

MT

METROTRACT
SEATTLE

1200 FIFTH





1200 FIFTH

1200 Fifth Avenue | Seattle, Washington 98101



BUILDING FACTS

- » Total Building Size234,041 RSF
- » Number of Floors.....20
- » Average Floor Plate12,600 RSF
- » Year Built.....1964
- » Parking Ratio1 / 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®
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. 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





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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



PCC MARKET

RAINIER SQUARE

RAINIER TOWER

1200 FIFTH

HILTON HOTEL

ONE UNION



5 I-5 NORTH BOUND

SEATTLE ART MUSEUM
427,787 ANNUAL VISITORS

UNIVERSITY ST STATION
6,075 AVG WEEKDAY BOARDING

THE COBB

FINANCIAL CENTER

FAIRMONT HOTEL

W HOTEL

EXECUTIVE HOTEL

SEATTLE PUBLIC LIBRARY

RENAISSANCE SEATTLE

SEATTLE AQUARIUM

SEATTLE WATERFRONT BOULEVARD

SEATTLE GREAT WHEEL

SENECA ST

BIKE LANE

SPRING ST



MADISON ST

SEATTLE COURTHOUSE

MARION ST





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CURRENT AVAILABLE SUITES

Floor / Suite	RSF	Comments
20/2010	2,019	Available now! 5 private offices and kitchenette. Lobby exposure.
19/1925	913	Available 7/1/2025. 3 private offices.
19/1910	4,644	Available 5/31/2025. Multiple private offices, multiple conference rooms and kitchenette.
18/1830	2,107	Available now! 6 private offices, 1 conference room, kitchenette and utility room. Virtual Tour available at bit.ly/3xKKy4R
18/1820	3,718	Available now! 4 private offices, 1 conference room, open work area and kitchenette. Virtual Tour available at bit.ly/4eXFoTF
15/1565	2,069	Available now! Spec Suite Available Q2 2025. 2 conferences and a kitchenette.
12/1220	3,644	Available now! 6 private offices, 2 conference rooms, reception area, utility room, kitchenette and break room. Virtual Tour available at bit.ly/49jx1P1
12/1200	1,977	Available now! Multiple private offices, multiple conference rooms, break area and kitchenette
12/1217	4,177	Available 1/1/2025. 6 private offices, 2 conference rooms, reception area, utility room, kitchenette and break room.
11/1100	4,915	Available now! New Spec Suite, open work area, 1 conference room, 4 private offices, break room, reception area and kitchenette. Virtual Tour available at bit.ly/3YXuUuT
2/200	6,132	Available now! Cold shell condition.

Damon McCartney

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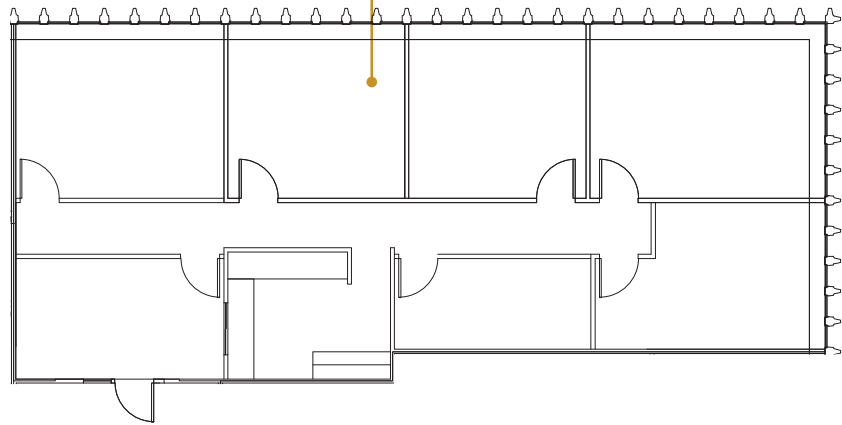
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SUITE 2010 2,019 RSF



