

BRODERICK  
· GROUP ·

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# MADISON CENTRE

920 5TH AVENUE • SEATTLE, WA 98104





## AT A GLANCE FEATURES

- 746,000 SF Class A+ office building
- Average floor plate size is approximately 22,000 SF
- 37-story office
- 7,500 SF ground level retail, including Retro Coffee and Metro Deli
- 7 levels of underground parking - 1/1,300 RSF parking ratio
- Superior building common area features:
  - The Grand Rotunda featuring a fireplace, living wall and library
  - Rooftop gathering space with panoramic views
  - Fitness & Wellness Center managed by the Washington Athletic Club
  - Large conference and training center
  - Quiet rooms
  - Board room

## BUILDING CERTIFIED



Fitwel®  
Viral Response  
Certified



The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



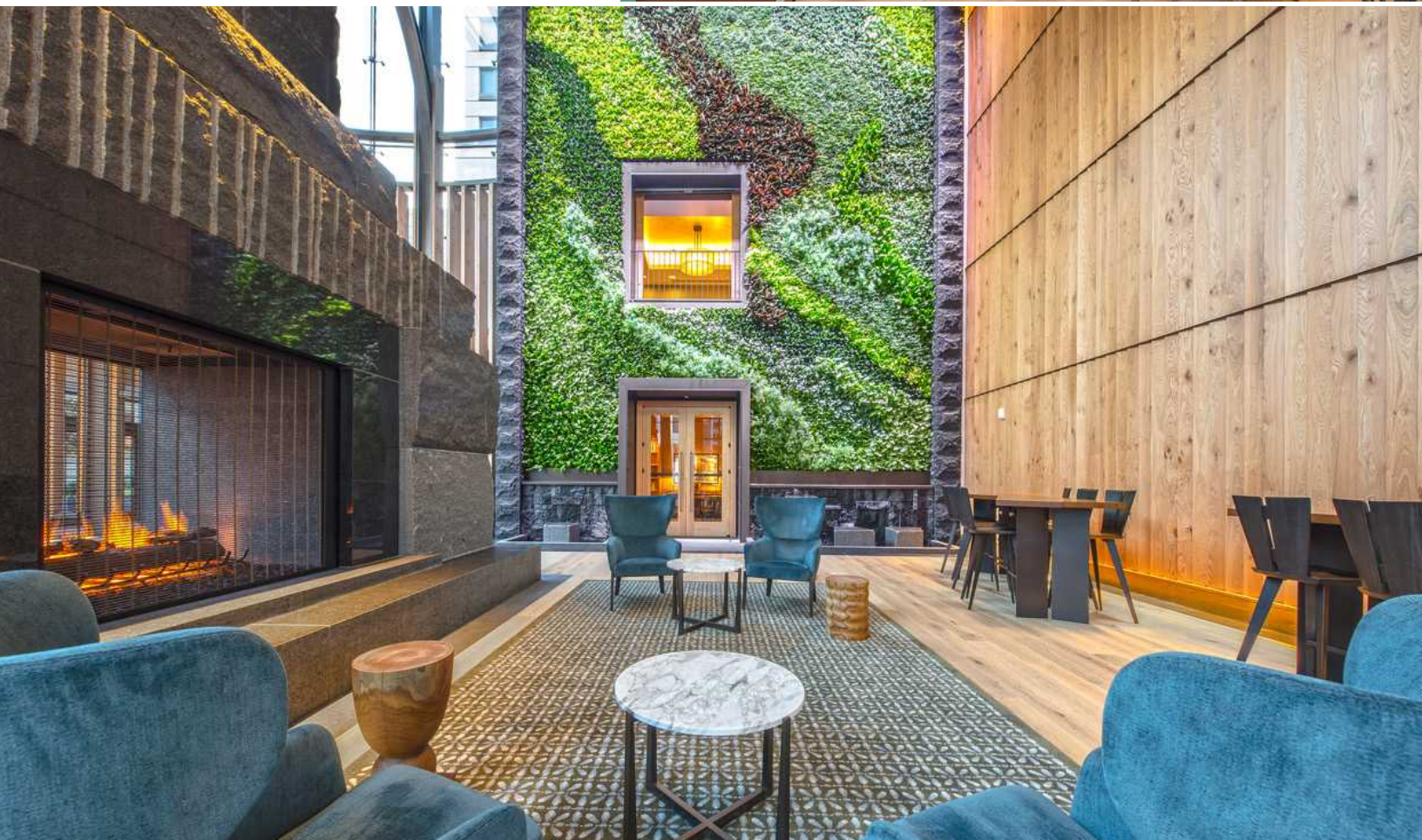
# MAXIMIZE PRODUCTIVITY AND EFFICIENCY

Madison Centre offers an amenity rich, vertical urban campus that will appeal to all people and will help attract and retain talent.

The Grand Rotunda is a warm, inviting, and functional Great Room that offers superior natural light and meeting spaces outside your suite.



[CLICK TO TAKE A TOUR AROUND  
THE GRAND ROTUNDA](#)





CLICK TO TAKE A TOUR AROUND  
THE ROOFTOP DECK

## ATTRACT AND RETAIN TALENT

Madison Centre offers you “built-in” employee benefits designed to create a healthier, more engaged and more productive workforce.

### SPECTACULAR ROOFTOP DECK

- The stunning rooftop gathering space offers panoramic views of the Puget Sound and Seattle.

### FITNESS CENTER OPERATED BY THE WASHINGTON ATHLETIC CLUB

- The 5,700 SF fitness center, REV powered by the Washington Athletic Club, will offer members on-site personal training, fitness classes, and wellness services.

### EXCEPTIONAL CONFERENCE FACILITIES

- Private board room for up to 16 people.
- Large conference facility that seats up to 130 people and can be demised into 3 separate spaces.
- Conference and training facility offers state-of-the-art AV equipment and an adjacent catering kitchen allowing for ultimate flexibility for meeting spaces.
- Multiple quiet rooms located off the Great Room.



