

BRODERICK  
• GROUP •

SWIFT  
REAL ESTATE PARTNERS

# 425 PONTIUS

425 PONTIUS AVENUE N | SEATTLE, WA

[www.425pontius.com](http://www.425pontius.com)



# 425 PONTIUS

## FEATURES



DEDICATED BIKE STORAGE,  
SHOWERS, & LOCKERS



EXCELLENT SOUTH  
LAKE UNION  
LOCATION



2.2 STALLS  
PER 1,000 RSF



EASY FREEWAY  
ACCESS TO I-5 &  
HWY 99



RENOVATED  
COMMON AREAS



OPEN FLOOR  
PLANS



PET FRIENDLY  
BUILDING



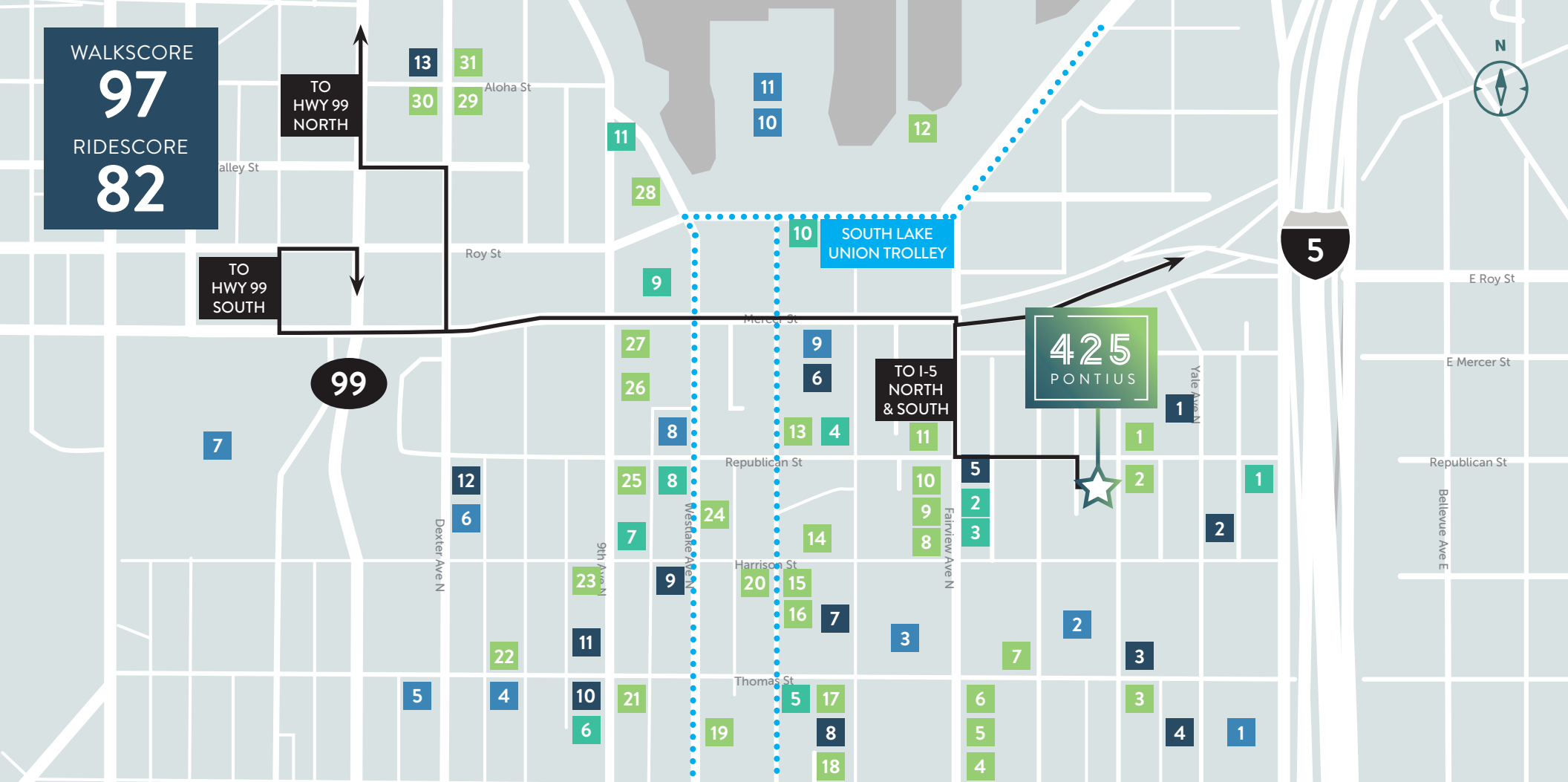
## NEW LOBBY UPGRADES AND SPEC SUITES

## AVAILABILITIES

VIRTUAL TOUR	SUITE	RSF	AVAILABILITY
<a href="#">CLICK HERE</a>	<u>100</u>	17,567 SF	NOW
<a href="#">CLICK HERE</a>	<u>200</u>	8,390 SF	NOW
	<u>202</u>	2,721 SF	NOW
	<u>203</u>	5,538 SF	NOW
	<u>300</u>	18,066 SF	10/1/2025
<a href="#">CLICK HERE</a>	<u>400</u>	2,085 SF	NOW
	<u>430</u>	4,542 SF	NOW
	<u>450</u>	4,880 SF	NOW

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.

WALKSCORE  
**97**  
RIDESCORE  
**82**



# AMENITIES

## FOOD

- |                             |                              |                         |
|-----------------------------|------------------------------|-------------------------|
| 1. Teinei                   | 13. Ba Bar SLU               | 25. Crazy Loaded Wings  |
| 2. Metropolitan Cafe & Deli | 14. LOCAL Public Eatery      | 26. Sizzle & Crunch SLU |
| 3. Lunchbox Lab             | 15. Cactus SLU               | 27. La Palmera Mexican  |
