



U.S.
BC

U.S. BANK CENTER

1420 5TH AVENUE SEATTLE, WA 98101

Offering a center for your
business.

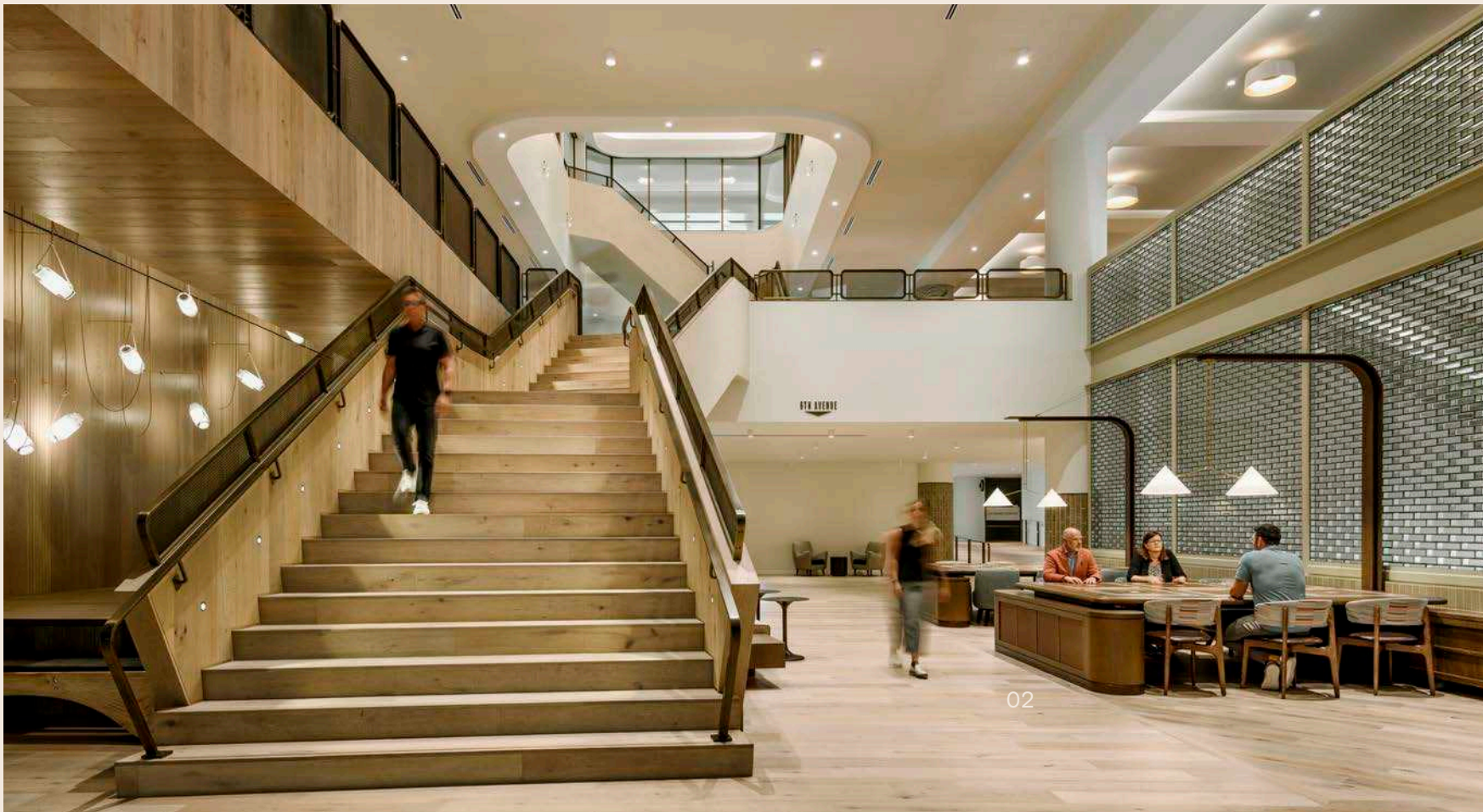
USBCSeattle.com

U.S.
BC

A place to gather, to
eat, to shop, to play.
This is downtown built
with you in mind.

An inspiring new street-level
space in downtown Seattle,
Cedar Hall brings together
the best of Pacific Northwest
city life for all.

