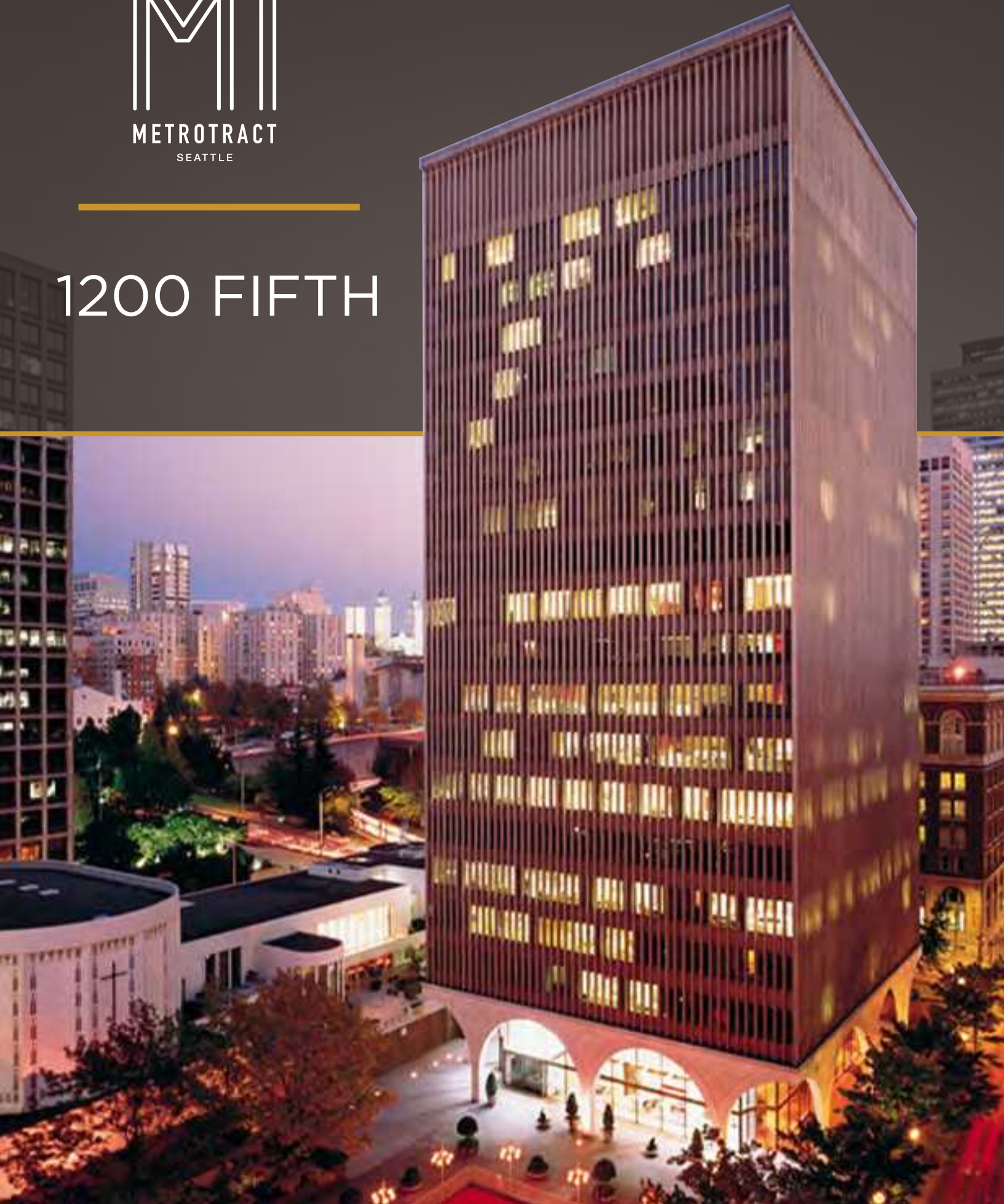




1200 FIFTH



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

1200 FIFTH

1200 Fifth Avenue | Seattle, Washington 98101



WALK SCORE

99

AVG ACROSS ALL METROPOLITAN TRACT BLDGS

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



Underground Tunnel



Bike Lane

1200 FIFTH

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RETAIL DISTRICT

\$1.6B ANNUAL RETAIL VOLUME

MARKET DISTRICT

WASHINGTON STATE CONVENTION CENTER
450K ANNUAL ATTENDEES



ACT THEATRE



SEATTLE ART MUSEUM
427,787 ANNUAL VISITORS

UNION ST BENAROYA HALL
430,000 ANNUAL VISITORS

UNIVERSITY ST STATION
6,075 AVG WEEKDAY BOARDING

WESTLAKE STATION
13,069 AVG WEEKDAY BOARDING

MET TRACT

1.6M SF OF UNIVERSITY OF WASHINGTON OWNED BUILDINGS IN THE DOWNTOWN AREA



UNDERGROUND TUNNEL



BIKE LANE



1200 FIFTH

1200 Fifth Avenue
Seattle, Washington 98101



CURRENT AVAILABLE SUITES

Floor / Suite	RSF	Comments
20/2010	2,019	Available now! 6 private offices and kitchenette. Lobby exposure.
19/1900	4,754	Available now! 10 private offices, 3 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
17/1750	2,035	Available now! Multiple private offices, multiple conference rooms and open work area.