| 4. Mala & Satay             | 16. Yumbit Food Truck        | 28. Buca di Beppo       |
| 5. Urban Gyro               | 17. Evergreen Salad          | 29. Tacos Chukis        |
| 6. El Grito Taqueria        | 18. Thai Thani Kitchen       | 30. Tanoor Seattle      |
| 7. Kati Vegan Thai          | 19. Chipotle Mexican Grill   | 31. Stone Korean        |
| 8. Mochinut SLU             | 20. Portage Bay Cafe SLU     |                         |
| 9. Lassi & Spice            | 21. Thomas Street Warehouse  |                         |
| 10. Vitality Bowls Seattle  | 22. The Halal Guys           |                         |
| 11. Bentoful                | 23. Hurry Curry of Tokyo     |                         |
| 12. Daniel's Broiler        | 24. The Berliner Doner Kebab |                         |

## COFFEE

1. PlayDate
2. Caffe Torino
3. Cafe Hagen
4. Espresso Vivace Alley 24
5. Caffe Ladro SLU
6. Top Pot Doughnuts
7. Zoka Coffee
8. Thruline Coffee Co.
9. Capital One Cafe
10. Evoke Espresso
11. Cafe An'Clair
12. Crest Coffee Bar
13. Herkimer Coffee

## DRINKS

1. Victory Lounge
2. mbar
3. Bar Harbor
4. Bar Moxy
5. Seeking Kombucha
6. Gold Bar
7. Sam's Tavern
8. re:public
9. Flatstick Pub SLU
10. Tapster
11. Art Marble 21

## LIFESTYLE

1. REI
2. YMCA
3. Amazon Go
4. MOOV Seattle
5. Industrious SLU
6. The Collective Seattle
7. Seattle Center
8. CVS
9. Bartell Drugs
10. Lake Union Park
11. MOHAI

