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METROTRACT
SEATTLE

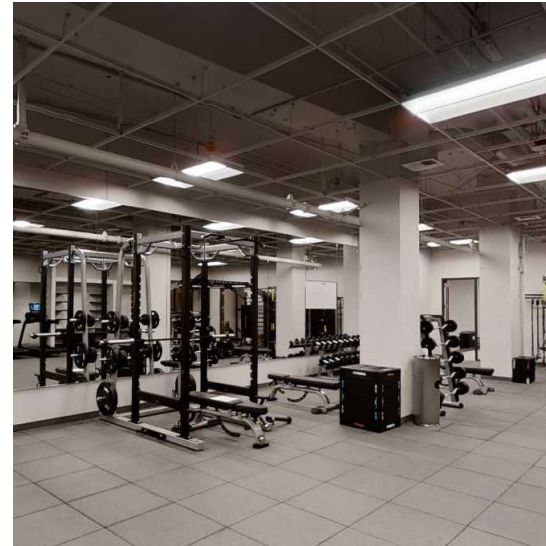
RAINIER TOWER





RAINIER TOWER

1301 Fifth Avenue | Seattle, Washington 98101



BUILDING FACTS

- » Total Building Size.....538,000 RSF
- » Number of Floors40
- » Average Floor Plate.....18,700 RSF
- » Year Built.....1977
- » Parking Ratio.....1 / 1,800 SF

BUILDING AMENITIES

- » New conference room facility
- » Day-use lockers & showers
- » Ample parking available
- » Bike storage
- » MT Fitness Center located on the Lower Level of Rainier Tower

ON-SITE RETAIL

- » Fonte
- » Mendocino Farms
- » Suit Supply
- » Equinox Gym



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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