Suite 2010



SPACE FEATURES

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



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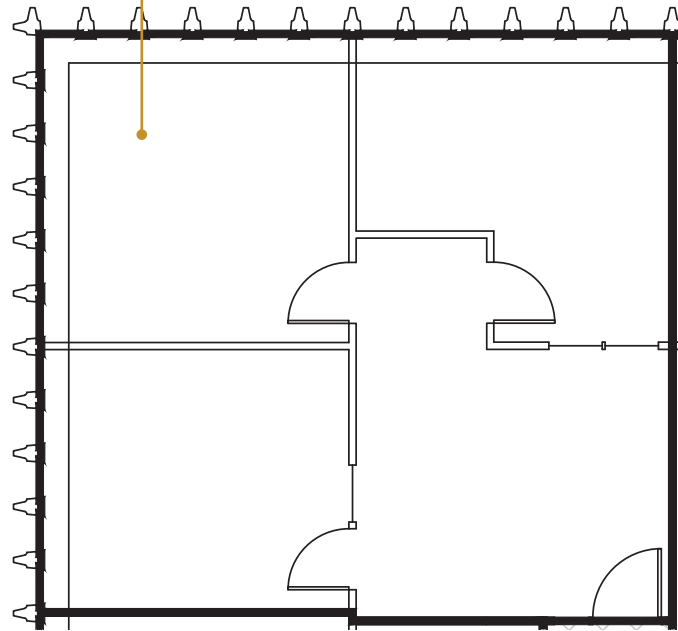
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SUITE 1925 913 RSF

Suite 1925



SPACE FEATURES

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





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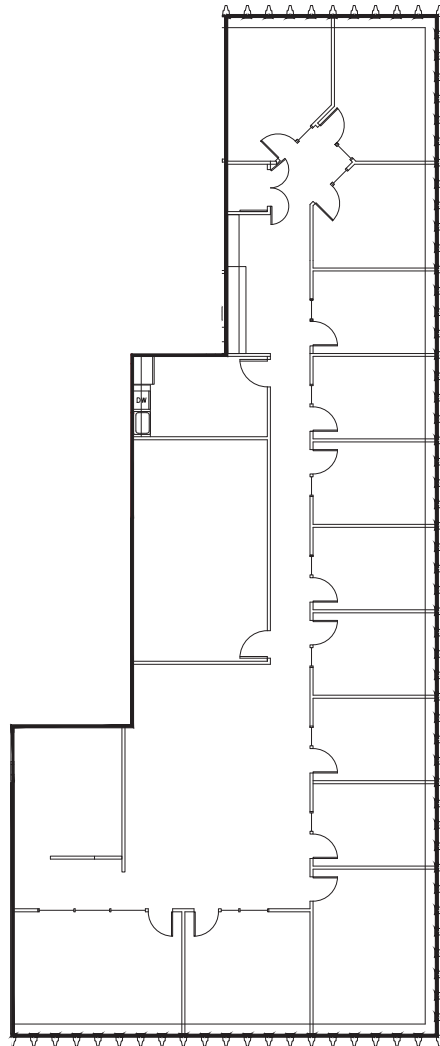
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SUITE 1910

4,644 RSF



SPACE FEATURES

- » Available 5/31/2025
- » Multiple private offices
- » Multiple conference rooms
- » Kitchenette





