



# SKINNER BUILDING

1326 FIFTH AVENUE • SEATTLE, WA 98101



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1326 Fifth Avenue  
Seattle, Washington 98101

**COMING Q1 2025**  
SELECT SUITES  
RECEIVING AIR CONDITIONING



## BUILDING FACTS

Total Building Size	216,000 RSF
Number of Floors	8
Average Floor Plate	20,000 RSF
Year Built	1926
Parking Ratio	1 / 1,800 SF
Fitwel Viral Response Certified	

## BUILDING AMENITIES

- Lobby
- Conference Room Facility
- Shower
- Shared Tenant Kitchen Area located on the 6th Floor
- Bike Storage
- MT Fitness Center located on the Lower Level of Rainier Tower
- Click the play button for virtual tours

## ON-SITE RETAIL

- 5th Avenue Theater
- Oska
- Turgeon Raine
- Jamie Slye
- Museum of Illusions



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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.
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

# SKINNER BUILDING

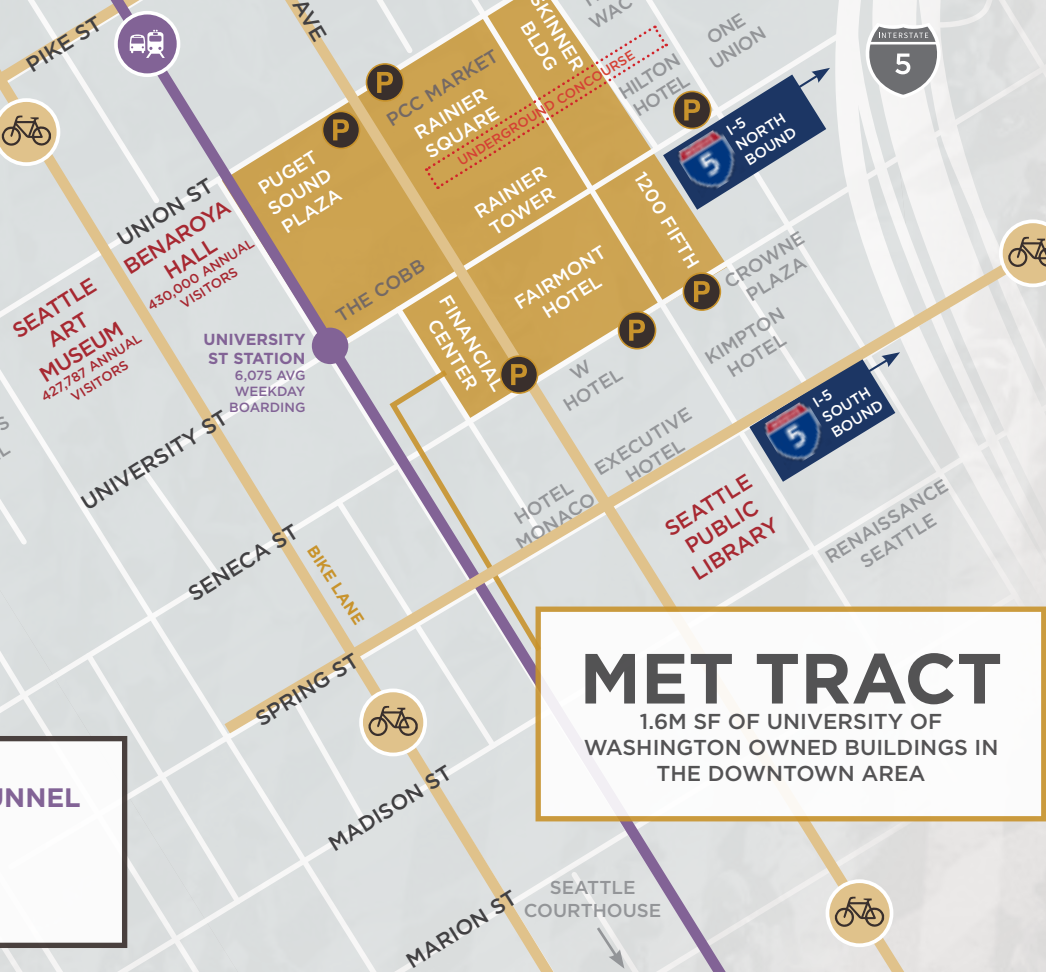
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## RETAIL DISTRICT

