



# PUGET SOUND PLAZA





# PUGET SOUND PLAZA

1325 Fourth Avenue | Seattle, Washington 98101



## BUILDING FACTS

- » Total Building Size.....279,586 RSF
- » Number of Floors .....21
- » Average Floor Plate.....13,800 RSF
- » Year Built.....1960
- » Parking Ratio.....1 / 1,800 SF
- » LEED Gold Certified
- » Fitwel Viral Response Certified

## BUILDING AMENITIES

- » Lobby
- » Conference room facility
- » Shower
- » 306 parking stalls
- » EV charging system
- » Bike storage
- » MT Fitness Center located on the  
Lower Level of Rainier Tower

## ON-SITE RETAIL

- » Key Bank
- » Seattle Vision Care
- » Kudedon Noodles



Fitwel<sup>®</sup>  
Viral Response  
Certified

Click the play buttons for virtual tours



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**WALK SCORE**  
**99**  
AVG ACROSS ALL  
METROPOLITAN TRACT BLDGS

## Lifestyle

1. Regal Cinemas
2. Westlake Park
3. Home Street Bank
4. 5<sup>th</sup> 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.

## 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

## Coffee House

1. Starbucks
2. Fonte
3. Pegasus Coffee Bar
4. Vovito
5. Retro Coffee
6. Caffe Ladro
7. Cafe Miglore
8. Fonte

## 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 (NEW)

## 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



Underground Tunnel



Bike Lane





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1325 Fourth Avenue | Seattle, Washington 98104

MOORE THEATRE

MAYFLOWER PARK HOTEL  
WESTLAKE CENTER

WESTLAKE STATION  
13,069 AVG WEEKDAY BOARDING

**RETAIL DISTRICT**  
\$1.6B ANNUAL RETAIL VOLUME

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

ACT THEATRE

THOMPSON HOTEL

THE CHARTER HOTEL

3RD AVE  
PINE ST  
2ND AVE

PIKE PLACE MARKET  
15M ANNUAL VISITORS

**MARKET DISTRICT**

SEATTLE AQUARIUM

SEATTLE WATERFRONT BOULEVARD  
SEATTLE GREAT WHEEL

FOUR SEASONS HOTEL

SEATTLE ART MUSEUM  
427,787 ANNUAL VISITORS

UNION ST  
BENAROYA HALL  
430,000 ANNUAL VISITORS

UNIVERSITY ST STATION  
6,075 AVG WEEKDAY BOARDING

SENECA ST  
BIKE LANE

SPRING ST

MADISON ST

MARION ST

SEATTLE COURTHOUSE

STEWART ST  
OLIVE WAY

HYATT AT OLIVE 8

GRAND HYATT HOTEL

HOTEL THEODORE

7TH AVE

SHERATON HOTEL

TWO UNION

INTERSTATE 5  
5

5 NORTH BOUND

1200 FIFTH

5 SOUTH BOUND

SEATTLE PUBLIC LIBRARY

RENAISSANCE SEATTLE

## 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           | RSF    | Comments   |
|-------------------------|--------|--|
| <a href="#">20/2000</a> | 13,630 | <b>Available now!</b> Open work area, kitchenette, multiple private offices, multiple conference rooms.<br><b>Virtual Tour available at</b> <a href="https://bit.ly/3S1UiyC">bit.ly/3S1UiyC</a>  |
| <a href="#">19/1945</a> | 940    | <b>Available now!</b> Private office, open work area and kitchenette. Contiguous option with Suite 1940 for a total of 4,933 RSF.  |
| <a href="#">19/1940</a> | 3,993  | <b>Available now!</b> Open work area and kitchenette. Contiguous option with Suite 1945 for a total of 4,933 RSF.  |
| <a href="#">17/1700</a> | 1,942  | <b>Available now!</b> Multiple private offices, kitchenette and conference room.   |
| <a href="#">16/1600</a> | 6,883  | <b>Available now!</b> Multiple private offices, multiple conference rooms and kitchenette.<br><b>Virtual Tour available at</b> <a href="https://bit.ly/3AXDm75">bit.ly/3AXDm75</a>   |
| <a href="#">15/1510</a> | 1,017  | <b>Available now!</b> Private office, open area, and a conference room.<br><b>Virtual Tour available at</b> <a href="https://bit.ly/4g91GD8">bit.ly/4g91GD8</a>  |
| <a href="#">14/1425</a> | 1,901  | <b>Available now!</b> Multiple private offices, kitchenette and conference room.   |
| <a href="#">13/1345</a> | 456    | <b>Available 7/1/2026</b>  |
| <a href="#">13/1305</a> | 2,380  | <b>Available now!</b> Kitchenette, open work area, private office and multiple conference rooms  |
| <a href="#">12/1245</a> | 1,510  | <b>Available now!</b> Dental office use with four private offices with dedicated plumbing, a kitchenette, break room, and reception area<br><b>Virtual Tour available at</b> <a href="https://bit.ly/2N3Ajxz">bit.ly/2N3Ajxz</a>                         |
| <a href="#">12/1240</a> | 2,069  | <b>Available now!</b> Dental office use with five private offices with dedicated plumbing, two private bathrooms, and break room/staff lounge.<br><b>Virtual Tour available at</b> <a href="https://bit.ly/2N3Ajxz">bit.ly/2N3Ajxz</a>                   |
| <a href="#">11/1100</a> | 9,455  | <b>Available now!</b> Kitchenette, open work area, private office and multiple conference rooms<br><b>Virtual Tour available at</b> <a href="https://bit.ly/3UX6RMH">bit.ly/3UX6RMH</a>  |
| <a href="#">10/1025</a> | 1,373  | <b>Available with 90 Days' Notice!</b> Kitchenette, open work area, two private offices and one conference room  |
| <a href="#">10/1005</a> | 3,024  | <b>Available now!</b> Open work area, kitchenette, multiple private offices, multiple conference rooms.<br><b>Virtual Tour available at</b> <a href="https://bit.ly/2UEbZpy">bit.ly/2UEbZpy</a>  |
| <a href="#">8/800</a>   | 13,852 | <b>Available now!</b> Kitchenette, open work area, private office and multiple conference rooms.<br><b>Virtual Tour available at</b> <a href="https://bit.ly/47sTFXm">bit.ly/47sTFXm</a>   |
| <a href="#">5/540</a>   | 1,291  | <b>Available now!</b> Two private offices, conference room, open work area, west facing, kitchenette. Contiguous option with Suite 535 for a total of 5,282 RSF.<br><b>Virtual Tour available at</b> <a href="https://bit.ly/3fsZgyx">bit.ly/3fsZgyx</a> |
| <a href="#">5/535</a>   | 3,991  | <b>Available now!</b> Warm shell condition, new ceiling/lighting. Contiguous option with Suite 540 for a total of 5,282 RSF.<br><b>Virtual Tour available at</b> <a href="https://bit.ly/31qUWbS">bit.ly/31qUWbS</a>                                     |
| <a href="#">4/400</a>   | 11,710 | <b>Available now!</b> 15 private office spaces, open work area, kitchenette.   |
| <a href="#">2/210</a>   | 3,133  | <b>Available now!</b> Medical/office space. Contiguous option with Suite 200 for a total of 5,732 RSF.   |
| <a href="#">2/200</a>   | 2,599  | <b>Available now!</b> Kitchenette, open work area. Contiguous option with Suite 210 for a total of 5,732 RSF.  |



