

FOR LEASE

# REEDO BUILDING

*Move-in Ready  
Creative Office Space  
Available for Lease in  
Stadium District*

542 1ST AVENUE SOUTH  
SEATTLE, WA

REEDOBUILDING.COM

OWNED BY

**N** NICOLA  
WEALTH  
REAL ESTATE

EXCLUSIVELY LEASED BY

**km** Kidder  
Mathews





## BUILDING FEATURES

Creative renovated brick and timber space

Penthouse amenity with a 3,500 SF wrap-around deck, pool table, ping pong, kitchen, and seating areas available to all tenants

Plug and play - move in ready

Most spaces are available as furnished with adjustable desks, chairs, monitors, task lighting, conference tables, and other furnishings

Exceptional access to I-5, I-90, and I-99

Walkable to Link, King St. Station, buses, and the Ferry Terminal

Adjacent to variety of restaurants, hotels, bars, and other amenities

Located in Seattle's Stadium District and near the newly revitalized Waterfront District

Views of Elliot Bay and Downtown Seattle

Shower(s) and private bathrooms on each floor

**49,340 SF**  
AVAILABLE

*The Reedo Building, ideally located in the heart of Seattle's Stadium District, has state-of-the-art infrastructure with a creative brick & beam look.*

#### OFFICE AVAILABILITY

|                |           |
|----------------|-----------|
| 2ND FLOOR      | 14,322 SF |
| 3RD FLOOR*     | 14,432 SF |
| 4TH FLOOR*     | 13,858 SF |
| 4TH MEZZANINE* | 6,728 SF  |
| TOTAL          | 49,340 SF |

\*Floors have an interconnecting stairwell and are offered as a single space. The total SF from the 3rd Floor to the Mezzanine, with the stairwell, is 35,018 SF.