16/1600	12,673	Available 2/1/2026.
15/1565	2,069	Available now! 2 conference rooms 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 now! 6 private offices, 2 conference rooms, reception area, utility room, kitchenette and break room.
11/1125	6,256	Available now! Can be combined with Suite 1100 for 11,171 RSF. Virtual Tour available at bit.ly/4mOuAKh
11/1100	4,915	Available now! New Spec Suite, open work area, 1 conference room, 4 private offices, break room, reception area and kitchenette. Can be combined with Suite 1125 for 11,171 RSF. Virtual Tour available at bit.ly/3YXuUuT
10/1000	12,667	Available 2/1/2026.
7/710	2,877	Available now! Open work area, 3 private offices, break area and kitchenette.

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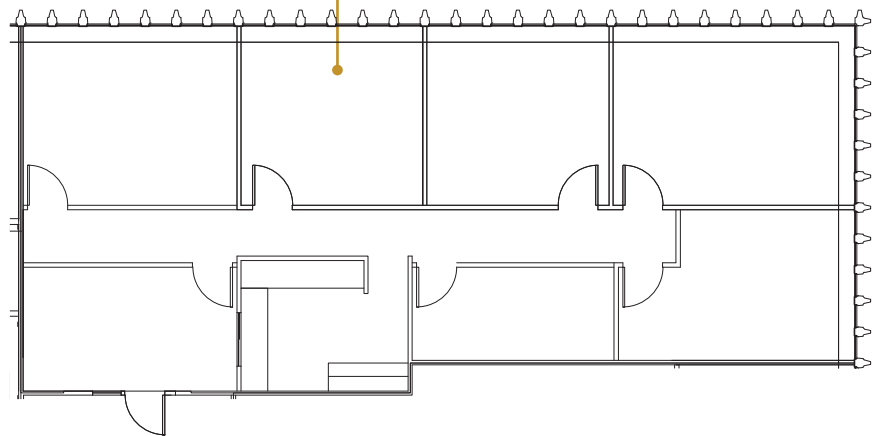
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SUITE 2010 2,019 RSF



Suite 2010



SPACE FEATURES

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



METROTRACT
SEATTLE



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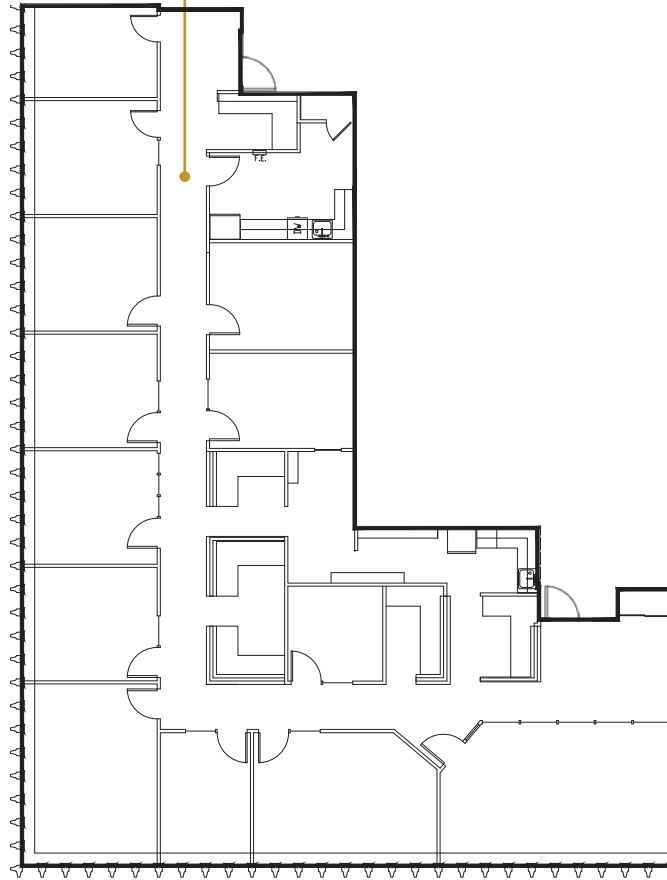
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SUITE 1900 4,754 RSF

