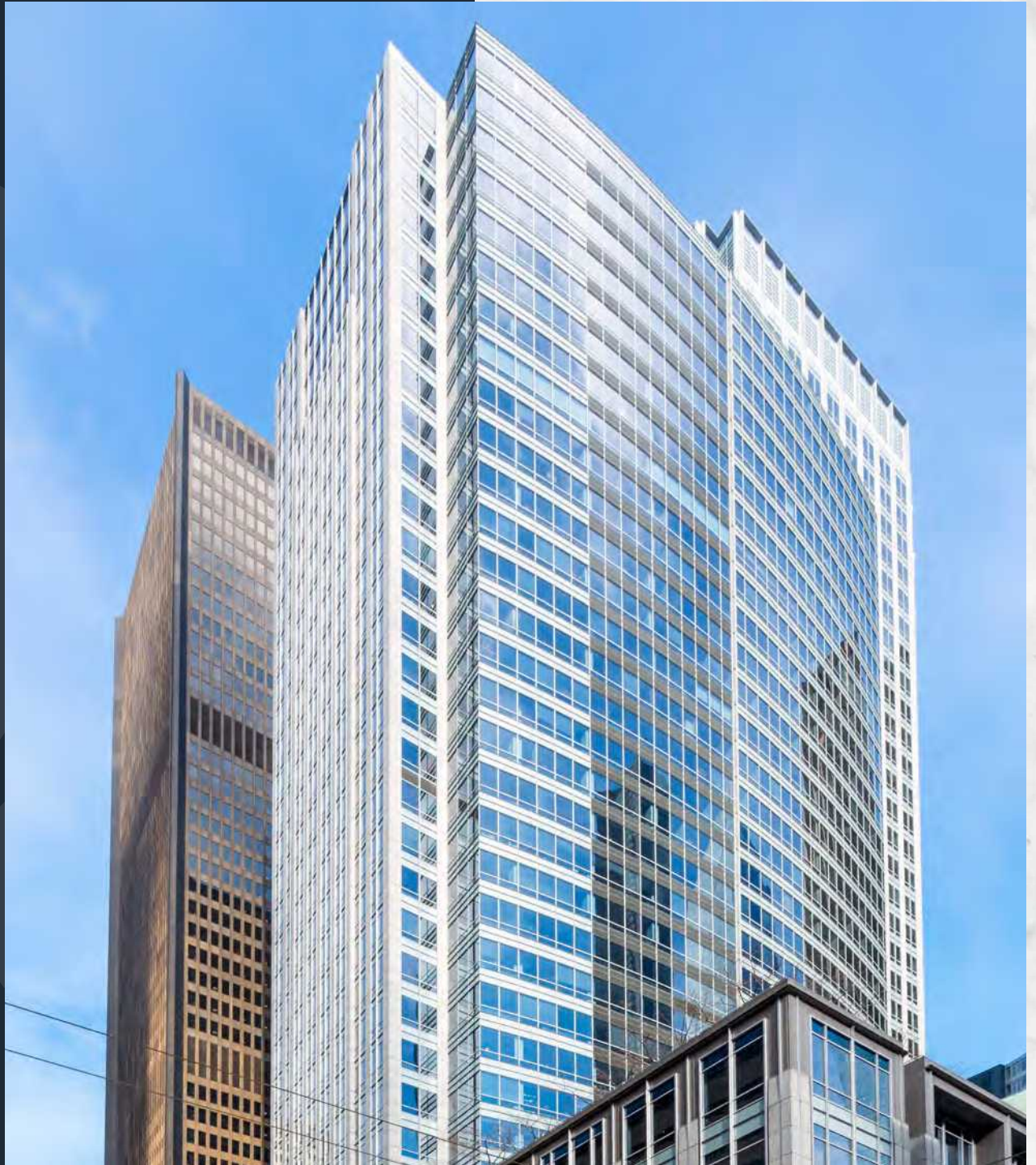


# FOURTH & MADISON

925 Fourth Avenue | Seattle, Washington 98104

**NEWMARK**





Tenant Lounge



Informal Conference Space



Tenant Lounge

# NEW BUILDING RENOVATIONS

## Revamped Lobby

Modern renovations with new turnstiles, concierge service, soft seating, and informal conference space



New Turnstiles



Concierge Service

## New 4th Floor Amenities

Pickleball Court and stylish Tenant Lounge for relaxing and socializing



Pickleball Court



Fitness Center



Showers

## Upgraded Fitness Center

Fully equipped gym with showers and locker rooms for ultimate convenience



# BUILDING HIGHLIGHTS



LEED Gold Certification, Fitwel Certification, WELL Health - Safety Rating, and Energy Star Rating



Views of Elliott Bay, the Olympic Mountains, Space Needle, and Mt. Rainier



Floor-to-ceiling windows with 9' drop ceiling



7th floor outdoor terrace for tenants



State-of-the-art conferencing center



Fitness center with showers and lockers



24/7 on-site security



On-site parking with EV charging stations



On-site retailers include Belle Epicurean Café, Market Fresh, Sushi Kudasai, and Capelli's Barbershop

# LOCATION



99 WALK SCORE      100 TRANSIT SCORE

● FOOD & DRINK      ● HOTELS

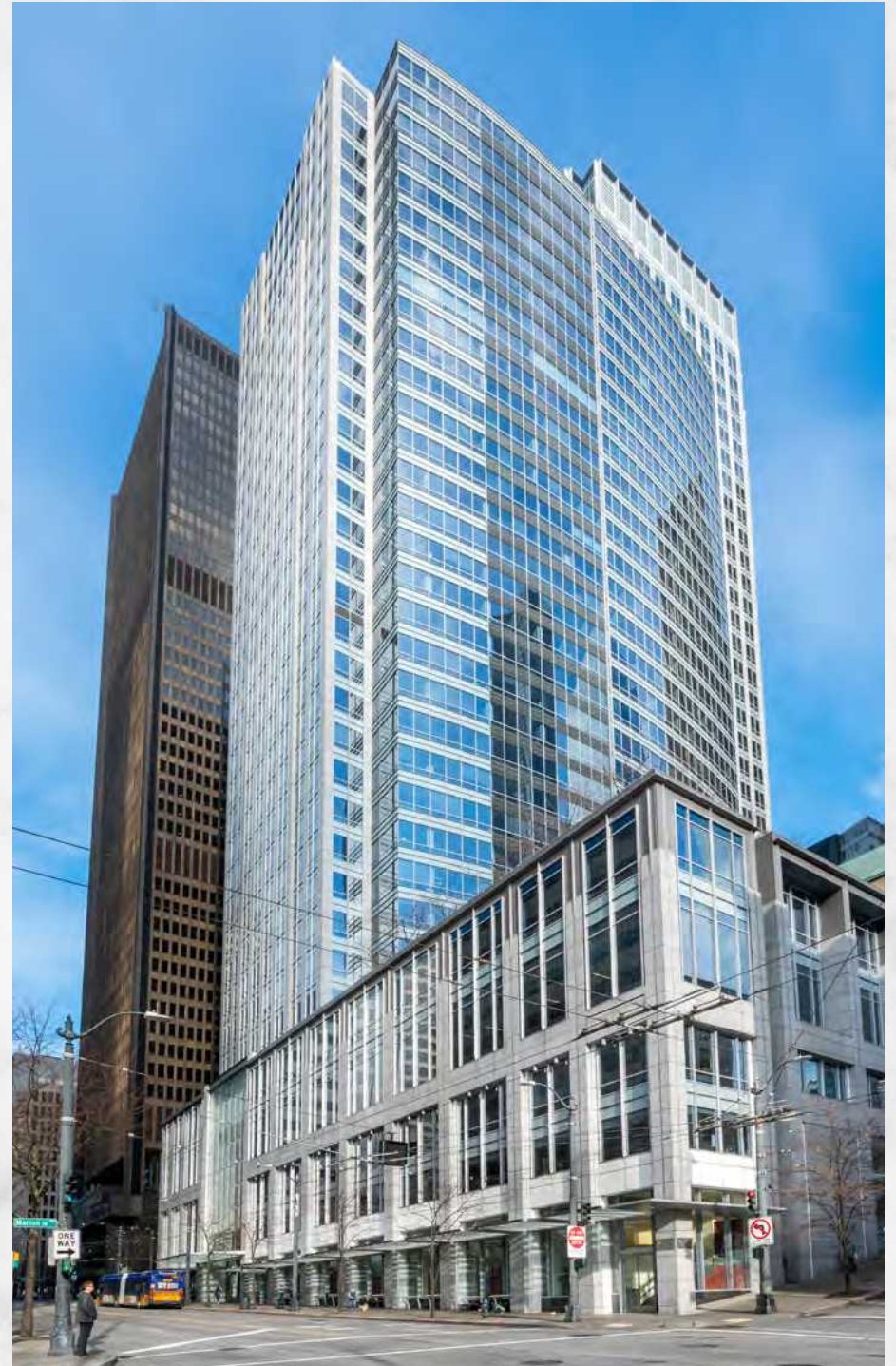


## AVAILABILITIES

<b>Suite 100</b>	10,177 (divisible to 4,082)	Available Now
<b>Suite 200</b>	7,340	Available Now
<b>Suite 300</b>	15,848	Available Now
<b>Suite 420</b>	1,791	Available Now
<b>Floor 6</b>	38,080	Available Now
<b>Floor 7</b>	21,987	Available Now
<b>Floor 8</b>	23,431	Available Now
<b>Floor 10</b>	23,605	Available Now
<b>Floor 11</b>	23,605	Available Now
<b>Floor 17</b>	24,627	Available Now
<b>Floor 18</b>	24,627	Available Now
<b>Floors 20/21</b>	49,240 (divisible to 24,620)	Available Now
<b>Suite 2220</b>	9,445	Available Now
<b>Suite 2250</b>	15,168 (divisible to 5,788)	Available Now
<b>Suite 2320*</b>	12,730 (divisible to 5,000)	Available Now
<b>Suite 2350*</b>	9,505	Available Now
<b>Suite 2520</b>	11,596	Available Now
<b>Suite 3240</b>	6,219	Available Now
<b>Suite 3250</b>	10,431 (divisible to 4,000)	Available Now
<b>Floor 33*</b>	25,346	Available Now
<b>Floor 34*</b>	25,285	Available Now
<b>Suite 3520</b>	8,980 (Spec Suite)	Available Now
<b>Suite 3540</b>	7,496 (Spec Suite)	Available Now
<b>Floor 37</b>	11,598	Available Now