[Click here to learn more.](#)



02

Tenant Office Lobby



BUILDING OVERVIEW

- 44 stories
- Sweeping views of Elliott Bay, downtown Seattle, the Olympic and Cascade Mountains, and Lake Union
- Efficient floors plates and unique building design maximize light and allow for 18 corner offices per floor
- Building conference room
- LEED® Gold and ENERGY STAR® certified (2016)
- Secure bicycle storage
- Parking ratio of 1/1,200 RSF
- 24/7 building security and responsive on-site building management



PUBLIC EXPERIENCE

- Open air retail
- Renovated seating and lounge spaces
- New local art
- Local and national retail experiences including Olympia Coffee Roasters, Jimmy John's Sandwiches, Sushi Kudasai, Simone David Barbershop, and Carmines 5th Ave. coming soon
- Rotating retail pop-ups

PRIVATE EXPERIENCE (TENANT)

- New conferencing facilities
- New wellness facilities (fitness center and fitness lounge)
- New tenant event spaces and lounges
- New tenant lobby experience (including tower security and turnstiles)



Meet for yoga, stay for lunch, grab an espresso for the road. Cedar Hall curates the most relevant retail, worthwhile wellness, and dining that spans from casual to fine.



Availabilities

FLOOR PLAN	TOUR	SUITE	SIZE	AVAILABLE	COMMENTS
		4400	11,351 SF	Now	Full floor available with unparalleled views. Open space ready for tenant improvements.
		4200	21,619 SF	June 1, 2025	Law firm build-out with balconies. Contiguous with Suites 4000 & 4100 up to 65,469 SF.
		4100	21,925 SF	June 1, 2025	Law firm build-out. Contiguous with Suites 4000 & 4200 up to 65,469 SF.
		4000	21,925 SF	June 1, 2025	Law firm build-out. Contiguous with Suites 4100 & 4200 up to 65,469 SF.
		3650	7,146 SF	Now	Perimeter private offices, large conference room and kitchen with west and south facing views. Contiguous with Suite 3610.
		3610	5,903 SF	Now	East facing suite with perimeter private offices and kitchenette. Contiguous with Suite 3650.
		3520	4,094 SF	Now	East facing suite with open layout, two private offices and two conference rooms.
		3500	16,673 SF	July 1, 2025	West facing suite with heavy build-out and great views of Elliott Bay and the Olympic Mountains.
		3300	24,016 SF	Now	Full floor with perimeter offices and excellent views.
		3270	1,938 SF	Now	Southeast corner suite ready for tenant improvements.
		2650	9,234 SF	Now	Eastern facing suite with perimeter private offices and interior open space.
		2300	22,979 SF	Now	Full floor available with excellent views. Open space ready for tenant improvements.
		2150	7,655 SF	Now	Perimeter offices with interior open space, reception, break room and conference room with views of Elliott Bay.
		1900	23,323 SF	Now	Full floor plug & play suite with open layout, conference rooms and tenant lounge.
		1800	18,456 SF	Now	Move in ready suite with interior private offices, open space and large kitchen.



Availabilities

FLOOR PLAN	TOUR	SUITE	SIZE	AVAILABLE	COMMENTS
		1700	23,321 SF	Now	Full floor with large reception area, five conference rooms and views of Elliott Bay. Mix of open space and private offices with internal stairs to Suite 1600.
		1600	17,492 SF	Now	Mix of open space and private offices with large conference room and lounge area. Internal staircase to Suite 1700.
		1500	22,545 SF	Now	Full floor available with perimeter private offices and interior open space.
		1450	2,928 SF	Now	Eastern facing suite with perimeter private offices, open space and kitchen.
		1400	14,349 SF	Now	Western facing suite with law firm build-out.
		1350	10,987 SF	Now	Open layout with two private decks.
		1200	15,762 SF	Now	Suite features perimeter private offices and interior open space, kitchen and large conference room.
		600	23,719 SF	Now	Full floor available with a mix of private offices and open space.
		550	8,130 SF	Now	Mix of private offices and open space with reception and large conference room. Contiguous with Suite 525 for up to 11,476 SF.
		525	3,346 SF	Now	Eastern facing suite with heavy build-out. Contiguous with Suite 550 for up to 11,476 SF.
		425	3,159 SF	June 1, 2025	Southeast corner suite with five private offices and interior open space.
		400	5,944 SF	June 1, 2025	East facing suite with heavy build-out and kitchenette.

