AVAILABLE NOW

TOWER 1201

RETAIL & RESTAURANT SPACE FOR LEASE

9,096 SF OF RESTAURANT SPACE AVAILABLE

1,062 - 3,941 SF OF RETAIL LOBBY CONNECTED SPACE AVAILABLE

1201 3RD AVENUE | SEATTLE, WA 98101

Tracy Cornell | Blake Taylor

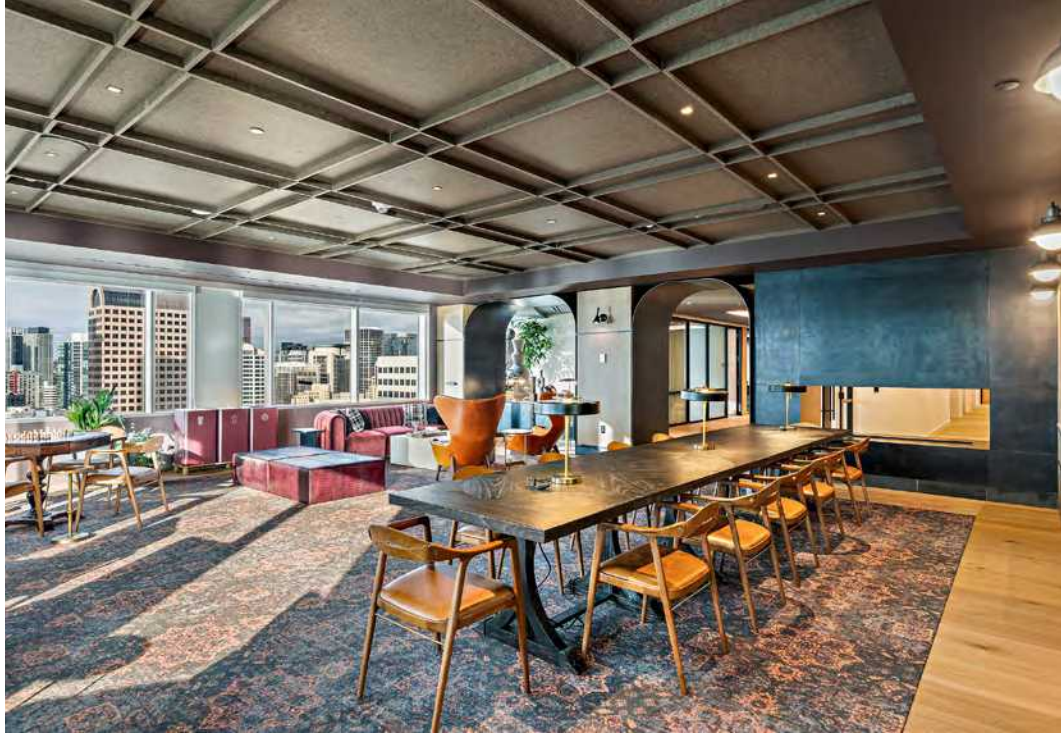
WCCR West Coast Commercial Realty

Building Highlights

- 55 Story mixed use office tower with approximately 1.1 M SF of modern Class A office space
- 2025 remodeled lobby, courtyard, and outdoor seating amenities
- Ground floor retail available on 2nd and 3rd Ave
- Located on 3rd Avenue bus line
- Easily accessible to I-5, Pioneer Square, CBD, and attached to the Seattle Sound Transit Sympony Light Rail Station
- Pedestrian plaza through the lobby with three levels of retail, and a public atrium overlooking open air plaza on the west side of the building
- 801 Parking Stalls
- Awarded Office Building Of The Year in 2020