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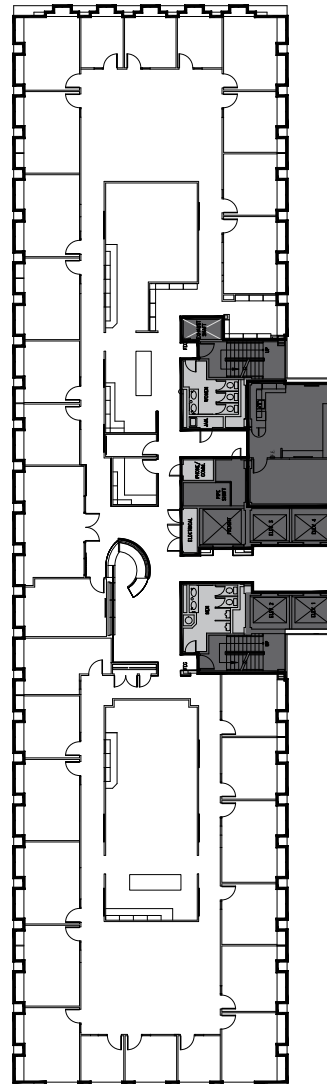
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# SUITE 2000

## 13,630 RSF



## SPACE FEATURES

- » Available now!
- » Kitchenette
- » Open work area
- » Multiple private offices
- » Multiple conference rooms



**METROTRACT**  
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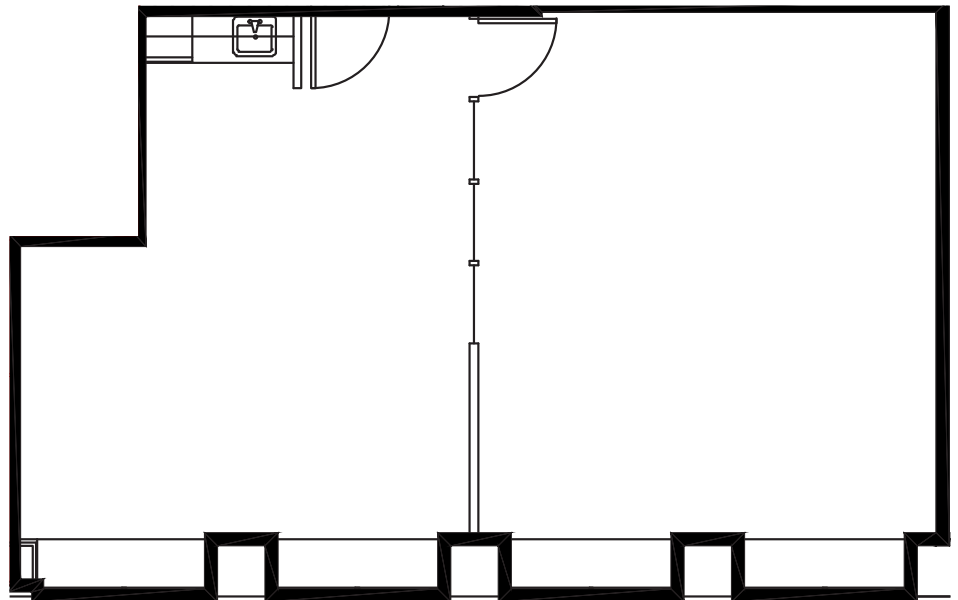


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## SUITE 1945 940 RSF



### SPACE FEATURES

- » Available now!
- » Private Office
- » Open work area
- » Kitchenette
- » Contiguous option with Suite 1940 for a total of 4,933 RSF