\$1.6B ANNUAL RETAIL VOLUME

## MARKET DISTRICT

**WASHINGTON STATE CONVENTION CENTER**  
450K ANNUAL ATTENDEES



**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	SQUARE FEET	AVAILABLE DATE	VIEW SPACE	COMMENTS
<a href="#">7/703</a>	991	Now		Multiple private offices
<a href="#">7/710</a>	367	Now		Private office
<a href="#">6/660</a>	4,374	60 Days' Notice		Reception, multiple private offices, conference rooms, open work area, kitchenette.
<a href="#">6/656</a>	1,578	Now		Four private offices and kitchenette.
<a href="#">6/632</a>	361	Now		Open work area
<a href="#">6/629</a>	361	Now		Open work area
<a href="#">6/625</a>	428	Now		Private office
<a href="#">6/620</a>	886	Now		Private office, conference room
<a href="#">6/606</a>	3,871	Now		Reception, dedicated HVAC, multiple private offices, multiple conference rooms, kitchenette.
<a href="#">6/600</a>	670	Now		Private office and conference room.
<a href="#">5/550</a>	13,903	10/1/25		Multiple private offices, multiple conference rooms, open work area and kitchenette. Can be combined with Suite 500 for 23,078 RSF.
<a href="#">5/500</a>	9,175	Now		Multiple private offices, three conference rooms, and an open work area, HVAC. Can be combined with Suite 550 for 23,078 RSF.
<a href="#">4/459</a>	3,578	Now		Open work area and kitchenette.
<a href="#">4/469</a>	439	Now		Private office
<a href="#">4/427</a>	753	Now		West-facing, open layout with natural light and lobby exposure.
<a href="#">4/425</a>	349	Now		West-facing, open layout with natural light and lobby exposure.
<a href="#">4/400</a>	7,120	Now		Private office, conference room, kitchenette and an open work area.
<a href="#">3/350</a>	7,601	Now		South-end corner creative space, exposed ceiling, open layout.
<a href="#">3/346</a>	200	Now		Open floor plan.
<a href="#">3/344</a>	361	Now		Rent Ready with new carpet, pendent lighting, wide open floor plan and a sink included in the space.
<a href="#">3/340</a>	179	Now		Private office

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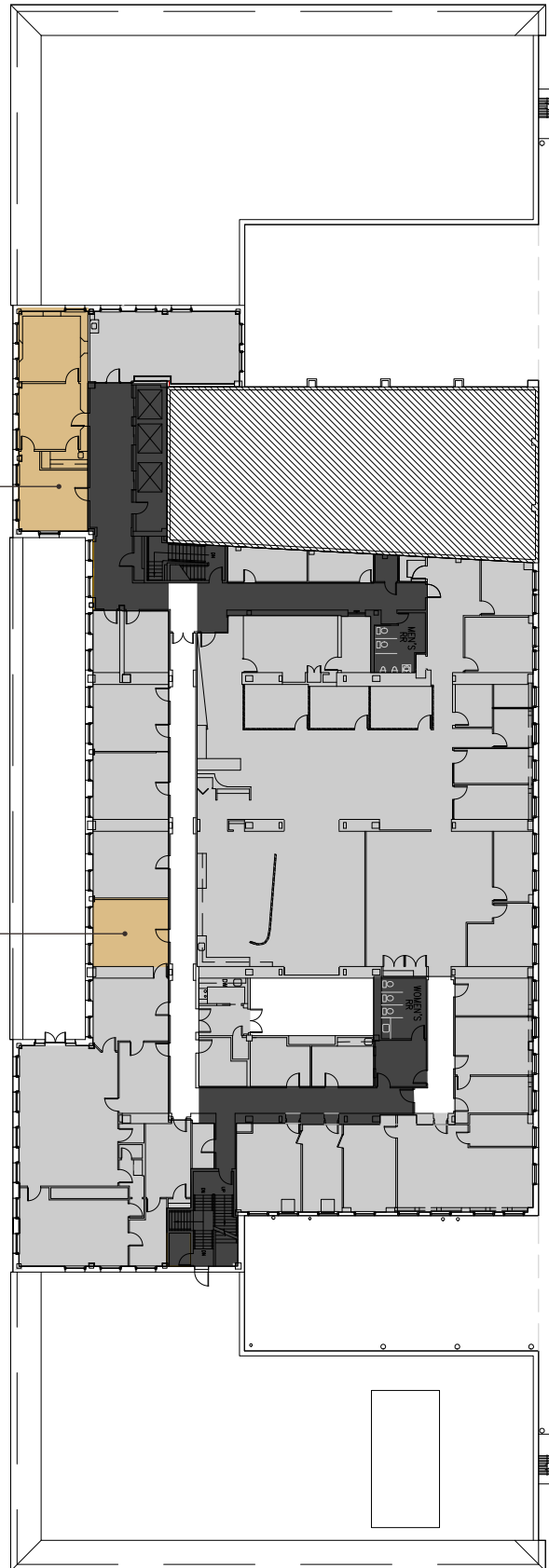
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## FLOOR 7



