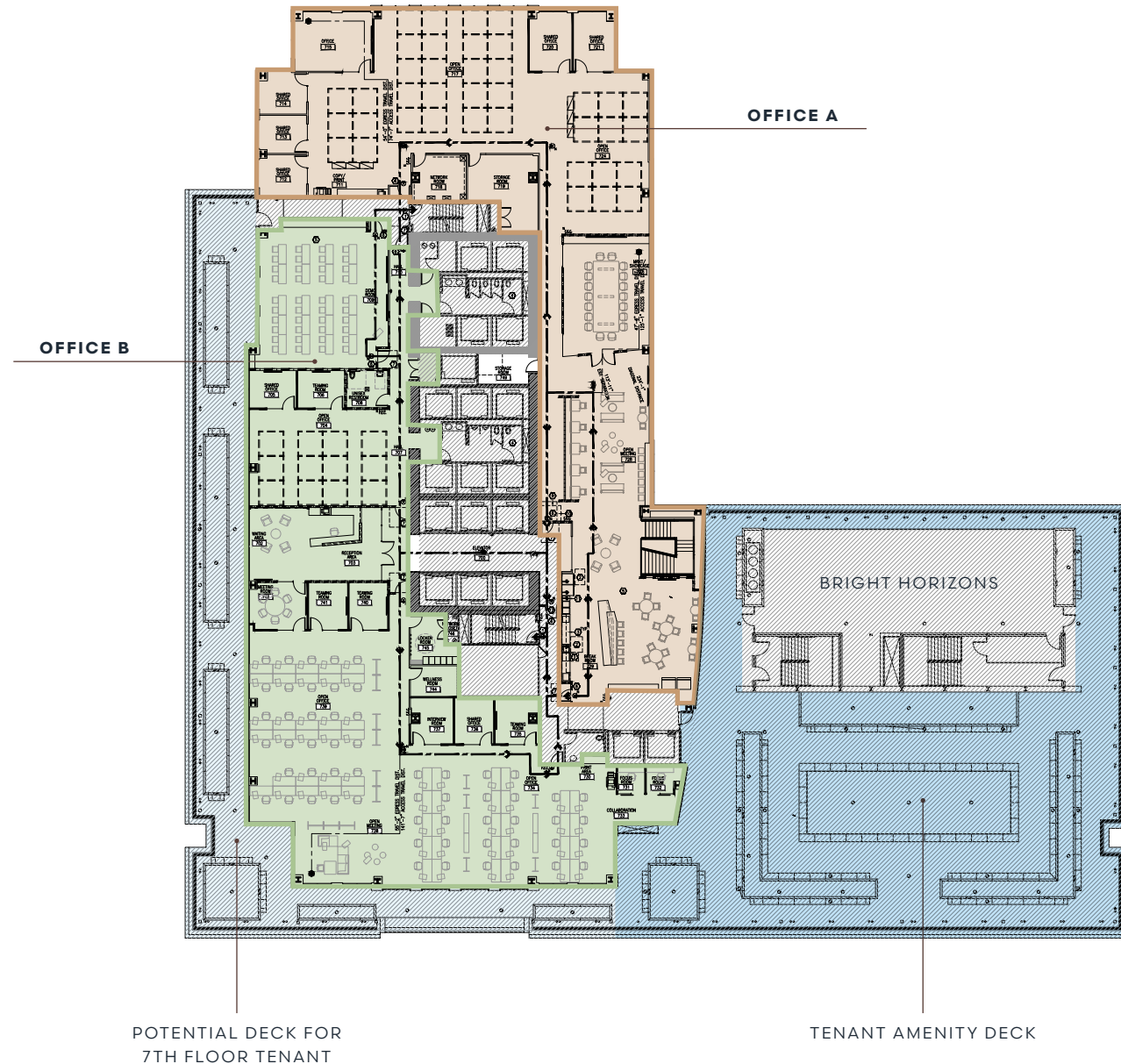
22,118 SF

Available now

**Divisibility Options:**

Office A – 10,503 RSF

Office B – 11,615 RSF



## FLOOR 11

**23,741 SF**

Available now


 VIRTUAL TOUR





## FLOOR 17

24,648 SF  
Available now

 VIRTUAL TOUR