DELIVERING
NOVEMBER 2024

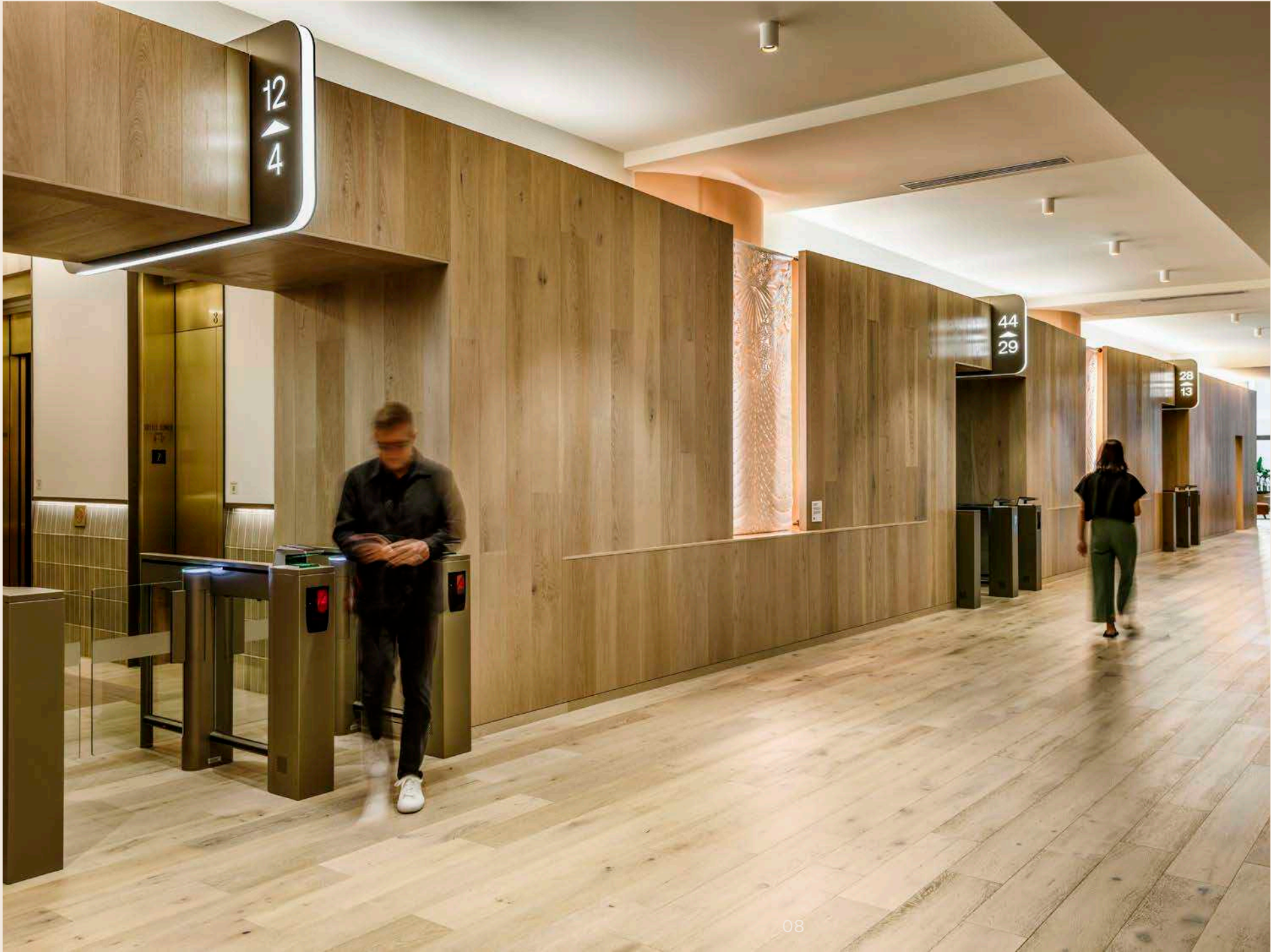
Market leading conference center.