**SUITE 703**  
991 RSF  
Available Now

**SUITE 710**  
367 RSF  
Available Now





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## FLOOR 6

**SUITE 620**  
886 RSF  
Available Now

**SUITE 625**  
428 RSF  
Available Now

**SUITE 629**  
361 RSF  
Available Now

**SUITE 632**  
361 RSF  
Available Now

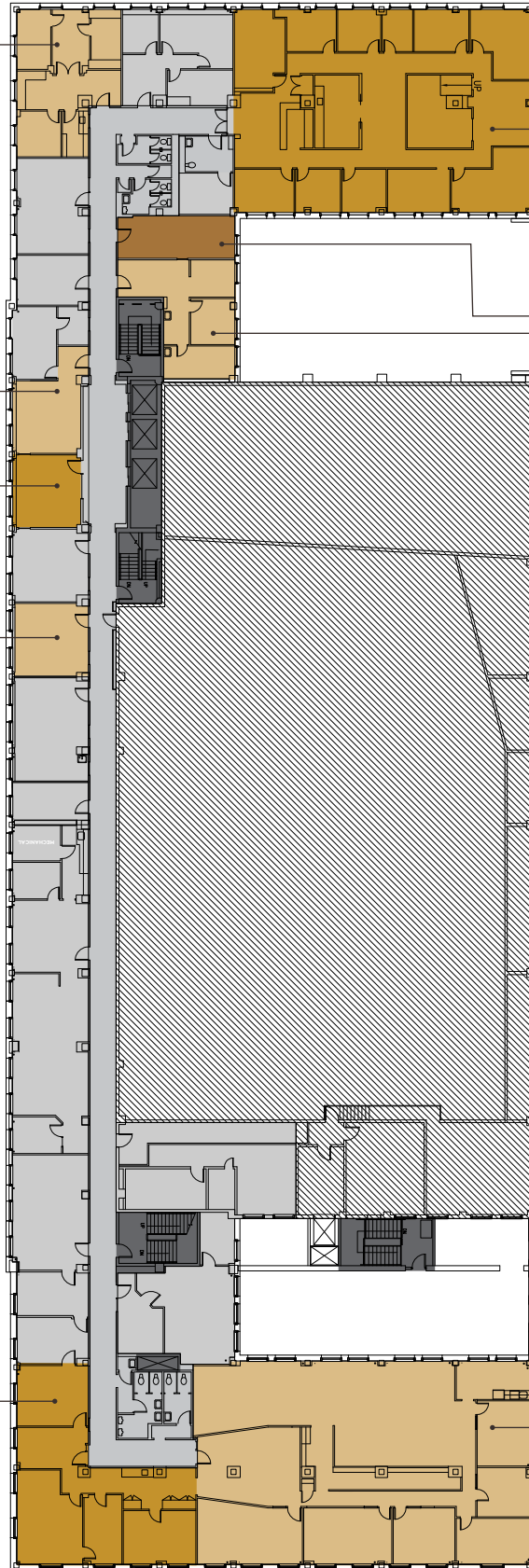
**SUITE 656**  
1,578 RSF  
Available Now  
[VIEW VIRTUAL TOUR](#)