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

**DAVID GREENWOOD**

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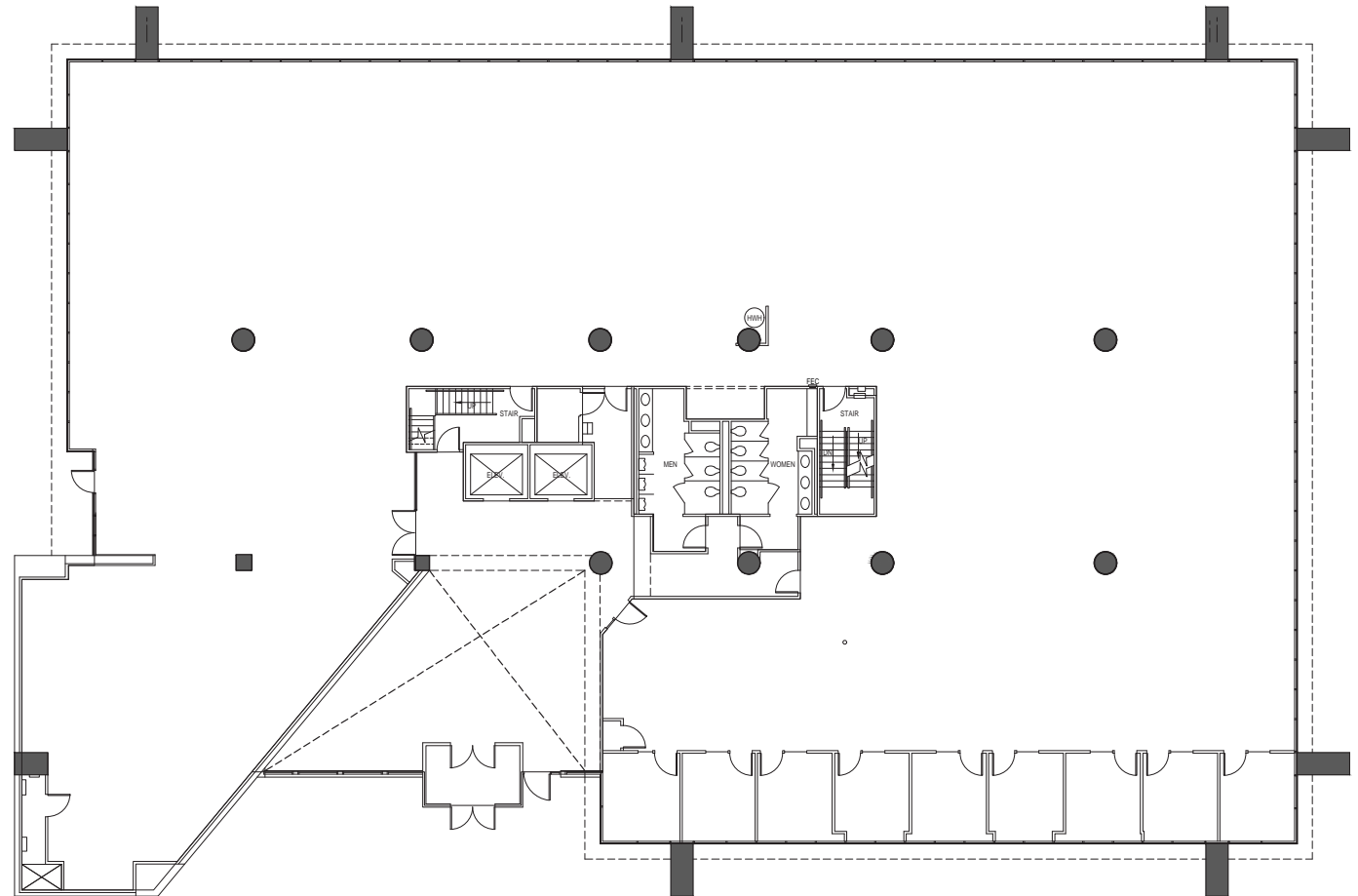
## FLOOR PLAN

