

9 9 9

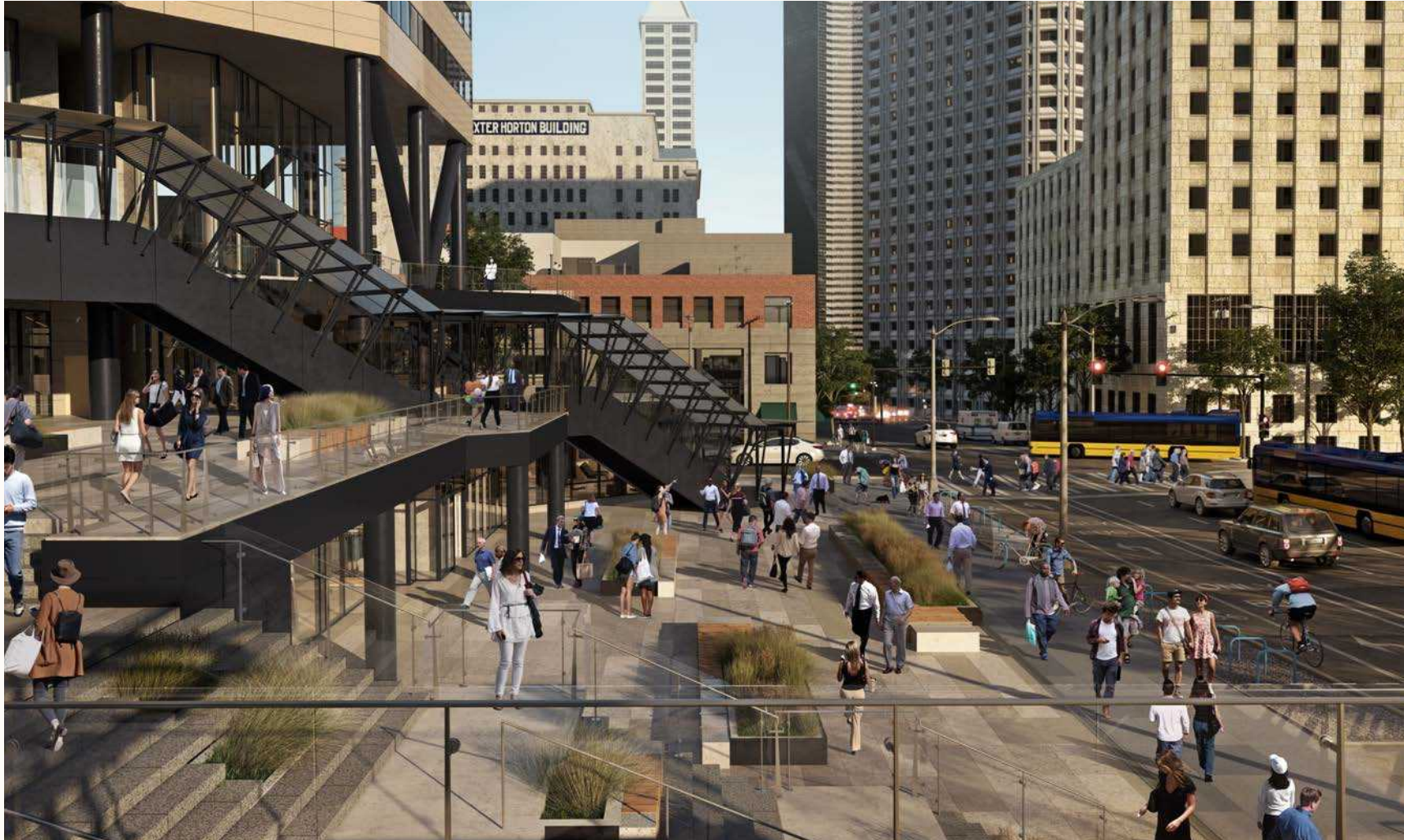
3 R D

NEWMARK

Perform
Properties

9 9 9

3 R D



9 9 9

3 R D

A gateway to the new waterfront
with an activated urban patio
connected to the tower, blending
both work and play.