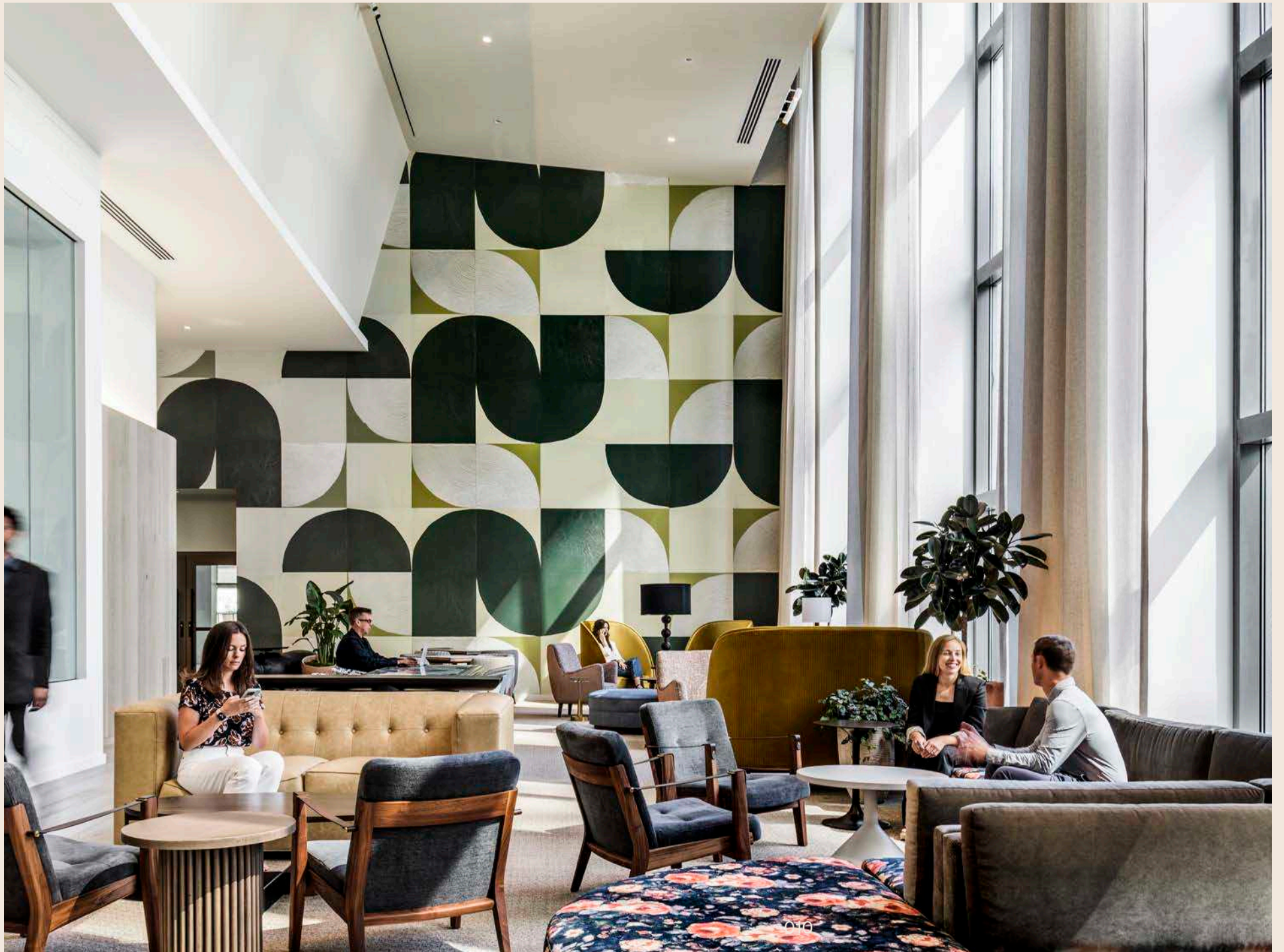


DELIVERING NOVEMBER 2024

Best in class fitness center.