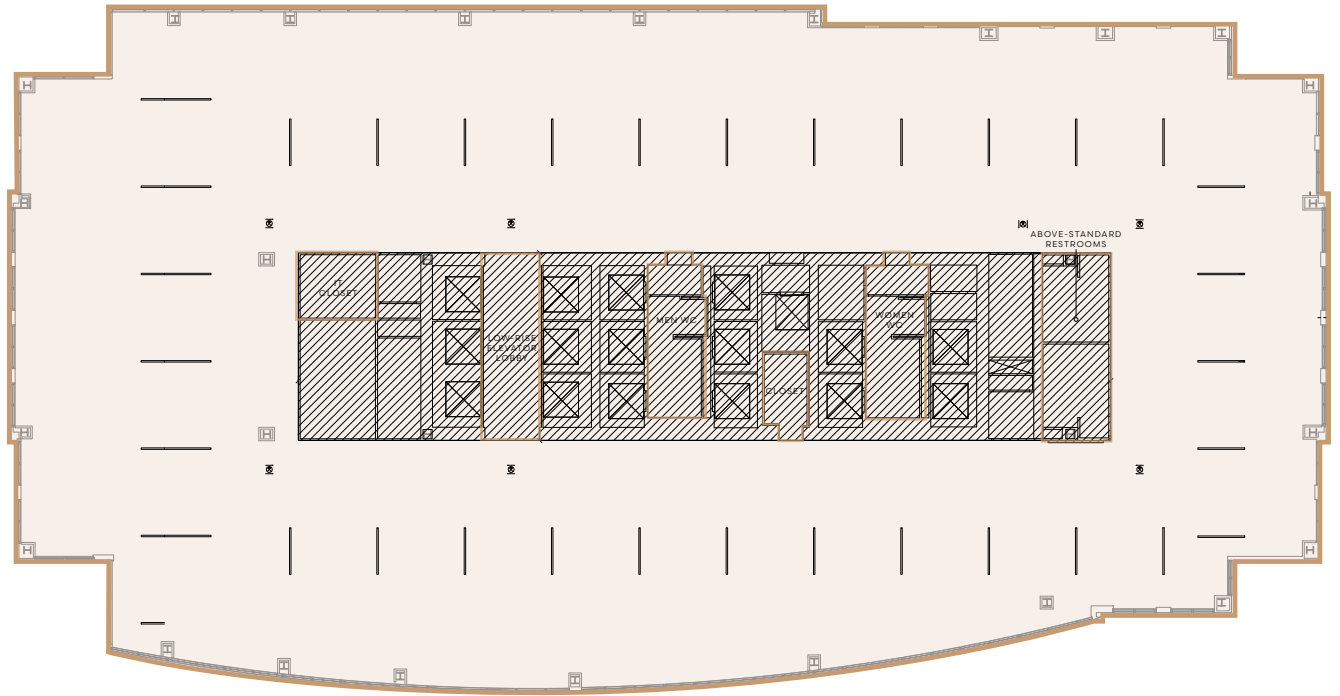


# FLOOR 18

24,648 SF

Available now

 VIRTUAL TOUR



## FLOOR 20

**24,636 SF**  
Available now



INTERNAL STAIRCASE  
CONNECTING TO  
FLOOR 21

*\*Floors 20-21 combinable  
to 49,232 SF*





## FLOOR 21

**24,596 SF**

Available now



INTERNAL STAIRCASE  