Suite 1900



N

SPACE FEATURES

- » Available now!
- » 10 private offices
- » 3 conference rooms
- » Kitchenette



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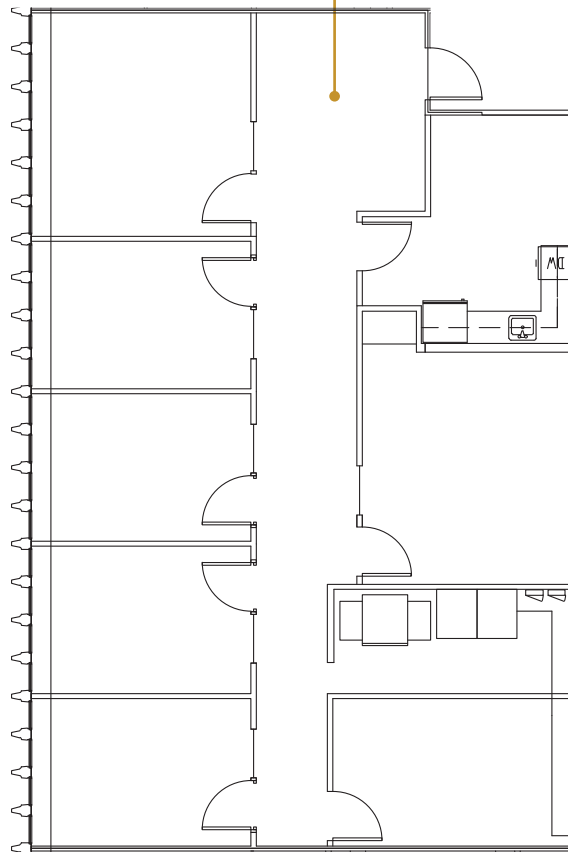
For virtual tour, visit:

<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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SEATTLE



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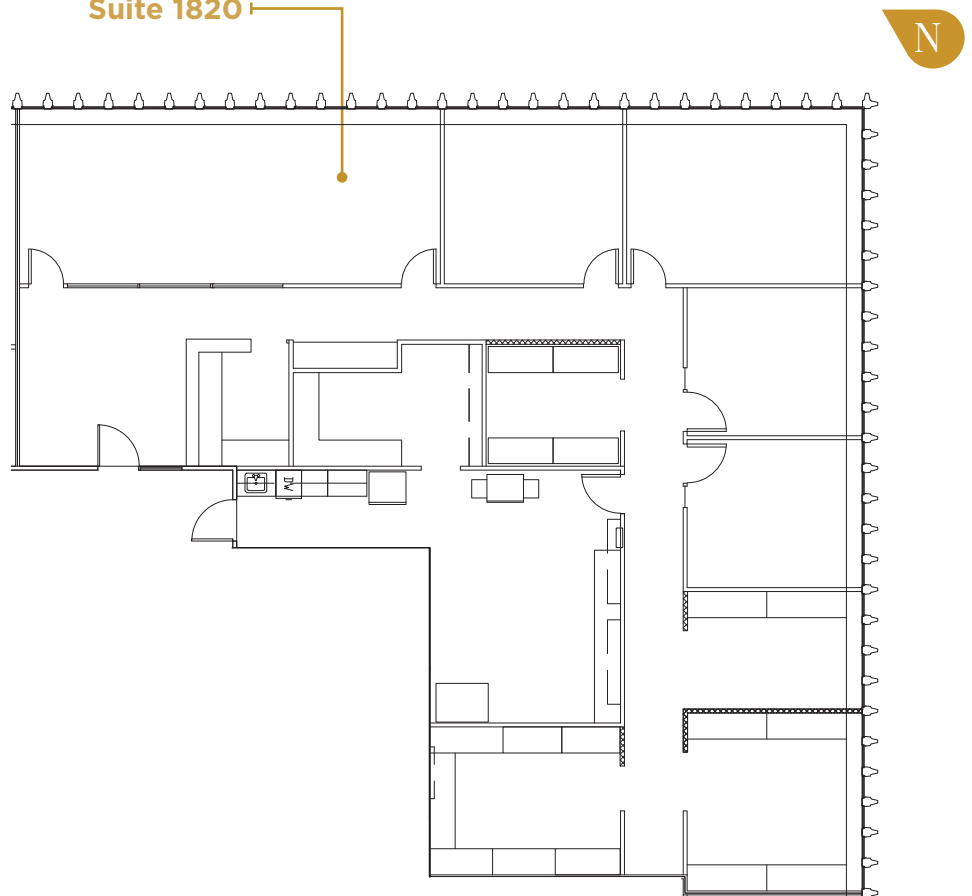
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For virtual tour, visit:
bit.ly/4eXFoTF