\*Suites 2320 & 2350 combinable to 22,235 SF

\*Floors 33-34 combinable to 50,631 SF



# SUITE 100

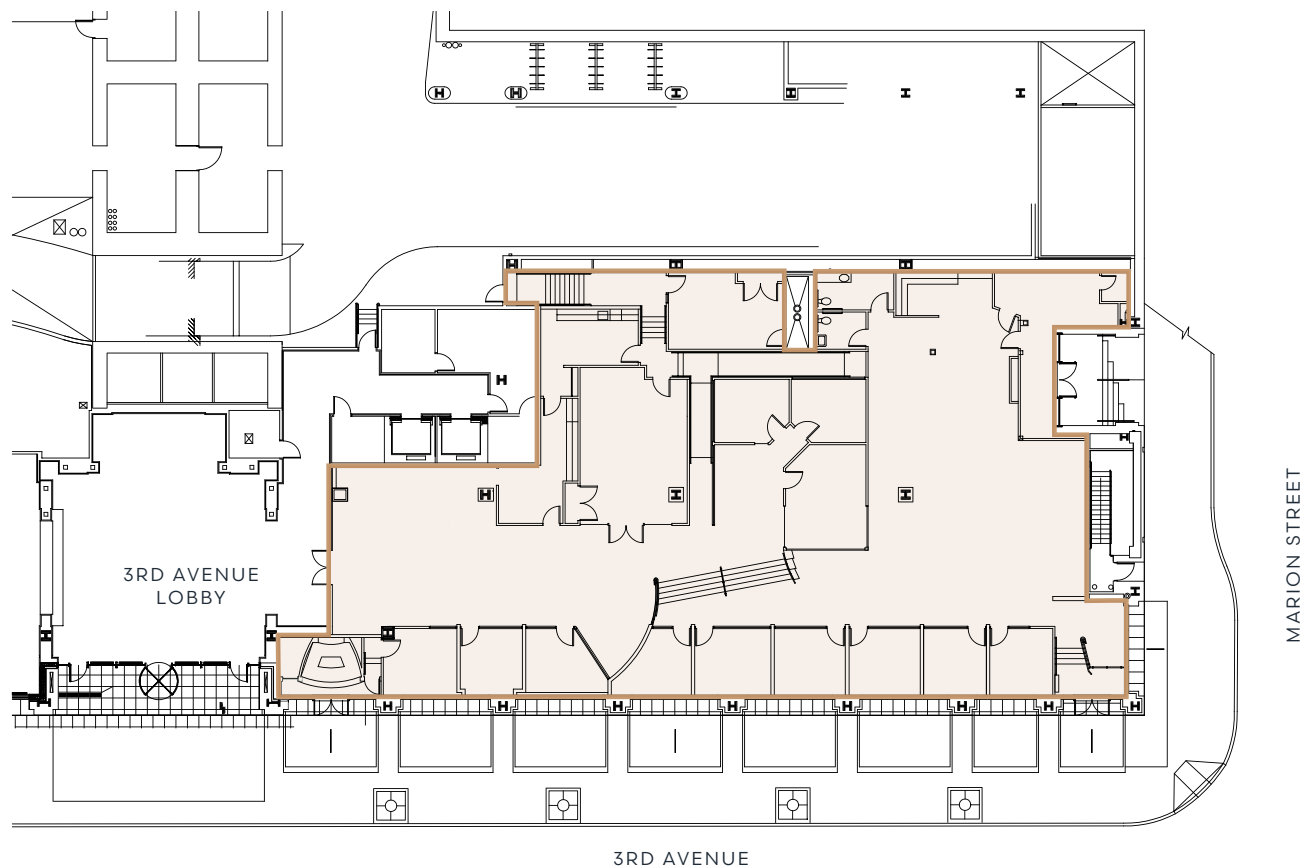
10,177 SF

(divisible to 4,082 SF)

Available now

Retail or office space

VIRTUAL TOUR



# SUITE 100

10,177 SF

Available now

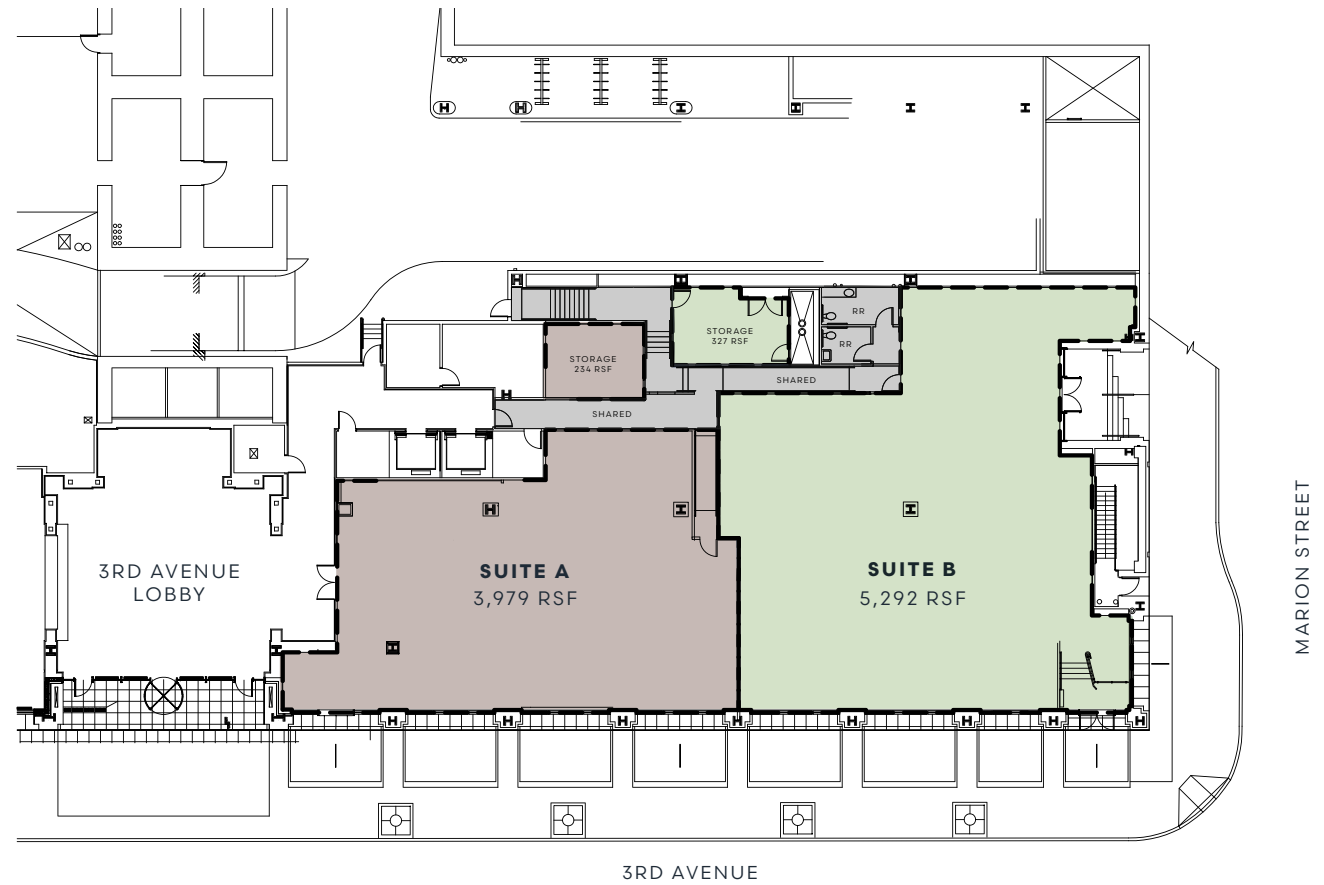
Retail or office space

Divisibility Options -

Shared Restrooms:

Suite A - 4,213 RSF

Suite B - 5,619 RSF



# SUITE 100

10,177 SF

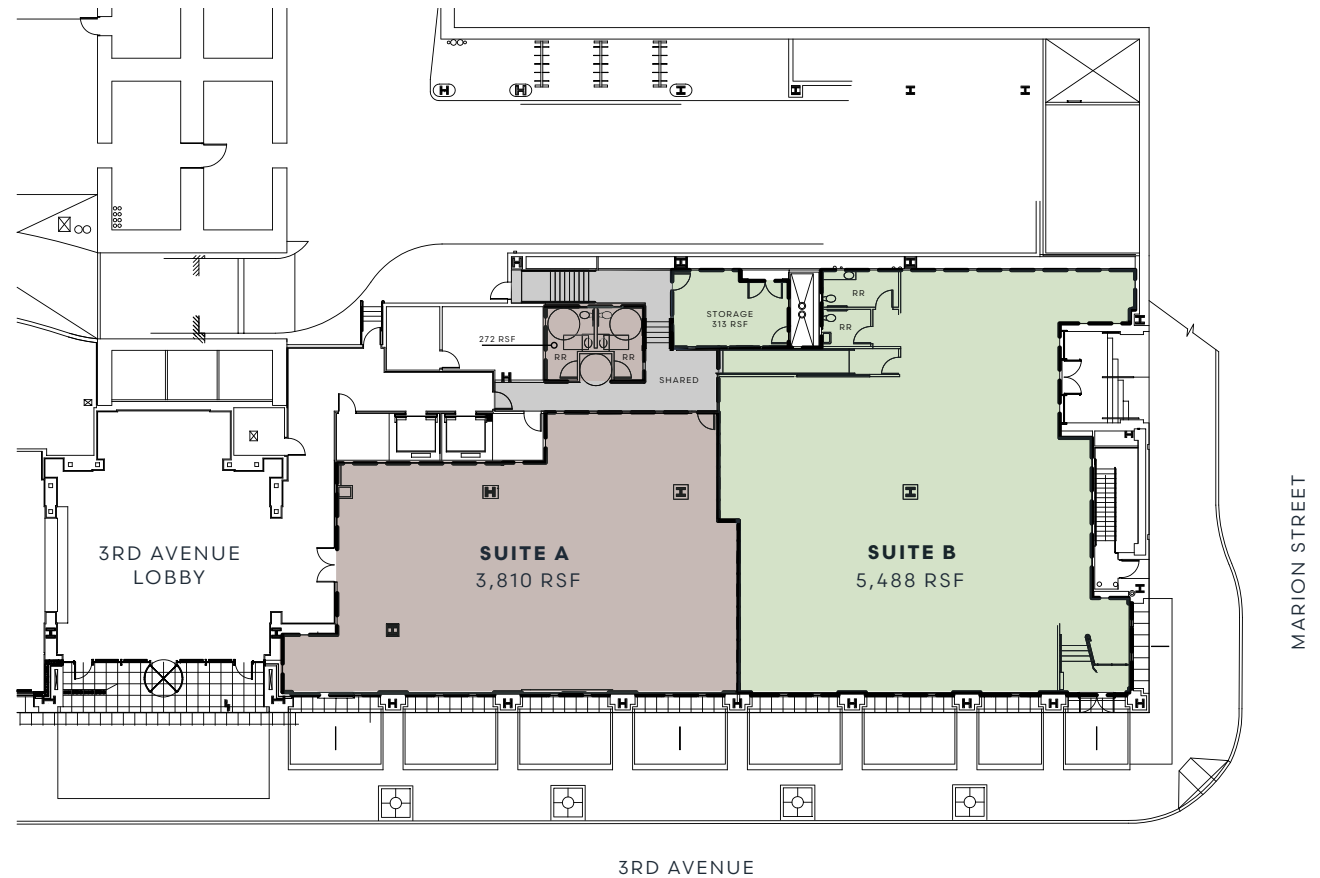
Available now  
Retail or office space

Divisibility Options -

Private Restrooms:

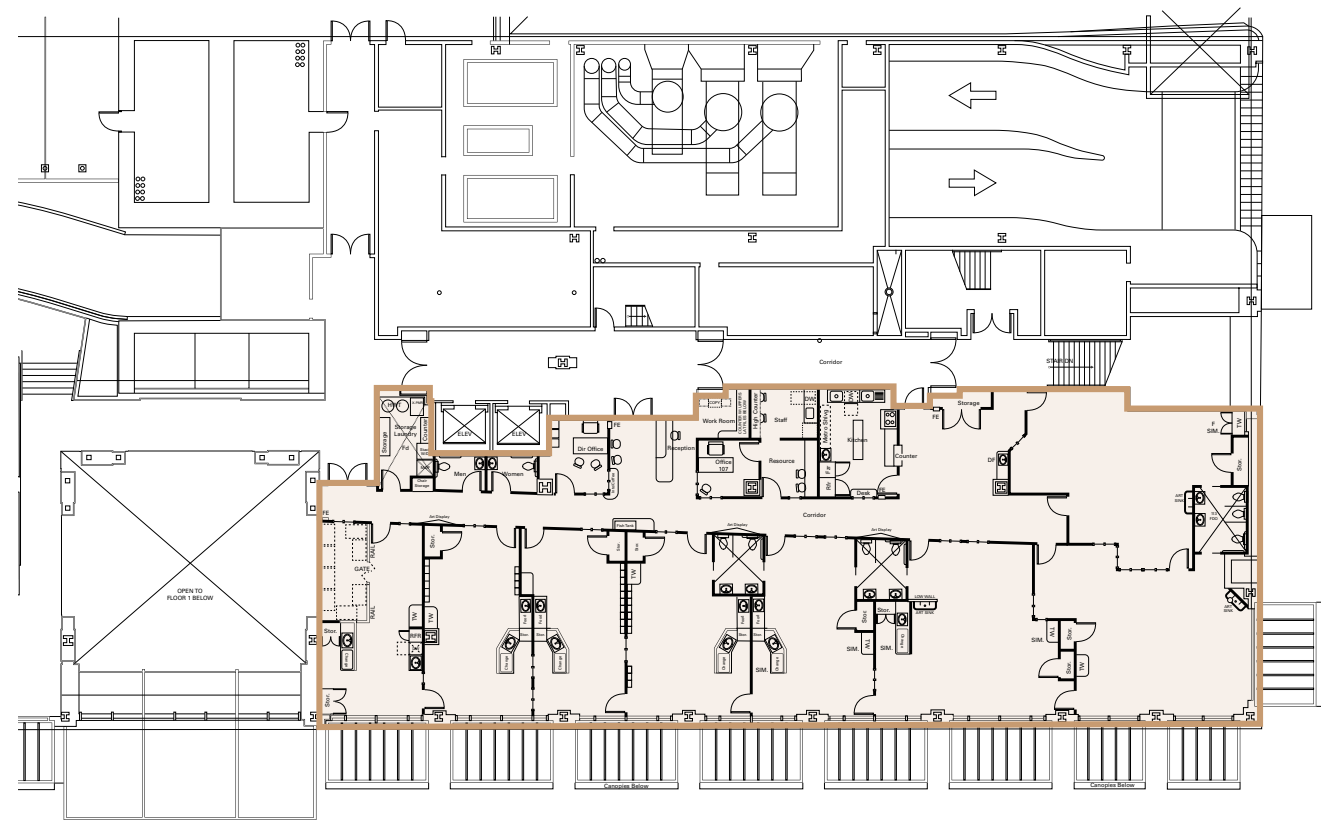
Suite A - 4,082RSF

Suite B - 5,801 RSF



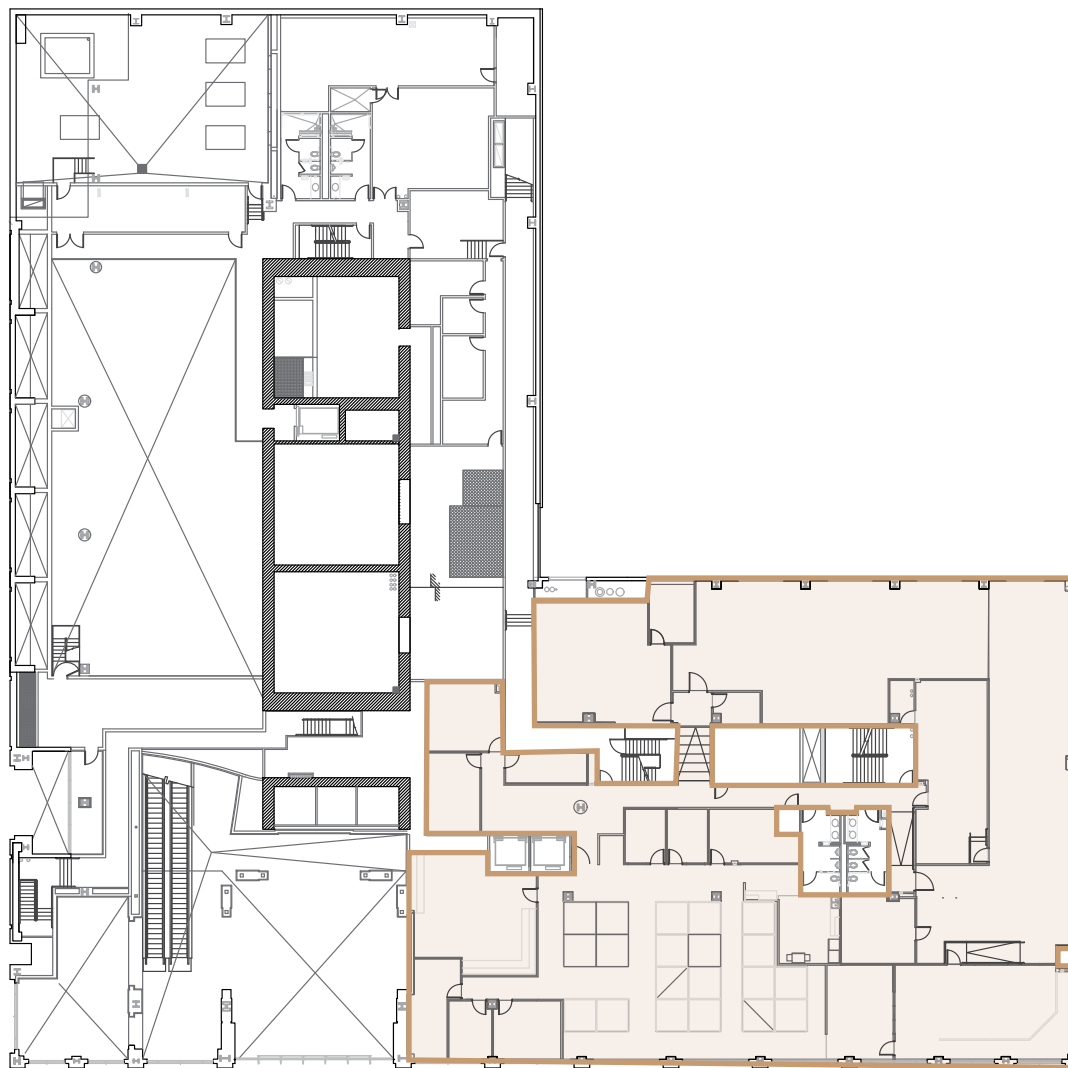
# SUITE 200

**7,340 SF**  
Available now  
Former daycare



# SUITE 300

15,848 SF  
Available now



# SUITE 420

1,791 SF

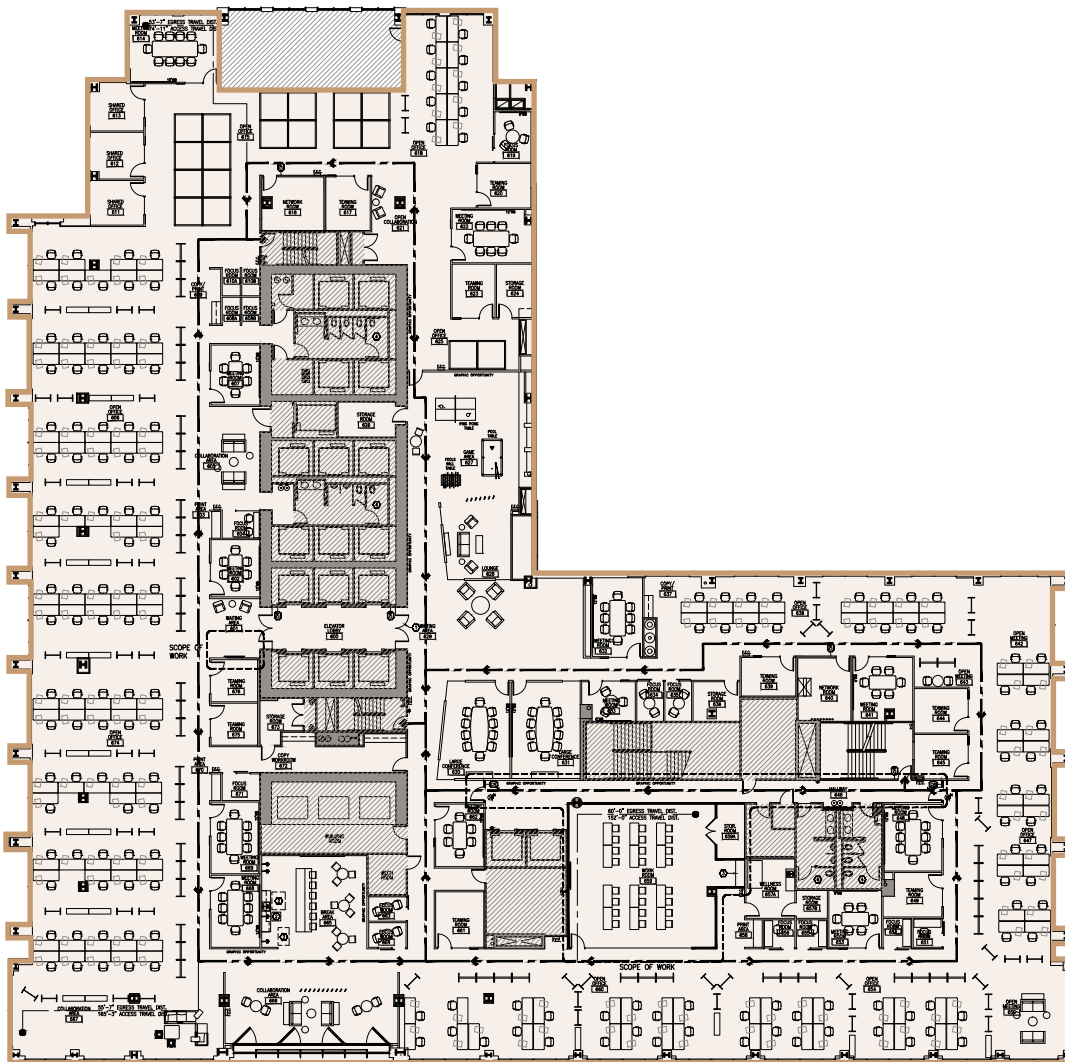
Available now  
Retail or office space  
Former dental office