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RETAIL DISTRICT

\$1.6B ANNUAL RETAIL VOLUME

MARKET DISTRICT

MET TRACT

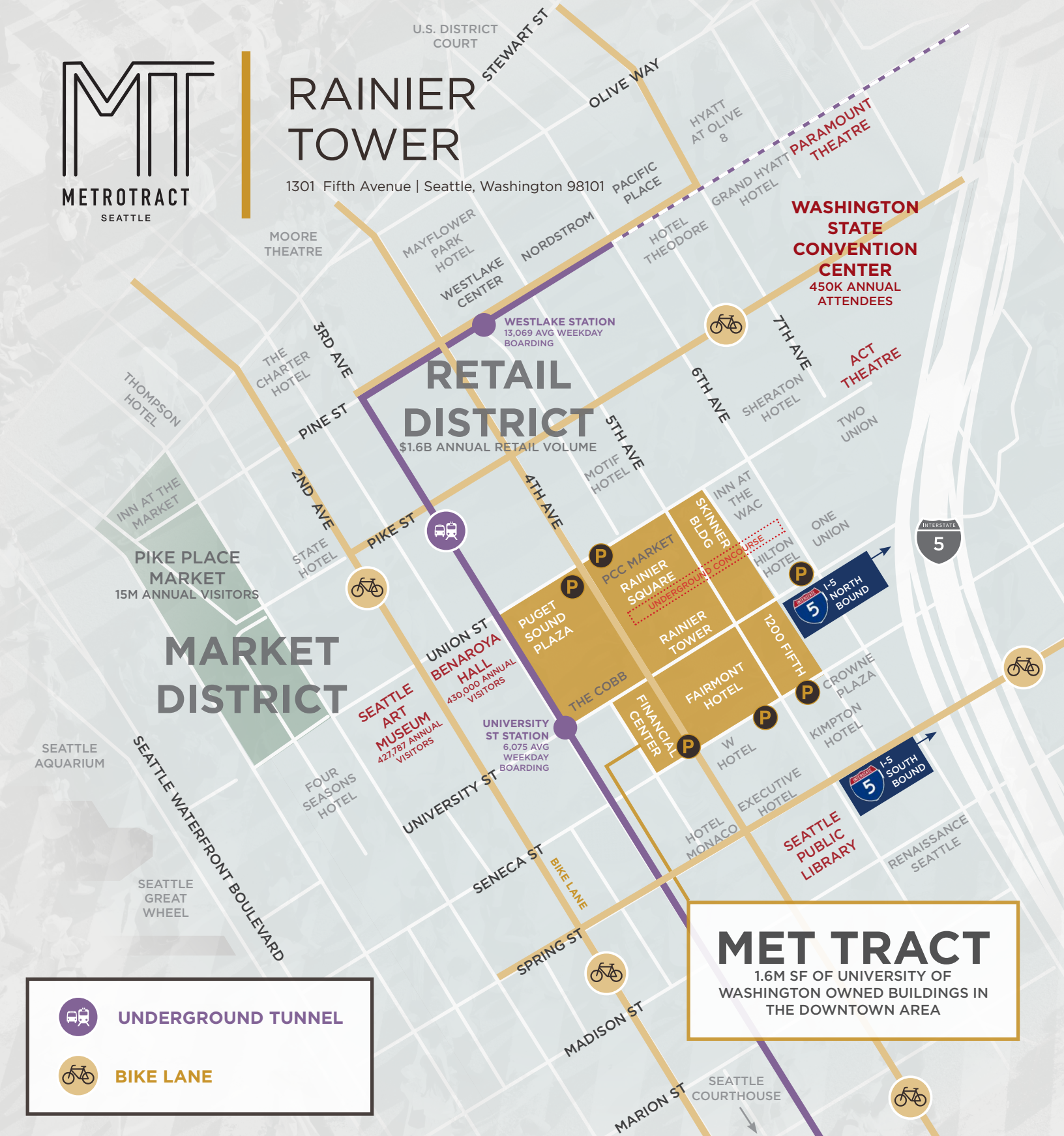
1.6M SF OF UNIVERSITY OF WASHINGTON OWNED BUILDINGS IN THE DOWNTOWN AREA



UNDERGROUND TUNNEL



BIKE LANE





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CURRENT AVAILABLE SUITES

Floor / Suite	RSF	Comments
<u>38/3850</u>	8,501	Available 9/1/2026. Open area with conference rooms and some private offices.
<u>35/3500</u>	19,777	Available now! Multiple private offices, multiple conference rooms, break room and kitchenette. Virtual Tour available at https://bit.ly/3PCDZd4
<u>34/3405</u>	4,595	Available now! Multiple private offices, multiple conference rooms, break room and kitchenette. Virtual Tour available at https://bit.ly/4OZ0jA3
<u>31/3150</u>	17,135	Available 9/1/2027. Combination of perimeter private offices and open area.
<u>31/3100</u>	2,612	Available now! West facing suite with views and lobby exposure. Virtual Tour available at https://bit.ly/4rZWHCz
<u>30/3000</u>	13,734	Available now! Wrap-around views to the West and South. Lobby exposure on the West side. Cold shell condition. Virtual Tour available at https://bit.ly/3mGN8Pt
<u>29/2950</u>	7,230	Available 9/1/2027. 15 private offices, large reception area conference room.
<u>29/2900</u>	12,514	Available now! Multiple private offices, multiple conference rooms and open work area. Virtual Tour available at https://bit.ly/3UL4mhG
<u>28/2800</u>	19,777	Available 9/1/2027. Full floor with perimeter private office layout.
<u>17/1750</u>	7,483	Available now! Multiple private offices, multiple conference rooms and open work area. Virtual Tour available at https://bit.ly/4fzHB7X
<u>14/1400</u>	19,087	Available now! 8 private offices, 4 conference rooms, open work area, kitchenette and a break room. Virtual Tour available at https://bit.ly/3fUIN9a
<u>13/1300</u>	12,771	Available now! Multiple private offices, multiple conference rooms, open work area, kitchenette and break room. Virtual Tour available at https://bit.ly/3XW4FYy
<u>12/1250</u>	3,831	Available now! Open plan with conference room, work room with kitchen. Rent ready condition.



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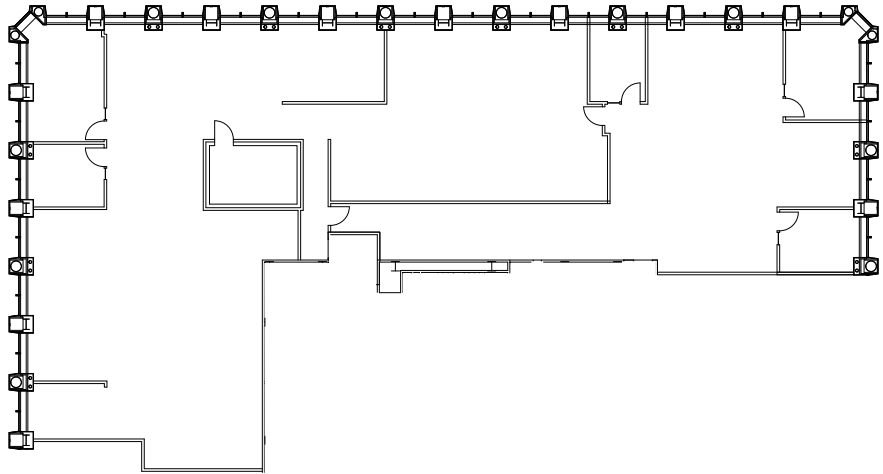


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SUITE 3850 8,501 RSF



SPACE FEATURES

- » Available 9/1/2026
- » Open work area
- » Conference rooms
- » Private Offices



