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# 1200 FIFTH

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# 1200 FIFTH

1200 Fifth Avenue | Seattle, Washington 98101



## BUILDING FACTS

- » Total Building Size .....234,041 RSF
- » Number of Floors.....20
- » Average Floor Plate .....12,600 RSF
- » Year Built.....1964
- » Parking Ratio .....1 / 1,800 SF
- » LEED Gold Certified
- » Fitwel Viral Response Certified

## BUILDING AMENITIES

- ▶ » Conference room facility
- ▶ » Lobby
- ▶ » Shower
- ▶ » Secure bike storage / day-use lockers
  - » 161 parking stalls
  - » EV charging system
- ▶ » MT Fitness Center located on the Lower Level of Rainier Tower



Fitwel<sup>®</sup>  
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. 5<sup>th</sup> 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.
25. PCC Market

## 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
20. Fogo de Chao

## 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
18. Mendocino Farms

## 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

U.S. DISTRICT COURT

STEWART ST

OLIVE WAY

HYATT AT OLIVE 8

PARAMOUNT THEATRE

MOORE THEATRE

MAYFLOWER PARK HOTEL

WESTLAKE CENTER

NORDSTROM

PACIFIC PLACE

GRAND HYATT HOTEL

WASHINGTON STATE CONVENTION CENTER  
450K ANNUAL ATTENDEES

WESTLAKE STATION  
13,069 AVG WEEKDAY BOARDING



7TH AVE

ACT THEATRE

THOMPSON HOTEL

THE CHARTER HOTEL

3RD AVE

PINE ST

RETAIL DISTRICT

5TH AVE

6TH AVE

SHERATON HOTEL

TWO UNION

PIKE PLACE MARKET  
15M ANNUAL VISITORS

2ND AVE

PIKE ST



UNION ST

BENAROYA HALL  
430,000 ANNUAL VISITORS

4TH AVE

MOTIF HOTEL

PCC MARKET

RAINIER SQUARE

RAINIER TOWER

THE COBB

FINANCIAL CENTER

FAIRMONT HOTEL

W HOTEL

HILTON HOTEL

SKINNER BLDG

INN AT THE WAC

ONE UNION

1200 FIFTH

CROWNE PLAZA

KIMPTON HOTEL

EXECUTIVE HOTEL

HOTEL MONACO

SEATTLE PUBLIC LIBRARY

RENAISSANCE SEATTLE



SEATTLE AQUARIUM

SEATTLE GREAT WHEEL

SEATTLE WATERFRONT BOULEVARD

FOUR SEASONS HOTEL

SEATTLE ART MUSEUM  
427,787 ANNUAL VISITORS

UNIVERSITY ST STATION  
6,075 AVG WEEKDAY BOARDING

UNIVERSITY ST

SENECA ST

BIKE LANE

SPRING ST



MADISON ST

SEATTLE COURTHOUSE





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## CURRENT AVAILABLE SUITES

Floor / Suite	RSF	Comments
<a href="#">20/2010</a>	2,019	<b>Available now!</b> 5 private offices and kitchenette. Lobby exposure.
<a href="#">19/1925</a>	913	<b>Available 7/1/2025.</b> 3 private offices.
<a href="#">19/1900</a>	4,754	<b>Available 12/1/2024.</b> 10 private offices, 3 conference rooms and kitchenette.
<a href="#">18/1830</a>	2,107	<b>Available now!</b> 6 private offices, 1 conference room, kitchenette and utility room. <b>Virtual Tour available at <a href="https://bit.ly/3xKKy4R">bit.ly/3xKKy4R</a></b>
<a href="#">18/1820</a>	3,718	<b>Available now!</b> 4 private offices, 1 conference room, open work area and kitchenette. <b>Virtual Tour available at <a href="https://bit.ly/4eXFoTF">bit.ly/4eXFoTF</a></b>
<a href="#">15/1565</a>	2,069	<b>Available now!</b> Spec Suite Available Q2 2025. 2 conferences and a kitchenette.
<a href="#">12/1220</a>	3,644	<b>Available now!</b> 6 private offices, 2 conference rooms, reception area, utility room, kitchenette and break room. <b>Virtual Tour available at <a href="https://bit.ly/49jx1P1">bit.ly/49jx1P1</a></b>
<a href="#">12/1200</a>	1,977	<b>Available now!</b> Multiple private offices, multiple conference rooms, break area and kitchenette
<a href="#">12/1217</a>	4,177	<b>Available 1/1/2025.</b> 6 private offices, 2 conference rooms, reception area, utility room, kitchenette and break room.
<a href="#">11/1100</a>	4,915	<b>Available now!</b> New Spec Suite, open work area, 1 conference room, 4 private offices, break room, reception area and kitchenette. <b>Virtual Tour available at <a href="https://bit.ly/3YXuUuT">bit.ly/3YXuUuT</a></b>
<a href="#">2/200</a>	6,132	<b>Available now!</b> Cold shell condition.