# FLOOR 6

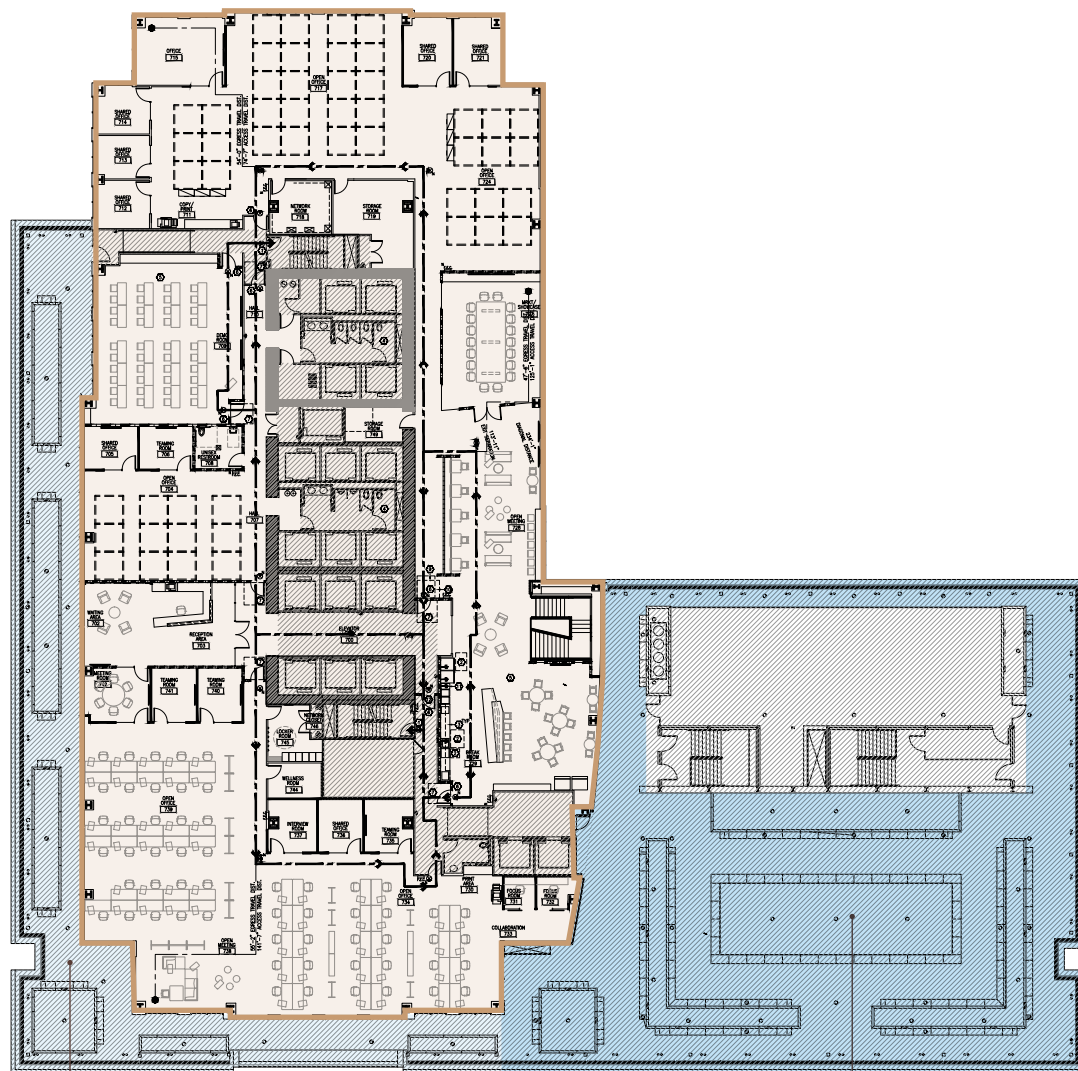
38,080 SF  
Available now

 VIRTUAL TOUR



# FLOOR 7

21,987 SF  
Available now



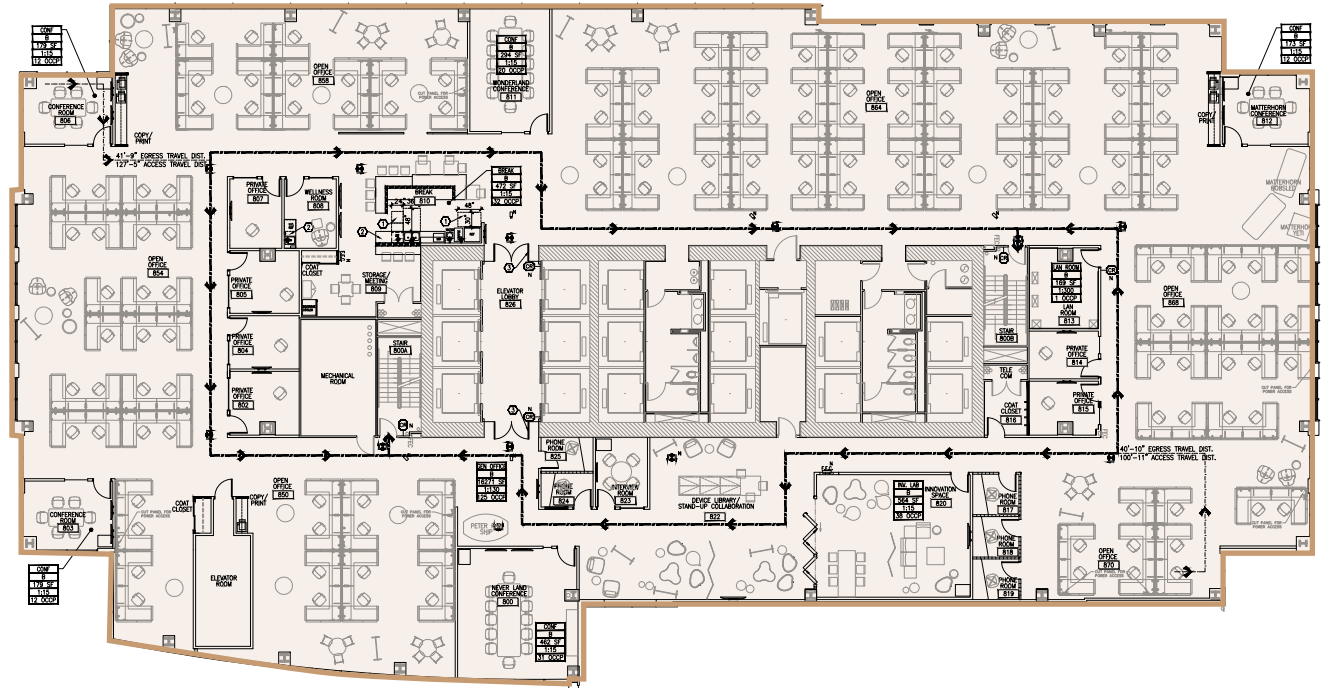
POTENTIAL DECK FOR  
7TH FLOOR TENANT

TENANT AMENITY DECK



# FLOOR 8


23,431 SF  
Available now





## FLOOR 11


**23,605 SF**  
Available now

 VIRTUAL TOUR



## FLOOR 17

**24,627 SF**  
Available now

 VIRTUAL TOUR

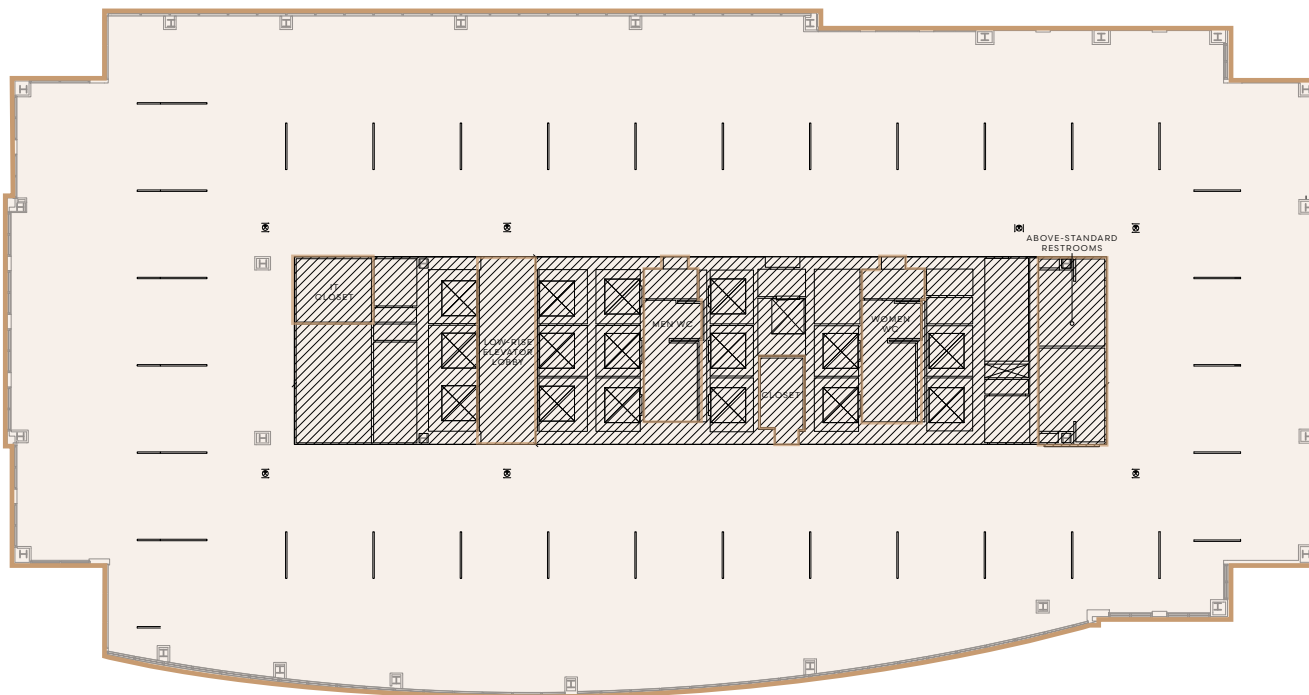


## FLOOR 18

**24,627 SF**

Available now  
Shell condition with  
open ceiling

 VIRTUAL TOUR



# FLOOR 20

**24,620 SF**  
Available now



INTERNAL STAIRCASE  
CONNECTING TO  
FLOOR 21

*\*Floors 20-21 combinable  
to 49,240 SF*



## FLOOR 21

**24,620 SF**  
Available now



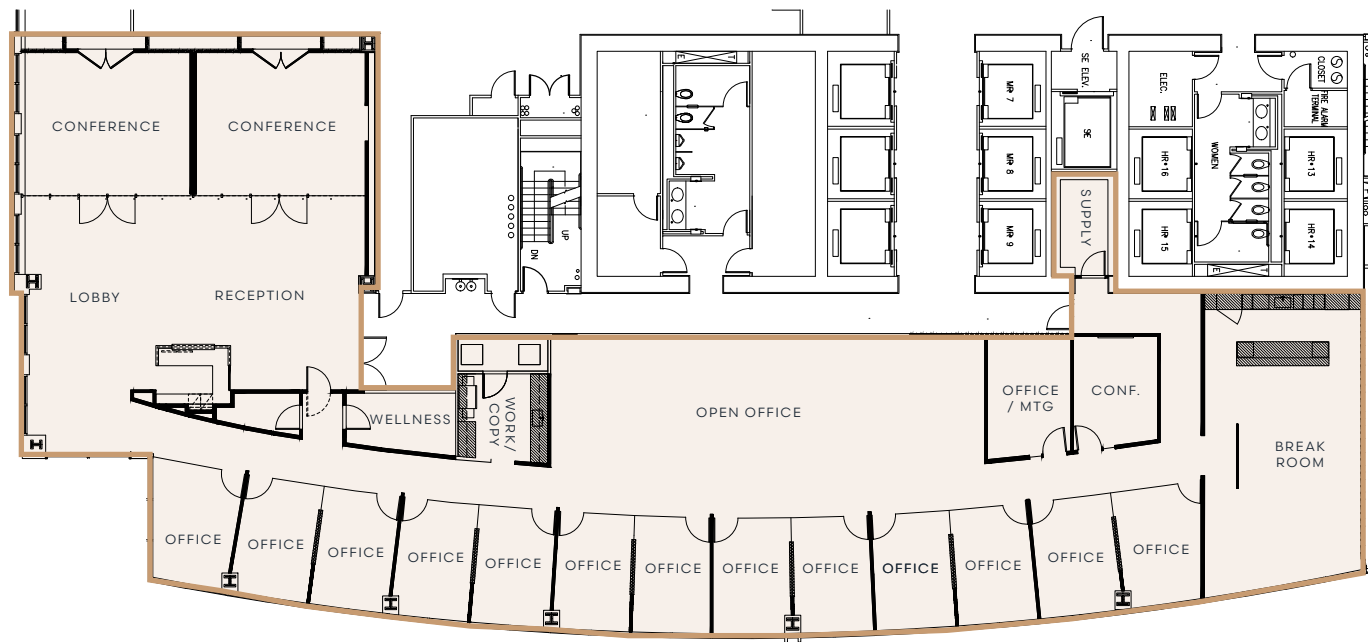
INTERNAL STAIRCASE  
CONNECTING TO  
FLOOR 20