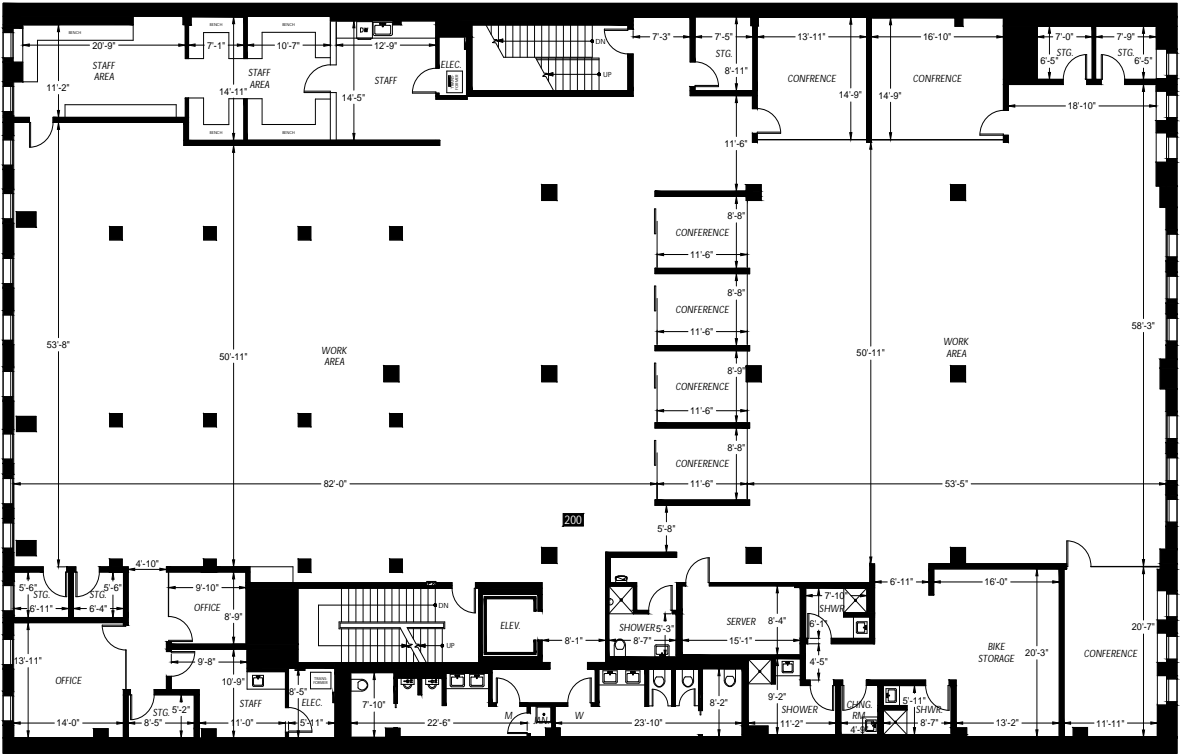




REEDO BUILDING



# SECOND FLOOR PLAN



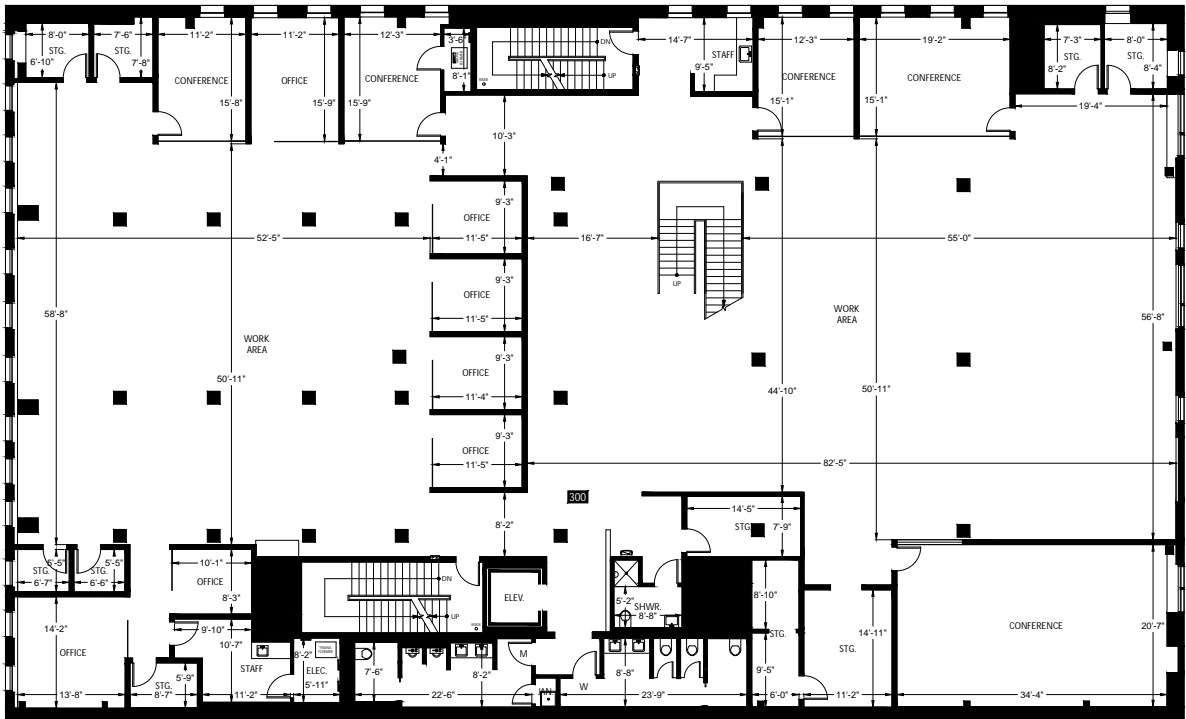
## SPACE FEATURES

- Four showers
- Bike room
- Multiple storage rooms
- Break area
- Six private offices/meeting rooms
- 3 conference rooms
- Private bathrooms
- Open work space

14,322 SF  
AVAILABLE

NOW  
AVAILABLE

# THIRD FLOOR PLAN



## SPACE FEATURES

- Open work space
- Seven private offices/meeting rooms
- Five conference rooms
- Multiple storage rooms
- Connecting stairwell to the fourth floor
- One shower
- Private bathrooms