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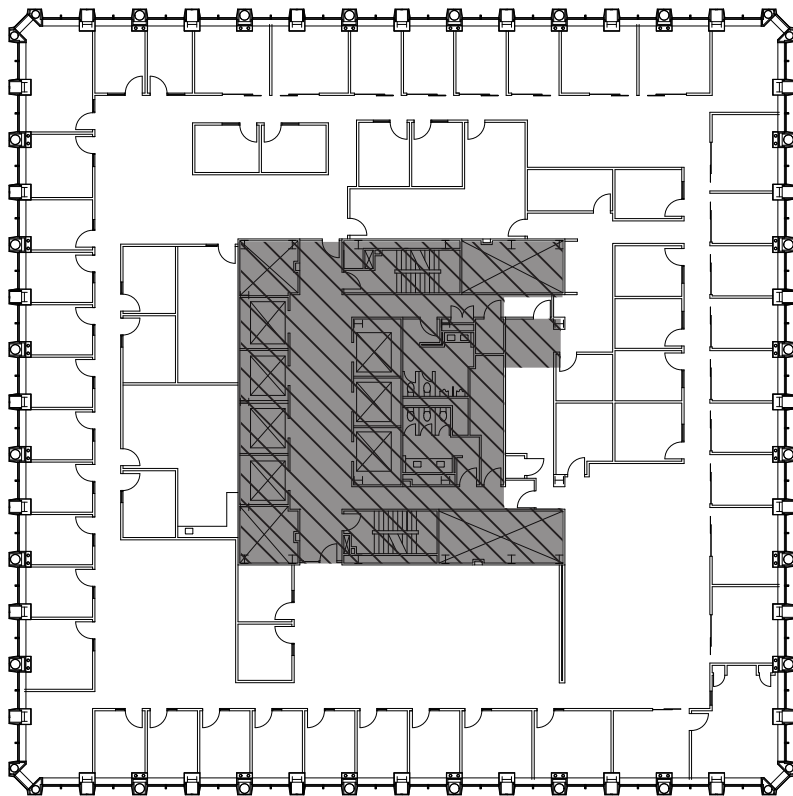
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For virtual tour, visit:
<https://bit.ly/3PCDZd4>

SUITE 3500

19,777 RSF



SPACE FEATURES

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



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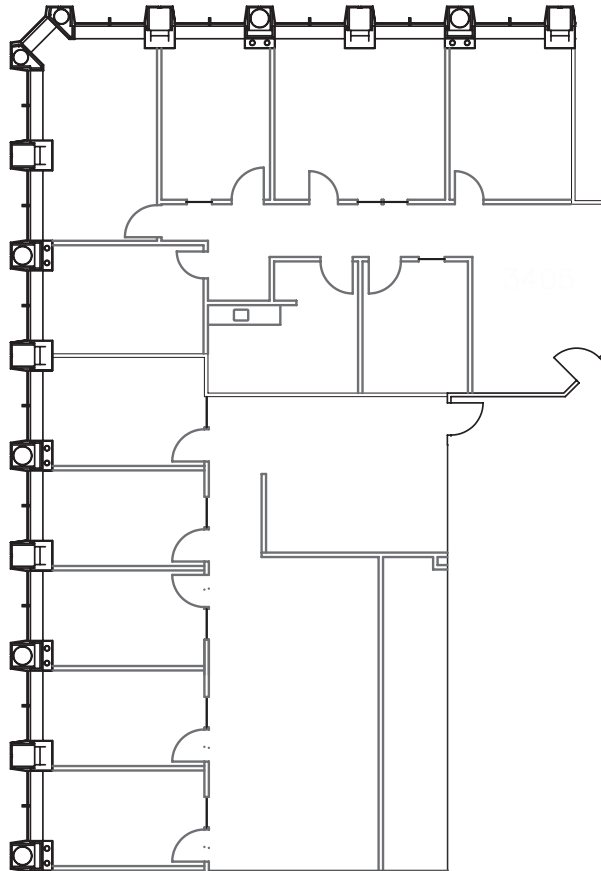
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<https://bit.ly/4OZOjA3>

SUITE 3405

4,595 RSF



SPACE FEATURES

- » Available now!
- » Multiple private offices
- » Multiple conference rooms
- » Break room / kitchenette