CONNECTING TO  
FLOOR 20

*\*Floors 20-21 combinable  
to 49,232 SF*

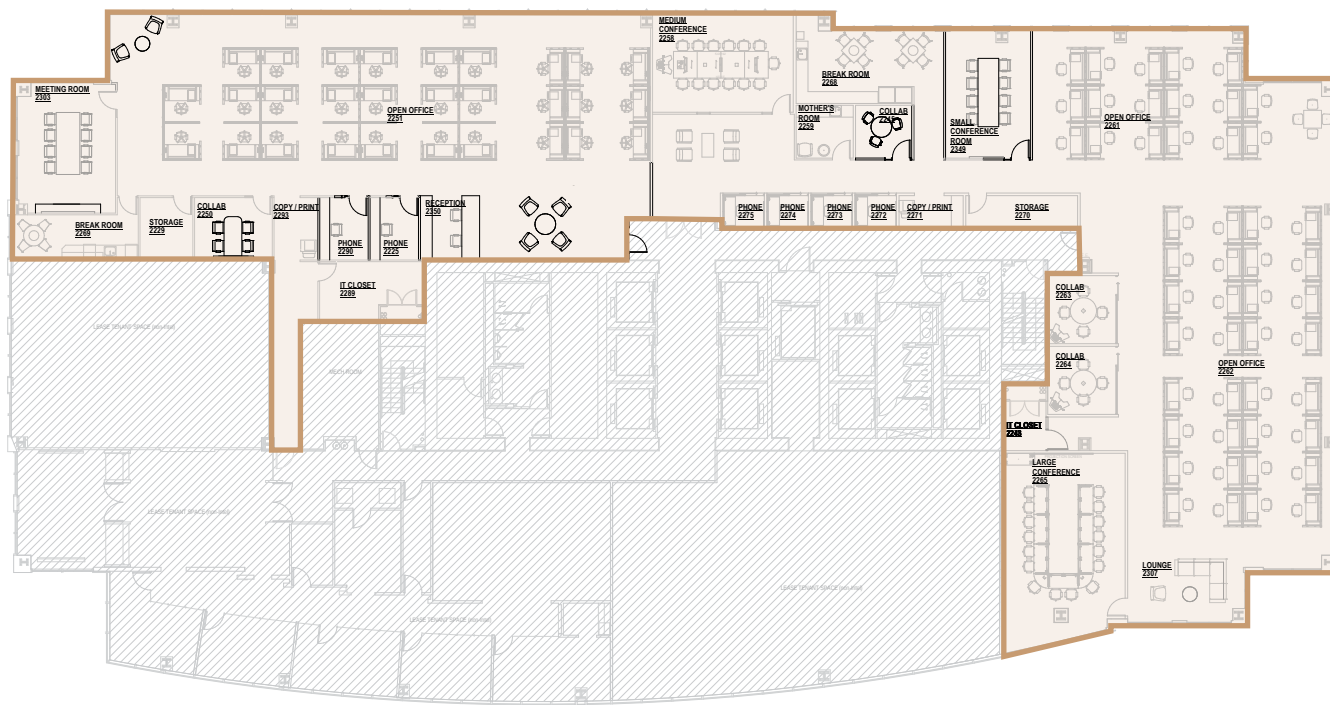


# SUITE 2270

15,361 SF

(divisible to 5,788 SF)

Available now



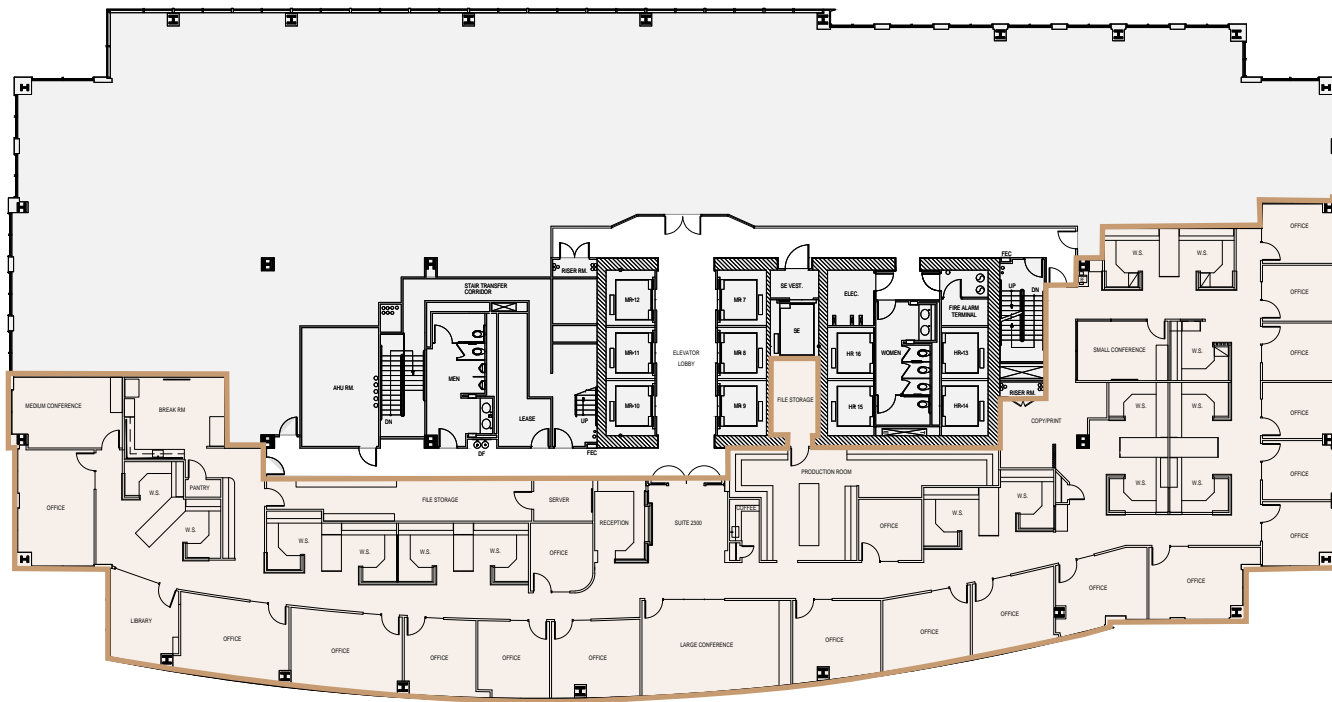
# SUITE 2320

12,677 SF

(divisible to 5,000 SF)