EQ Office is looking for food and beverage operators to collaborate with us in activating the Plaza at 999 3rd with breakfast, lunch, drinks, and dinner. The ideal operator would help us create downtown Seattle's best public gathering space and bring vitality to the neighborhood.

A FULL CITY BLOCK
AT 999 3RD AVENUE
SEATTLE, WASH. 98104

9 9 9

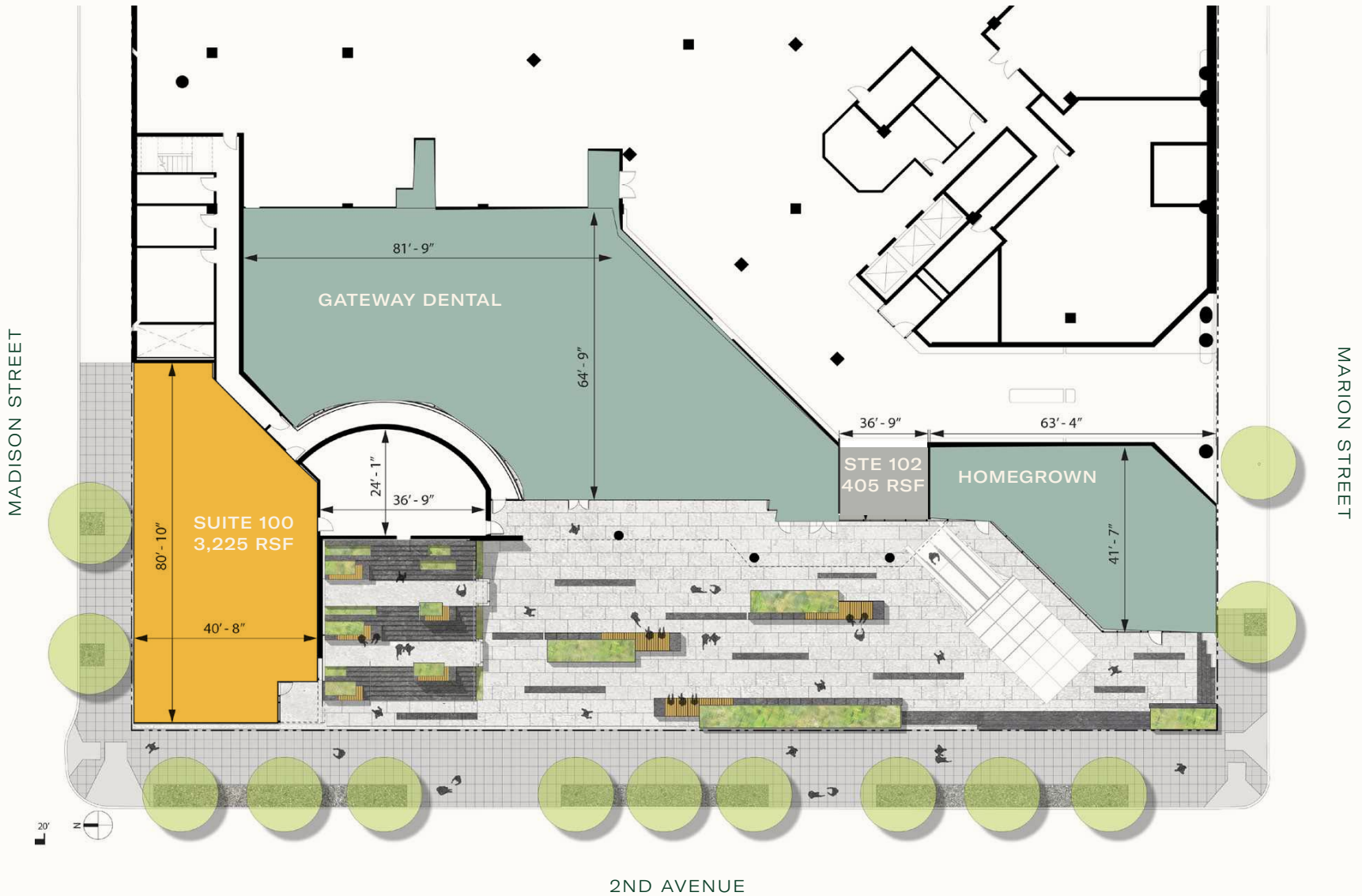
3 R D



Level 1

At grade, 2nd Avenue

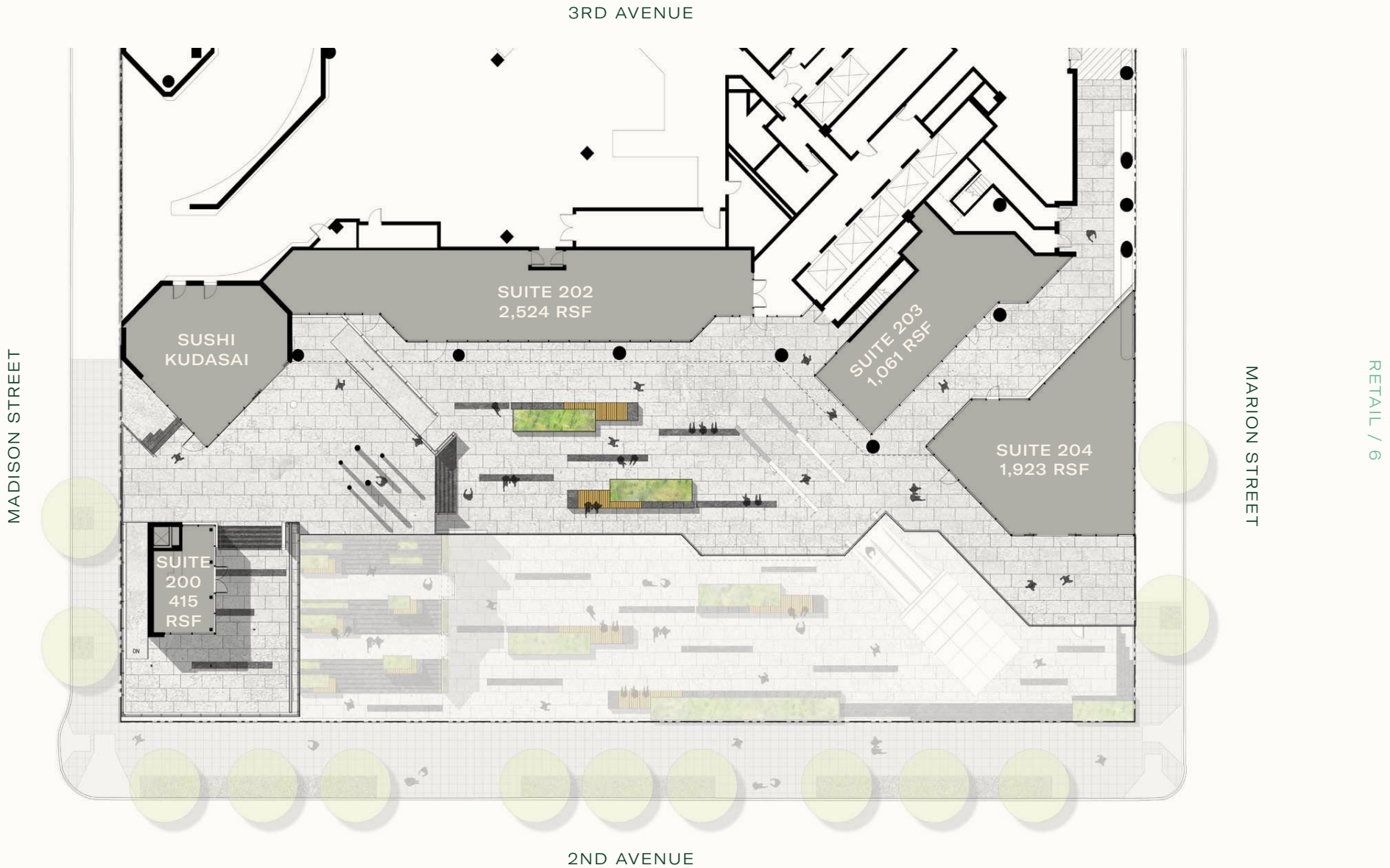
3RD AVENUE



Capable for venting a
Class I restaurant hood

Retail or Class II
restaurant hood

Level 2



Level 3

At grade, 3rd Avenue



Capable for venting a
Class I restaurant hood

Retail or Class II
restaurant hood

Building Highlights

- With the repositioning of the building and major renovation of the Plaza at 999 3rd, the project offers new retail opportunities at the ground level in the heart of the CBD.
- Outdoor Plaza enhancements include new storefronts, landscaping and retail areas for outdoor dining and gathering spaces.