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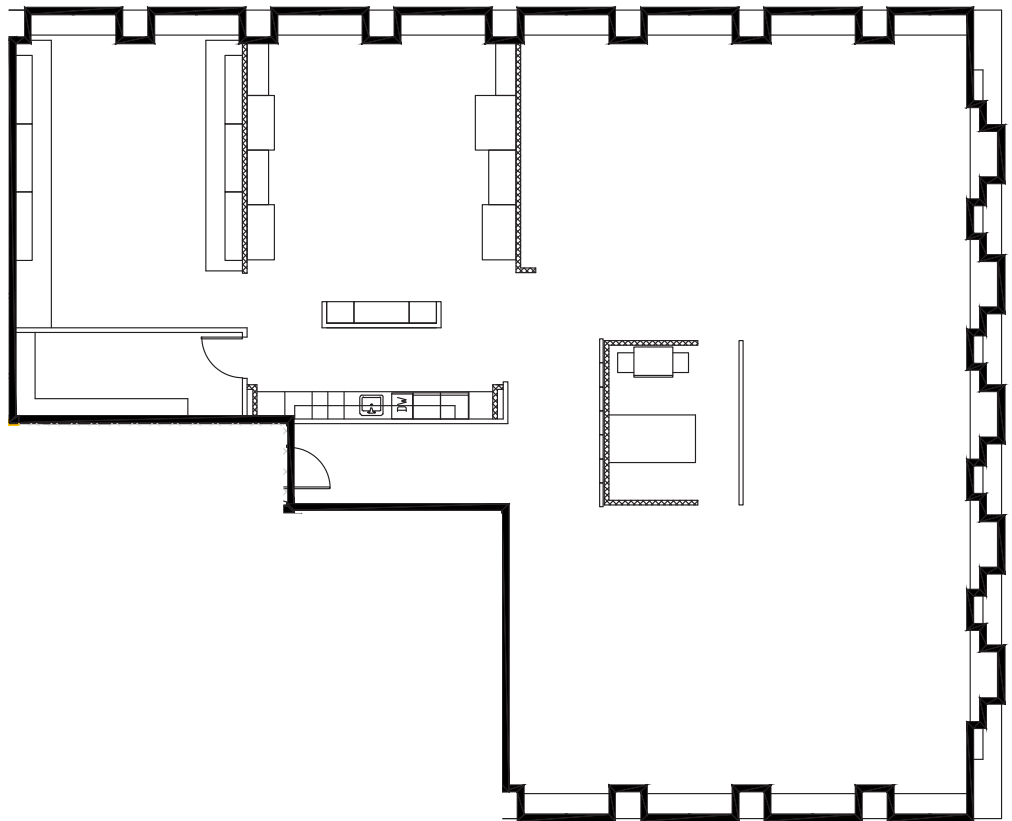


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## SUITE 1940 3,993 RSF



### SPACE FEATURES

- » Available now!
- » Open work area
- » Kitchenette
- » Contiguous option with Suite 1945  
for a total of 4,933 RSF



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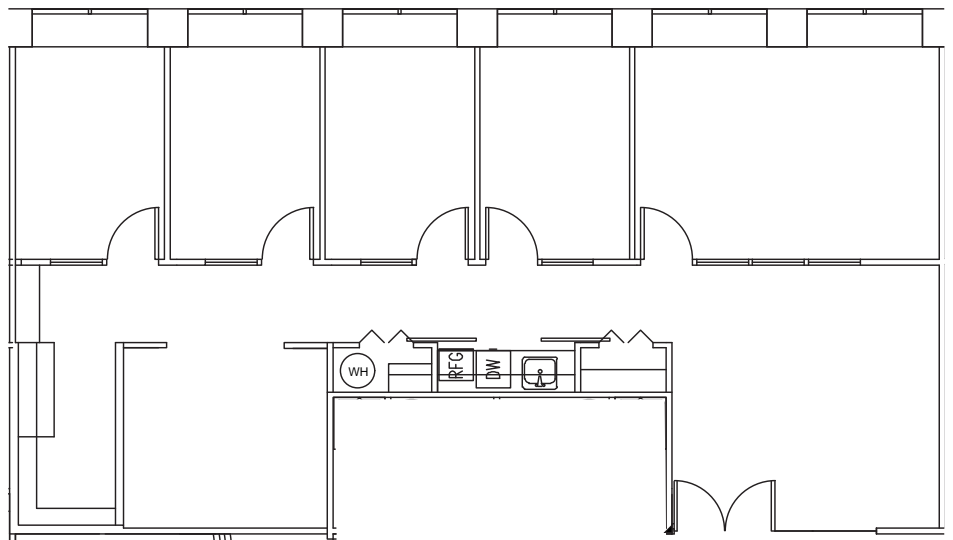


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## SUITE 1700 1,942 RSF



### SPACE FEATURES

- » Available now!
- » Multiple private offices
- » Conference room
- » Kitchenette