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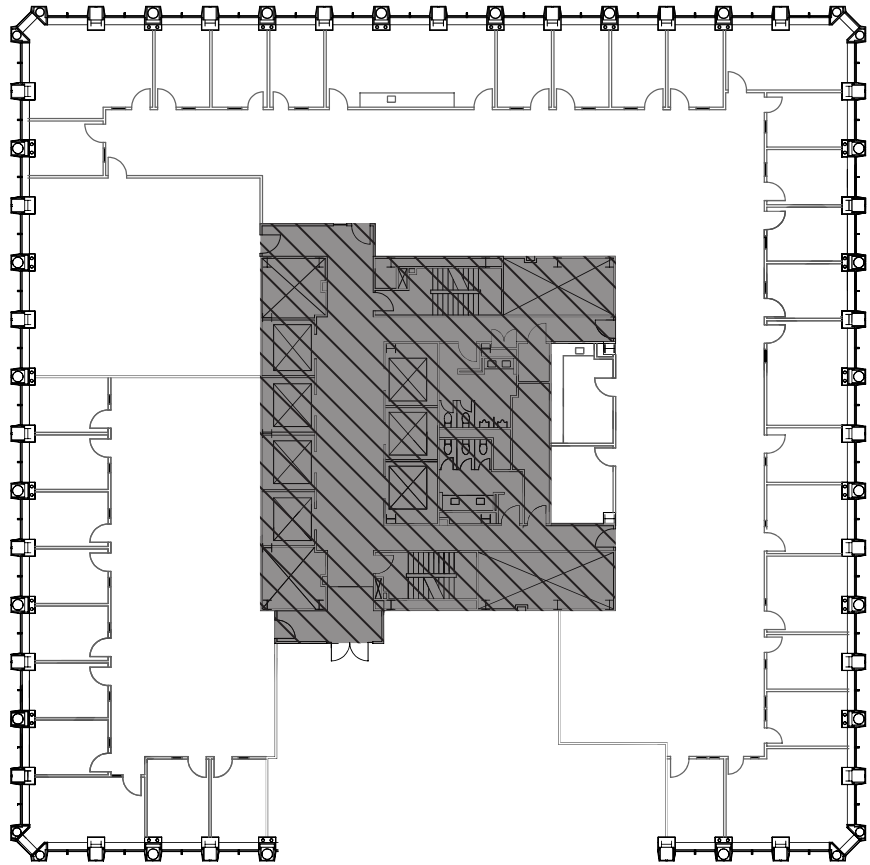


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SUITE 3150 17,135 RSF



SPACE FEATURES

- » Available 9/1/2027
- » Perimeter private office layout



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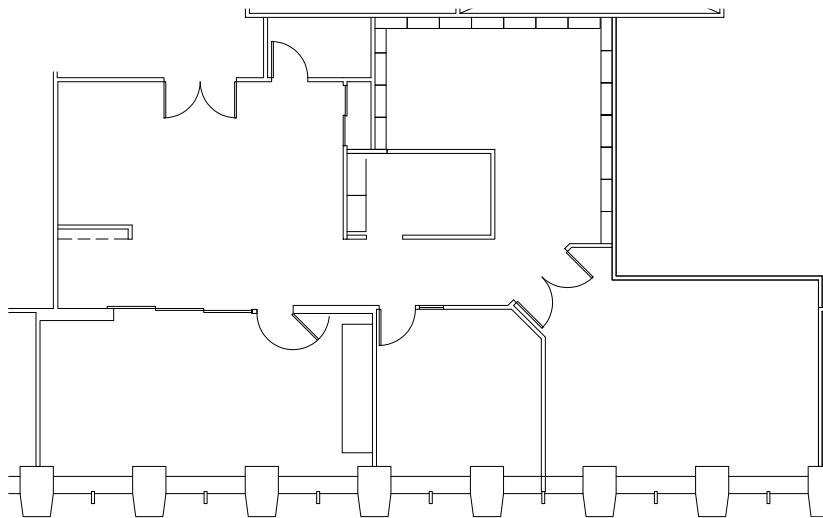
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For virtual tour, visit:
<https://bit.ly/4rZWHz>

SUITE 3100

2,612 RSF



SPACE FEATURES

- » Available now!
- » West facing suite with views
- » Lobby exposure



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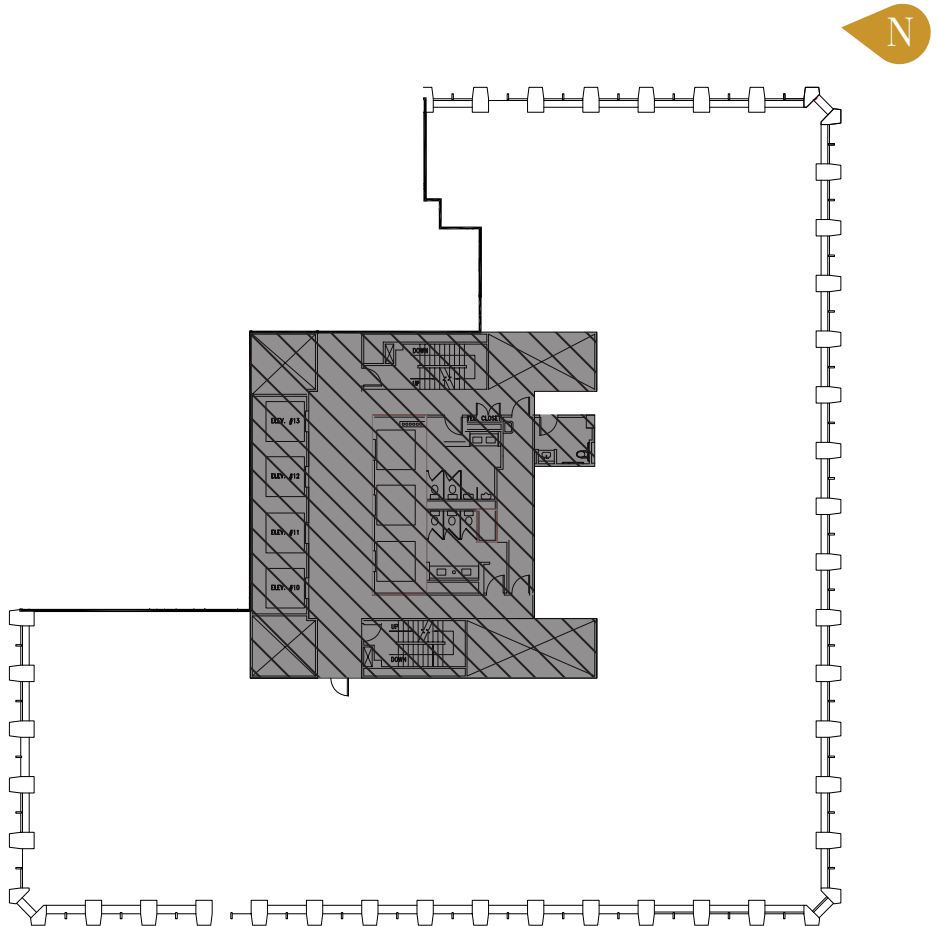
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bit.ly/3mGN8Pt