CLICK TO TOUR THE  
CONFERENCE CENTER



CLICK TO TOUR THE  
BOARD ROOM



CLICK TO TOUR THE  
QUIET ROOM



CLICK TO TAKE A TOUR AROUND  
THE FITNESS CENTER



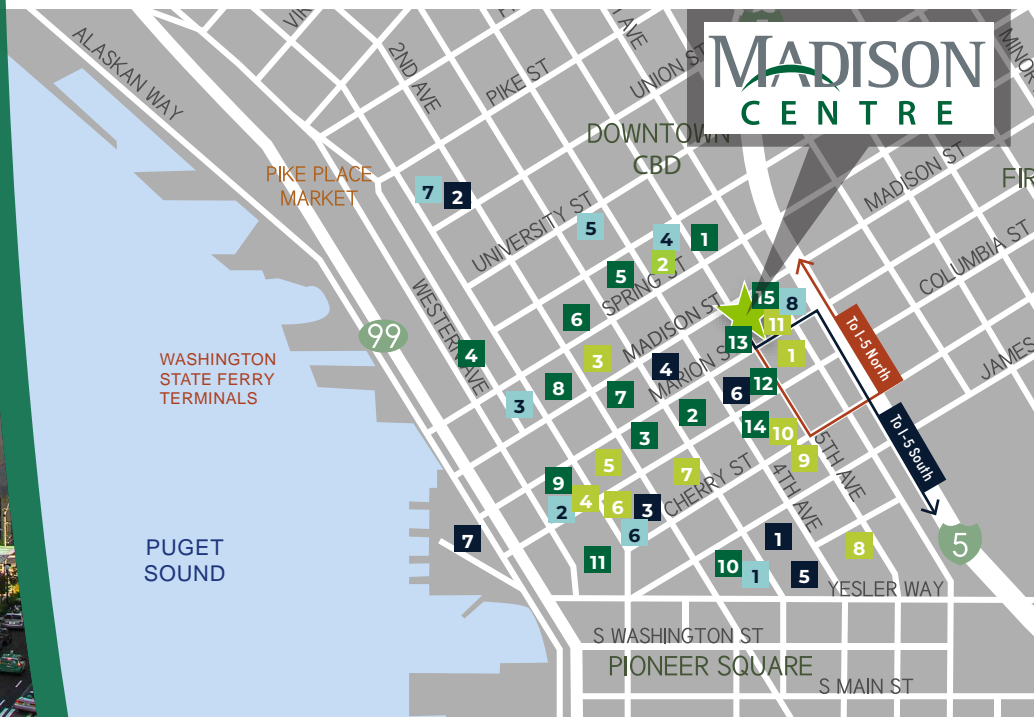
# AT THE CENTER OF IT ALL

Located at the very center of Seattle, Madison Centre offers unmatched access to freeways, trains, buses, light rail and ferries.

- Madison Centre offers 4 on-ramps and 2 off-ramps to I-5 and the Express Lanes within four blocks, as well as proximity to all major bus lines.
- The 5th & Madison neighborhood provides a wide variety of nearby quality retail amenities and premier hotels all within walking distance to Madison Centre

## NEARBY AMENITIES

FOOD		COFFEE		DRINKS		LIFESTYLE	
1	Tulio	1	Starbucks	1	Collins Pub	1	Drexel Deli & Grocery
2	Red Bowls Restaurant	2	Vovito	2	Owl N' Thistle	2	CVS Pharmacy
3	Metropolitan Grill	3	Mighty-O Donuts	3	Bookstore Bar & Café	3	Beneath the Streets
4	Post Alley Pizza	4	Top Pot Doughnuts	4	The Lodge Sports Grille	4	Downtown Branch YMCA
5	Outlier	5	Café Hitchcock	5	Purple Café and Wine Bar	5	City Hall Park
6	BB's Teriyaki Grill	6	Good Coffee Co.	6	Bad Bishop	6	The Rainier Club
7	Donburi House	7	Pegasus Coffee Bar	7	Blarney Stone Pub	7	Colman Dock
8	All Water Seafood & Oyster Bar	8	Diva Espresso	8	The 515 Bar & Lounge		
9	Ferry Noodle House	9	Einstein Bros. Bagels				
10	Rojo's Mexican Food	10	Monorail Espresso, Starbucks				
11	Señor Carbón Peruvian Cuisine	11	The 515 Coffee Bar & Retro Coffee				
12	Charlotte Restaurant & Lounge						
13	Madison Street Market						
14	Evergreens, Asian Express, Twice Burger, Elemental Pizza, Juicy Café						
15	The Fig & Judge Restaurant & Metro Deli						





## COMMUTE SMART

### MADISON CENTRE PUTS YOUR CAR AT THE FRONT OF THE LINE

Just 1,100 feet from I-5's north and south on-ramps, Madison Centre offers tenants an enviable head start on their daily commute. That means shorter commuting times, day in, day out, and happier, more productive employees.

### MORE WAYS TO GET WHERE YOU WANT TO BE

At Madison Centre, it couldn't be faster, simpler or more convenient to let someone else do the driving. With more than 100 transit options within a 10-minute walk, Madison Centre provides the region's best access to public transportation, which makes it a powerful recruiting and retention tool for tenants.

2

Two LINK light rail stations within a 5 minute walk; only a 10-minute walk to the Sounder train.



5

Five blocks to the Ferry Terminal and the Waterfront



116

The 3rd Avenue transit corridor is two blocks away; more than 116 bus routes close by.



# MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104



CLICK TO TAKE A TOUR AROUND  
SELECT FLOOR PLANS

## AVAILABLE SUITES

FLOOR	RSF	DATE
<u>4</u>	3,074	12/1/2026
<u>4</u>	13,131	MOVE IN READY NOW
<u>5</u>	10,774	AVAILABLE NOW
<u>7</u>	22,829	5/1/2026
<u>8</u>	SPEC SUITES 4,981 - 5,905	AVAILABLE NOW*
<u>10</u>	9,011	5/1/2026
<u>14</u>	21,945	AVAILABLE NOW
<u>16</u>	SPEC SUITES 2,295 - 6,841	AVAILABLE Q3 2026
<u>24</u>	22,261	AVAILABLE NOW
<u>25</u>	22,247	AVAILABLE NOW
<u>34</u>	7,936	5/1/2026

Madison Centre can accommodate full floor tenants or large blocks of office space needs. Floor plate sizes are approximately 22,000 rentable square feet, with more specific details below.