SUITE 155 | RESTAURANT RENDERING

SUITE 310 | FORMER STARBUCKS SPACE

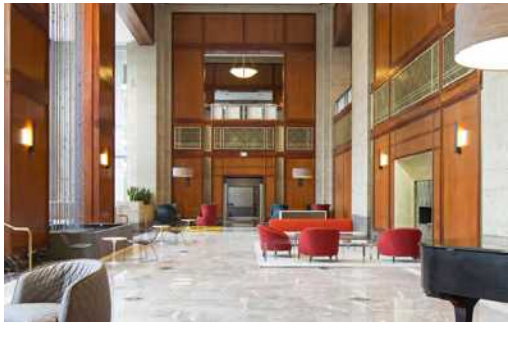


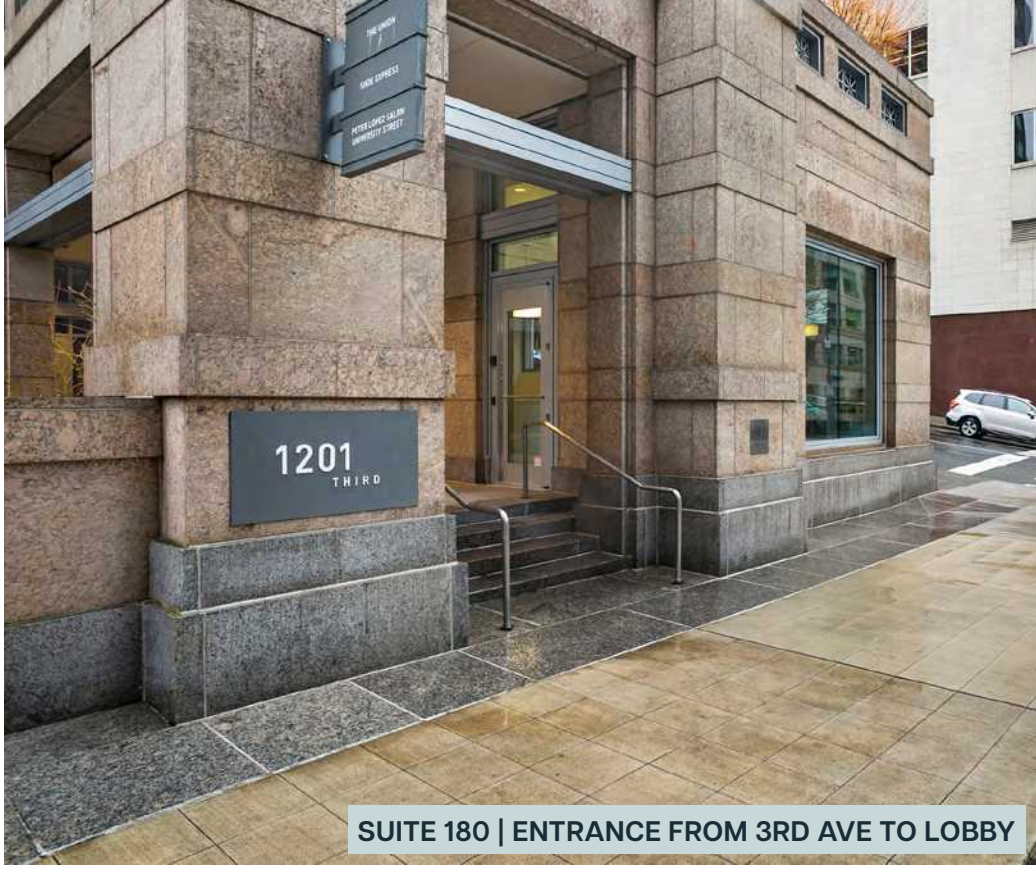
Building Amenities

Tower 1201 offers a modern workplace environment designed to support productivity, collaboration, and wellness. Recent upgrades to the building create a welcoming arrival experience and connect tenants to a robust set of amenities that enhance the workday.

Highlights Include:

- Revamped lobby reception area + NEW tenant amenity floor - clubhouse, team meeting areas, and lounge spaces with views overlooking the Seattle Waterfront
- Spa-quality fitness center featuring cardio, weights, yoga studio, locker rooms, and golf simulator
- Revamped lobby and plaza areas adjacent to the Symphony Station Light Rail entrance, which is directly connected to the building
- Outdoor courtyard seating and convenient on-site retail services
- Secured on-site parking + charging stations
- Quick access Bike Storage Area





AVAILABLE RETAIL

SUITE	STATUS	TENANT OR FORMER USE	RSF	NOTES
155	Vacant & Available	Former Brooklyn Restaurant	9,096	Former Brooklyn Restaurant. Requires all new mechanical systems. MUP allows a maximum of 800 square feet of the adjacent Lower Plaza to be used for private restaurant dining. Any proposed change to building exterior subject to historical review.
180	Vacant & Available	Former ChiroOne	1,358	Former chiropractor office build out.
310	Vacant & Available	Former Starbucks	1,533	Currently used for a pop-up coffee stand. Can be combined with adjacent suites 380 and 310.
350	Vacant & Available	Former flower shop	1,062	Can be combined with adjacent suites 380 and 310
380	Vacant & Available	Former sundries shop	1,346	Can be combined with adjacent suites 350 and 310

RESTAURANT RENDERING | SUITE 155

A CITY BLOCK LIKE NO OTHER

Tower 1201's location is the connection to Seattle's Waterfront Park, Pike Place Market, and the main shopping district.