SUITE 3000

13,734 RSF



SPACE FEATURES

- » Available now!
- » Cold shell condition



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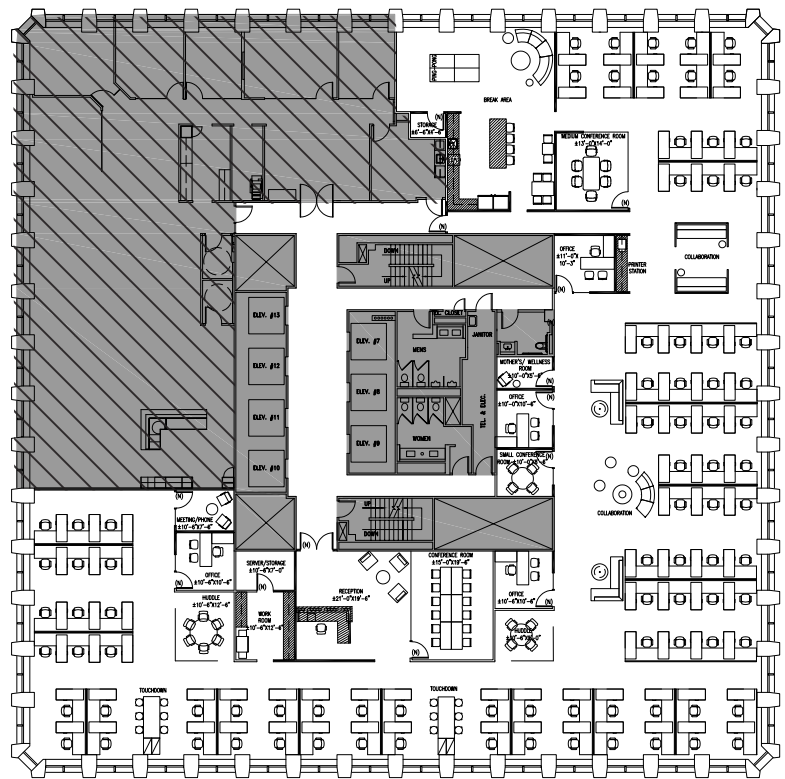


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SUITE 3000 CONCEPT - OPEN OFFICE PLAN 13,734 RSF



*Proposed Plan

SPACE FEATURES

- » 4 offices
- » 88 workstations
- » 1 reception area
- » 1 break room
- » 1 work room
- » 1 large conference room
- » 1 medium conference room
- » 1 small conference room
- » 1 meeting / phone room
- » 1 mother's / wellness room
- » 2 huddle rooms
- » 2 touchdown areas
- » 2 collaboration areas
- » 1 printer station
- » 1 storage room
- » 1 server / storage room