Available now

Law Firm build-out

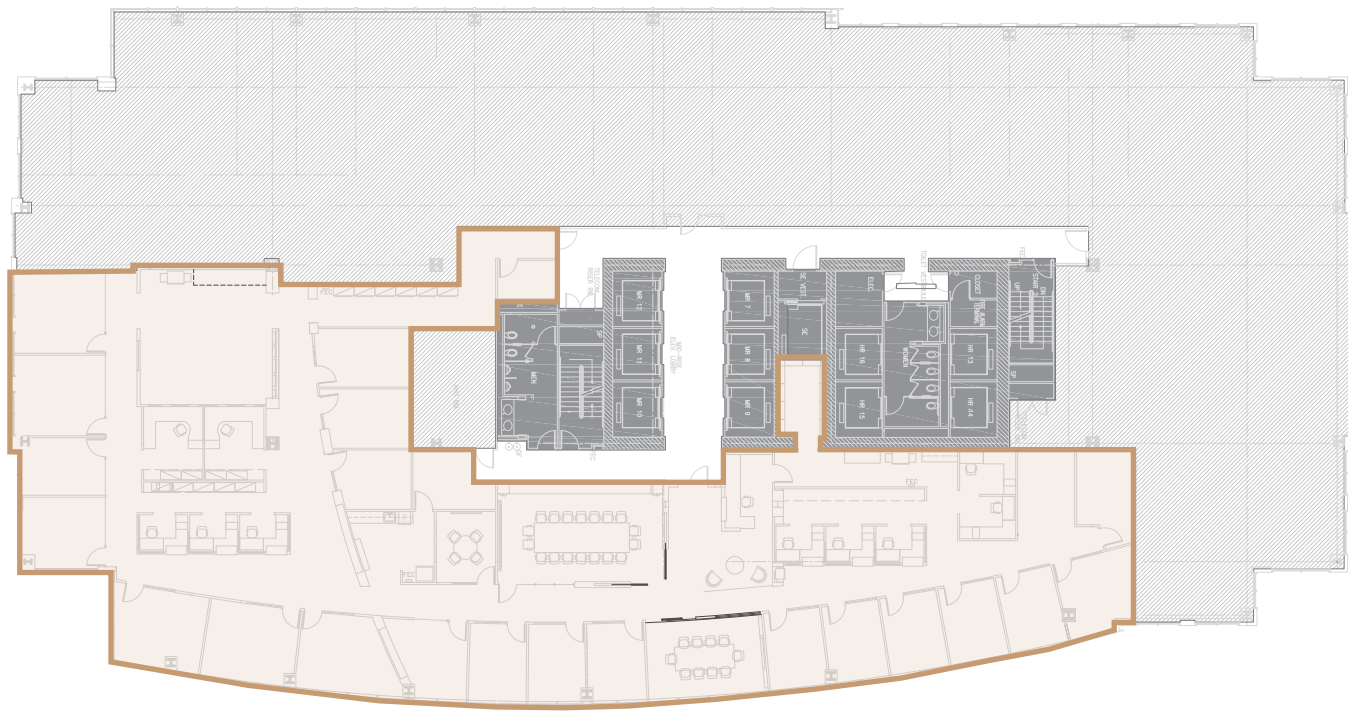




# SUITE 2520

11,548 SF

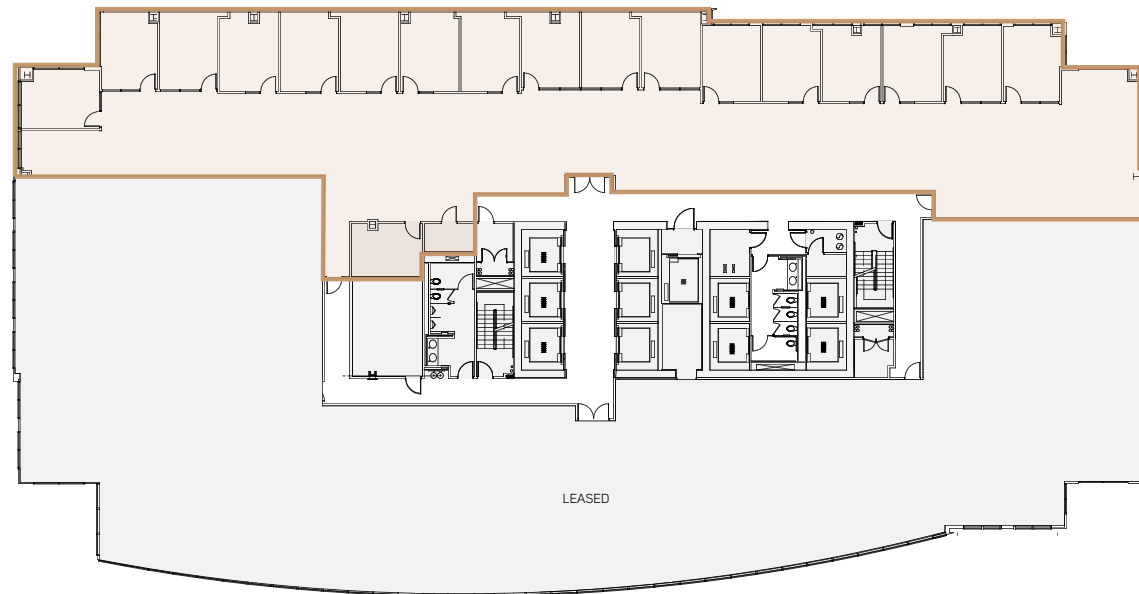