SUITE 100 | 17,567 RSF

AVAILABLE NOW



VIEW VIRTUAL TOUR



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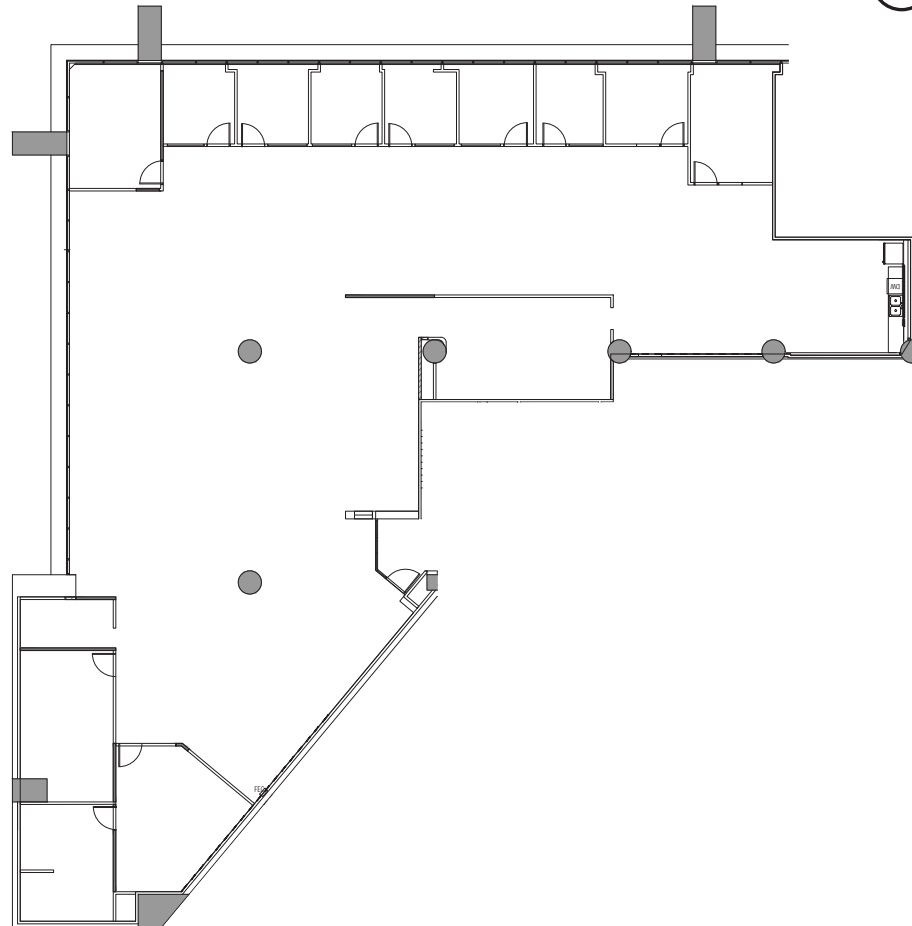
# FLOOR PLAN

SUITE 200 | 8,390 RSF

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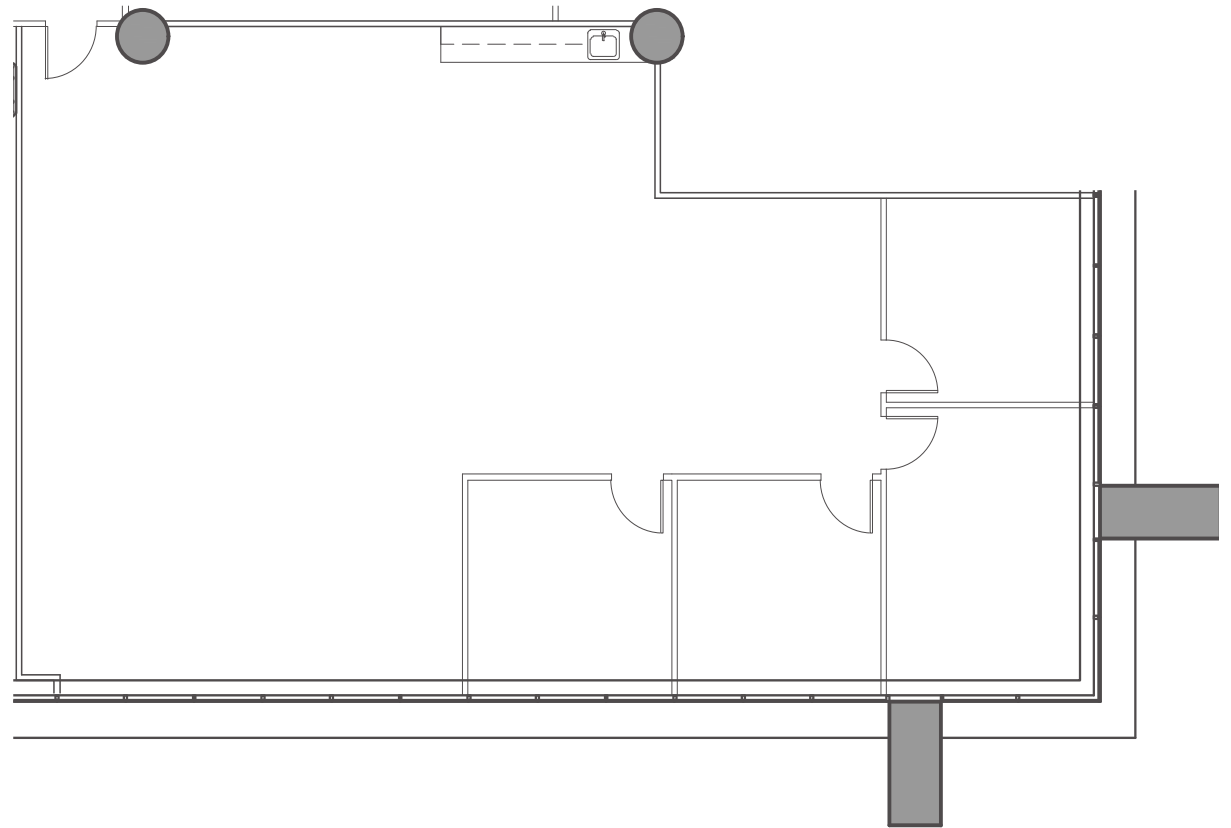
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## FLOOR PLAN