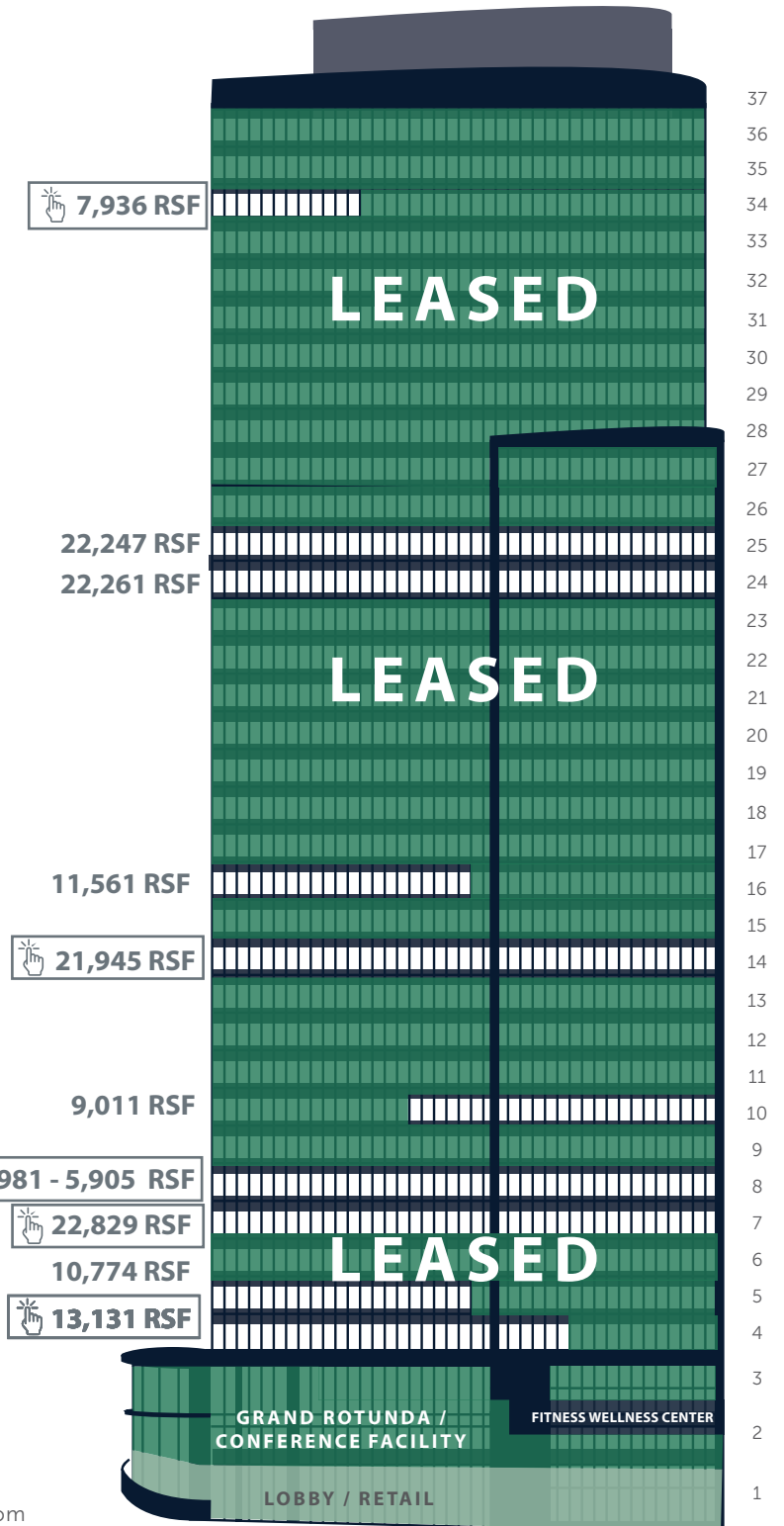
High-Rise Floor Plates	+/- 22,200 RSF
Mid-Rise Floor Plates	+/- 22,400 RSF
Low-Rise Floor Plates	+/- 22,000 RSF

Separate elevator banks service the High-Rise, Mid-Rise, and Low-Rise at Madison Centre.

Please contact exclusive leasing agents  
for more details and to schedule a tour.

**DAMON MCCARTNEY**  
(206) 838-7633  
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**DAVID GREENWOOD**  
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GRAND ROTUNDA /  
CONFERENCE FACILITY

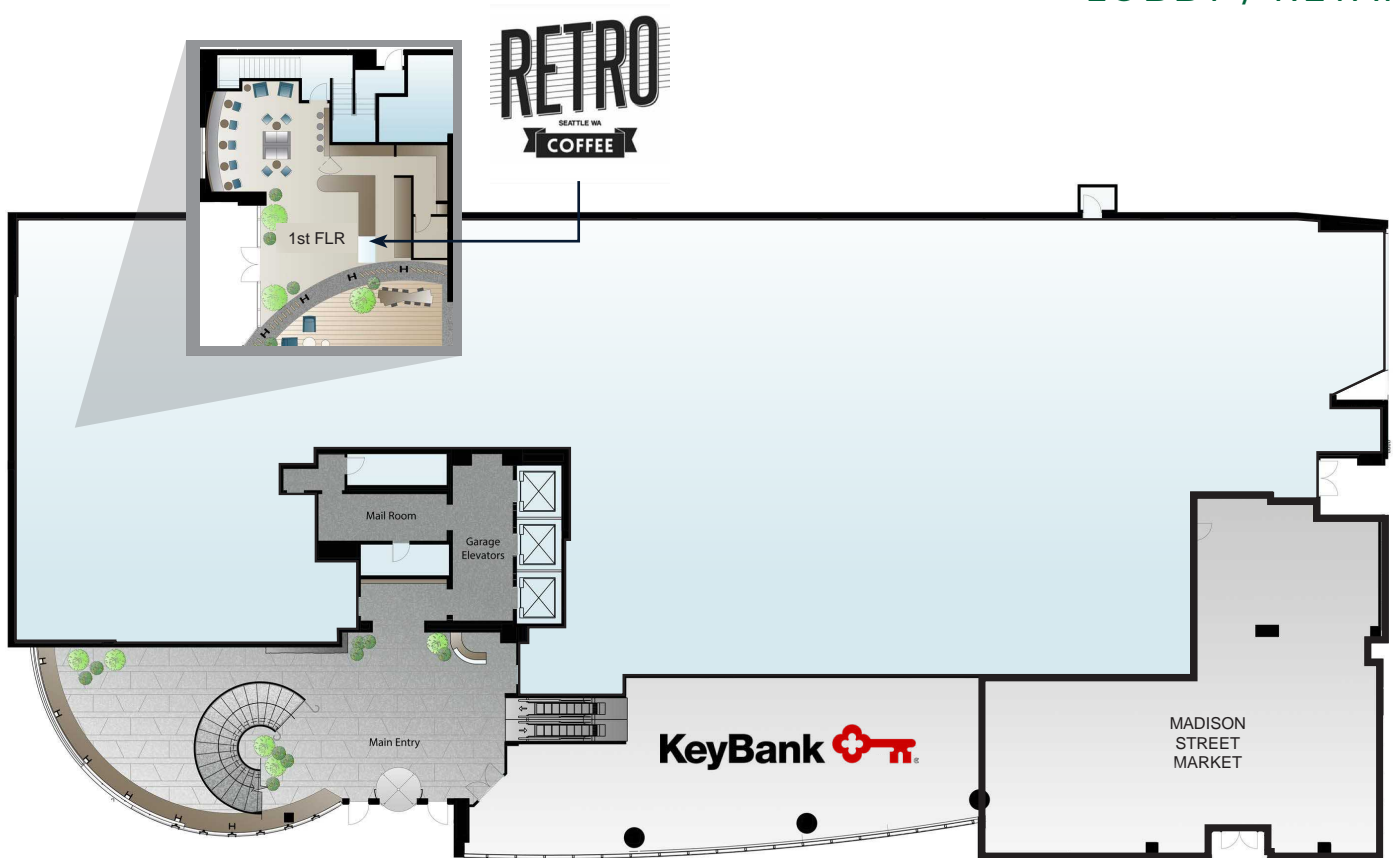
FITNESS WELLNESS CENTER

LOBBY / RETAIL

# MADISON CENTRE

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## GROUND LEVEL LOBBY / RETAIL