Available May 2025



## SUITE 3250

10,387 SF

Available now

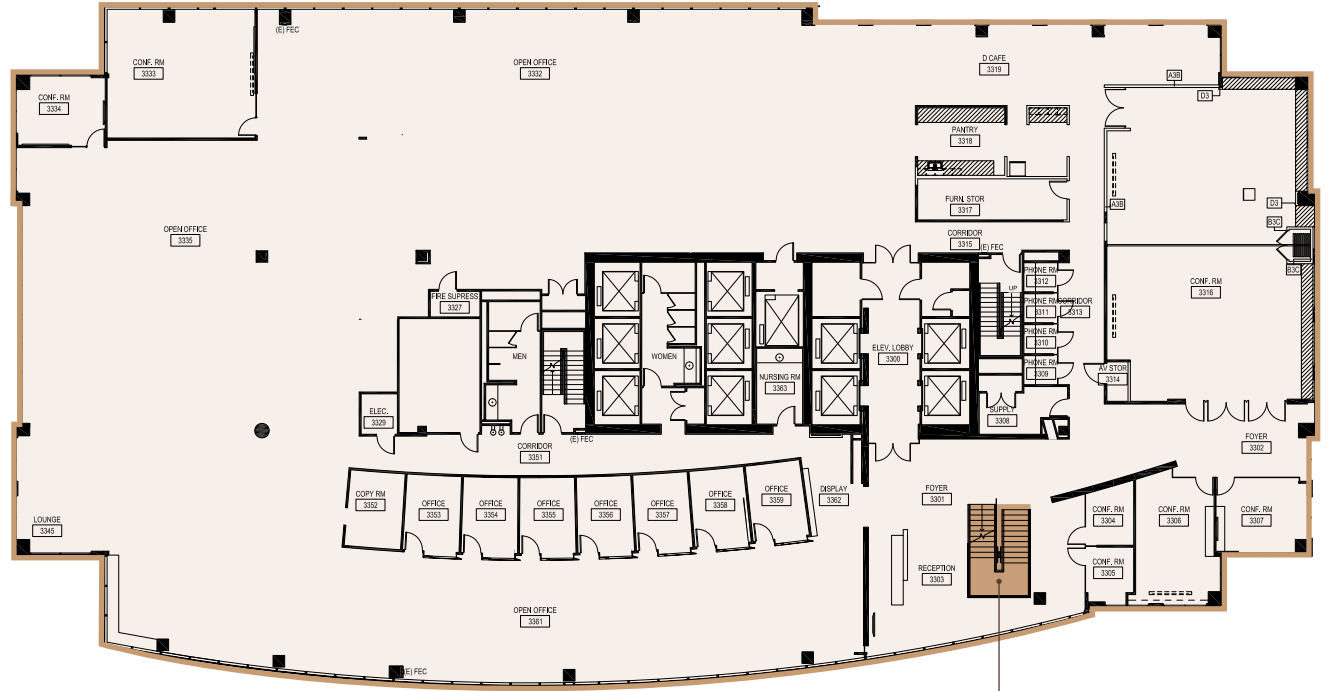


# FLOOR 33

25,240\*

Full floor