SUITE 202 | 2,721 RSF

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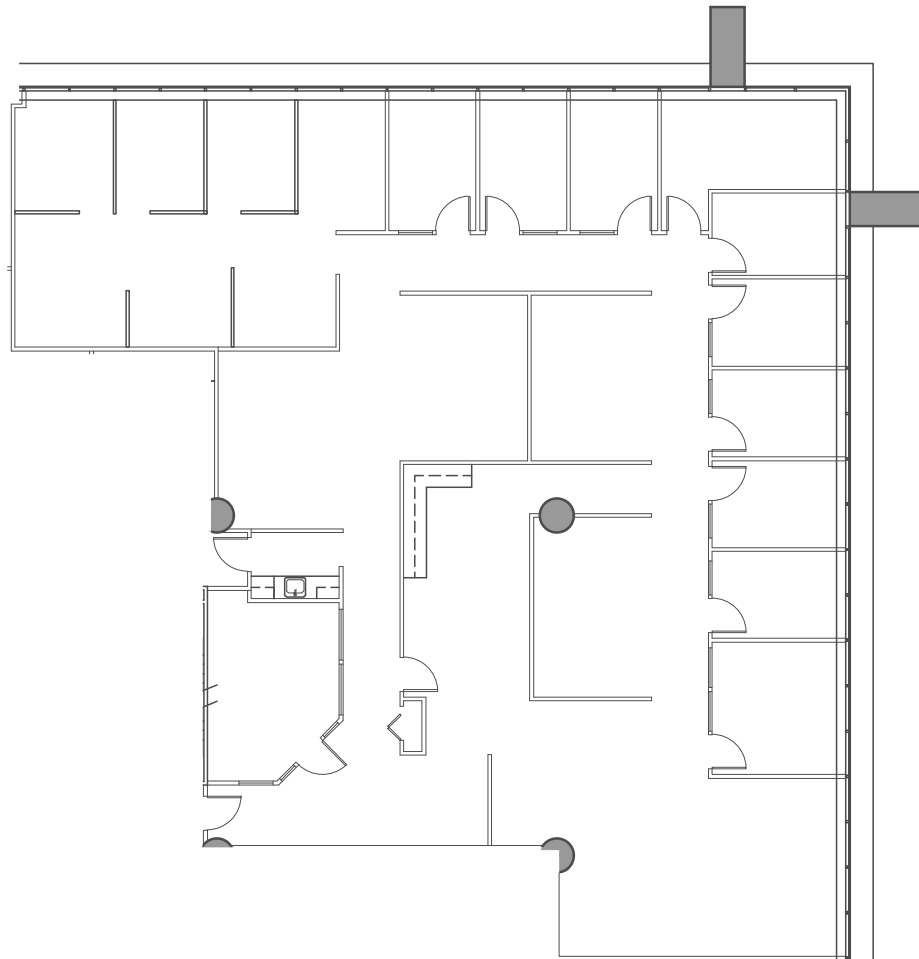
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## FLOOR PLAN