14,432 SF

AVAILABLE

NOW

AVAILABLE

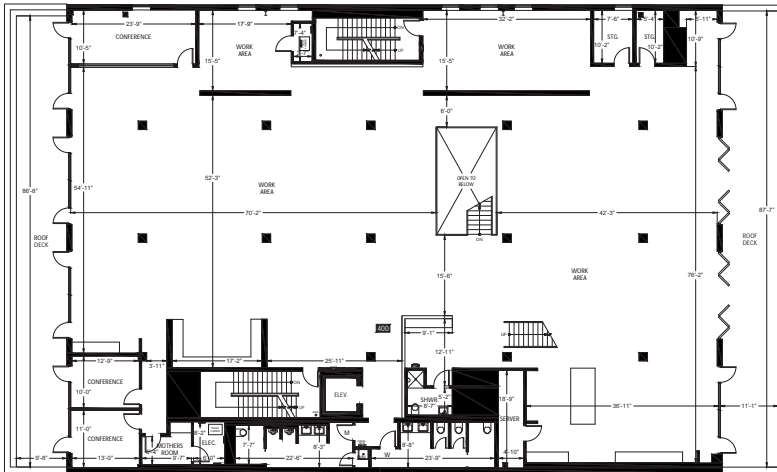
35,018 SF

FLOORS 3, 4 + MEZZANINE

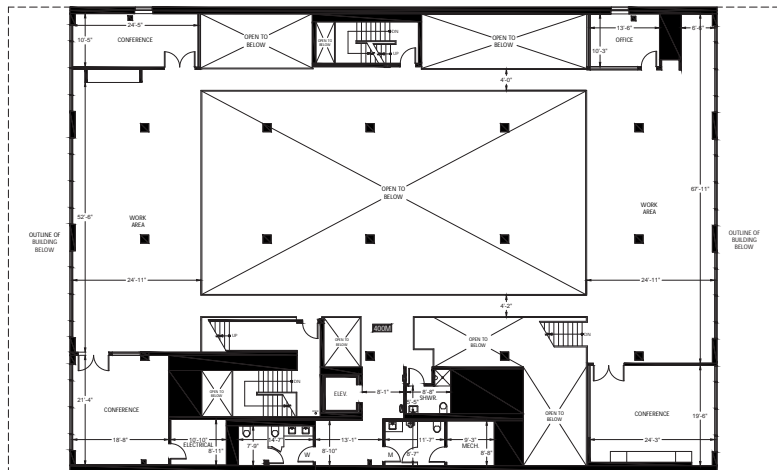


# MEZZANINE AND FOURTH FLOOR PLAN

FOURTH FLOOR



MEZZANINE



## Space Features

- Two decks (one with a retractable wall)
- Six conference rooms and one private office
- Break area
- Open work space
- Storage space
- Two showers
- Private bathrooms
- Skylights
- Available now

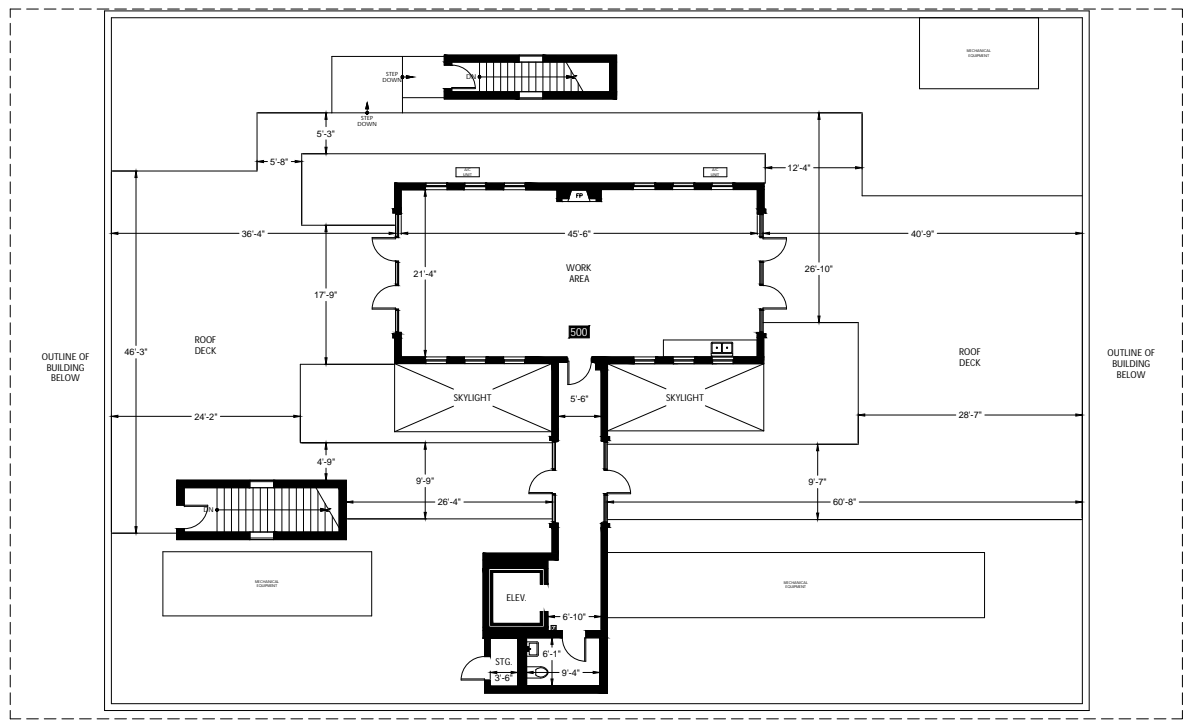
20,586 SF

AVAILABLE

35,018 SF

FLOORS 3, 4 + MEZZANINE

# PENTHOUSE FLOOR PLAN



## SPACE FEATURES

- Amenity space - available to all tenants
- Open space
- Kitchen area with a pool table, ping pong table, and soft seating
- Fireplace
- Bathroom
- Views of stadiums, downtown, waterfront, and Elliot Bay