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**David Greenwood**  
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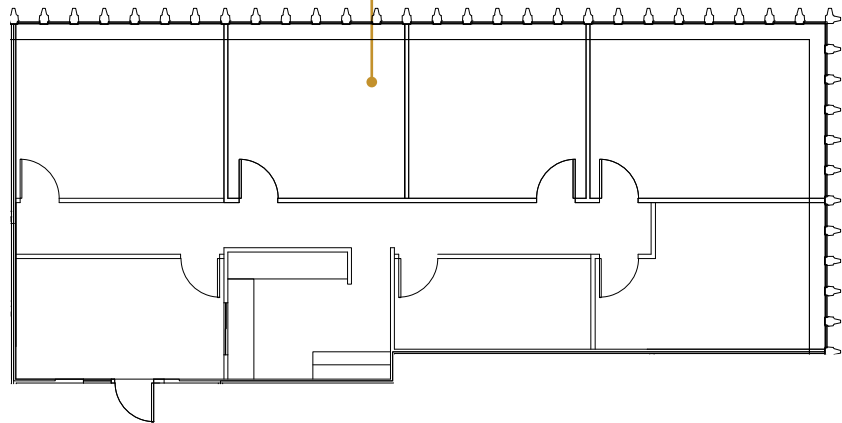
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## SUITE 2010 2,019 RSF



Suite 2010



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### SPACE FEATURES

- » Available now!
- » 5 private offices
- » Kitchenette
- » Lobby exposure



**METROTRACT**  
SEATTLE



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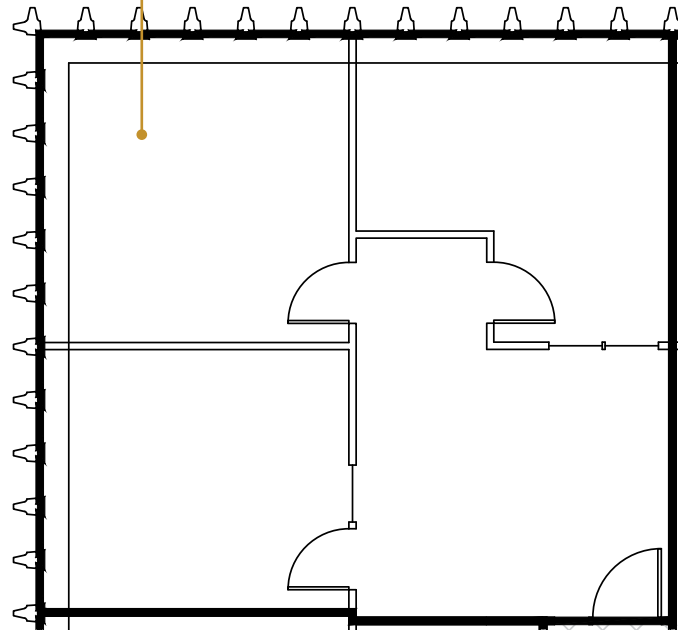
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## SUITE 1925 913 RSF