SUITE 203 | 5,538 RSF

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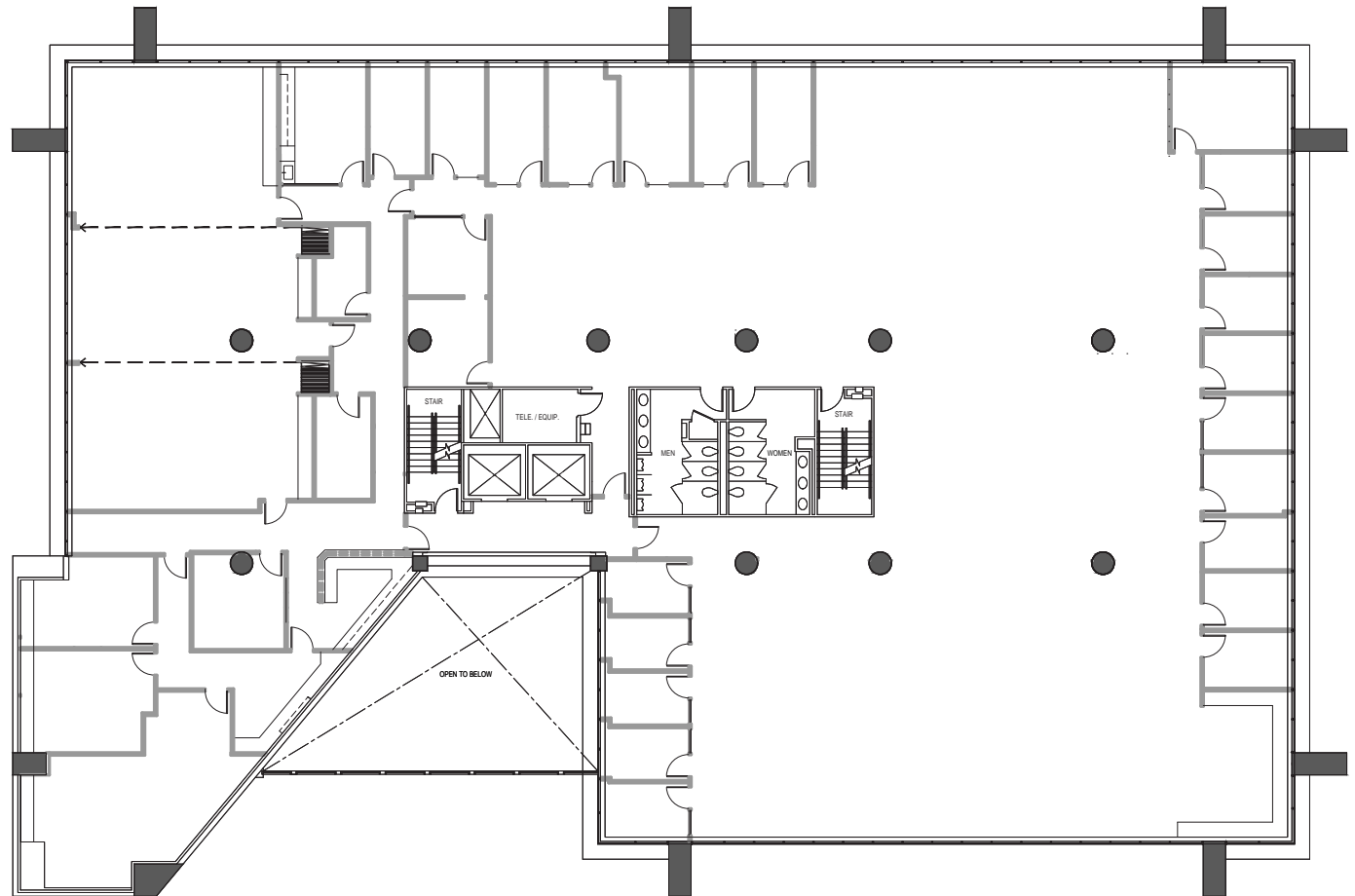