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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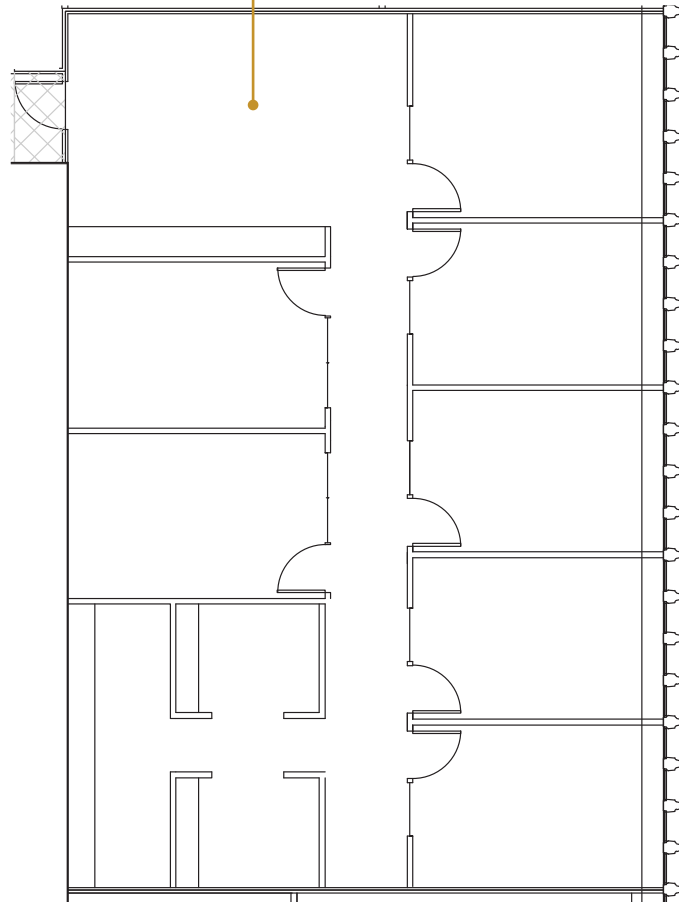
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SUITE 1750 2,035 RSF

Suite 1750



N

SPACE FEATURES

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



METROTRACT
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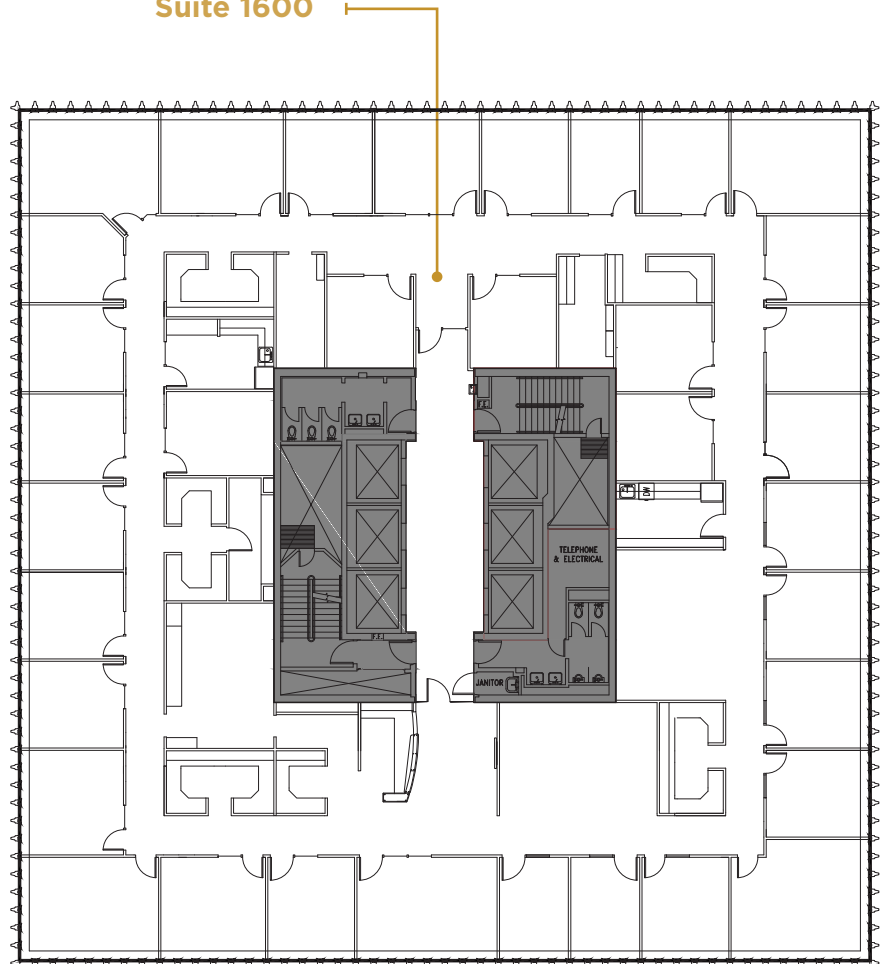
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SUITE 1600 12,673 RSF