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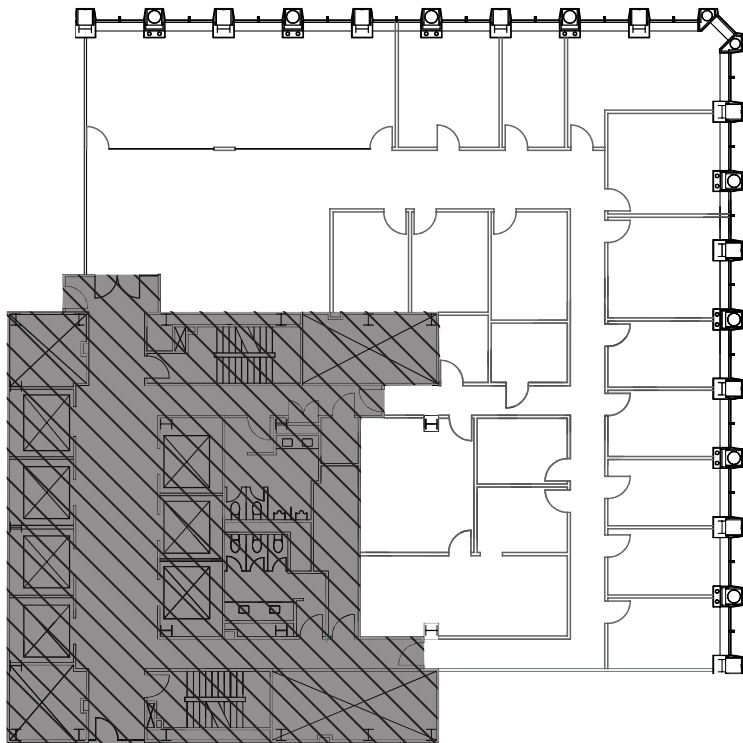


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SUITE 2950 7,230 RSF



SPACE FEATURES

- » Available 9/1/2027
- » 15 private offices
- » Large reception area conference room



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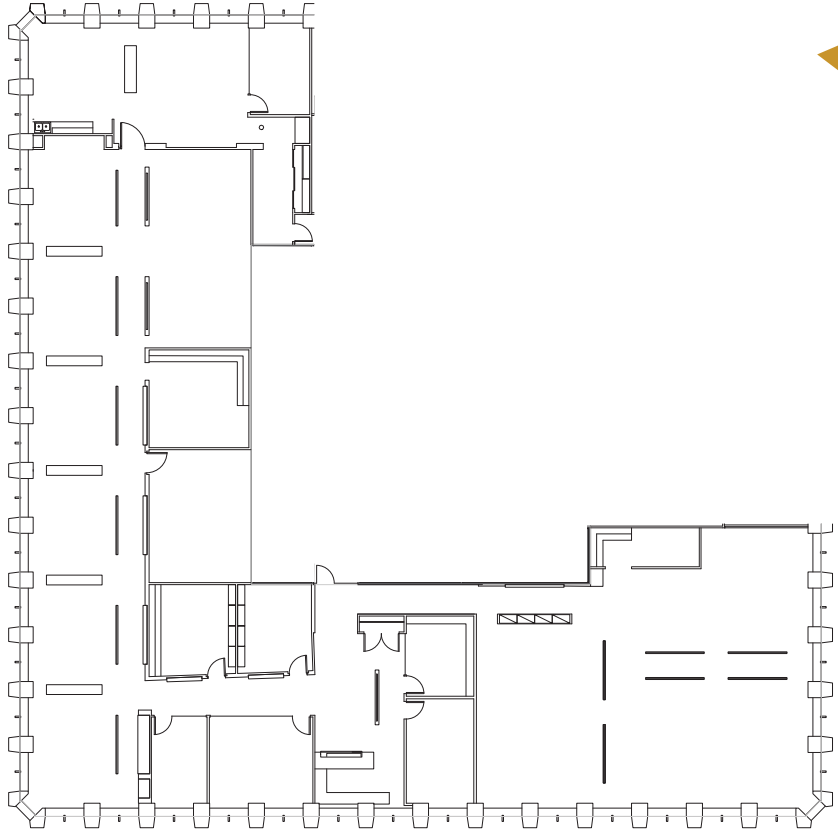
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For virtual tour, visit:

bit.ly/3UL4mhG

SUITE 2900

12,514 RSF



SPACE FEATURES

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



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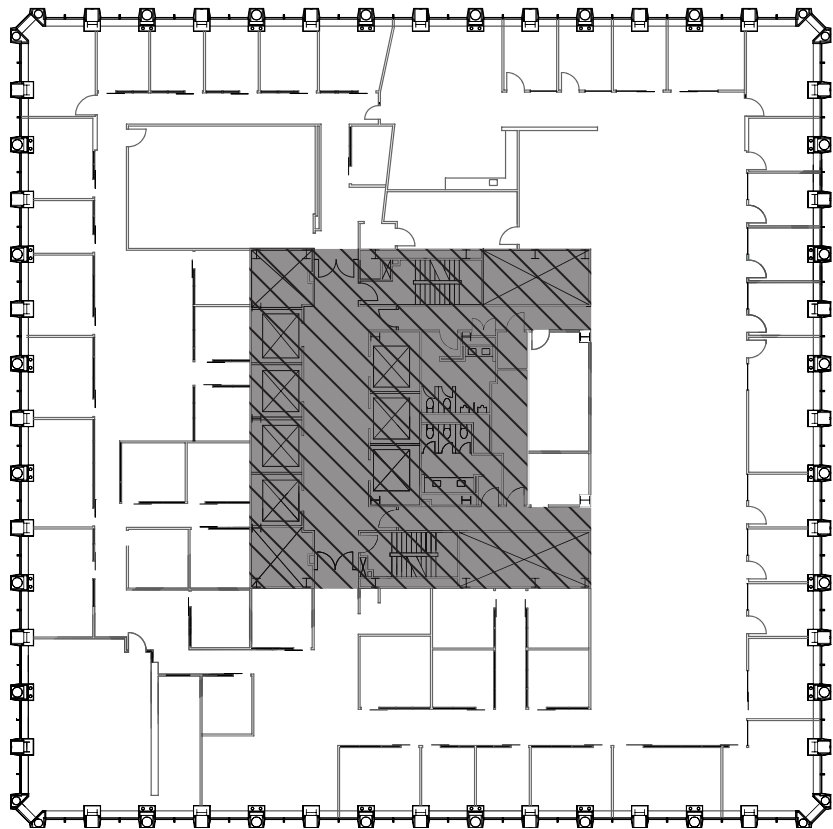