*\*Floors 20-21 combinable  
to 49,240 SF*



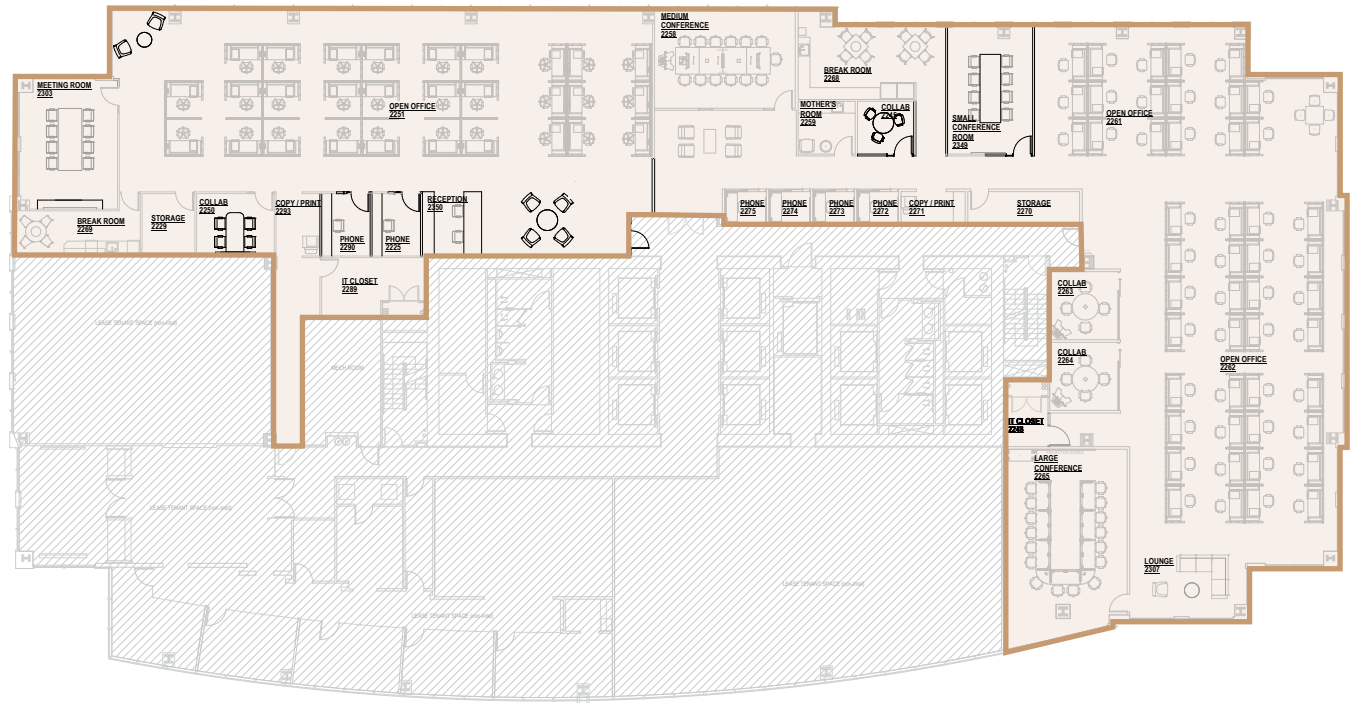
# SUITE 2220

9,445 SF  
Available now



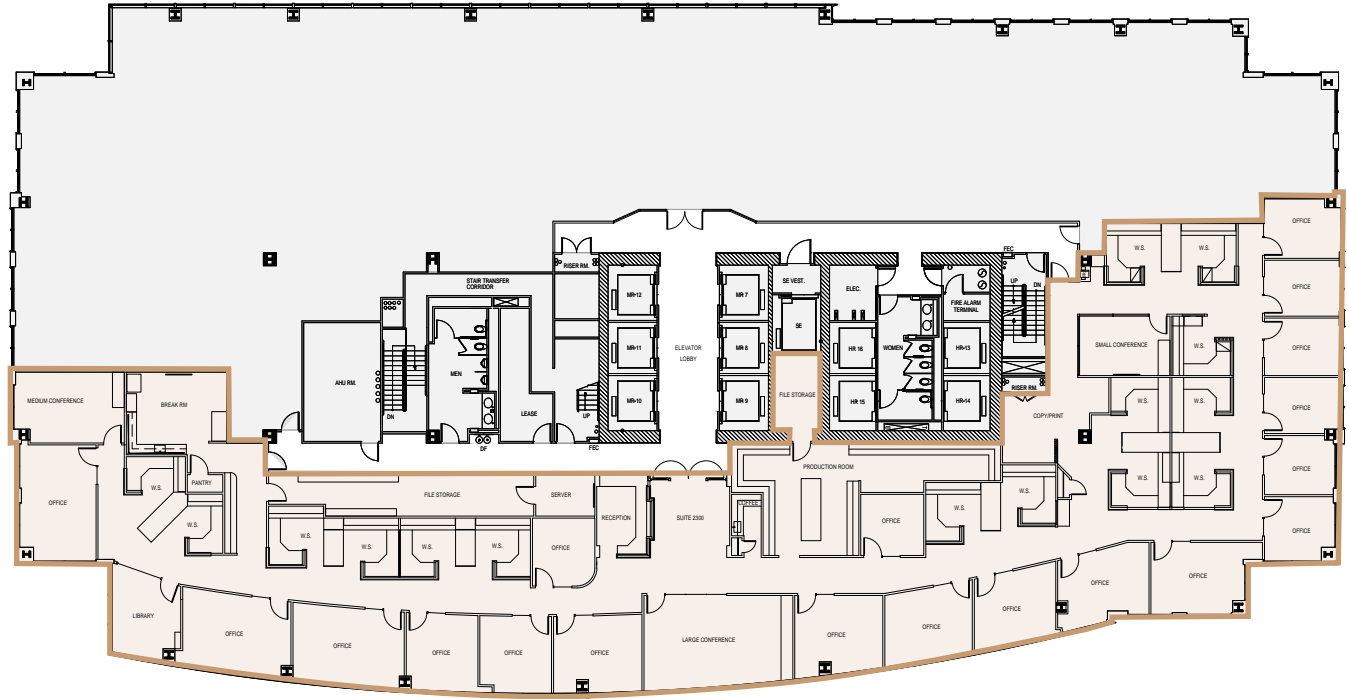
# SUITE 2250

15,168 SF  
(divisible to 5,788 SF)  
Available now



# SUITE 2320

**12,730 SF\***  
(divisible to 5,000 SF)  
Available now  
Law Firm build-out



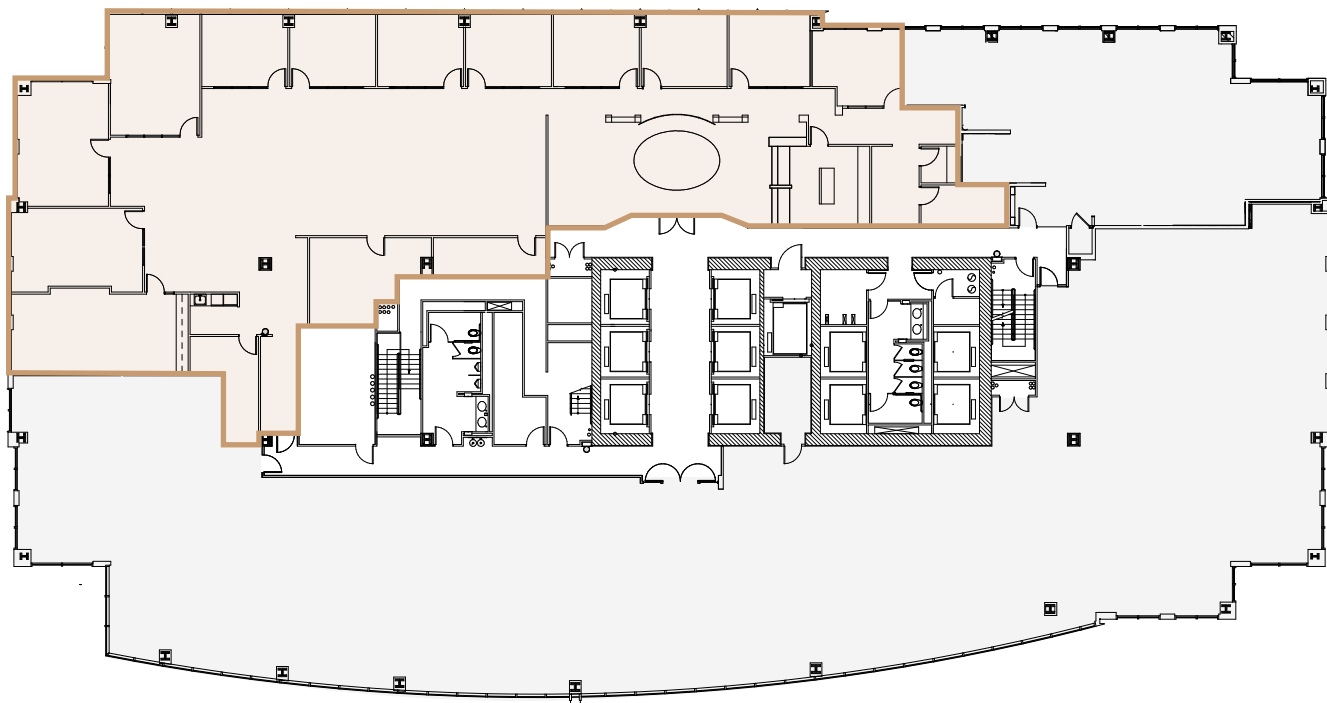
\*Suites 2320 & 2350  
combinable to 22,235 SF