Suite 1925



### SPACE FEATURES

- » Available 7/1/2025
- » 3 private offices



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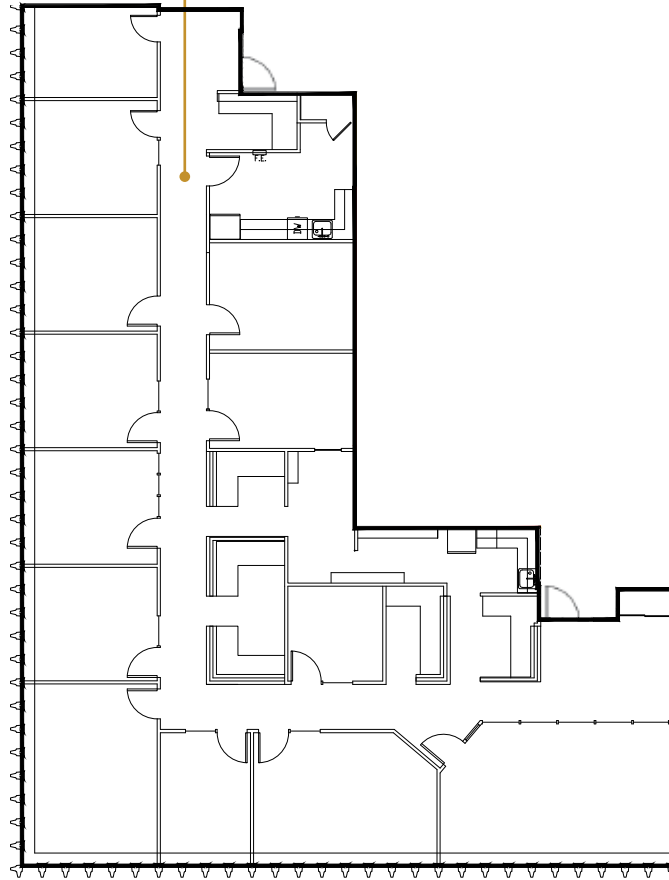
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## SUITE 1900 4,754 RSF

Suite 1900



### SPACE FEATURES

- » Available 12/1/2024
- » 10 private offices
- » 3 conference rooms
- » Kitchenette



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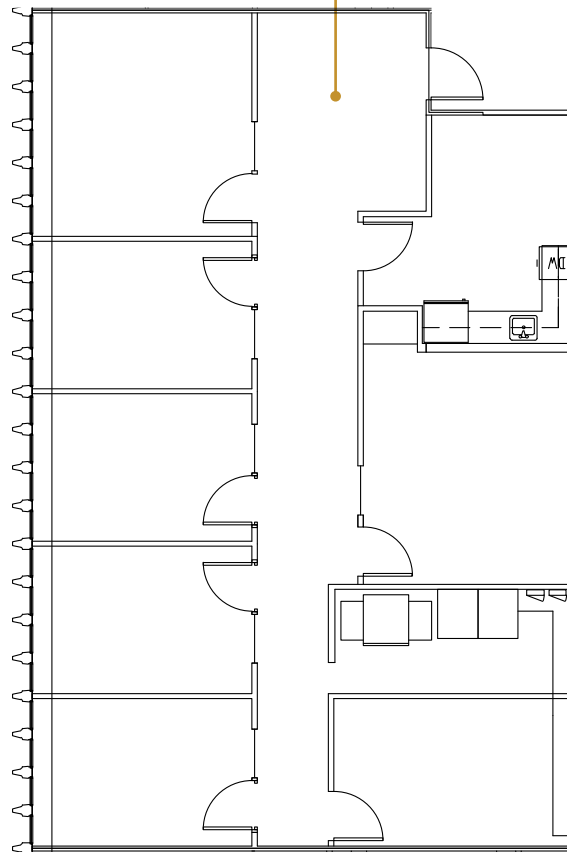
For virtual tour, visit:

<https://bit.ly/3xKKy4R>

## SUITE 1830

### 2,107 RSF

Suite 1830



### SPACE FEATURES

- » Available now!
- » 6 private offices
- » 1 conference room
- » Kitchenette
- » Utility room



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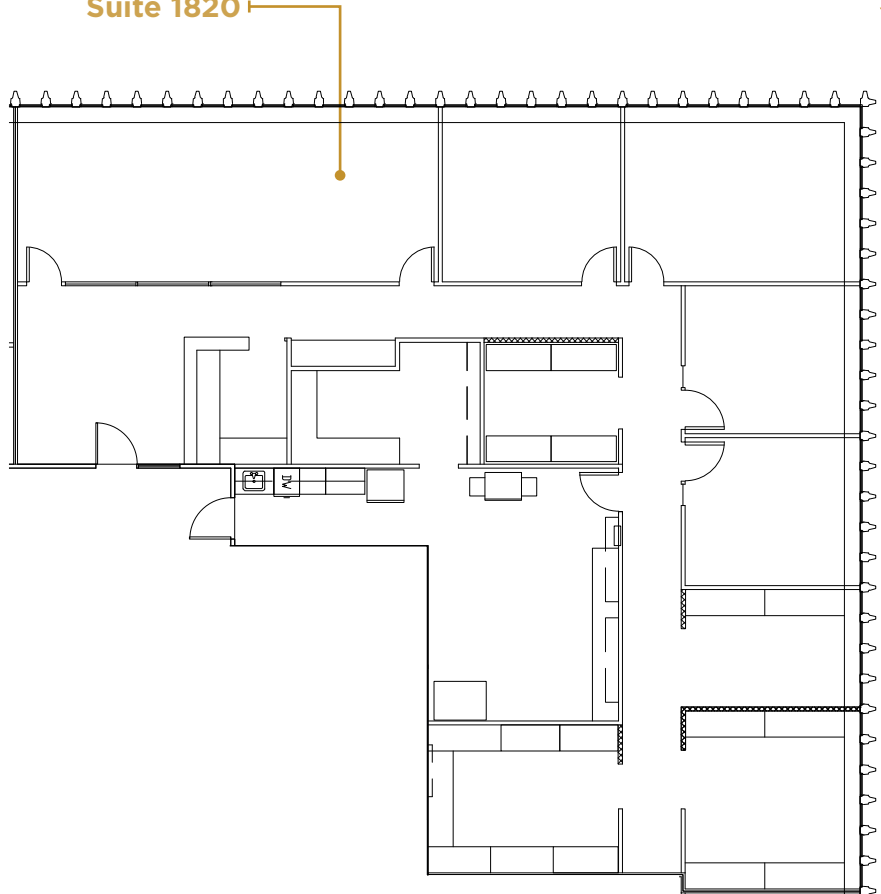


For virtual tour, visit:  
[bit.ly/4eXFoTF](https://bit.ly/4eXFoTF)

## SUITE 1820

### 3,718 RSF

Suite 1820



### SPACE FEATURES

- » Available now!
- » 4 private offices
- » 1 conference room
- » Kitchenette
- » Open work area



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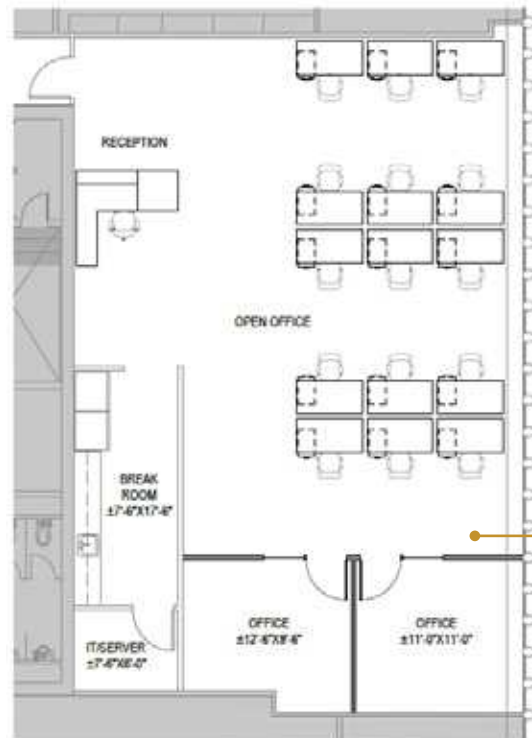


