

MAYNARD BUILDING

119 1ST AVE S, SEATTLE, WA 98104

TRACY TURNURE

425.372.9923

tracy.turnure@nmrk.com

CAVAN O'KEEFE

206.395.2903

cavan.okeefe@nmrk.com

DANIEL SEGER

206.487.5163

daniel.seger@nmrk.com

MARTIN SMITH INC

NEWMARK





BUILDING HIGHLIGHTS

97
WALK SCORE

100
TRANSIT SCORE

90
BIKE SCORE

Historic Charm in Pioneer Square

- Located in the heart of Seattle's vibrant Pioneer Square district
- Classic brick-and-beam architecture with timeless character

Exceptional Office Environment

- Open floor plans with high ceilings and abundant natural light
- Exposed brick and large windows for a creative workspace

Convenient & Accessible Location

- Steps from top restaurants, coffee shops, and retail amenities
- Easy access to public transit, including light rail and bus routes
- Close proximity to major business hubs and waterfront

Modern Upgrades & Amenities

- Well-maintained building
- High-speed Internet availability and updated mechanical systems
- Secure entry
- Local ownership and management

AVAILABILITIES

Lower Level

Suite 1	1,101 SF	Retail/flex space
---------	----------	-------------------

First Floor

Suite 100	2,497 SF	Reception, conference room, kitchen, 2 private offices, & open work space
Suite 110	3,136 SF	Open space with mezzanine level
Suites 100 + 110	5,633 SF	Raised first floor retail/flex/office space

Second Floor

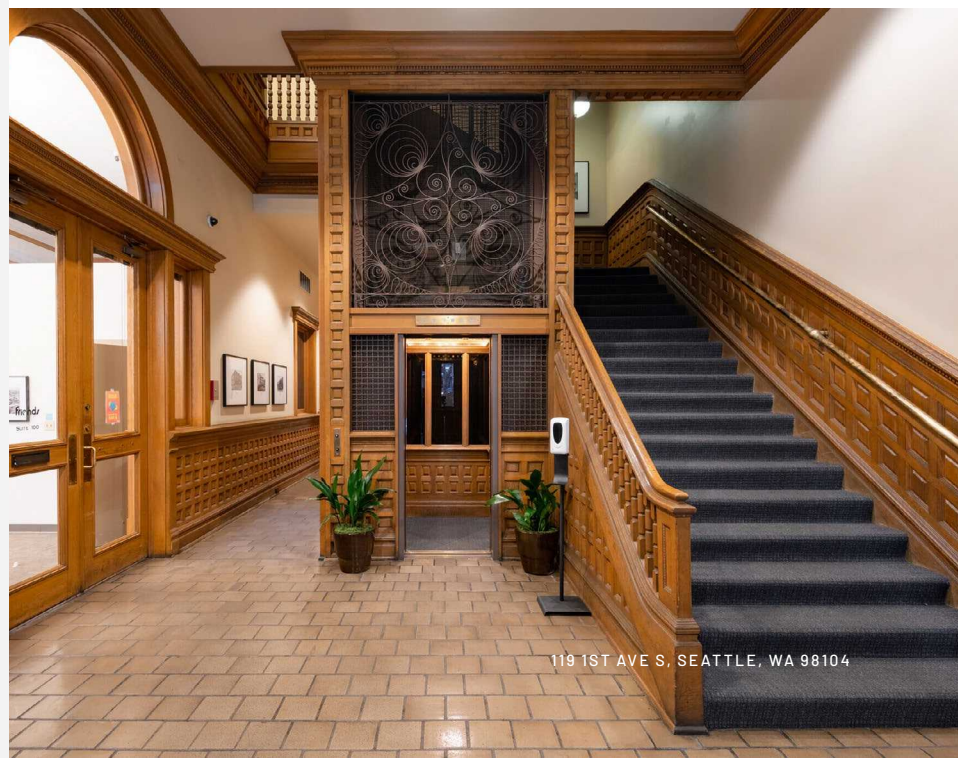
Suite 200	1,784 SF	Reception, 5 private offices, conference room, and waiting area.
Suite 260	2,152 SF	Reception, 5 private offices, conference rooms, and open work space
Suite 270	896 SF	Reception, private office, and open space
Suites 260 + 270	3,048 SF	

Fourth Floor

Suite 400	2,624 SF	Reception, 3-4 private offices, conference room, open kitchen, & open work spaces
-----------	----------	---

Fifth Floor

Suite B	334 SF	Private office with shared amenities
Suite C	285 SF	Private office with shared amenities