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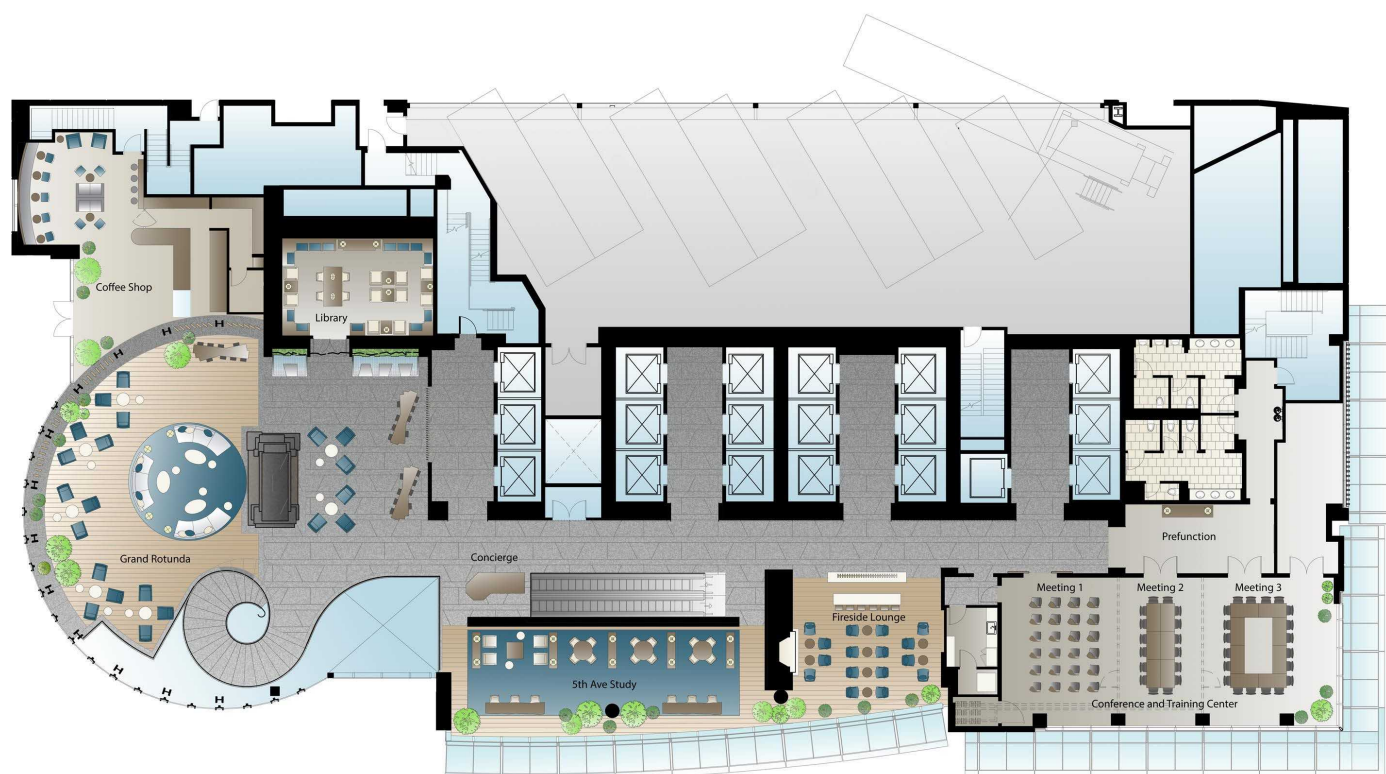
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# MADISON CENTRE

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## LEVEL ONE COMMON AREA



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## LEVEL TWO FITNESS & WELLNESS CENTER / BOARD ROOM



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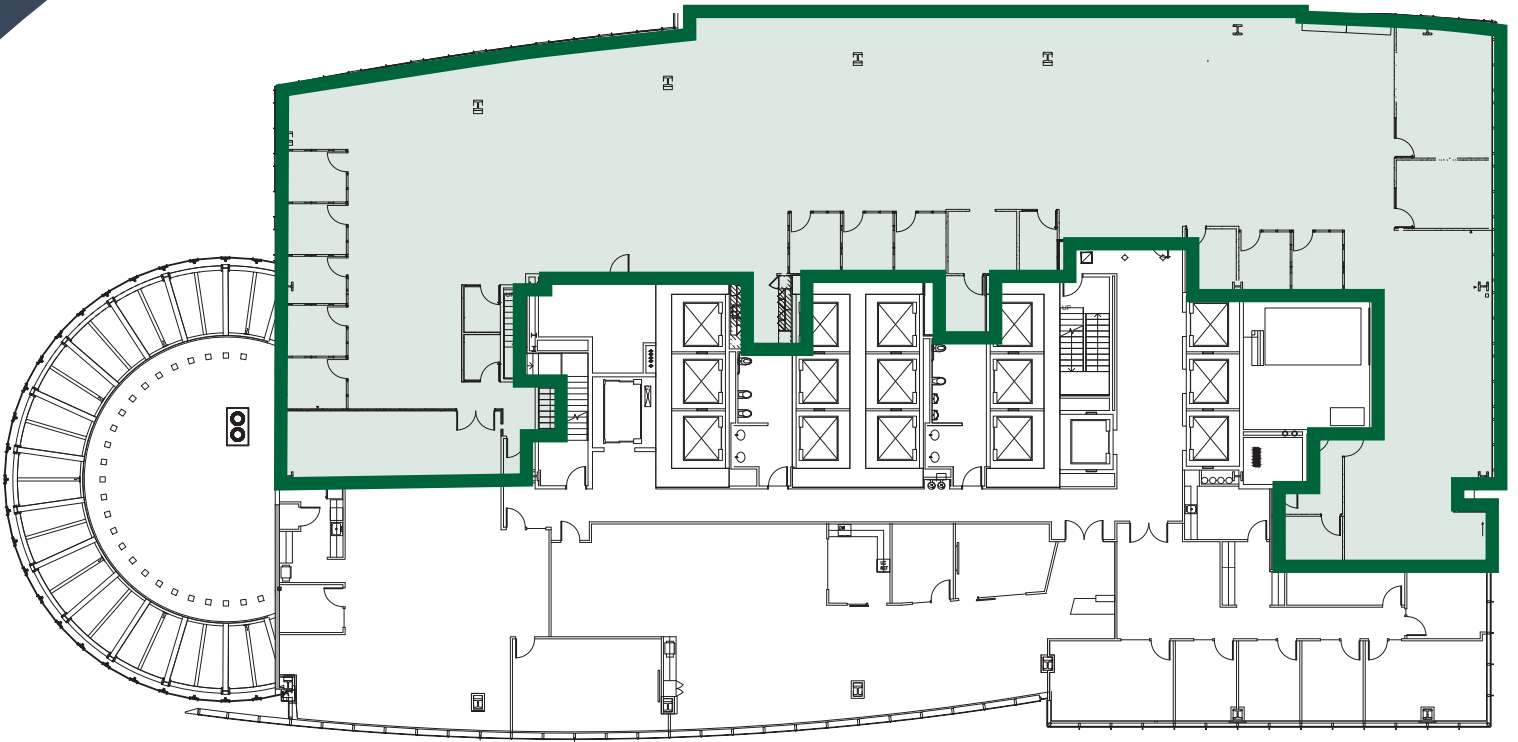
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# MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