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# FLOOR PLAN

SUITE 300 | 18,066 RSF

AVAILABLE 10/1/2025



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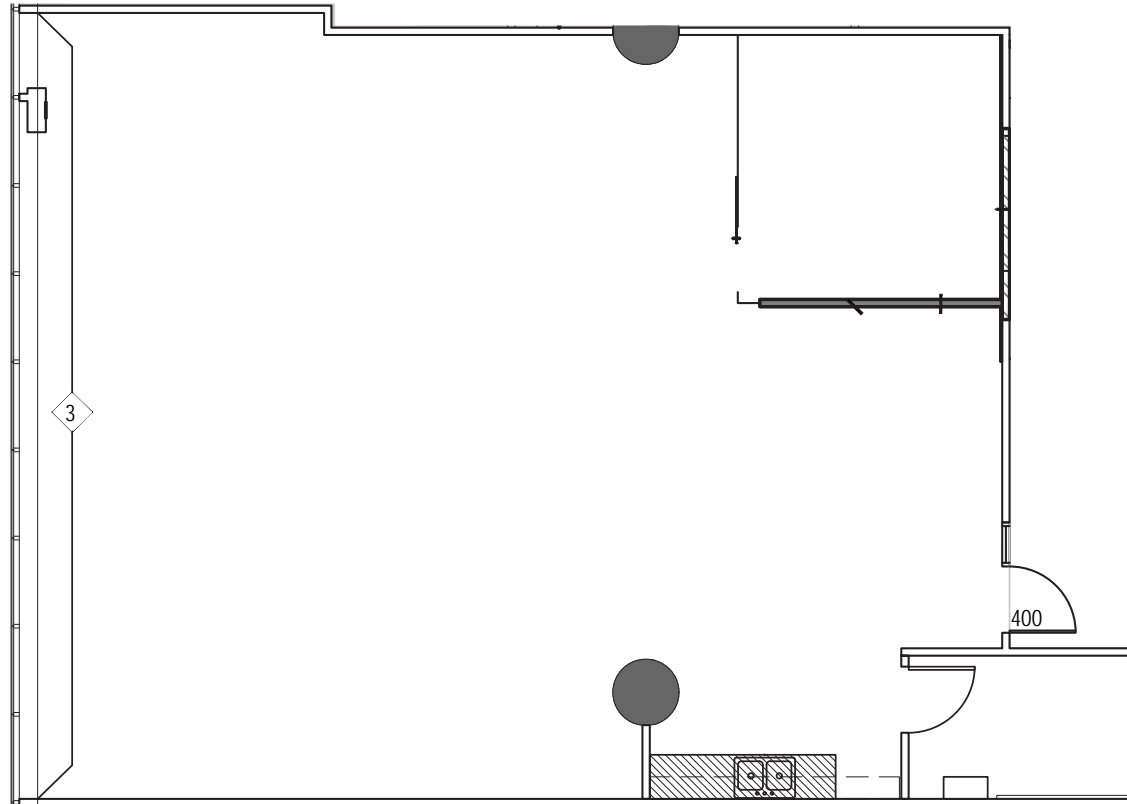
## FLOOR PLAN

SUITE 400 | 2,085 RSF

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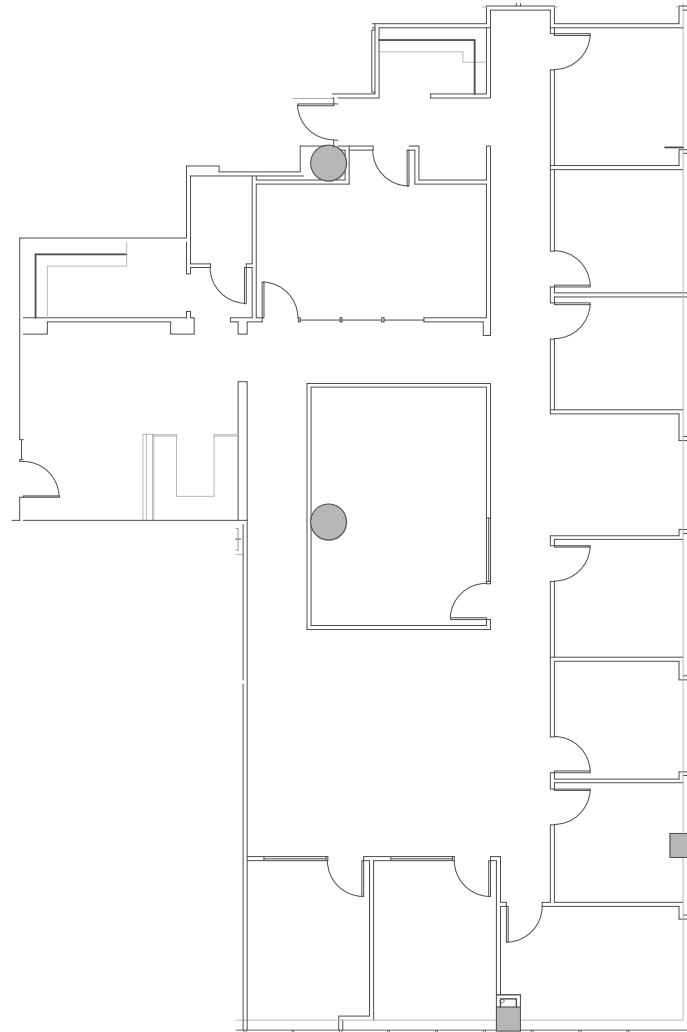
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## FLOOR PLAN