119 1ST AVE S, SEATTLE, WA 98104

THE NEIGHBORHOOD

NEARBY PLACES

1. Colman Dock
2. Lumen Field
3. T-Mobile Park
4. King Street Station
5. Occidental Square
6. Waterfall Garden
7. Pioneer Park
8. Klondike Gold Rush National Historical Park
9. Pioneer Square Habitat Beach
10. Washington Street Public Boat Landing

FOOD & DRINK

- | | |
|--|--|
| 1. Darkalino's | 20. Locus Wines |
| 2. Cookies Country Chicken | 21. Seattle Jazz Fellowship |
| 3. Fat Shack | 22. Damn the Weather |
| 4. Salumi | 23. NIRMAL's |
| 5. King Street Bar & Oven | 24. Ephesus Meze & Wine Bar |
| 6. SuperKim Crab House Muse | 25. Asia Ginger Teriyaki Restaurant |
| 7. Good Bar | 26. Taylor Shellfish Oyster Bar |
| 8. Flatstick Pub - Pioneer Square | 27. The Pharmacy |
| 9. McCoy's Firehouse Bar & Grill | 28. Xtadium |
| 10. Saigon Drip Cafe | 29. Intrigue Chocolate Co. |
| 11. Pass D Jollof | 30. Kingdome Deli |
| 12. OHSUN Banchan Deli & Cafe | 31. Amphitryon Inc |
| 13. 13 Coins Seattle | 32. Lady Yum Pioneer Square |
| 14. Matsu | 33. TAT'S DELI - Cheesesteaks, Subs & Catering |
| 15. Cowgirls Inc | 34. Muse |
| 16. General Porpoise | 35. Ivar's |
| 17. Il Terrazzo Carmine | 36. Great State Burger |
| 18. Browne Family Vineyards Tasting Room | 37. Premier Meat Pies |
| 19. The Pastry Project | 38. Cafe Paloma |
| | 39. Numero Uno Pizza |