**FLOOR 4 | MOVE IN READY**  
13,131 RSF  
AVAILABLE NOW



CLICK TO TAKE A  
VIRTUAL TOUR



**\*BUILDING STANDARD FINISHES**

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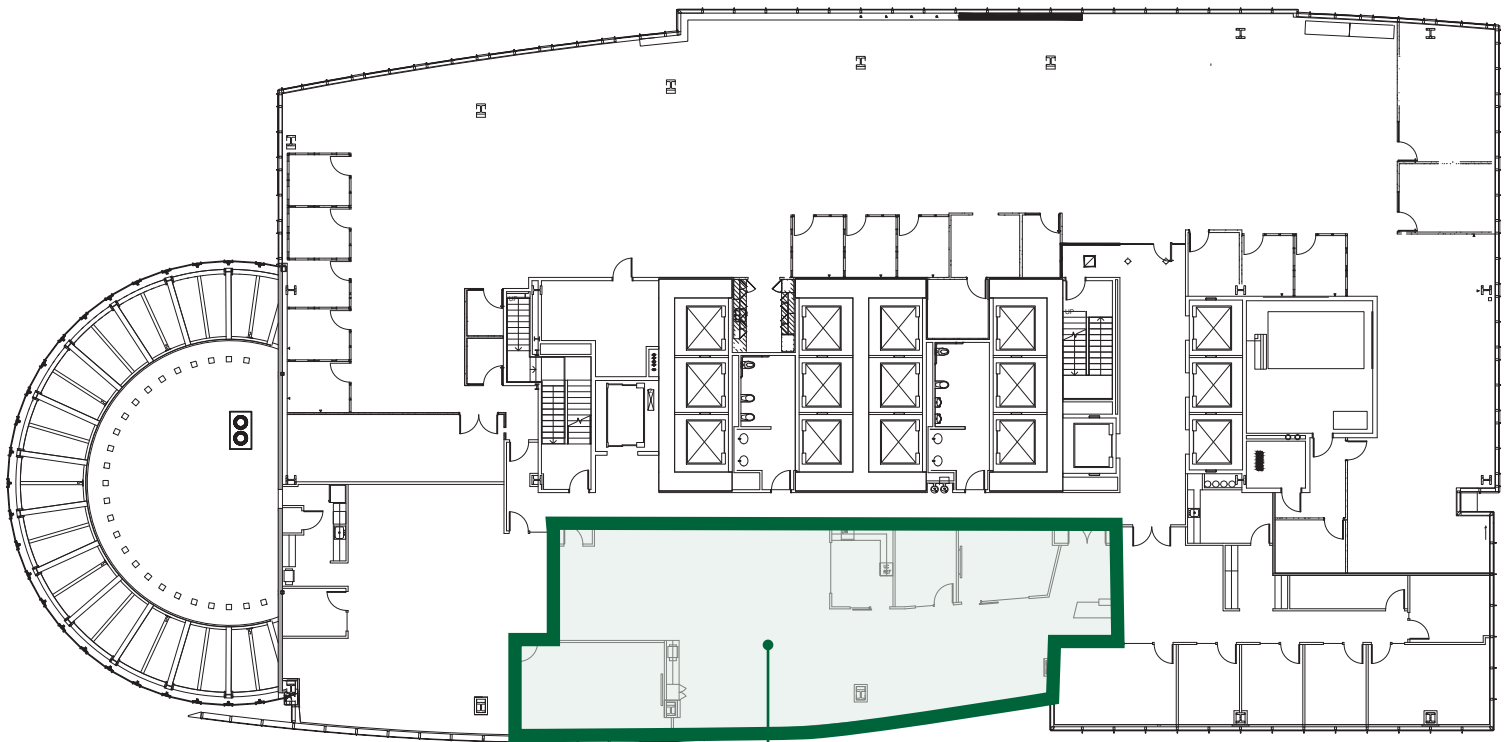
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# MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