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## SUITE 1565 2,069 RSF



Suite 1565

### SPACE FEATURES

- » Available now!
- » Spec Suite Available Q2 2025



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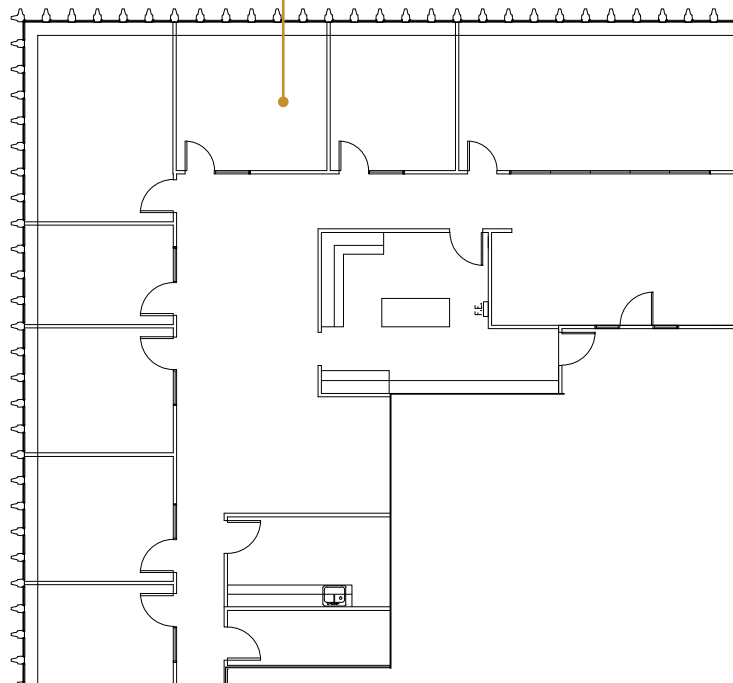
For virtual tour, visit:

[bit.ly/49jx1P1](https://bit.ly/49jx1P1)

## SUITE 1220

### 3,644 RSF

Suite 1220



## SPACE FEATURES

- » Available now!
- » 6 private offices
- » 2 conference rooms
- » Reception area
- » Break area and kitchenette
- » Utility room



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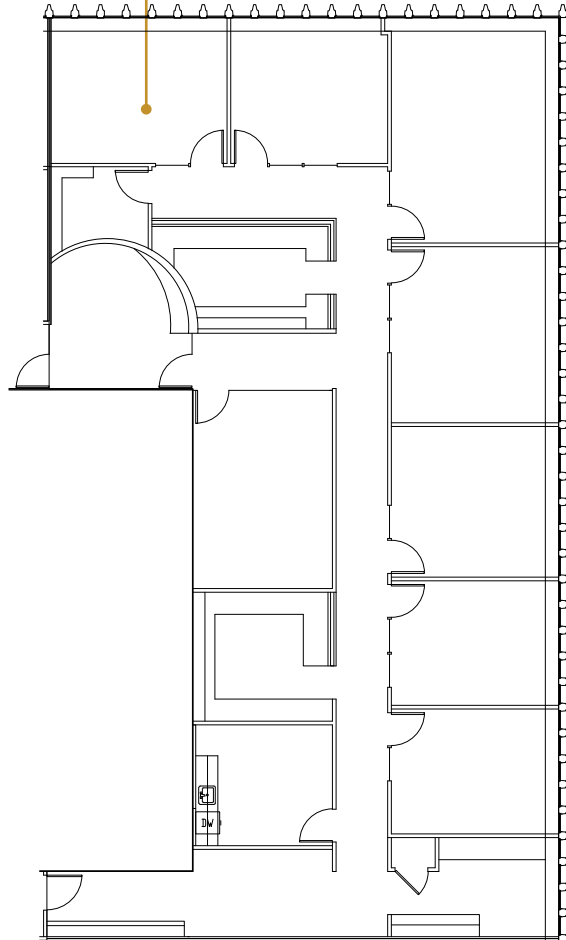
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## SUITE 1217