Suite 1600



SPACE FEATURES

» Available 2/1/2026



METROTRACT
SEATTLE



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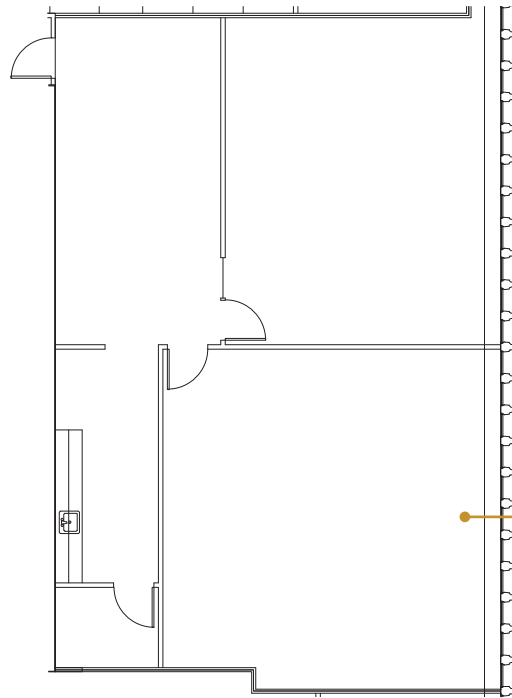


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SUITE 1565 2,069 RSF



Suite 1565

SPACE FEATURES

- » Available now!
- » 2 Conference Rooms
- » Kitchenette





1200 FIFTH

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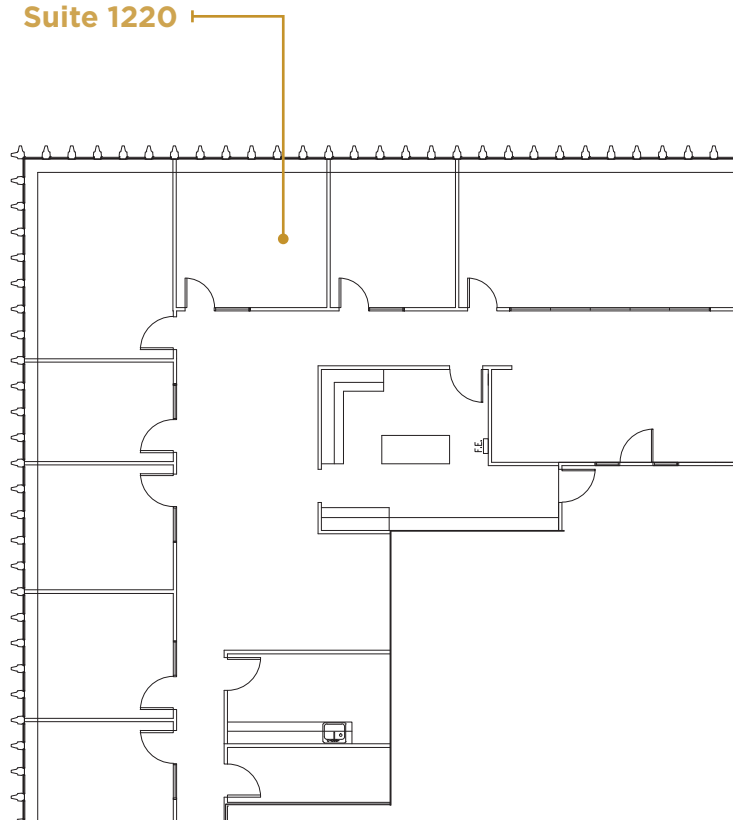
For virtual tour, visit:

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



METROTRACT
SEATTLE



1200 FIFTH

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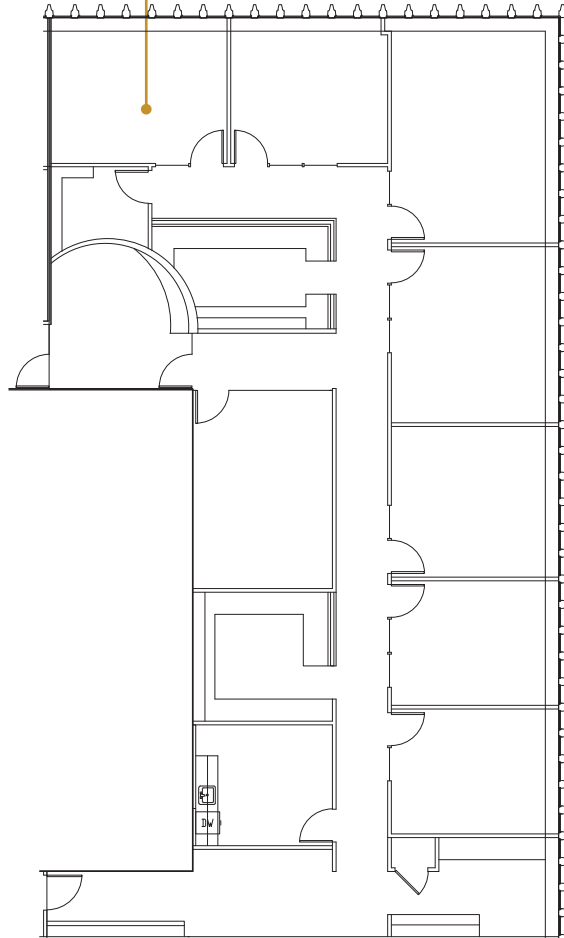
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SUITE 1217 4,177 RSF

Suite 1217



N

SPACE FEATURES

- » Available now!
- » 6 private offices
- » 2 conference rooms
- » Reception area
- » Break area and kitchenette
- » Utility room



METROTRACT
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1200 FIFTH

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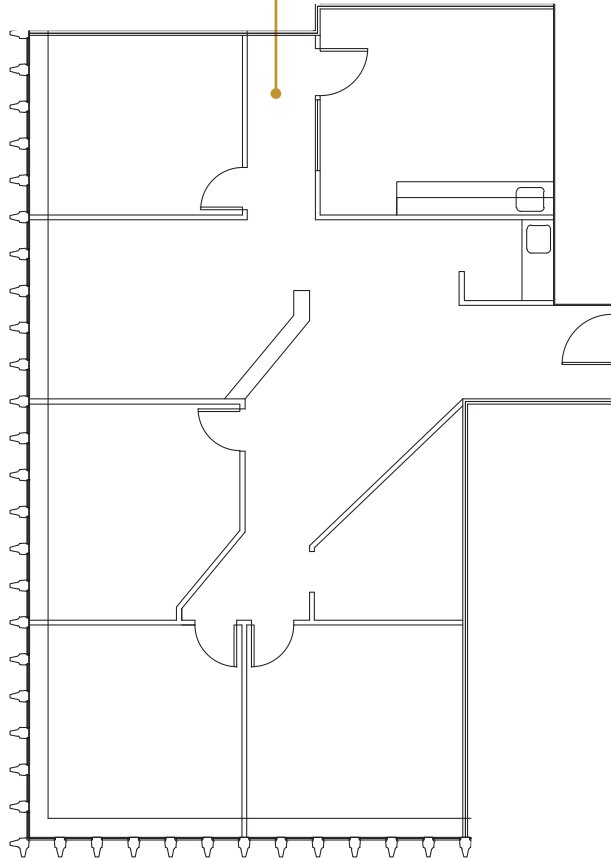
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SUITE 1200 1,977 RSF