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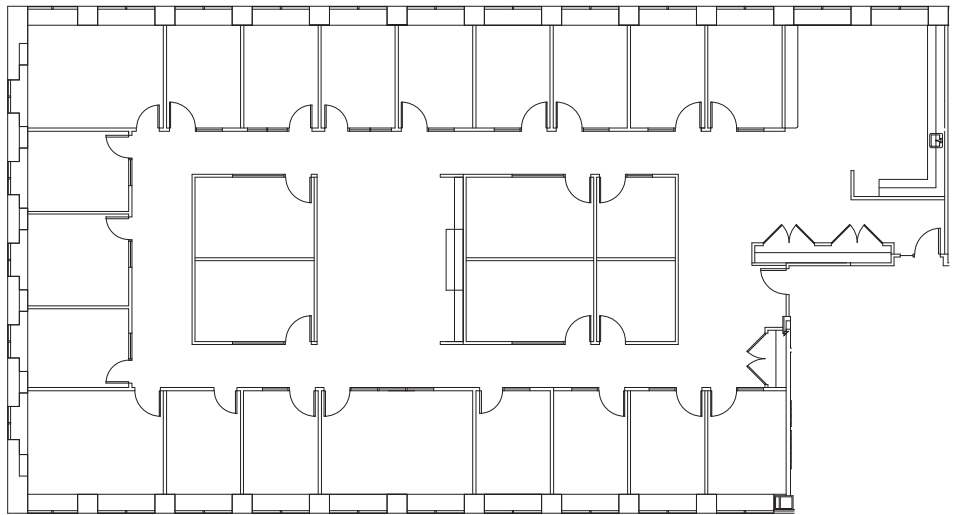
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[bit.ly/3AXDm75](https://bit.ly/3AXDm75)

## SUITE 1600

## 6,883 RSF



### SPACE FEATURES

- » Available now!
- » Multiple private offices
- » Multiple conference rooms
- » Kitchenette



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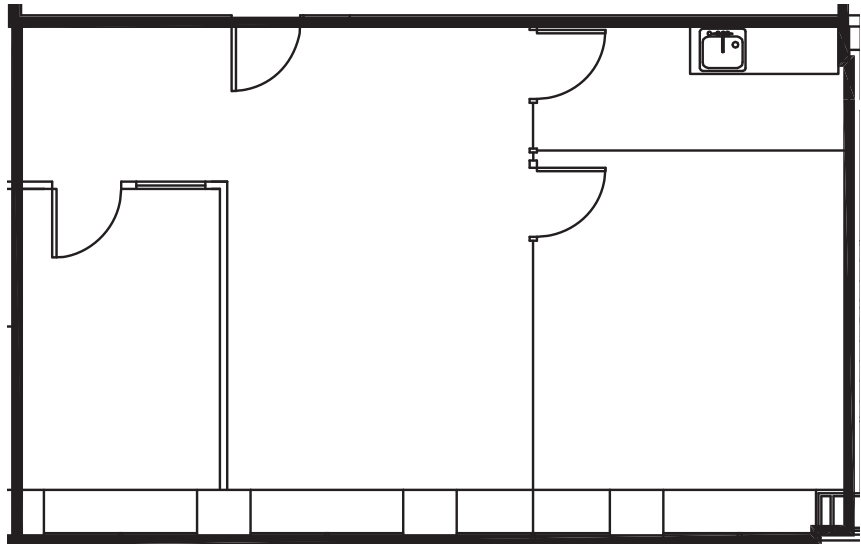
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# SUITE 1510

## 1,017 RSF



### SPACE FEATURES

- » Available Now!
- » Private offices
- » Open area
- » Conference room



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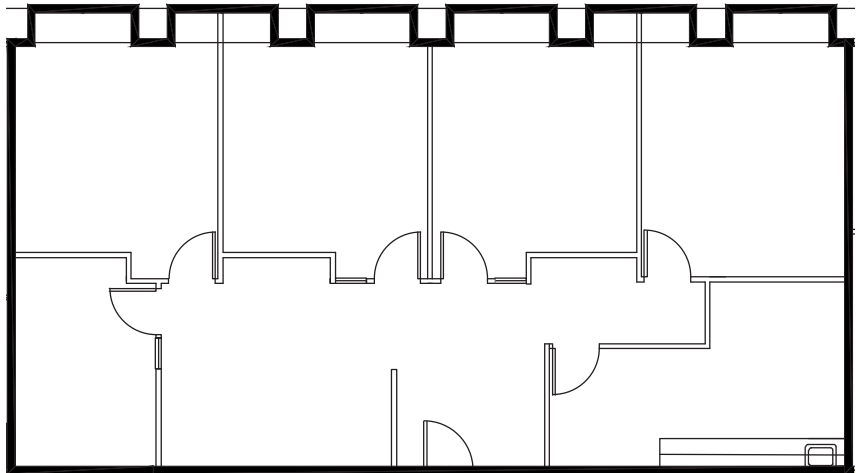


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## SUITE 1425 1,901 RSF



### SPACE FEATURES

- » Available now!
- » Private offices
- » Kitchenette
- » Conference room



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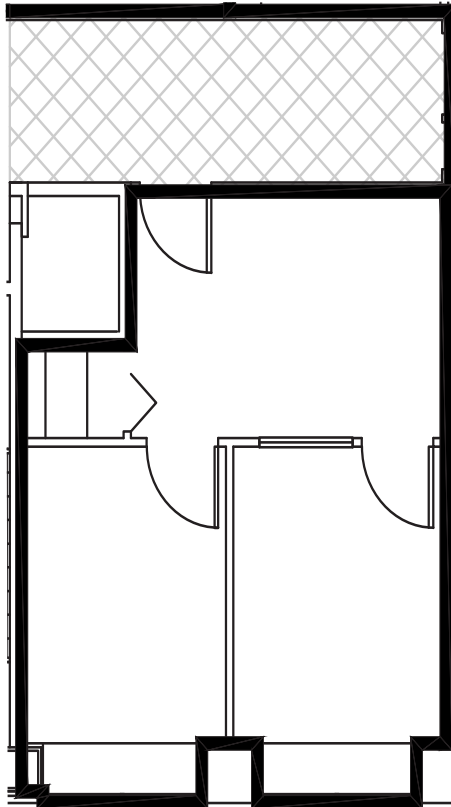