**SUITE 606**  
3,871 RSF  
Available Now  
[VIEW VIRTUAL TOUR](#)

**SHARED KITCHENETTE**

**SUITE 600**  
670 RSF  
Available Now

**SUITE 660**  
4,374 RSF  
Available with  
60 days' notice





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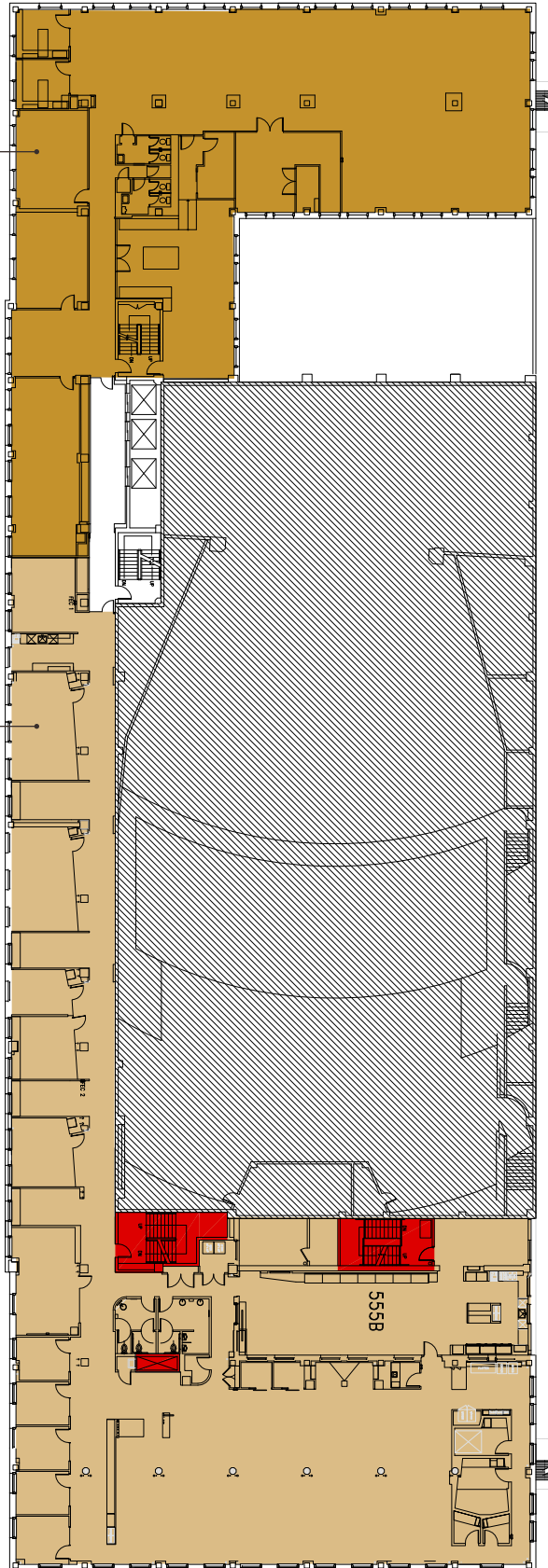
## FLOOR 5