Suite 1220



N

SPACE FEATURES

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



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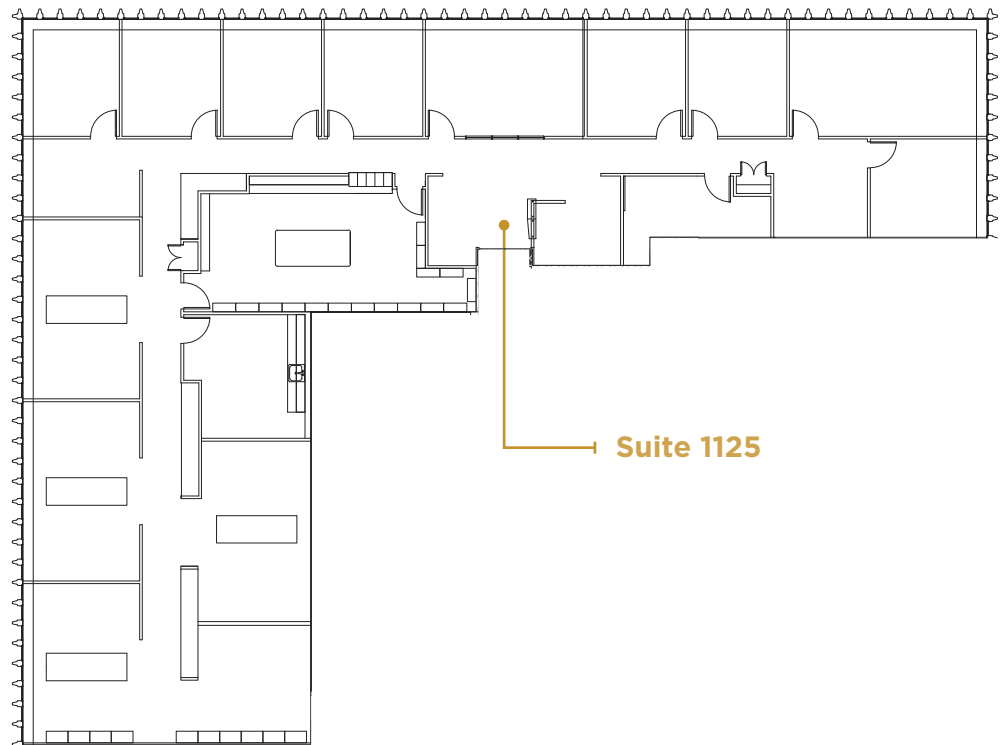
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For virtual tour, visit:

bit.ly/4mOuAKh

SUITE 1125

6,256 RSF



SPACE FEATURES

- » Available now!
- » Can be combined with Suite 1100 for 11,171 RSF.



METROTRACT
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1200 FIFTH

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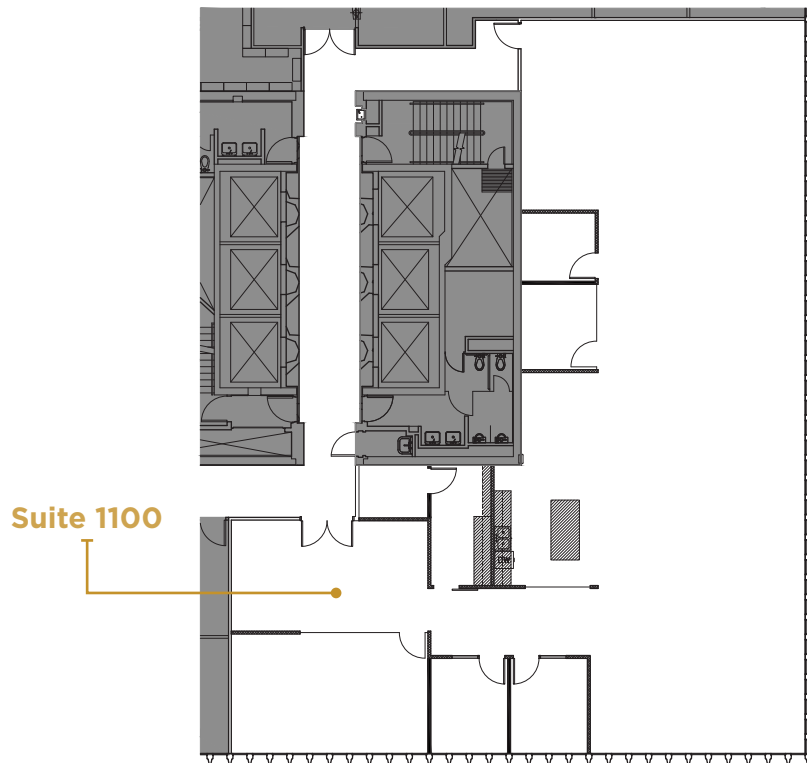
For virtual tour, visit:

bit.ly/3YXuUuT

SUITE 1100

4,915 RSF

N



SPACE FEATURES

- » Available now!
- » New Spec Suite
- » Open work area
- » 1 conference room
- » 4 private offices
- » Break area and kitchenette
- » Reception area
- » Can be combined with Suite 1125 for 11,171 RSF.