# SUITE 2350

9,505 SF\*

Available now



\*Suites 2320 & 2350  
combinable to 22,235 SF



# SUITE 2520

11,596 SF  
Available now



# SUITE 3240

6,219 SF

Available now

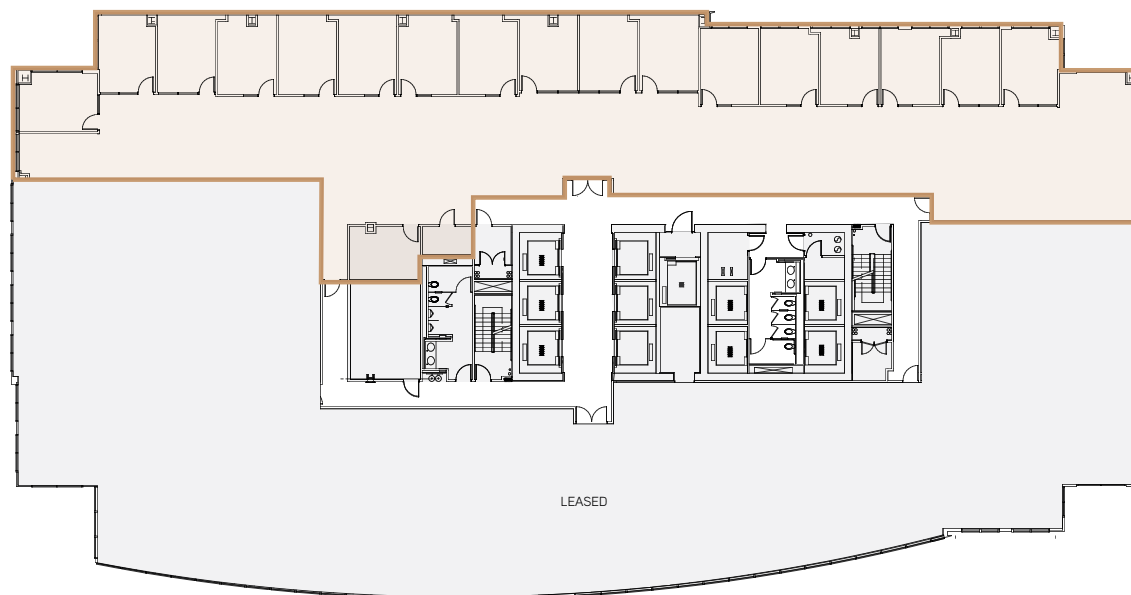


# SUITE 3250

**10,431 SF**

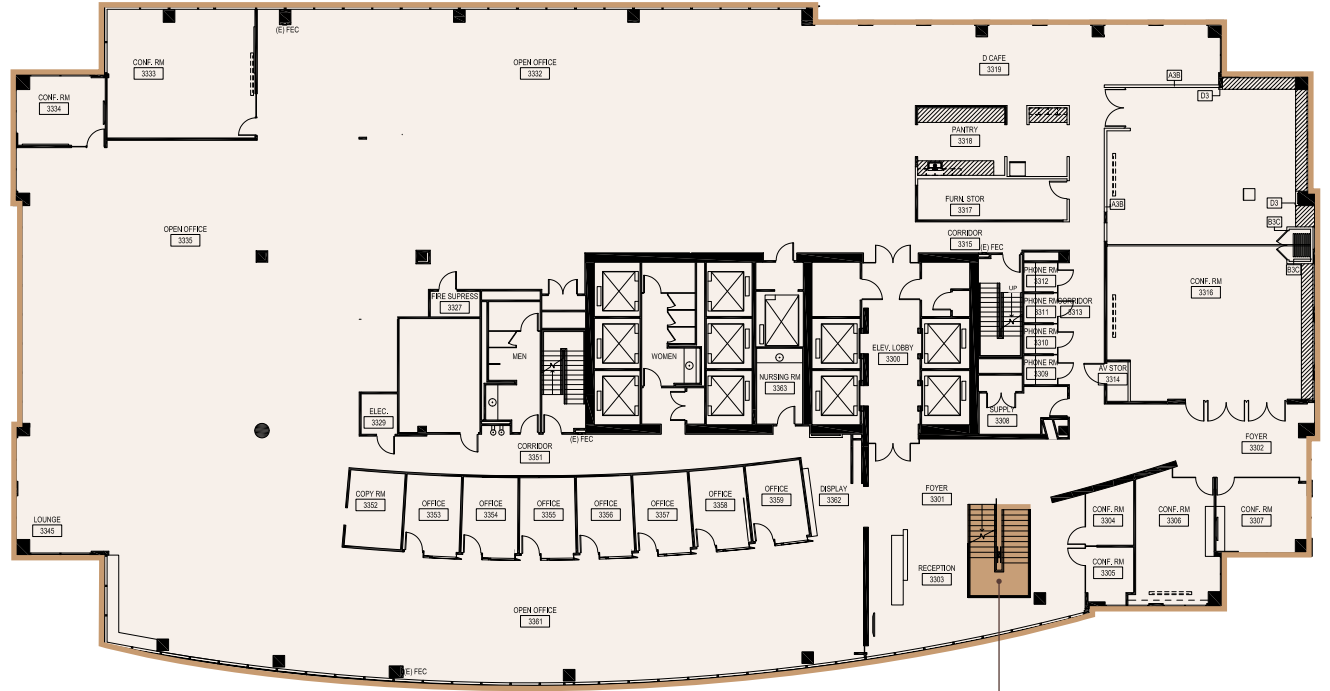
(divisible to 4,000 SF)

Available now



# FLOOR 33

**25,346\***  
Full floor  
Available now



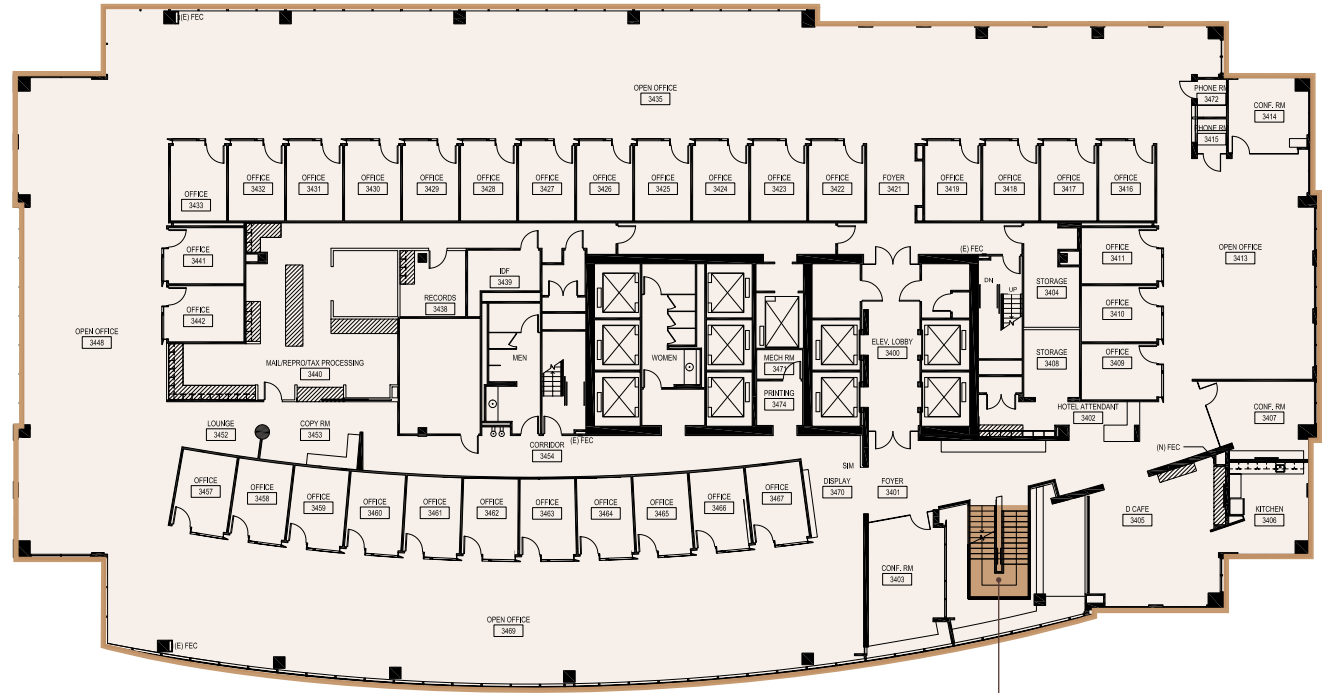
INTERNAL STAIRCASE  
CONNECTING TO  
FLOORS 34 AND 35