*± 3,500 SF*  
WRAP-AROUND DECK



# HIGHLY- ACCESSIBLE LOCATION

Close to Pioneer Square's best amenities

2 blocks to King Street Station and International District Station with rail, light rail, and bus tunnel access

Exceptional access to I-5, I-90, and SR-99

Various parking options

2 blocks to Ferry Terminal at Colman Dock

Adjacent to stadiums and the revitalized, pedestrian-friendly waterfront

93

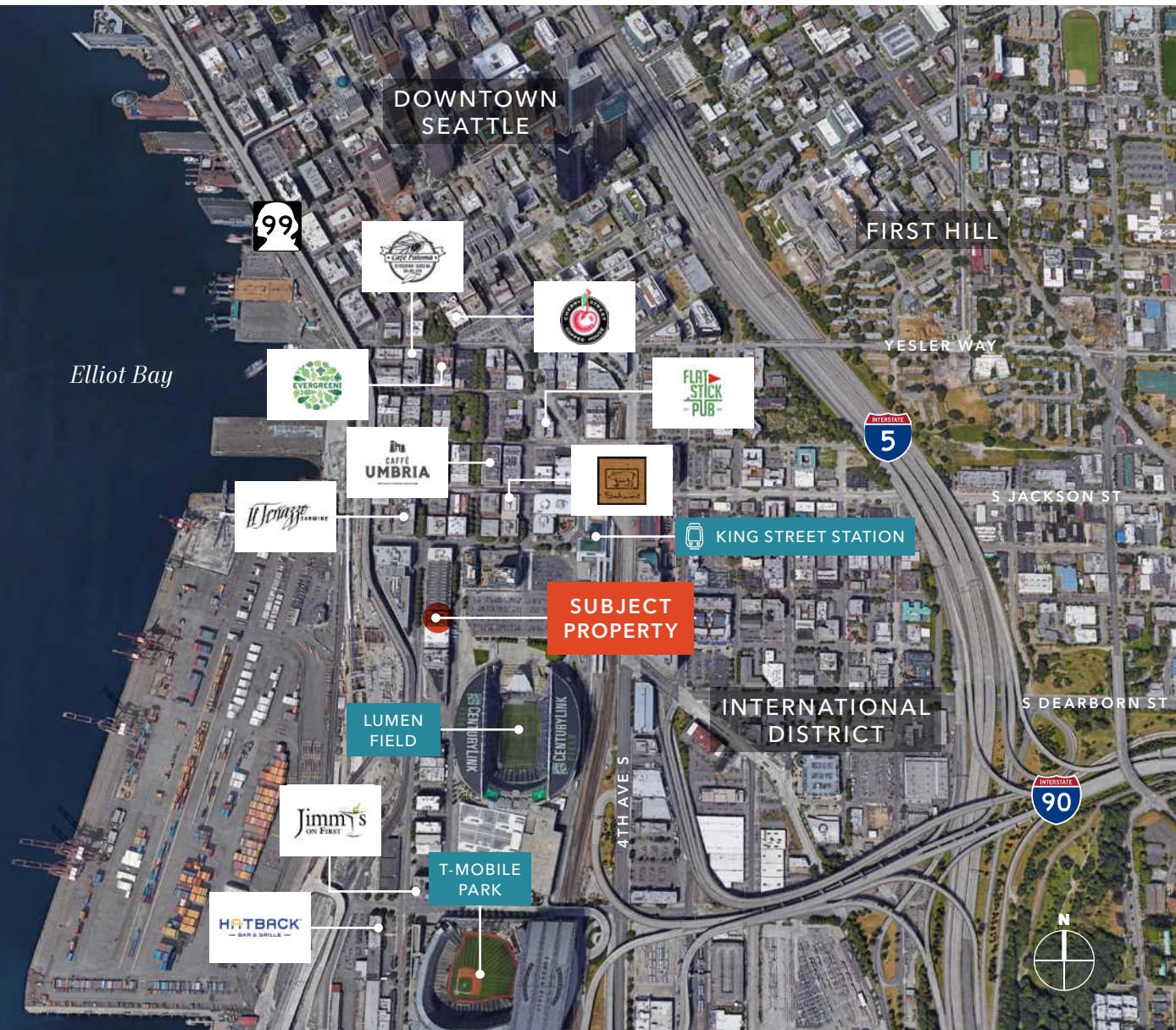
WALK SCORE

92

BIKE SCORE

100

TRANSIT SCORE





# REEDO BUILDING

*Owned by*

**N NICOLA**  
WEALTH  
— REAL ESTATE —

*Exclusively leased by*

**JEFF HUNTINGTON**  
First Vice President  
206.296.9619  
jeff.huntington@kidder.com

**TODD BATTISON**  
Senior Vice President  
206.296.9621  
todd.battison@kidder.com

**REEDOBUILDING.COM**

**KIDDER.COM**

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