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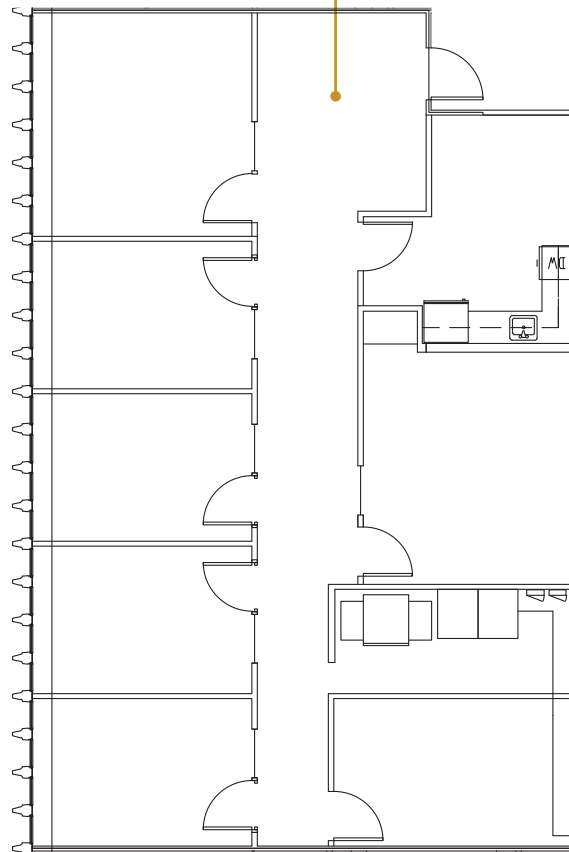
For virtual tour, visit:

<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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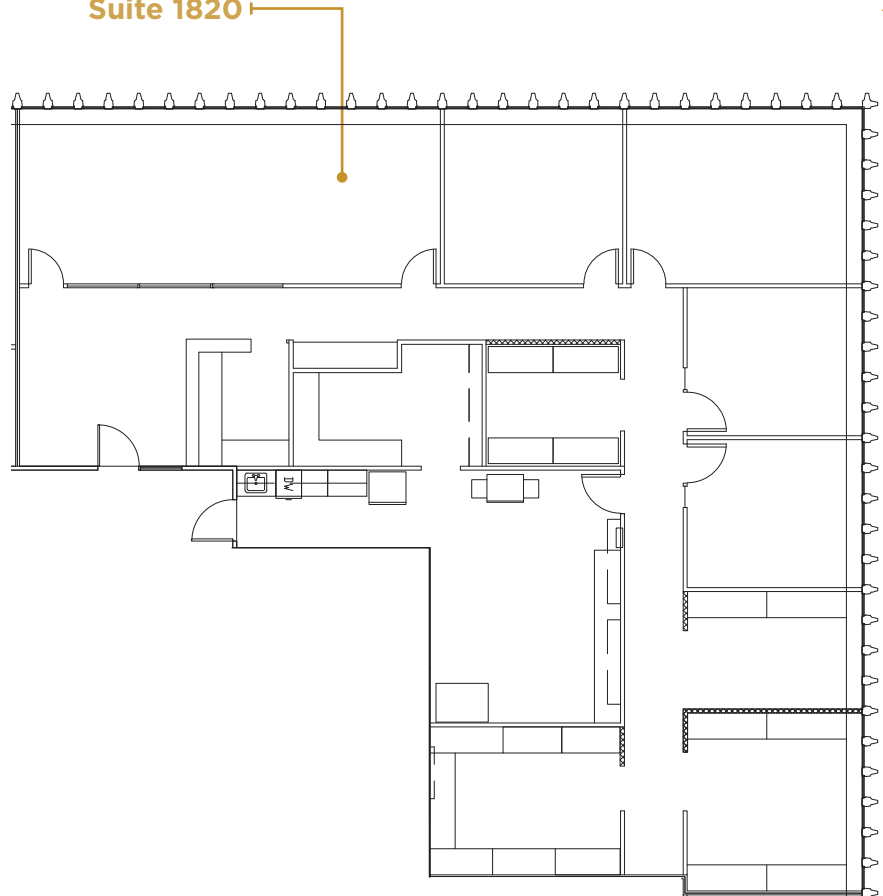
For virtual tour, visit:

bit.ly/4eXFoTF

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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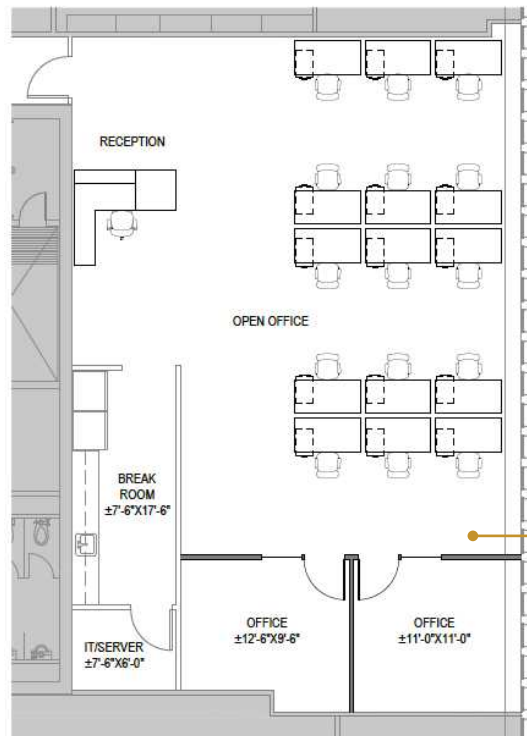


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SUITE 1565 2,069 RSF



Suite 1565

SPACE FEATURES

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





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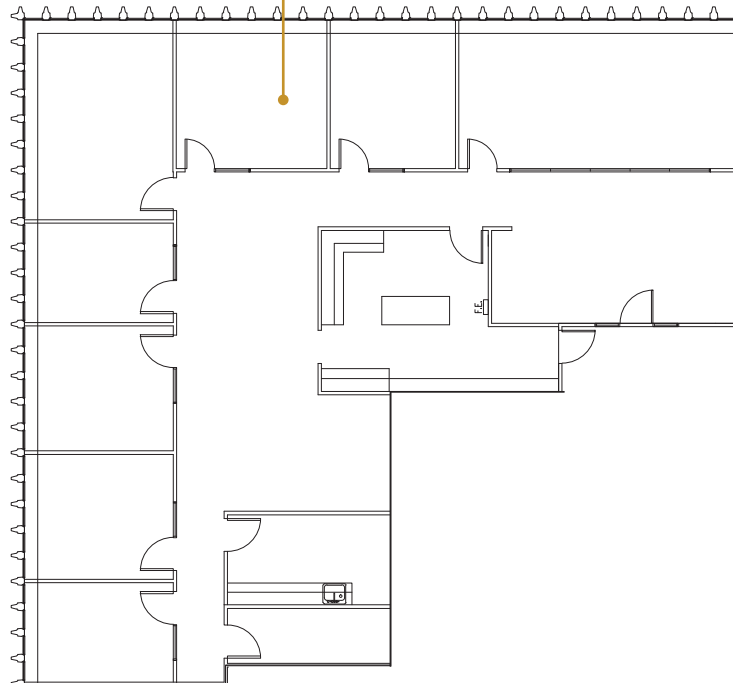
For virtual tour, visit:

bit.ly/49jx1P1

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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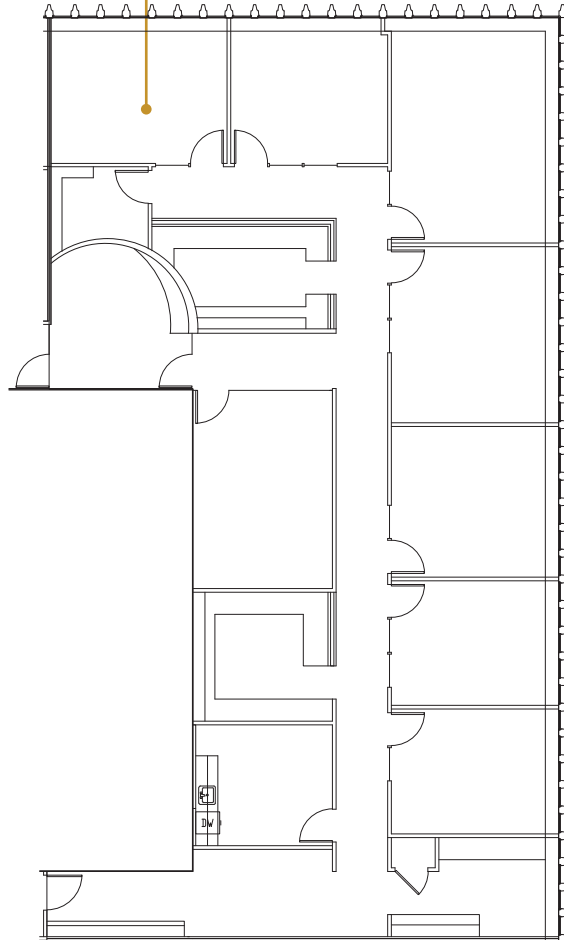
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SUITE 1217 4,177 RSF

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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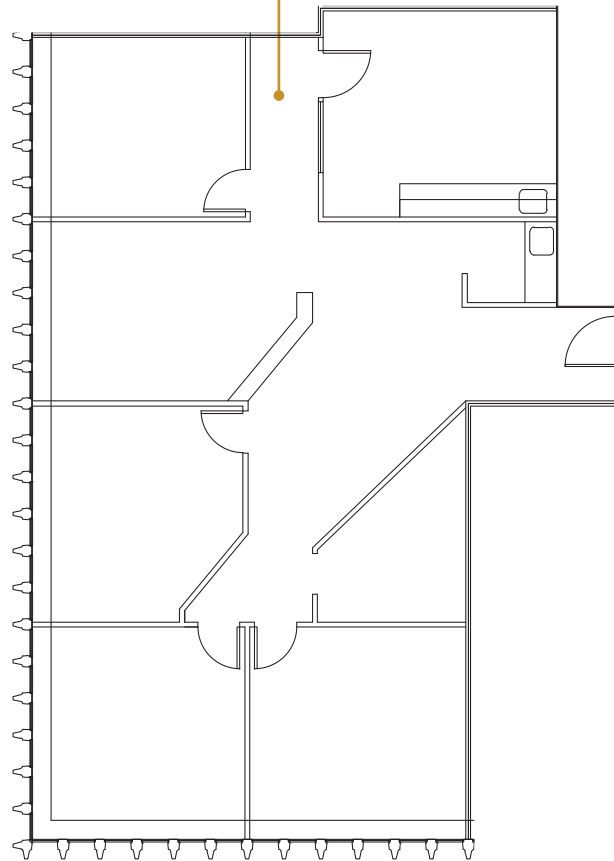
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SUITE 1200