\*Floors 33-34 combinable  
to 50,631 SF



# FLOOR 34

**25,285 SF\***  
Full floor  
Available now



INTERNAL STAIRCASE  
CONNECTING TO  
FLOORS 33 AND 35

\*Floors 33-34 combinable  
to 50,631 SF



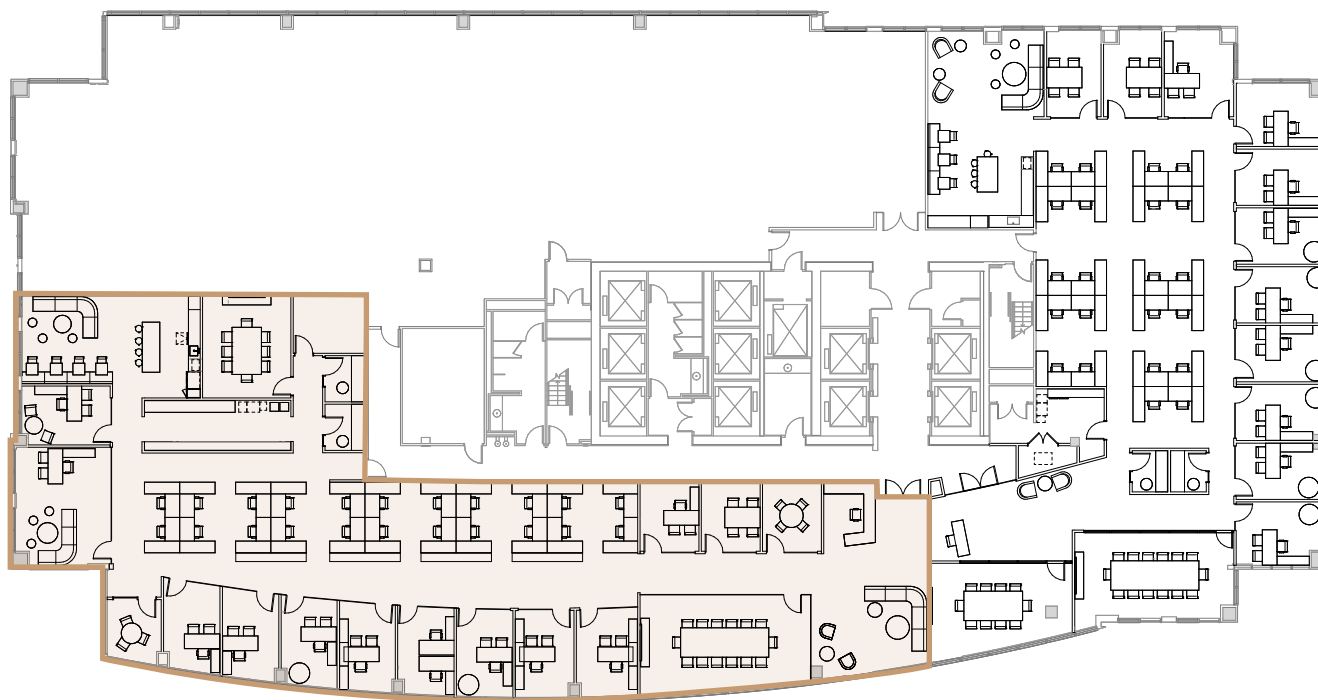
# SUITE 3520

8,980 SF

Spec Suite

Unfurnished

Available now



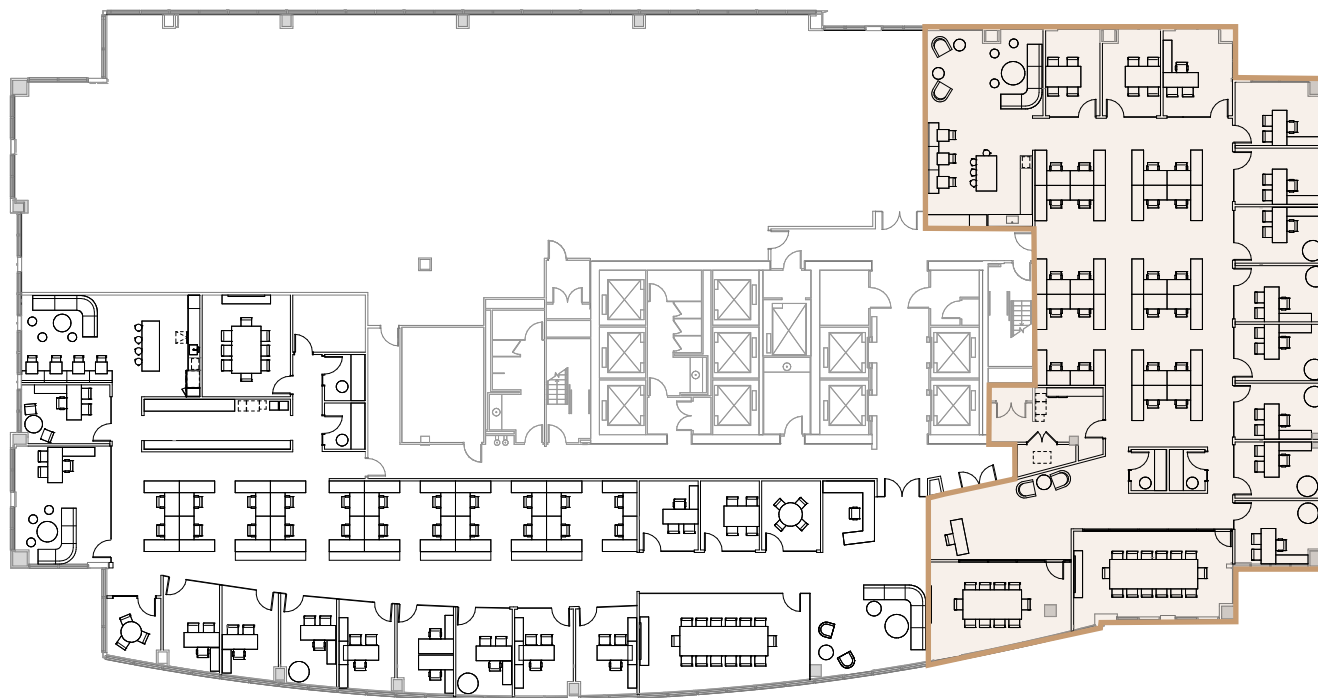
# SUITE 3540

**7,496 SF**

Spec Suite

Unfurnished

Available now



# FLOOR 37

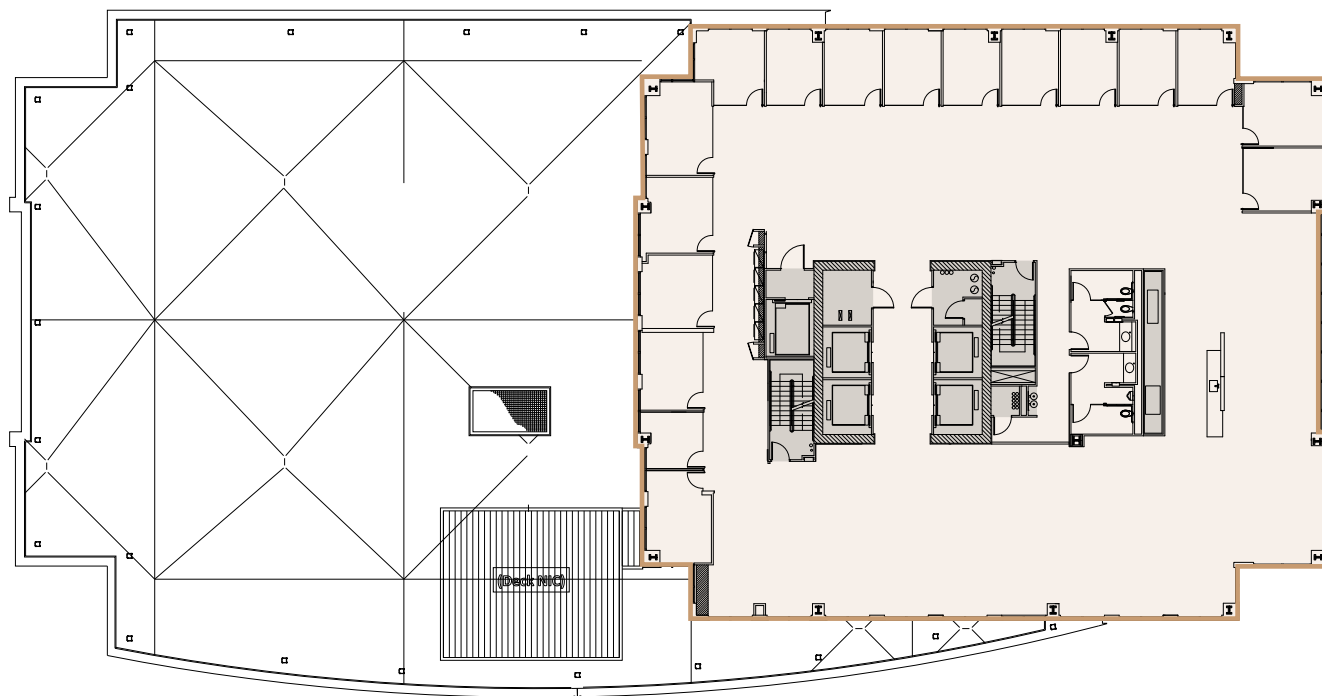
11,598 SF

Full floor

Perimeter private offices

Available now

VIRTUAL TOUR



# FOURTH & MADISON

925 Fourth Avenue | Seattle, Washington 98104

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## CAVAN O'KEEFE

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# NEWMARK

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