**FLOOR 4**  
3,074 RSF  
AVAILABLE 12/1/2026



**SUITE 415**  
3,074 RSF  
 Virtual Tour



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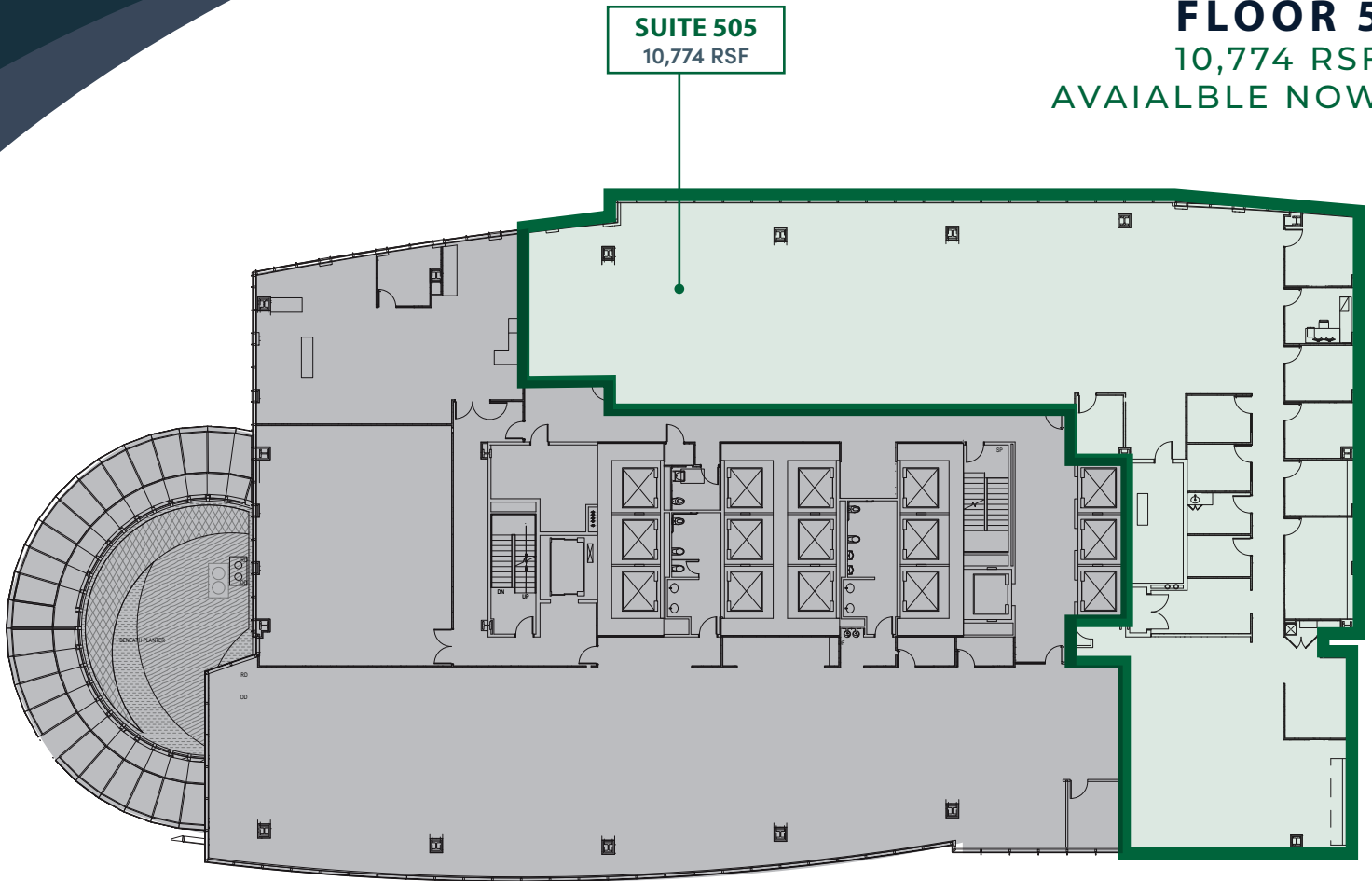
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# MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

**FLOOR 5**  
10,774 RSF  
AVAILABLE NOW



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## FLOOR 8

4,981 SF - 5,905 SF  
AVAILABLE NOW

### SUITE 830

5,279 RSF

 Virtual Tour

### SUITE 810

4,981 RSF

Lease Pending

 Virtual Tour

### SUITE 800

5,905 RSF

 Virtual Tour



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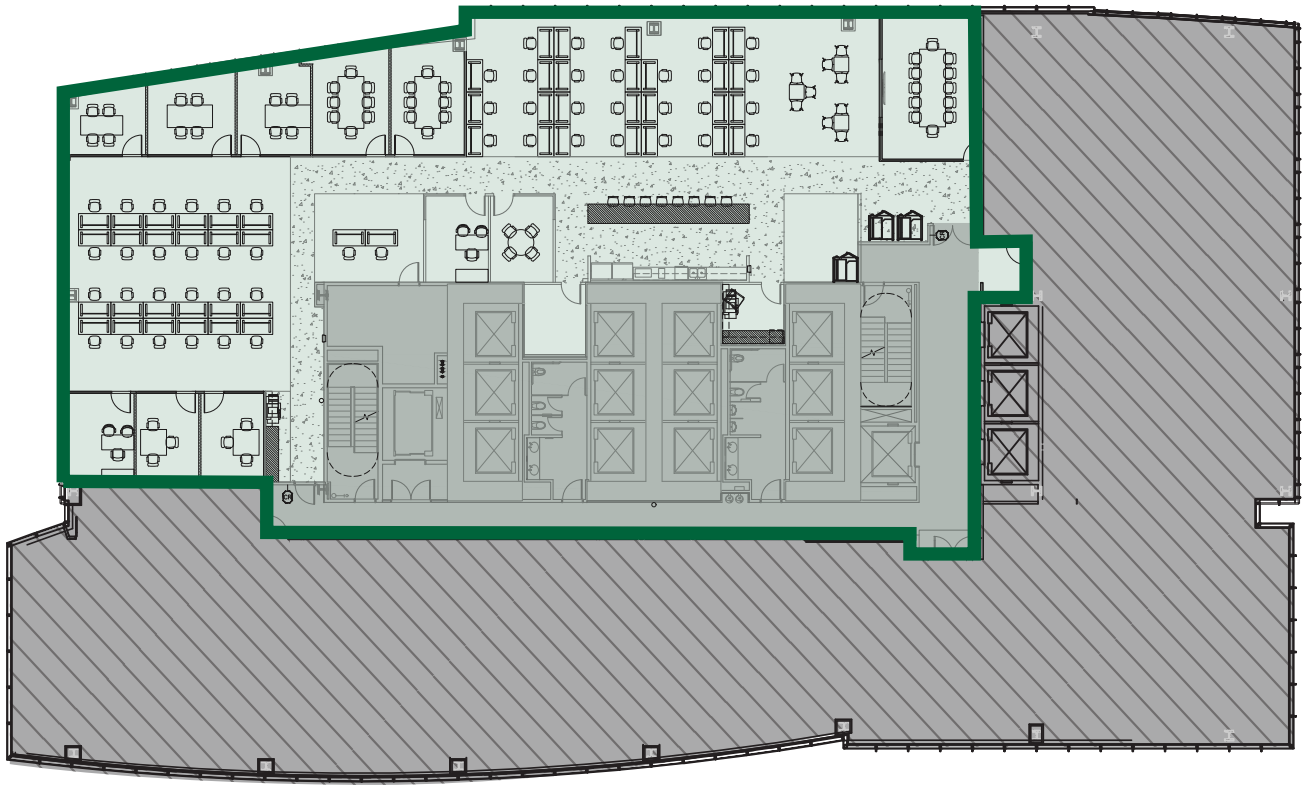
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# MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