Available now



INTERNAL STAIRCASE  
CONNECTING TO  
FLOOR 34

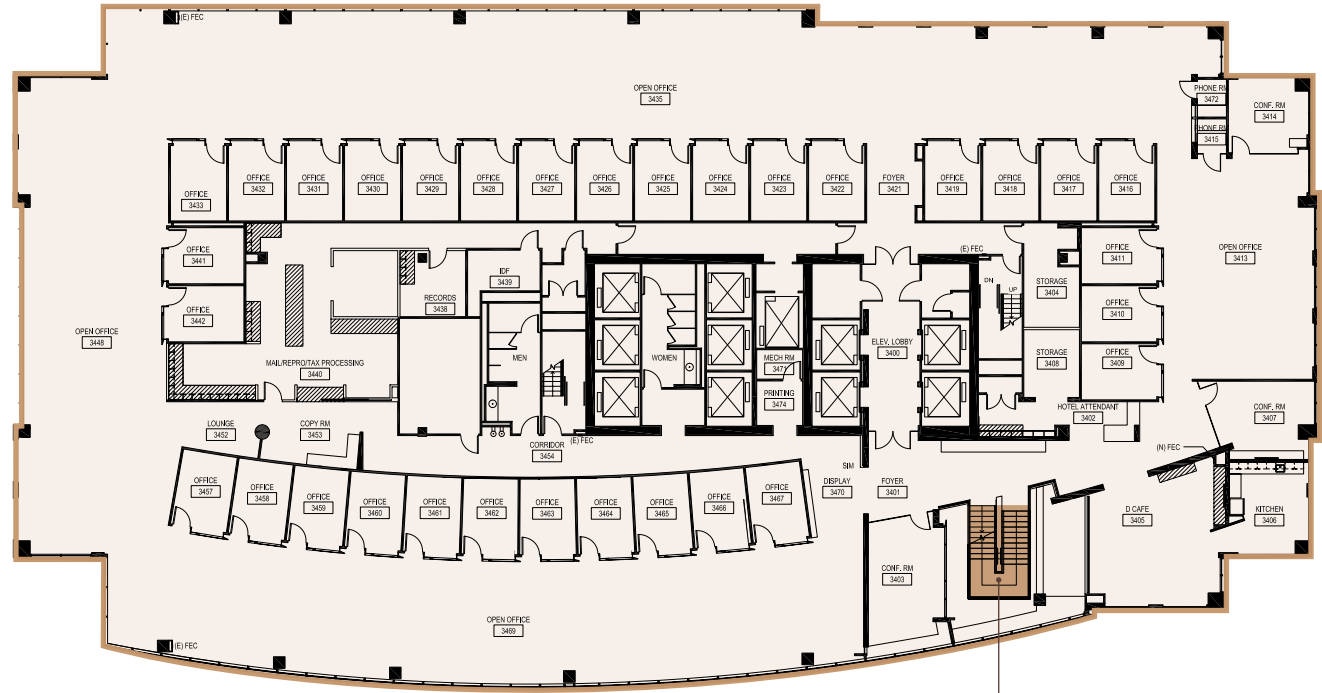
\*Floors 33-34 combinable  
to 50,420 SF