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## SUITE 1345 456 RSF



### SPACE FEATURES

» Available 7/1/2026



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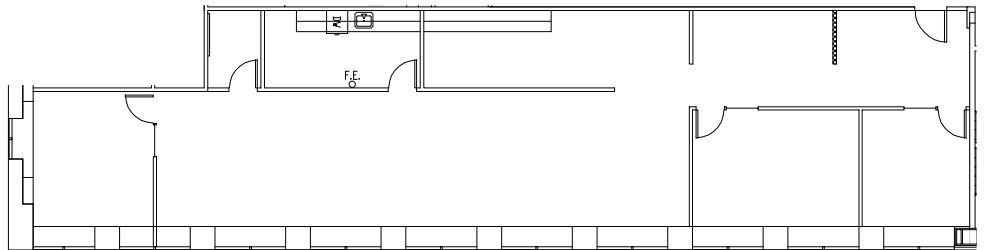


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## SUITE 1305 2,380 RSF



### SPACE FEATURES

- » Available now!
- » Kitchenette
- » Open work area
- » Private office
- » Multiple conference rooms



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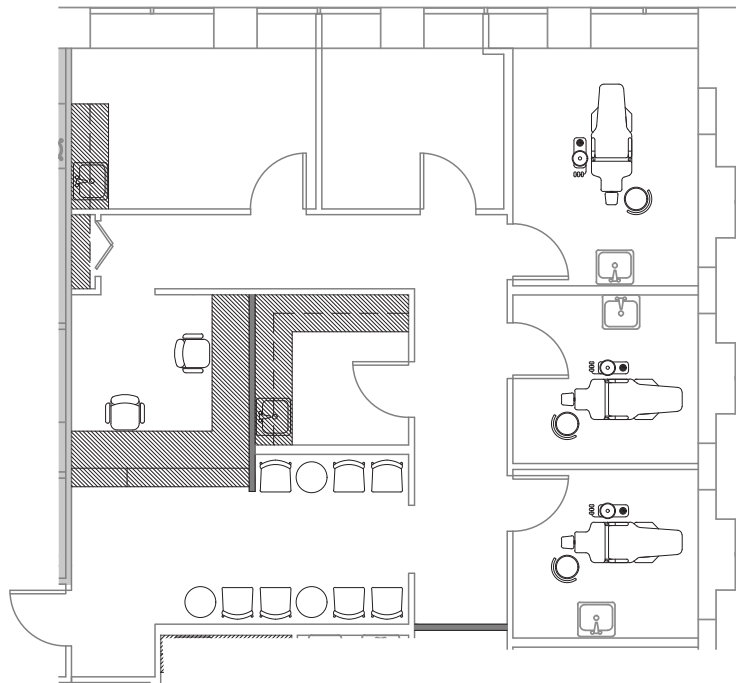
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# SUITE 1245

## 1,510 RSF



### SPACE FEATURES

- » Available now!
- » Concept plan
- » Dental/office use
- » Four private offices with dedicated plumbing
- » Kitchenette
- » Break room
- » Reception area



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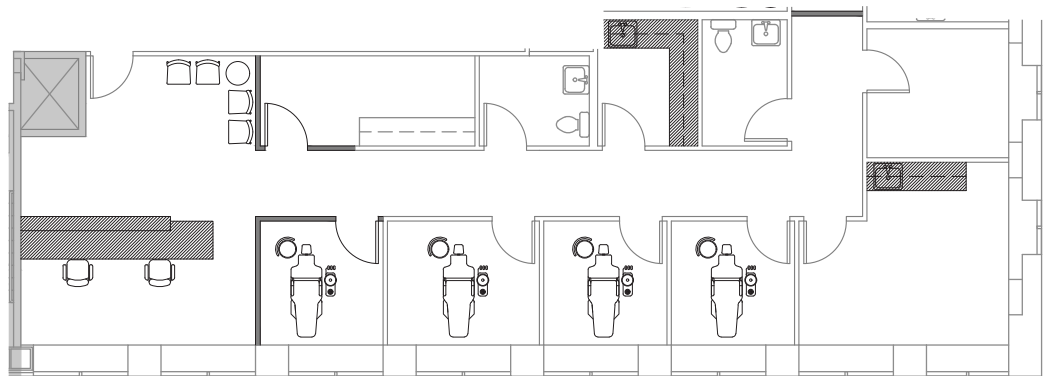
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# SUITE 1240

## 2,069 RSF



### SPACE FEATURES

- » Available now!
- » Concept plan
- » Dental/office use
- » Five private offices with dedicated plumbing
- » Two private bathrooms
- » Break room/Staff lounge
- » Kitchenette