**FLOOR 10 | SPEC SUITE**  
9,011 RSF  
AVAILABLE 5/1/2026



**\*PHOTOS OF EXISTING BUILD OUT**

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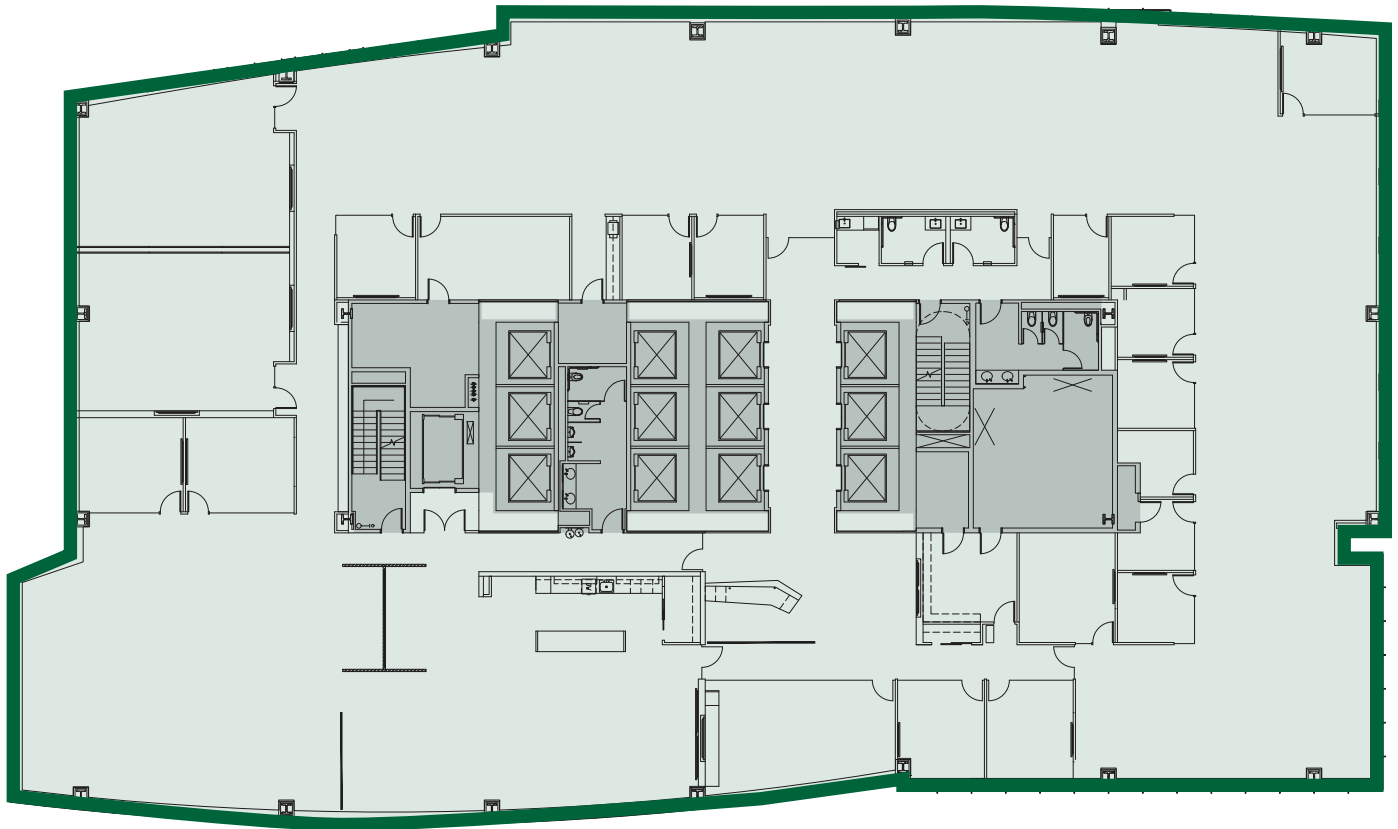
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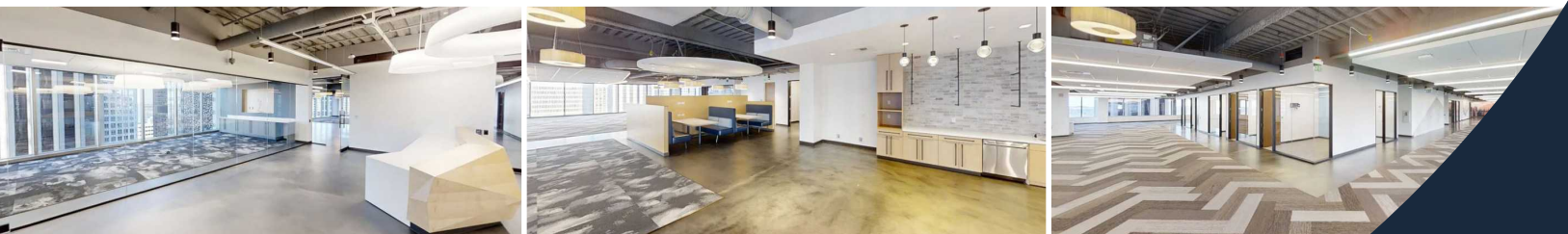
# MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