# FLOOR 34

**25,180 SF\***  
Full floor  
Available now



INTERNAL STAIRCASE  
CONNECTING TO  
FLOOR 33

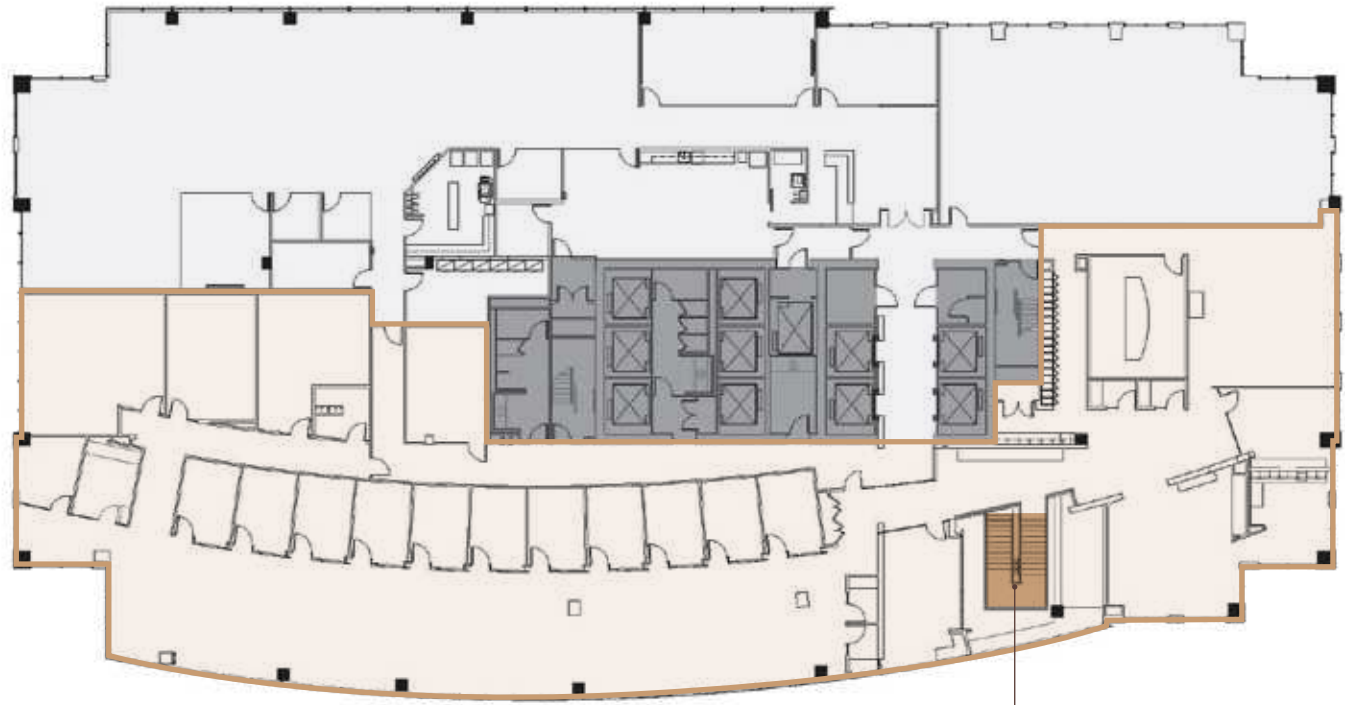
\*Floors 33-34 combinable  
to 50,420 SF



## SUITE 3520

13,763 SF\*

Available now



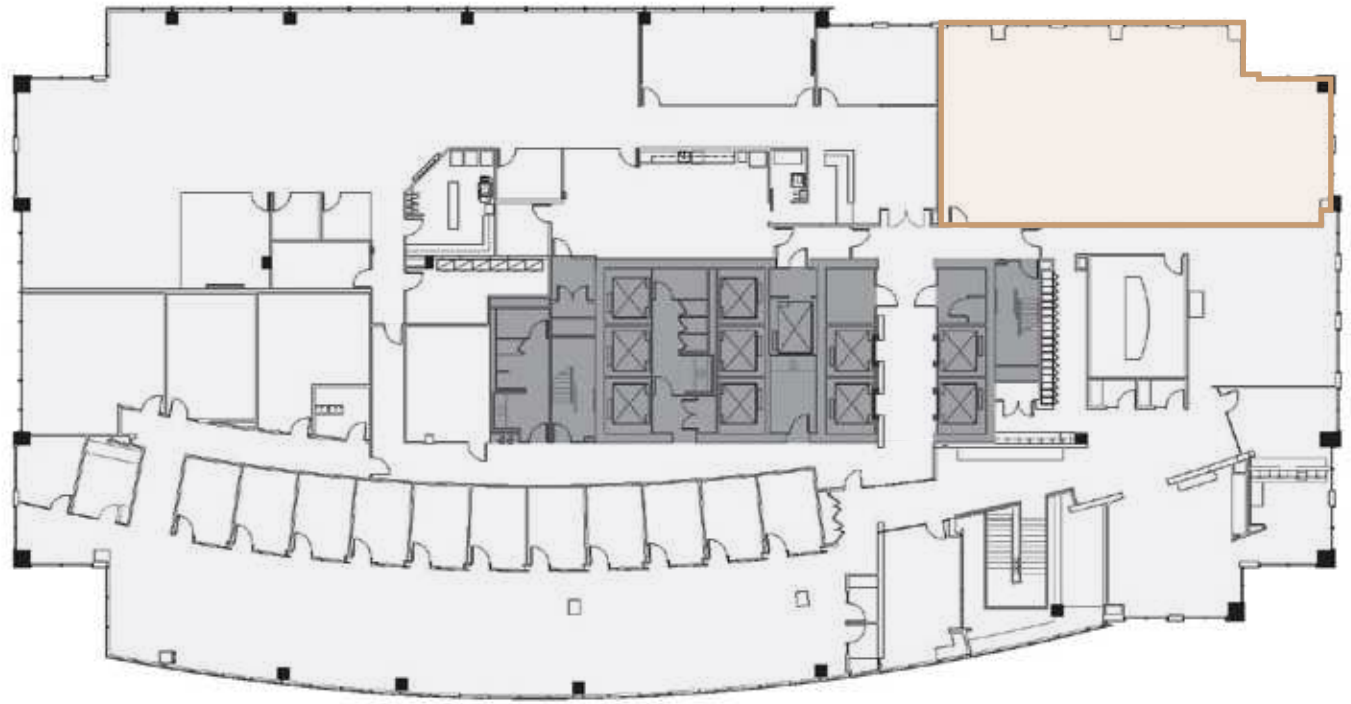
INTERNAL STAIRCASE  
CONNECTING TO  
FLOORS 33 AND 34