N

**SUITE 500**  
9,175 RSF  
Available Now  
[VIEW VIRTUAL TOUR](#)

**SUITE 550**  
13,903 RSF  
Available 10/1/2025

\*Suites 500 & 550  
can be combined for  
23,078 RSF







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# SUITE 500

## CONCEPT - OPEN OFFICE PLAN

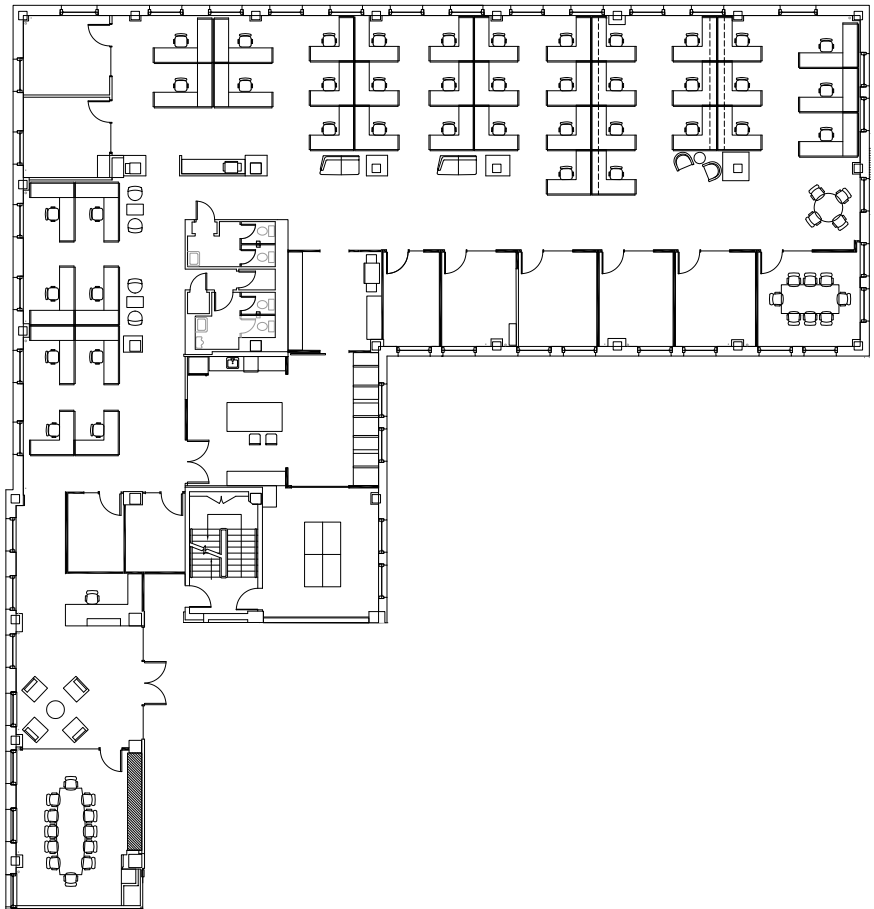


9,175 RSF



For virtual tour, visit:

[bit.ly/2TLfJpN](https://bit.ly/2TLfJpN)



## SPACE FEATURES

- » Available now!
- » 41 Workstations
- » 2 Conference rooms
- » 7 Private offices
- » 2 Phone rooms
- » Break room
- » Work room
- » Game room
- » Server room
- » Reception area



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## FLOOR 4



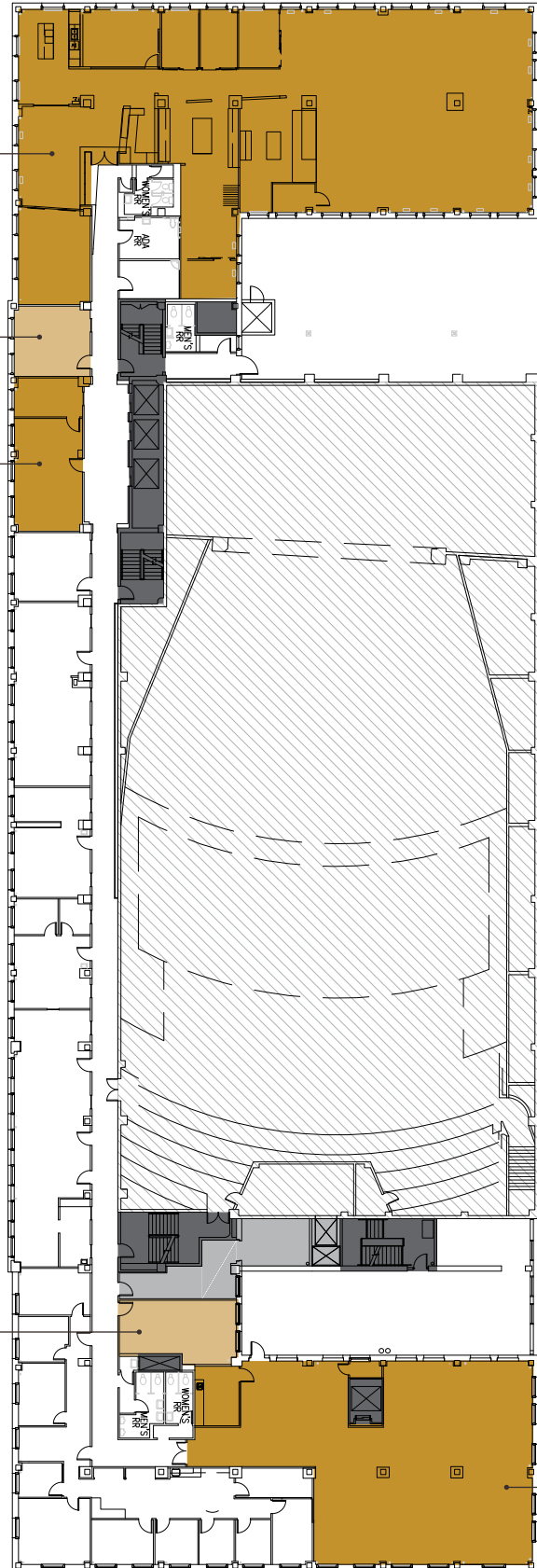
**SUITE 400**  
7,120 RSF  
Available Now