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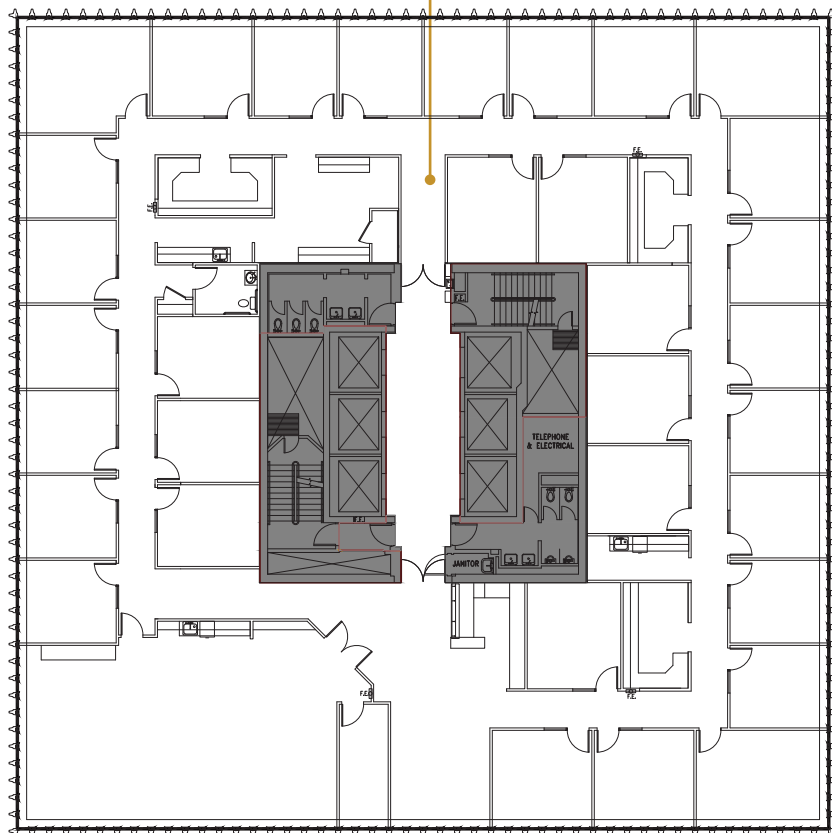
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SUITE 1000 12,667 RSF

Suite 1000



SPACE FEATURES

» Available 2/1/2026



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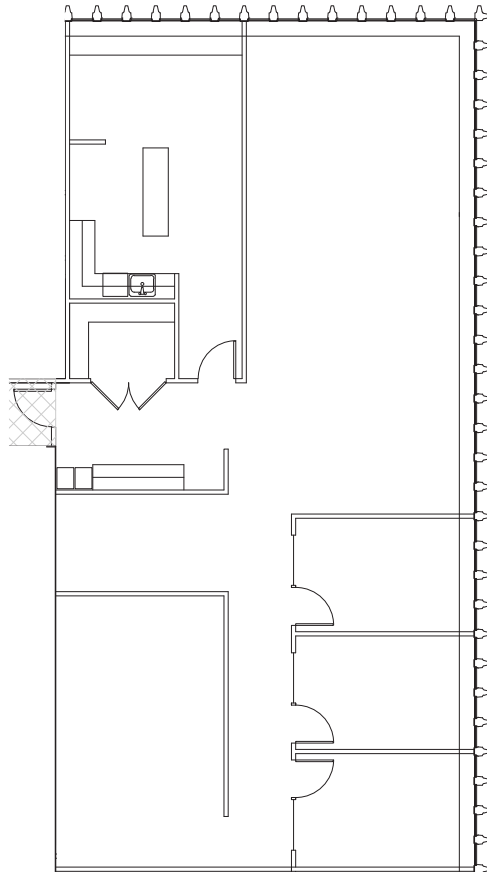


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SUITE 710 2,877 RSF



SPACE FEATURES

- » Available now!
- » Open work area
- » 3 private offices
- » Break area and kitchenette



METROTRACT
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METROTRACT

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• GROUP •

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