## SUITE 3540

2,750 SF\*

Available now



## FLOOR 37

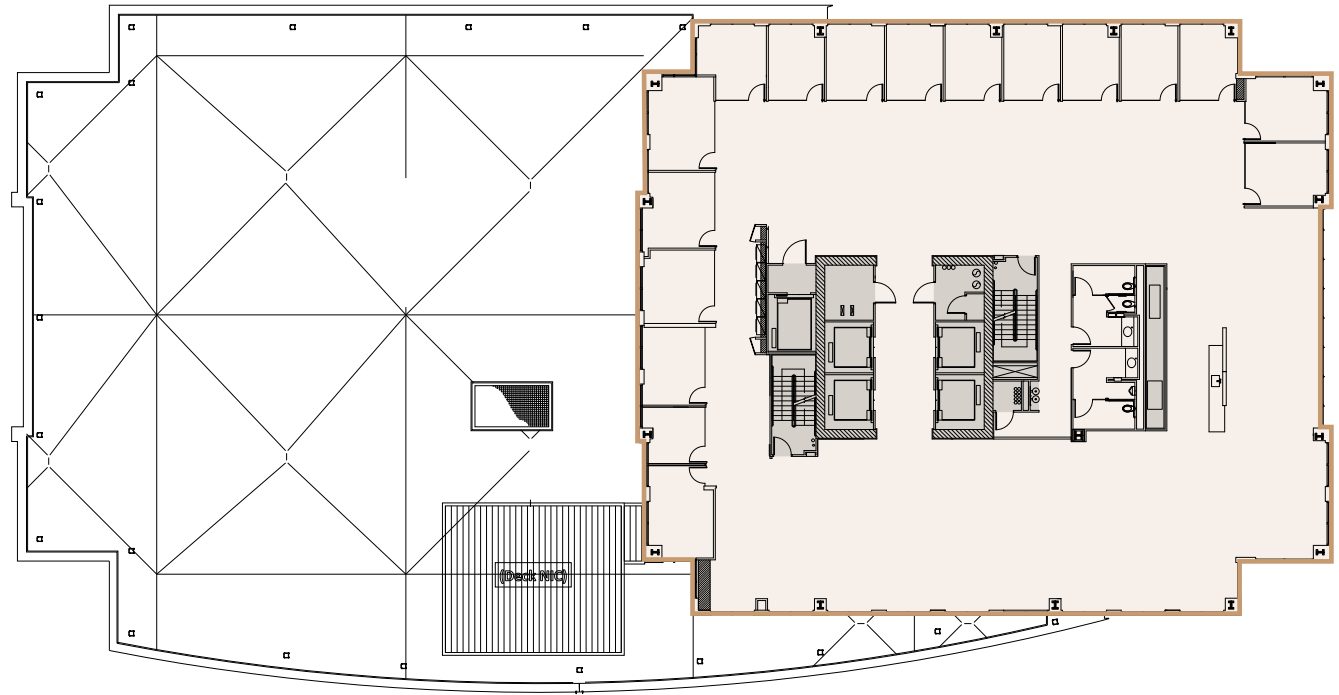
**11,670 SF**

Full floor

Perimeter private offices

Available now

 [VIRTUAL TOUR](#)





# FOURTH & MADISON

925 Fourth Avenue | Seattle, Washington 98104

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# NEWMARK

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