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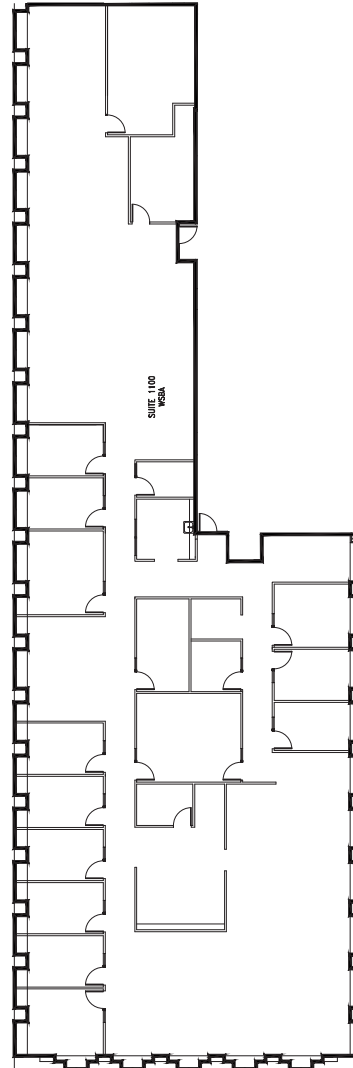
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## SUITE 1100

### 9,455 RSF



## SPACE FEATURES

- » Available now!
- » Kitchenette
- » Open work area
- » Multiple private offices
- » Multiple conference rooms



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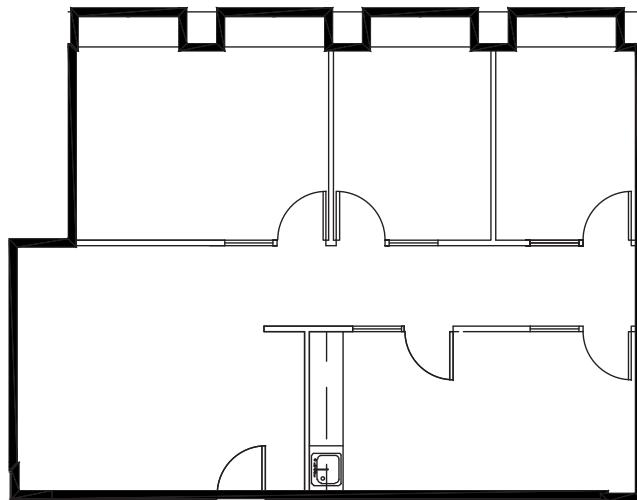


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## SUITE 1025 1,373 RSF



### SPACE FEATURES

- » Available with 90 Days' Notice!
- » Kitchenette
- » Open work area
- » Two private offices
- » One conference room



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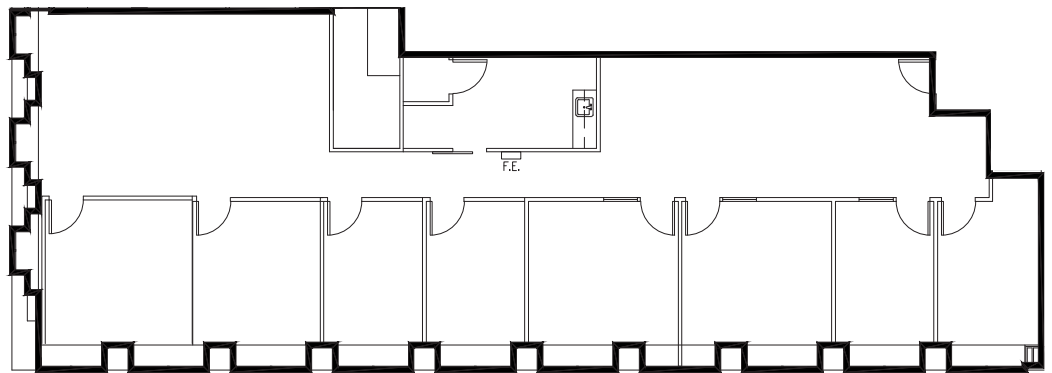
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For virtual tour, visit:  
[bit.ly/2UEbZpy](https://bit.ly/2UEbZpy)

## SUITE 1005 3,024 RSF



### SPACE FEATURES

- » Available now!
- » Kitchenette
- » Open work area
- » Multiple private offices
- » Multiple conference rooms



**METROTRACT**  
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# PUGET SOUND PLAZA

1325 Fourth Avenue  
Seattle, Washington 98101

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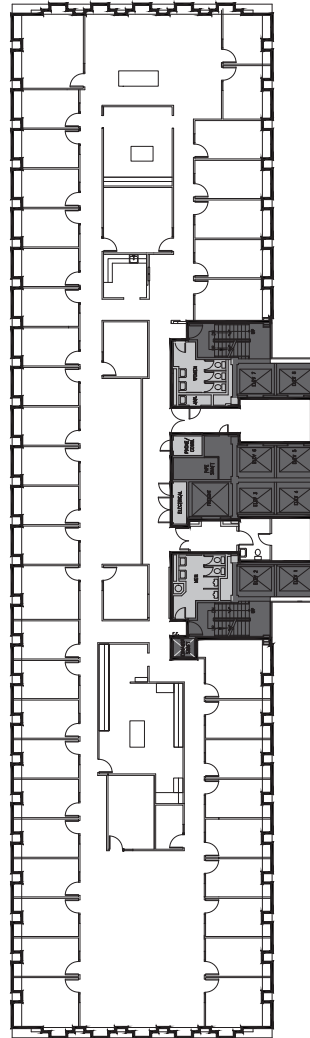
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For virtual tour, visit:

[bit.ly/47sTFXm](http://bit.ly/47sTFXm)

## SUITE 800 13,852 RSF



## SPACE FEATURES

- » Available now!
- » Kitchenette
- » Open work area
- » Multiple private offices
- » Multiple conference rooms



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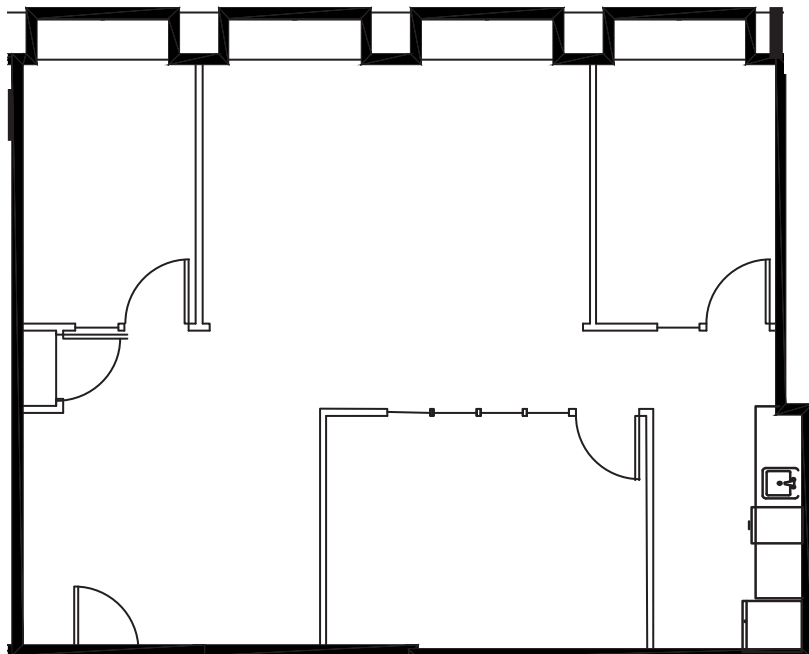
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[bit.ly/3fsZgyx](https://bit.ly/3fsZgyx)

# SUITE 540

## 1,291 RSF



### SPACE FEATURES

- » Available now!
- » Two private offices
- » Open work area
- » Conference room
- » West facing
- » Kitchenette
- » Contiguous option with Suite 535  
for a total of 5,282 RSF



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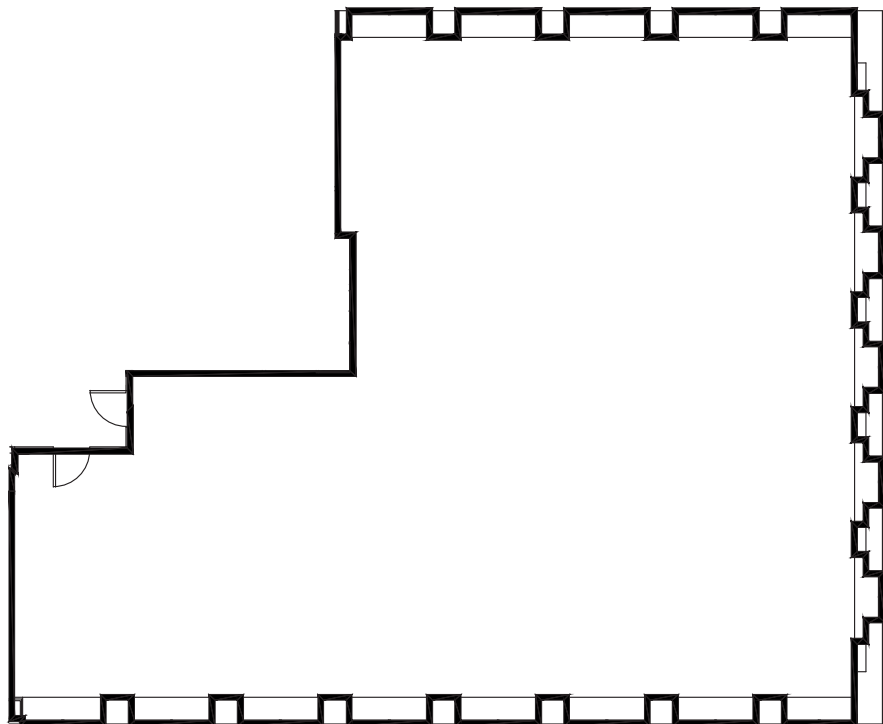
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For virtual tour, visit:

[bit.ly/31qUWbS](https://bit.ly/31qUWbS)

SUITE 535  
3,991 RSF



### SPACE FEATURES

- » Available now!
- » Warm shell condition
- » New ceiling/lighting
- » Contiguous option with Suite 540 for a total of 5,282 RSF