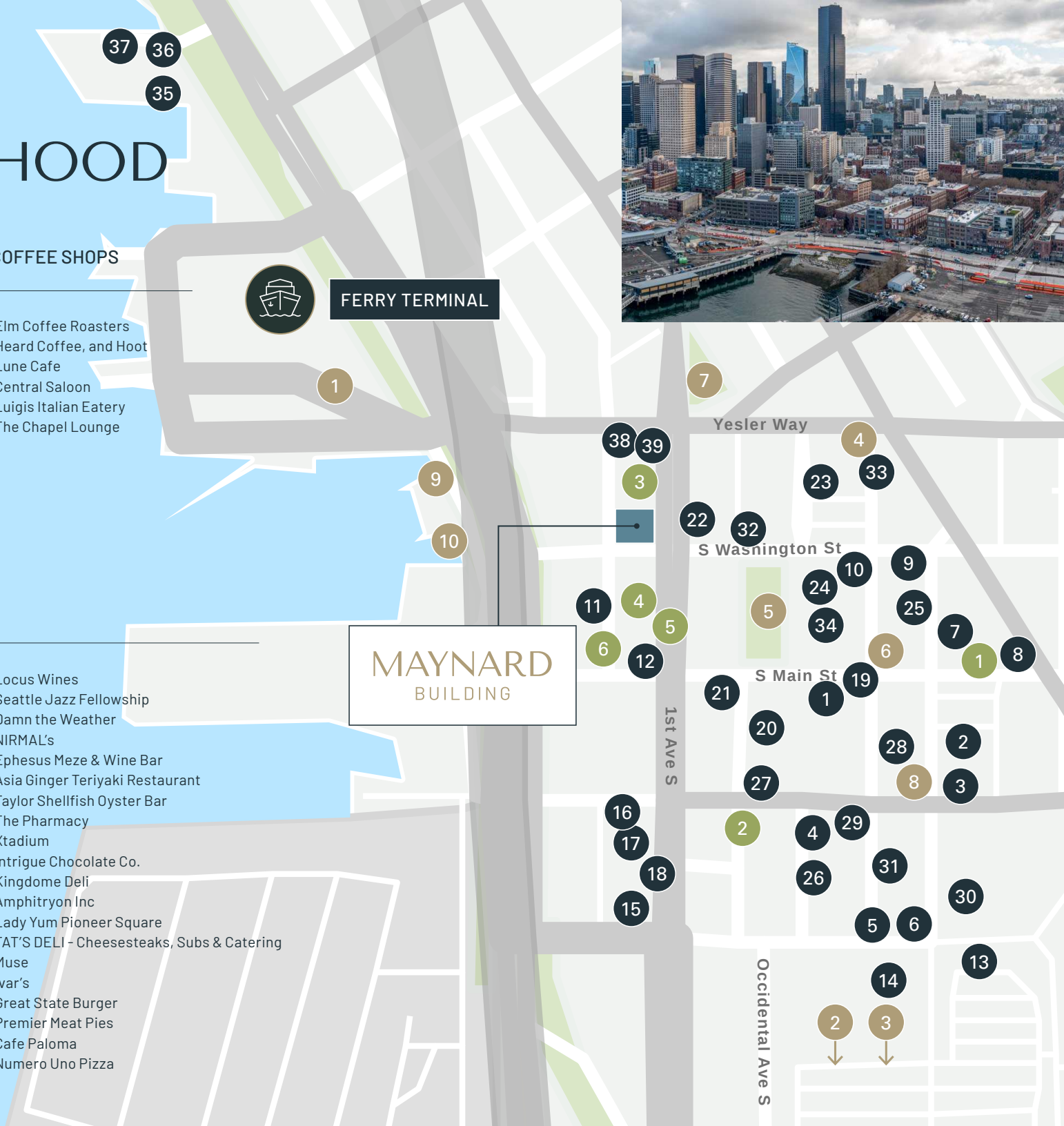
COFFEE SHOPS

1. Elm Coffee Roasters
2. Heard Coffee, and Hoot
3. Lune Cafe
4. Central Saloon
5. Luigis Italian Eatery
6. The Chapel Lounge



FERRY TERMINAL

MAYNARD
BUILDING



NEARBY TRANSPORTATION



WALK SCORE: 97

12 MIN WALK TO
T-MOBILE PARK

5 MIN WALK TO
LUMEN FIELD

COLMAN FERRY DOCK



PIONEER SQUARE HABITAT BEACH

WASHINGTON STREET PUBLIC BOAT LANDING

MAYNARD
BUILDING

Seattle

PIONEER STATION



S Washington St
S Main St

UNION STATION



KING ST. STATION



S King St

S Dearborn St

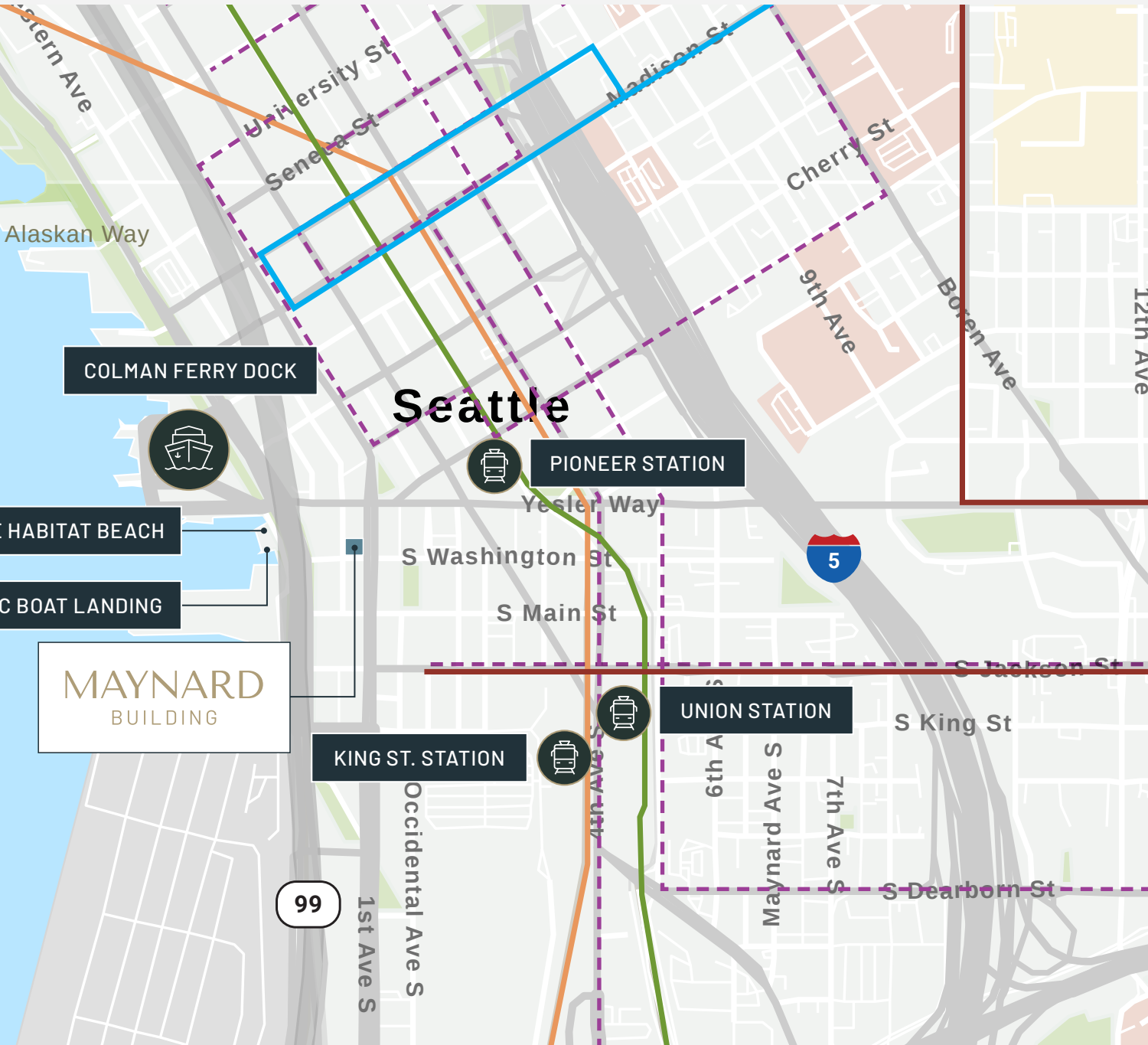
- Seattle Streetcar First Hill Line Route
- Madison BRT
- Sound Route
- Light Rail
- Bus Line