- At 47 stories high, 999 3rd is over 980,000 SF and represents over 4,900 people working in the building providing a built-in customer base for retail businesses.
- Retail tenants include: Homegrown, Starbucks, Wells Fargo, Sushi Kudasai, and Gateway Dental Care.
- Catering for the 4,900+ office workers who occupy the building.

Property Details

ADDRESS	999 3rd Ave, Seattle, WA 98104
TOTAL SF AVAILABLE	Multiple suites ranging from 405–3,225 SF
BUILDING SIZE	985,958 SF
ASKING RENT	\$38–\$60 PSF
NNN'S	\$14.95 PSF
TENANT IMPROVEMENTS	Negotiable
DELIVERY	Summer 2020 delivery with new retail storefronts and landscaping in place.
AVAILABLE DATE	Available Now

Availabilities

FOOD & BEVERAGE

Suite 100: 3,225 RSF*
 Suite 102: 405 RSF
 Suite 200: 415 RSF
 Suite 202: 2,524 RSF
 Suite 204: 1,923 RSF

OTHER

Suite 203: 1,061 RSF

* Capable for venting a Class 1 restaurant hood

9 9 9

3 R D





9 9 9

3 R D

The neighborhood



- 1 HOMEGROWN
LUNCH / DINNER
- 2 CHERRY ST COFFEE HOUSE
BREAKFAST / LUNCH
- 3 HITCHCOCK