**FLOOR 14 | AS-BUILT**  
21,945 RSF  
AVAILABLE NOW



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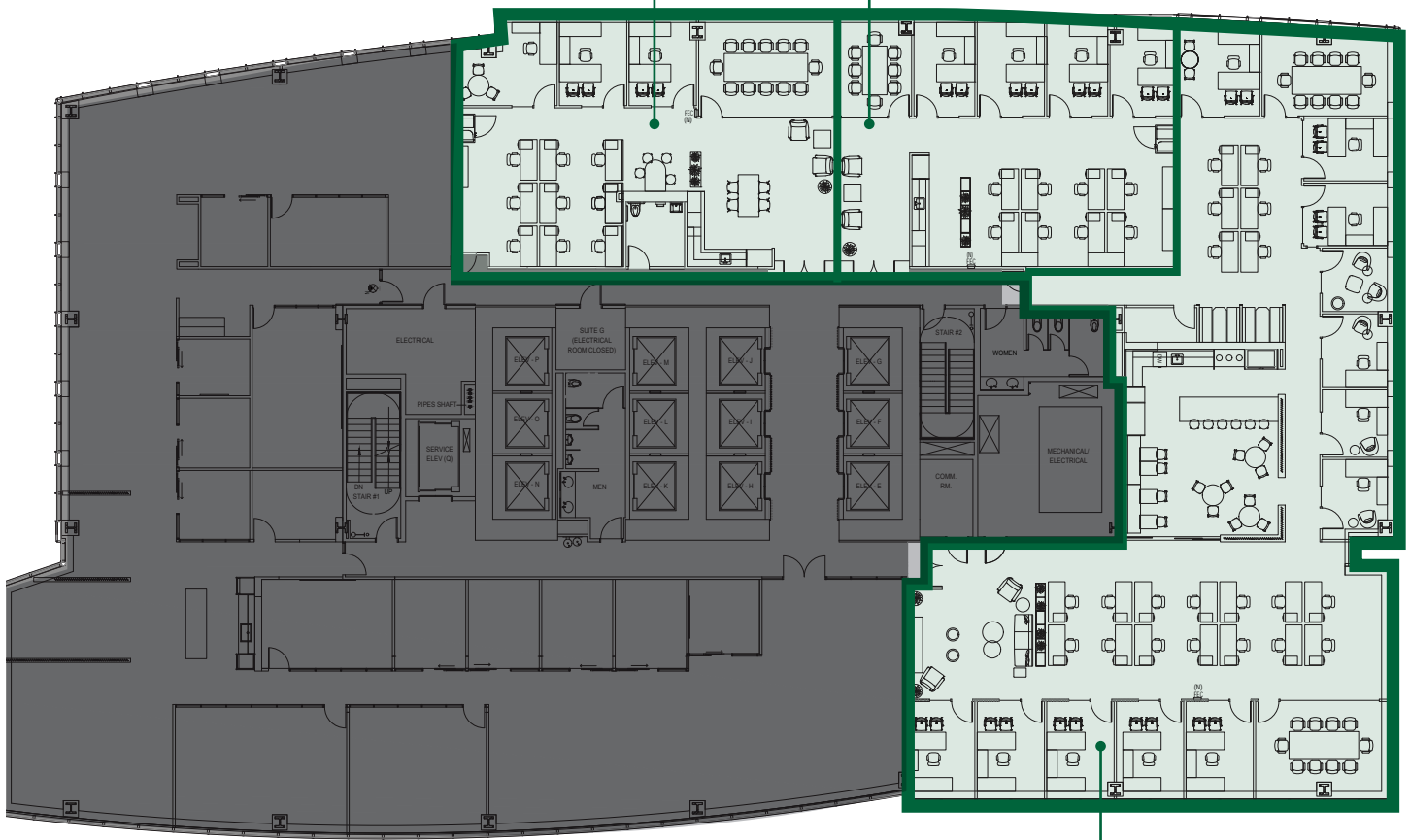
920 5TH AVENUE | SEATTLE, WA 98104

## FLOOR 16 | AS-BUILT

2,295 - 6,841 RSF  
AVAILABLE Q3 2026

**SUITE 1610**  
2,425 RSF

**SUITE 1620**  
2,295 RSF



**SUITE 1630**  
6,841 RSF



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**FLOOR 24 | AS-BUILT**  
22,261 RSF  
AVAILABLE NOW



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920 5TH AVENUE | SEATTLE, WA 98104

**FLOOR 25 | AS-BUILT**  
22,247 RSF  
AVAILABLE NOW



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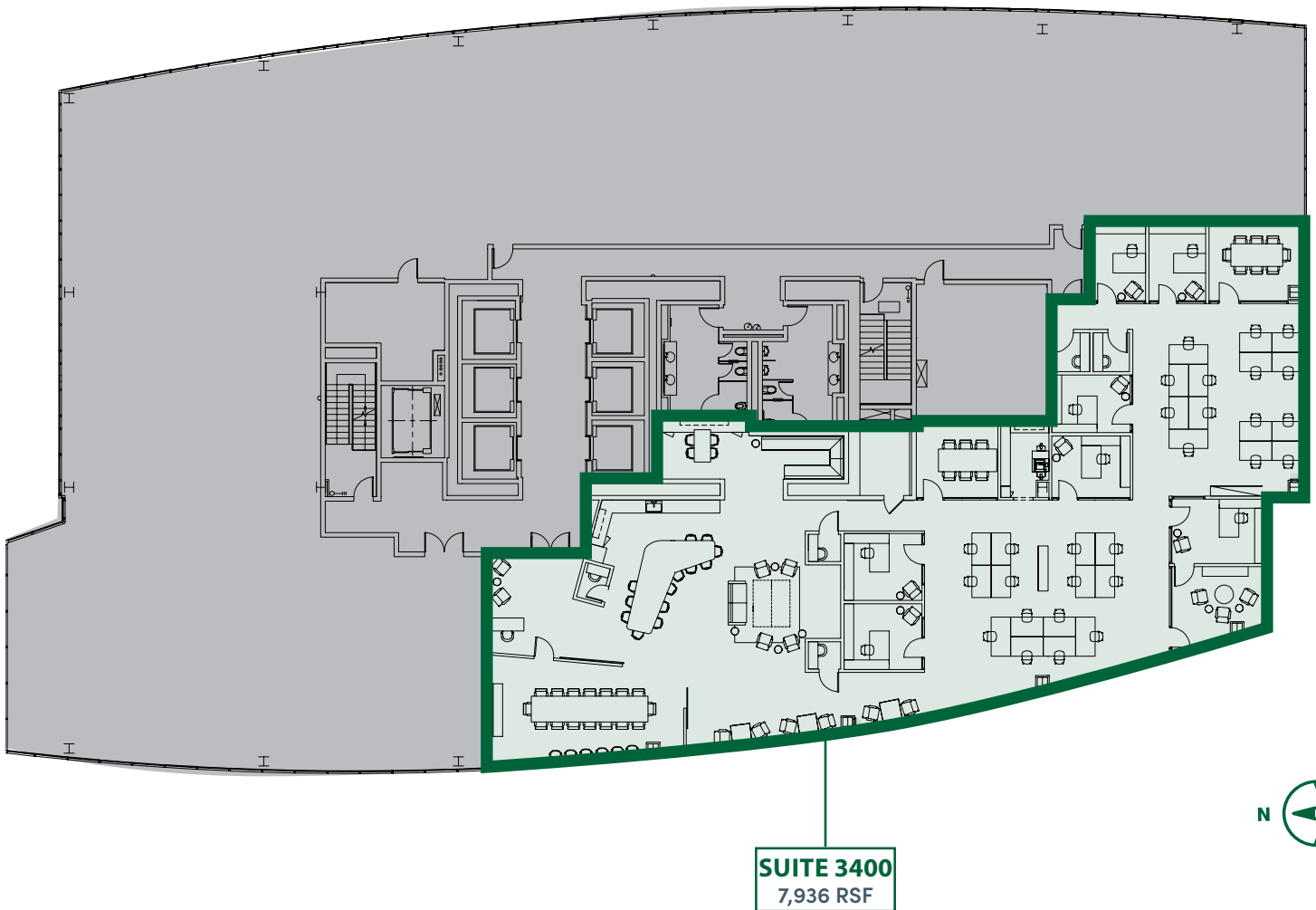
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# MADISON CENTRE

920 5TH AVENUE | SEATTLE, WA 98104

**FLOOR 34 | AS-BUILT**  
7,936 RSF  
AVAILABLE 5/1/2026



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# MADISON CENTRE

SMART MOVE.