1,977 RSF

Suite 1220



SPACE FEATURES

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





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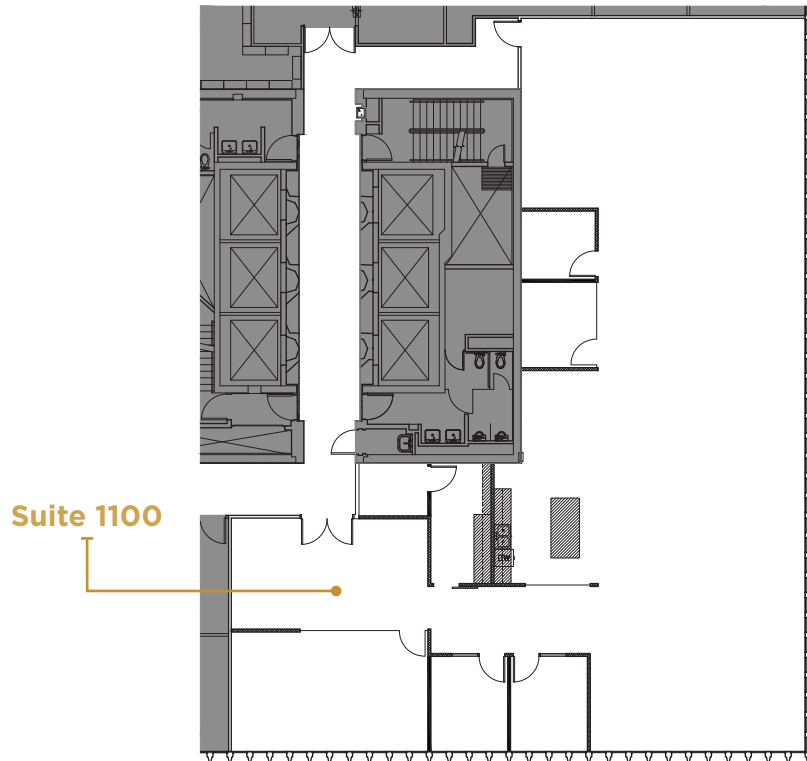
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For virtual tour, visit:
bit.ly/3YXuUuT

SUITE 1100

4,915 RSF



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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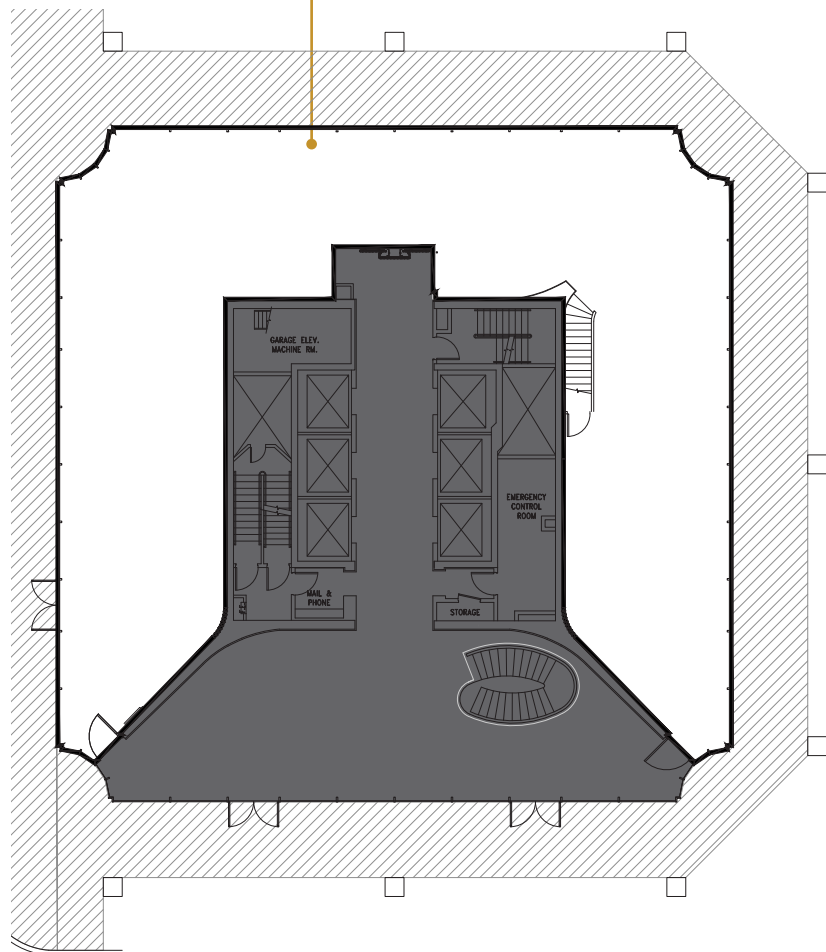
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SUITE 200

6,132 RSF

Suite 200



SPACE FEATURES

- » Available now!
- » Cold shell condition



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