SUITE 430 | 4,542 RSF

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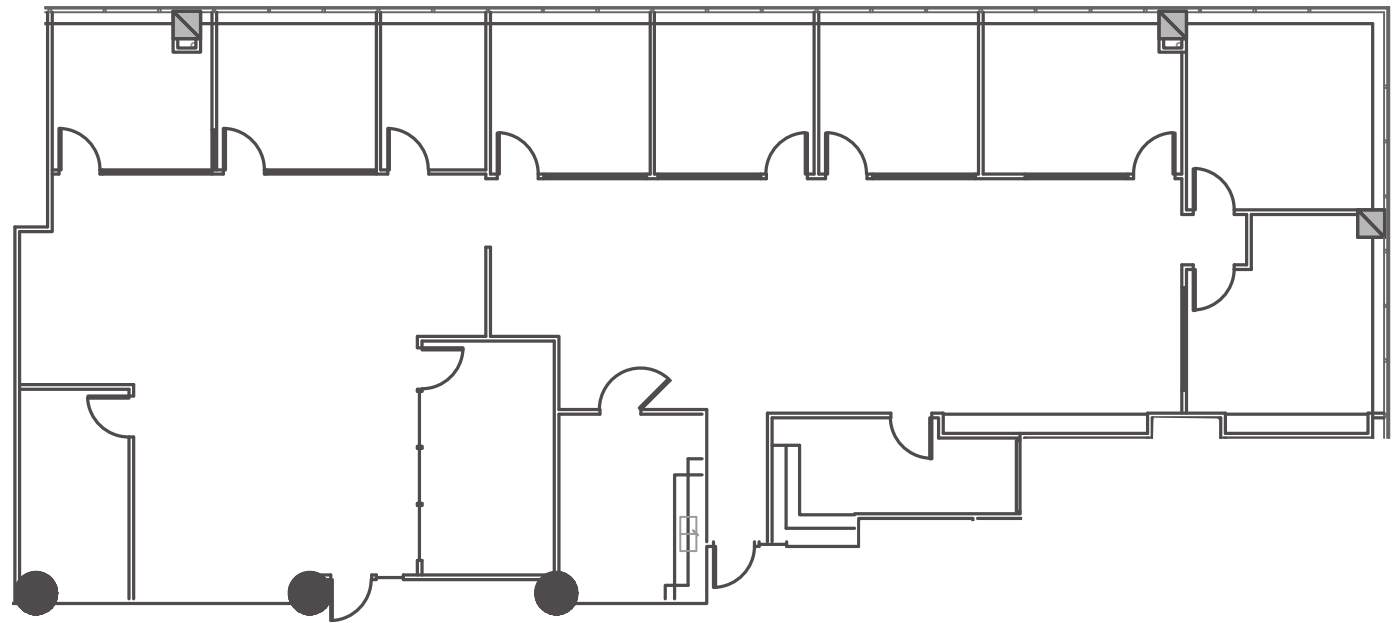


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## FLOOR PLAN

SUITE 450 | 4,880 RSF

AVAILABLE NOW



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