BREAKFAST / LUNCH
- 4 BAR TAGLIO
LUNCH / DINNER
- 5 AMAZON GO
BREAKFAST / LUNCH
- 6 POLAR BAR
SOCIAL
- 7 SLATE COFFEE ROASTERS
BREAKFAST
- 8 NIJO SUSHI BAR & GRILL
LUNCH / DINNER
- 9 TOP POT DOUGHNUTS
BREAKFAST
- 10 SEATTLE ART MUSEUM
LEISURE
- 11 SEATTLE PUBLIC LIBRARY
LEISURE
- ↑ ON-RAMPTO I-5
- ⋈ FERRY TERMINAL
- ⋈ 2ND AVE BIKE LANE
- PIONEER SQUARE
- ∞ PIKE PLACE MARKET
- || LIGHT RAIL STATION

Demographic & Stats

WITHIN .25 MILES OF 999 3RD

66,991

Daytime Office
Population

1,680

Residential
Units

\$139,799

2021 Average
Household
Income

180,000

Est. Daily Bus
Passengers on
3rd Avenue

25,000

Est. Daily Ferry
Passengers

700

Underground
Parking Stalls

2,788

Hotel
Rooms

98

Walk
Score

100

Transit
Score

67

Bicycle
Score



9 9 9

3 R D

ANNE MARIE KOEHLER
+1 206 487 5167
annemarie.koehler@nmrk.com

ERIKA KOEHLER
+1 206 487 5168
erika.koehler@nmrk.com

999 3RD AVENUE
SEATTLE, WASH. 98104

Perform
Properties

NEWMARK

© 2025 NEWMARK The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.