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SUITE 2800 19,777 RSF



SPACE FEATURES

- » Available 9/1/2027
- » Full floor
- » Perimeter private office layout



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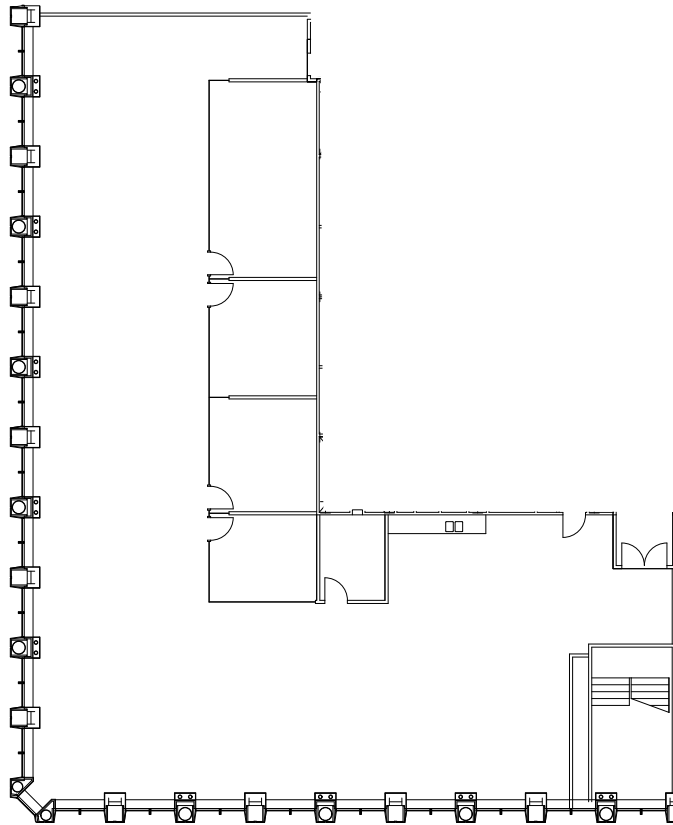
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bit.ly/4fzHB7X

SUITE 1750

7,483 RSF



SPACE FEATURES

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



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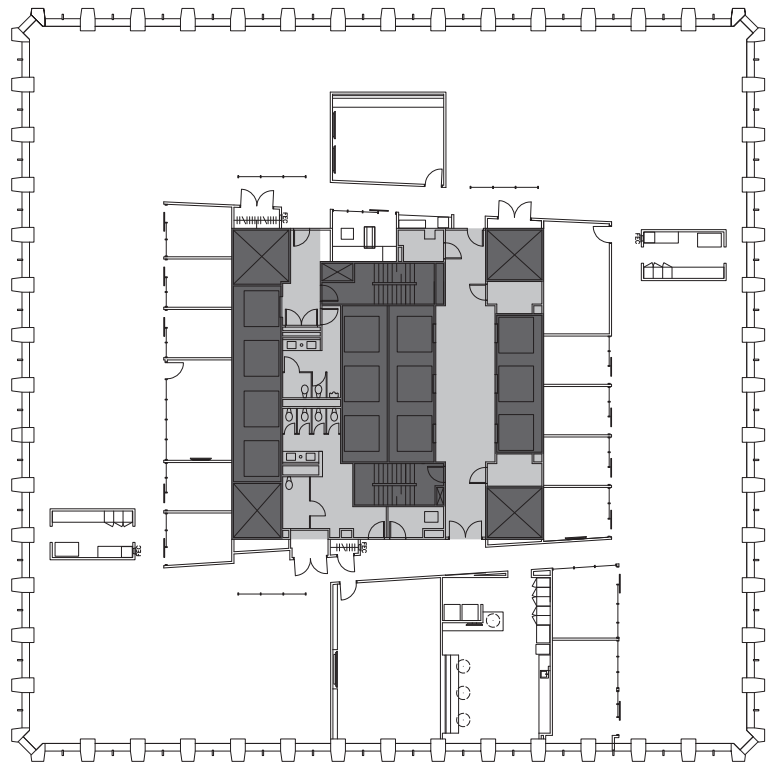
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For virtual tour, visit:
bit.ly/3fUIN9a