### 4,177 RSF

Suite 1217



### SPACE FEATURES

- » Available 1/1/2025
- » 6 private offices
- » 2 conference rooms
- » Reception area
- » Break area and kitchenette
- » Utility room





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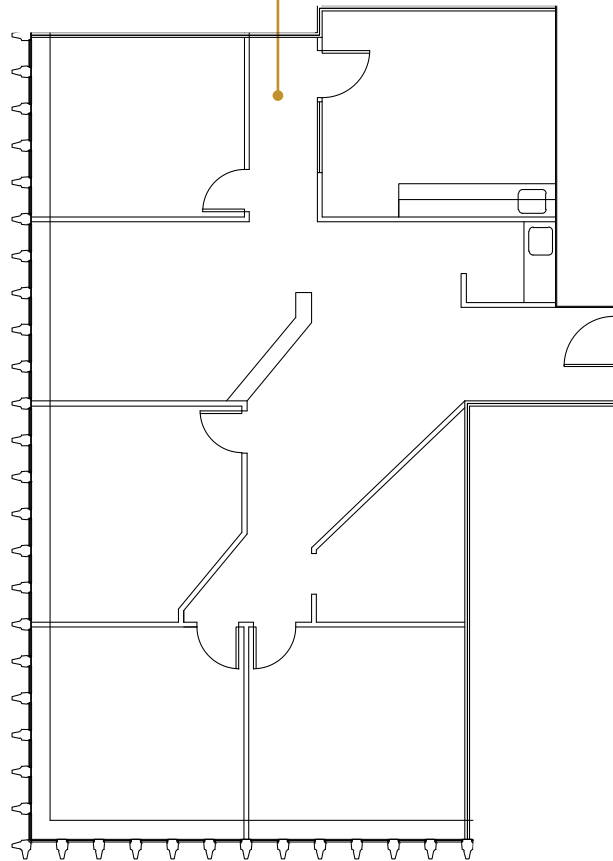
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## SUITE 1200

### 1,977 RSF

Suite 1220



### SPACE FEATURES

- » Available now!
- » Multiple private offices
- » Multiple conference rooms
- » Break area and kitchenette







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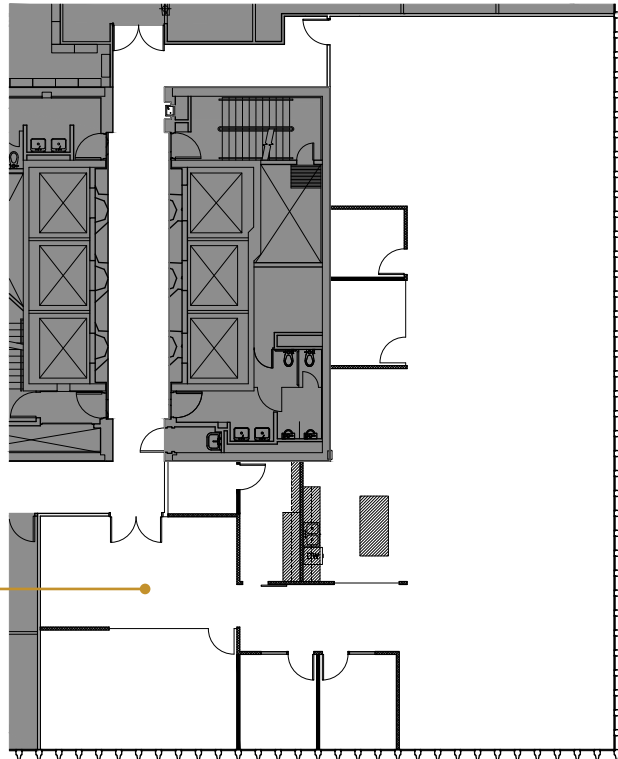
For virtual tour, visit:  
[bit.ly/3YXuUuT](https://bit.ly/3YXuUuT)