99

5

Occidental Ave S
1st Ave S

6th Ave S
Maynard Ave S
7th Ave S



LOWER LEVEL

Suite 1

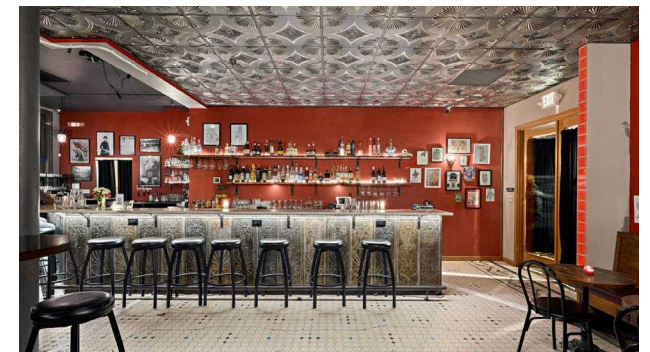
1,101 SF

Office/Flex/Retail Space

Lower level space located next to the Building's conference room, courtyard and down the hall from Underbelly.

Access: Elevator lobby access or stair entrance located on S. Washington St.

Usage: Potential Showroom, Gallery, Gaming/Tech Space.



119 1ST AVE S, SEATTLE, WA 98104

FIRST FLOOR

Suites 100 + 110

5,633 SF

Suite 100

2,497 SF

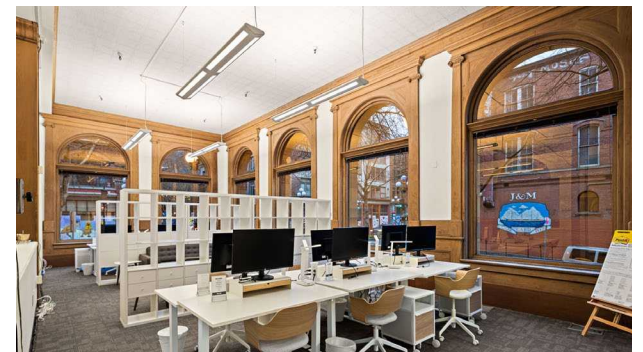
Suite 110

3,136 SF

Raised Street Level Space.

Potential Showroom, Creative Office Space.

Large window Signage Opportunities along 1st Ave.



119 1ST AVE S, SEATTLE, WA 98104

SECOND FLOOR

Suite 200
1,784 SF

Suite 260
2,152 SF

Suite 270
896 SF

Suites 260 + 270
3,048 SF



S WASHINGTON ST

1ST AVE SOUTH



119 1ST AVE S, SEATTLE, WA 98104

FOURTH FLOOR

Suite 400 2,624 SF

Furnished and plug & play
Reception with 3-4 private offices,
conference room, kitchen.



FIFTH FLOOR

Private Offices with Shared Amenities.

Suite B

334 SF

Suite C

285 SF

Law firm/legal private offices with a reservable conference room, reception, and open work space.



S WASHINGTON ST



119 1ST AVE S, SEATTLE, WA 98104



MAYNARD BUILDING

119 1ST AVE S, SEATTLE, WA 98104

TRACY TURNURE

425.372.9923

tracy.turnure@nmrk.com

CAVAN O'KEEFE

206.395.2903

cavan.okeefe@nmrk.com

DANIEL SEGER

206.487.5163

daniel.seger@nmrk.com

NEWMARK

MARTIN SMITH INC

The distributor of this communication is performing acts for which a real estate license is required. 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. www.nmrk.com | 8725394908 4/2025