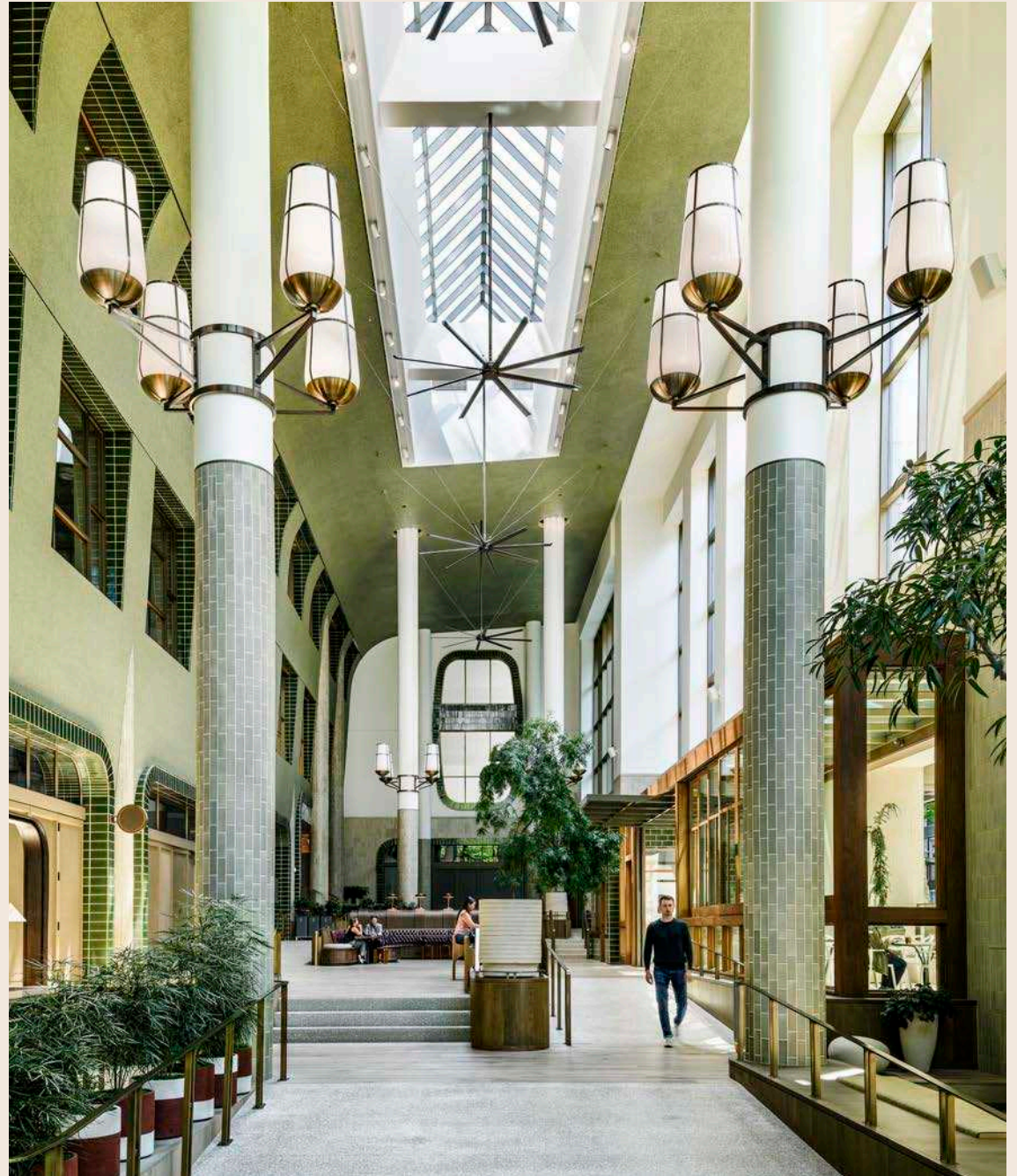
U.S. Bank Center offers flexible workspaces where your business can thrive. With Cedar Hall just a few stories below, your company will join a growing community of local makers, movers, and shakers.

BUSINESS OFFERING

We reimagined the office so you don't have to.

A home for homegrown retail.

From wellness and casual dining to essentials like groceries and clothing, Cedar Hall's vast assortment offers in-person convenience catered to all.