**SUITE 425**  
349 RSF  
Available Now

**SUITE 427**  
753 RSF  
Available Now

**SUITE 469**  
439 RSF  
Available Now

**SUITE 459**  
3,578 RSF  
Available Now





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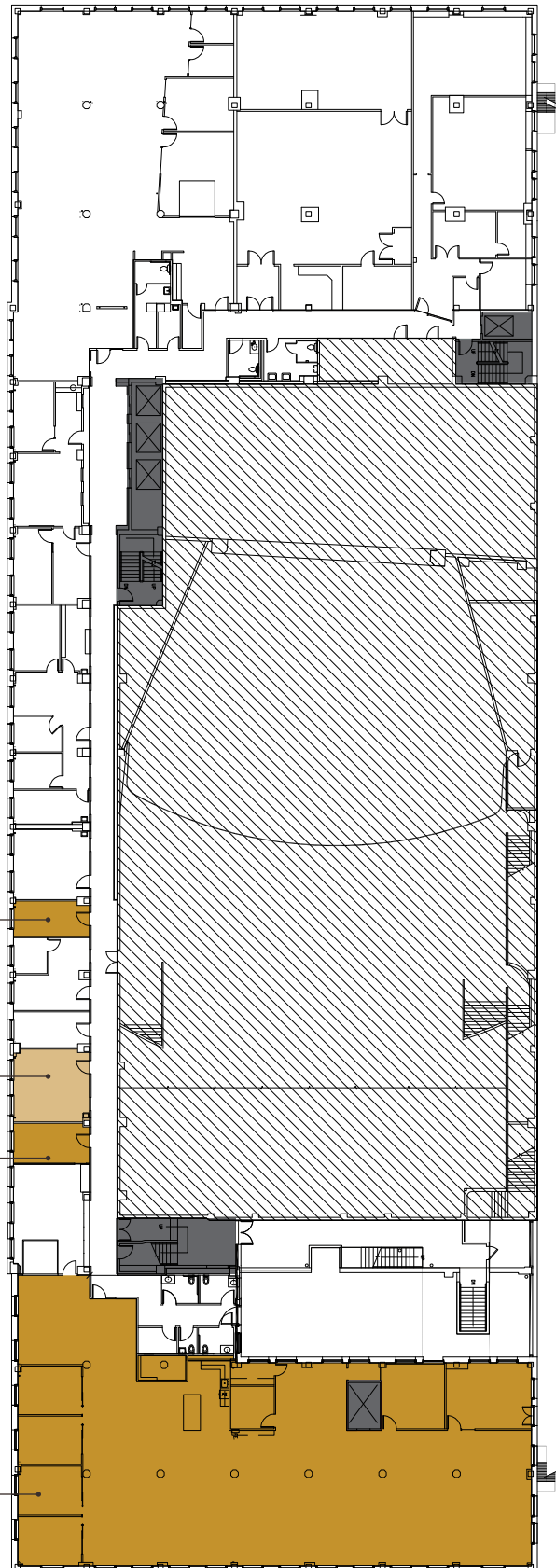
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## FLOOR 3

N

- SUITE 340**  
179 RSF  
Available Now
- SUITE 344**  
361 RSF  
Available Now
- SUITE 346**  
200 RSF  
Available Now
- SUITE 350**  
7,601 RSF  
Available Now  
[VIEW VIRTUAL TOUR](#)





# METROTRACT

SEATTLE



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