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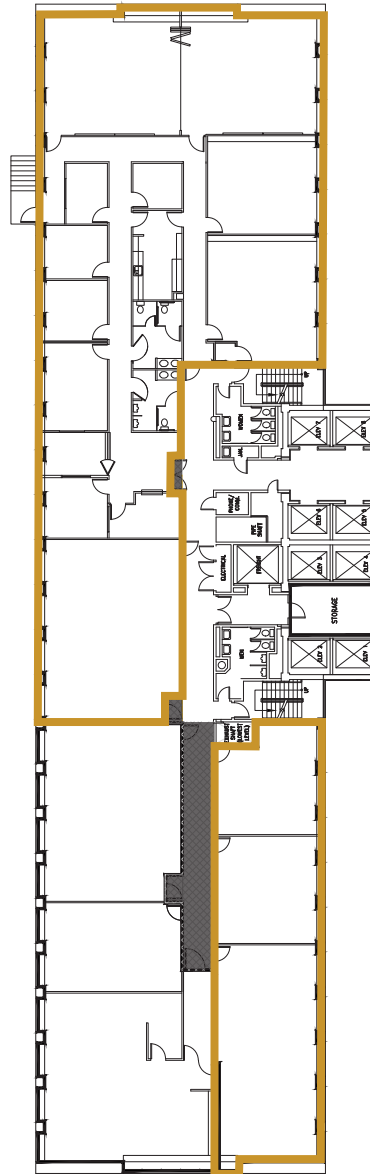
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## SUITE 400 11,710 RSF



### SPACE FEATURES

- » Available now!
- » 15 Office spaces
- » Kitchenette
- » Open work area



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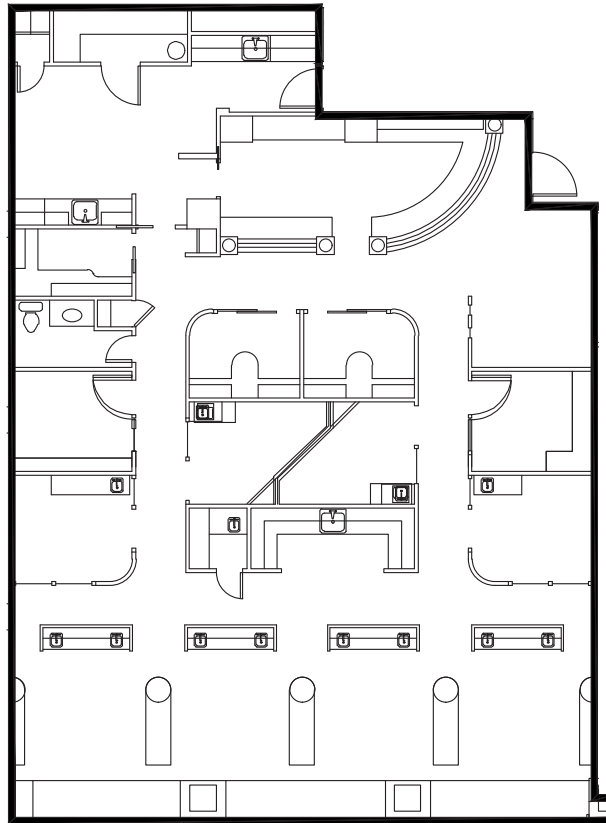


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## SUITE 210 3,133 RSF



### SPACE FEATURES

- » Available now!
- » Medical/ Office Space
- » Contiguous option with Suite  
200 for a total of 5,732 RSF



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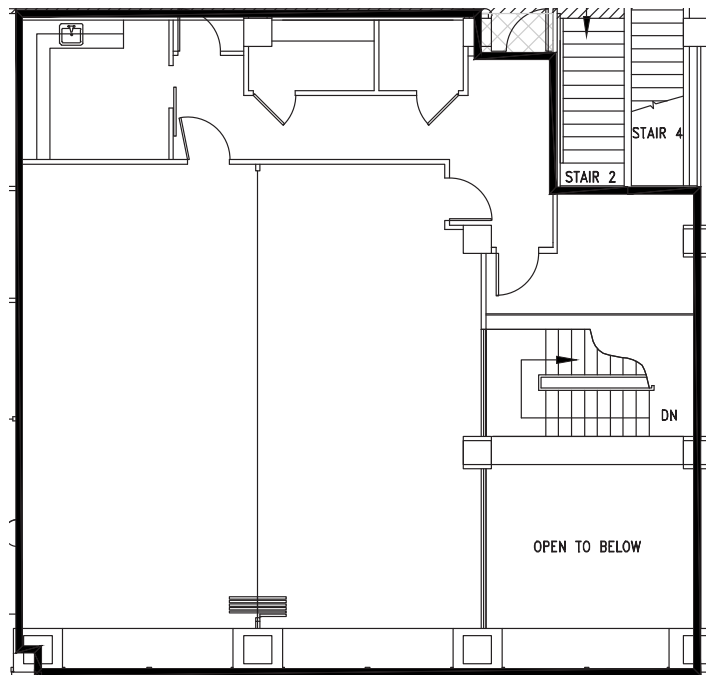


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## SUITE 200 2,599 RSF

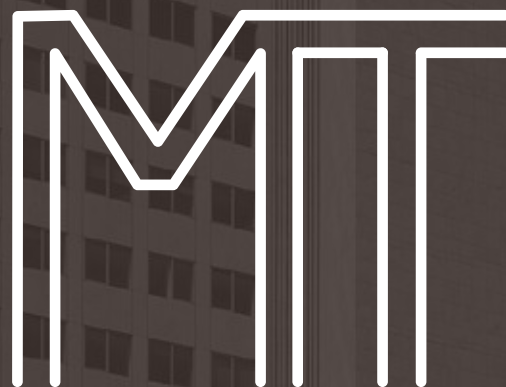


### SPACE FEATURES

- » Available now!
- » Kitchenette
- » Open work area
- » Contiguous option with Suite  
210 for a total of 5,732 RSF



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