## SUITE 1100

### 4,915 RSF



Suite 1100



## SPACE FEATURES

- » Available now!
- » New Spec Suite
- » Open work area
- » 1 conference room
- » 4 private offices
- » Break area and kitchenette
- » Reception area

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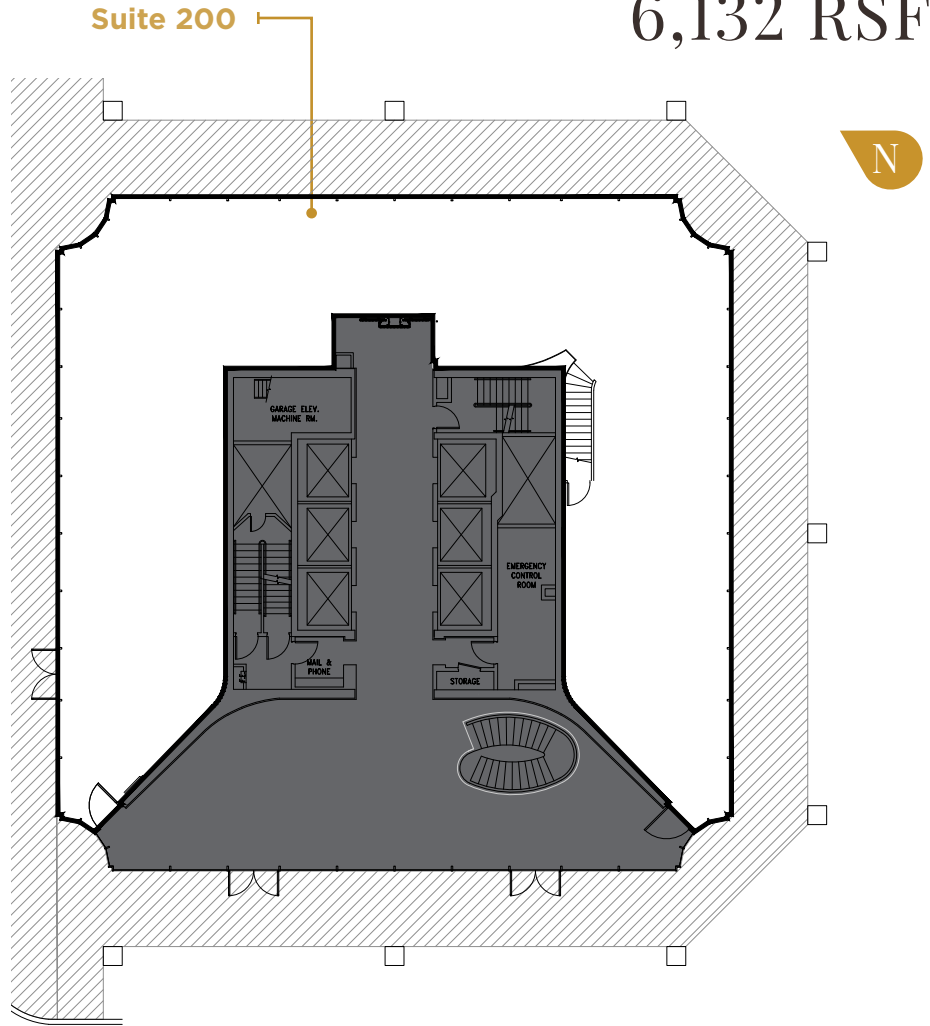


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## SUITE 200 6,132 RSF



### SPACE FEATURES

- » Available now!
- » Cold shell condition



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• GROUP •

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