AMENITIES

From
bustle to
backyard.



- World class buildouts
- Gym and locker rooms
- Bike storage
- Coffee shop and other local favorites
- Lobby renovation includes retail & work space
- 1 / 1,200 RSF Parking ratio





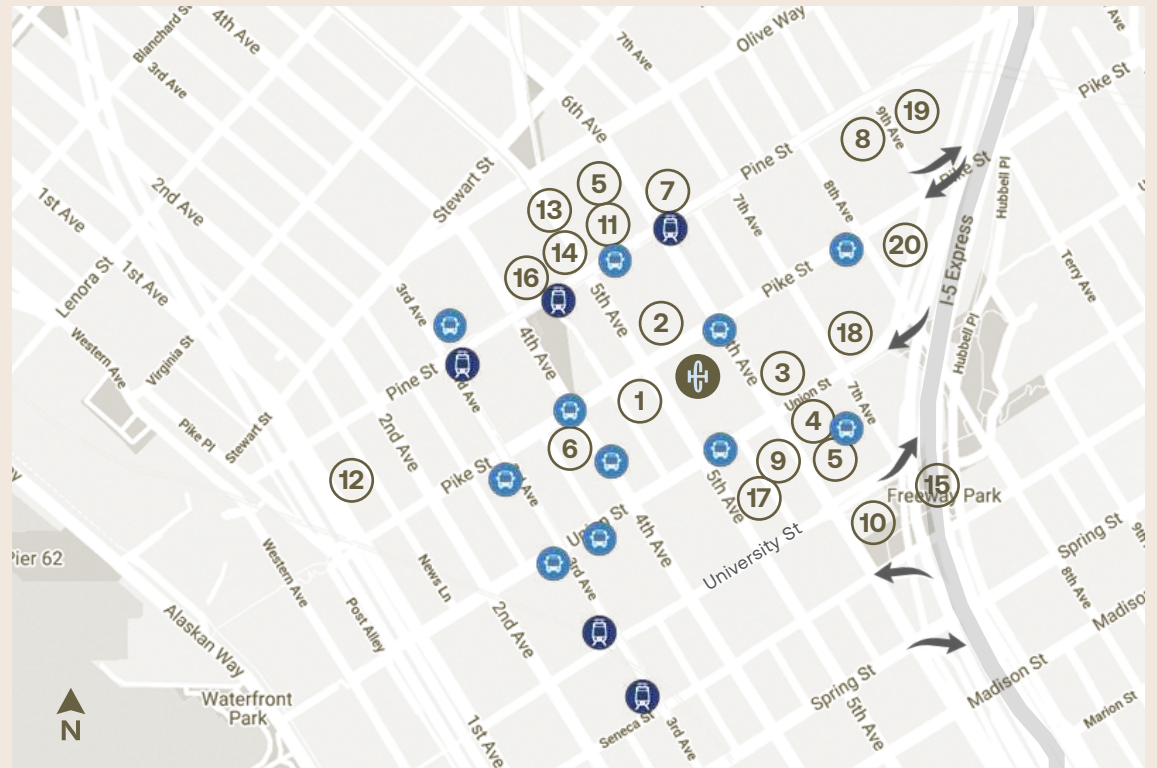
14205TH AVENUE

NEIGHBORHOOD MAP

We're in good company.

Within walking distance of Seattle staples like Pike Place Market and Freeway Park, Cedar Hall has the best neighbors in the Northwest.

- | | |
|-----------------------|---|
| 1 - Starbucks | 8 - Dough Zone |
| 2 - Monorail Espresso | 9 - Washington Athletic Club |
| 3 - Starbucks | 10 - Voxx Coffee |
| 4 - Cortina | 11 - Nordstrom |
| 5 - Evergreens | 12 - Pike Place Market |
| 6 - Bourbon Steak | 13 - Monorail |
| 7 - Din Tai Fung | 14 - Link Light Rail |
| | 15 - Freeway Park |
| | 16 - Westlake Center |
| | 17 - The 5 th Avenue Theatre |
| | 18 - ACT Theatre |
| | 19 - Paramount Theatre |
| | 20 - Washington State Convention Center |





U.S. BANK CENTER

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Seattle, WA 98101

CEDAR HALL

CBRE



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