SUITE 1400
19,087 RSF



SPACE FEATURES

- » Available now!
- » 8 private offices
- » 4 conference rooms
- » Open work area
- » Kitchenette
- » Break room



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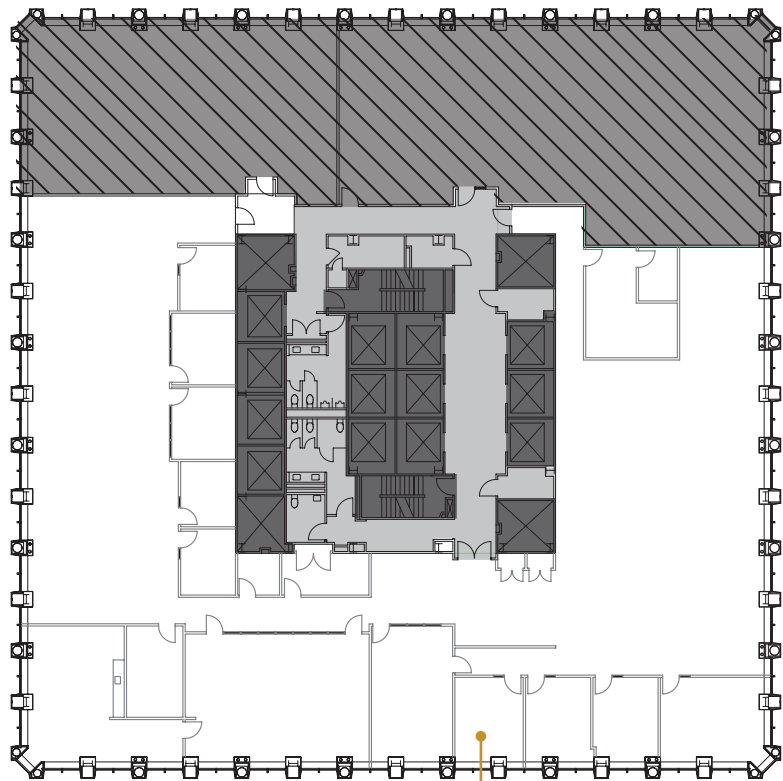
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bit.ly/3XW4FYy

SUITE 1300

12,771 RSF



↳ Suite 1300

SPACE FEATURES

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



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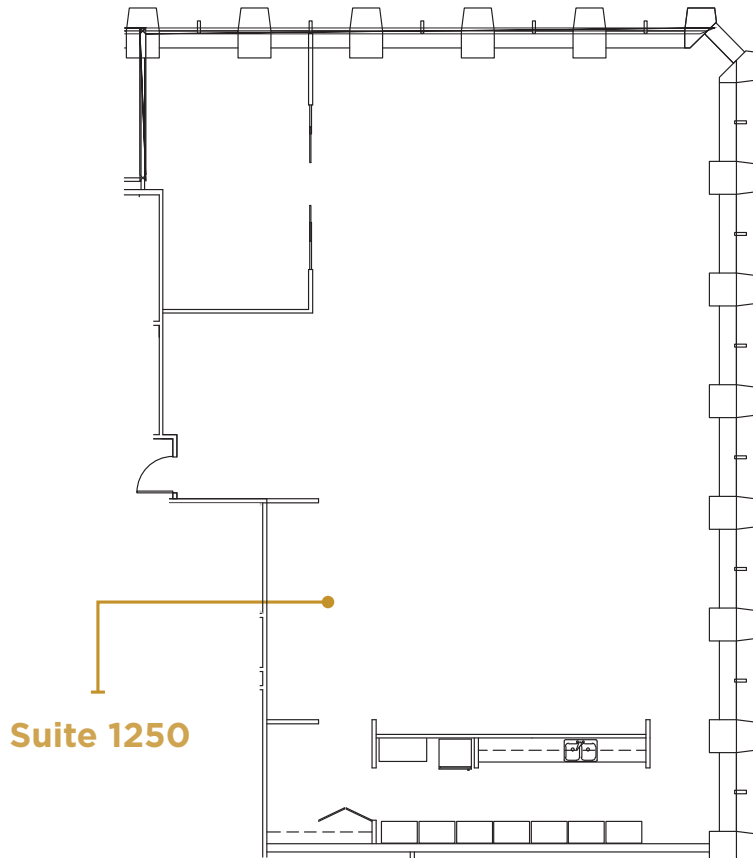


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SUITE 1250 3,831 RSF



SPACE FEATURES

- » Available Now
- » Rent Ready Conditions
- » Conference room
- » Open work area
- » Kitchenette



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