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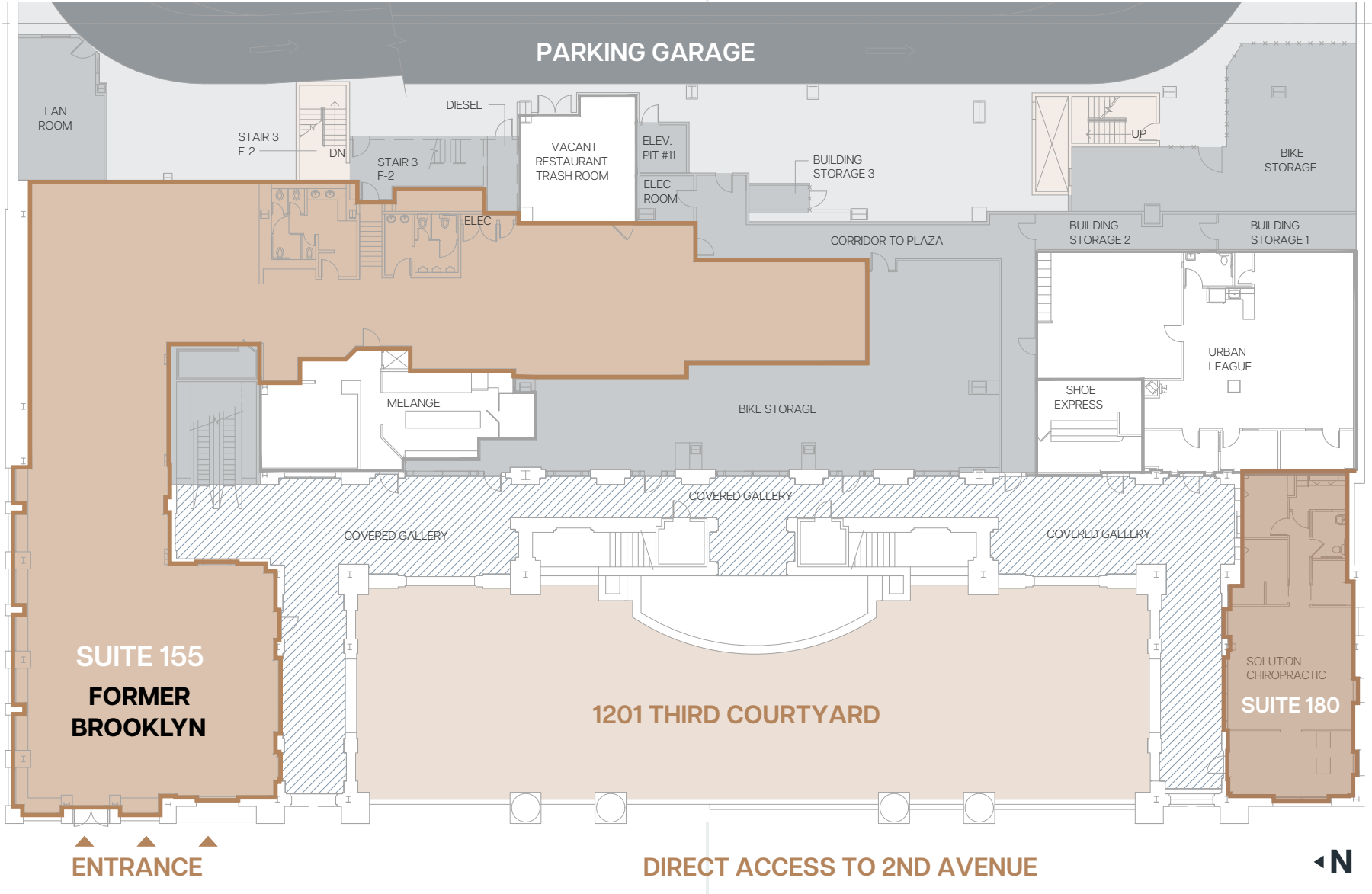
The Neighborhood

- Tower 1201 is situated between the retail/shopping core of downtown Seattle and the tourism corridor of Pike Place Market and the newly transformed Seattle Waterfront
- The building sits across from Benaroya Hall, which hosts more than 700 public and private events a year, and the Seattle Art Museum, a 312,000 SF facility plus a 9-acre park, with over 395,000 visitors per year.
- Within walking distance to the Pike Place Market, with over 20M annual visitors.
- 2024–2025 saw a jump in residential growth of 2,300 people; now more than 110,000 people call downtown Seattle their home.
- Join tenants such as Porter, Reuben's Brews, Equinox, Fogo de Chão, PCC, Jin Jin Matcha, Fonte Bar, Mendocino Farms, and Metropolitan Grill.
- Over 15 hotels minutes from Tower 1201, most notably Four Seasons and the Fairmont Hotel.

FLOOR PLAN

SUITE 155

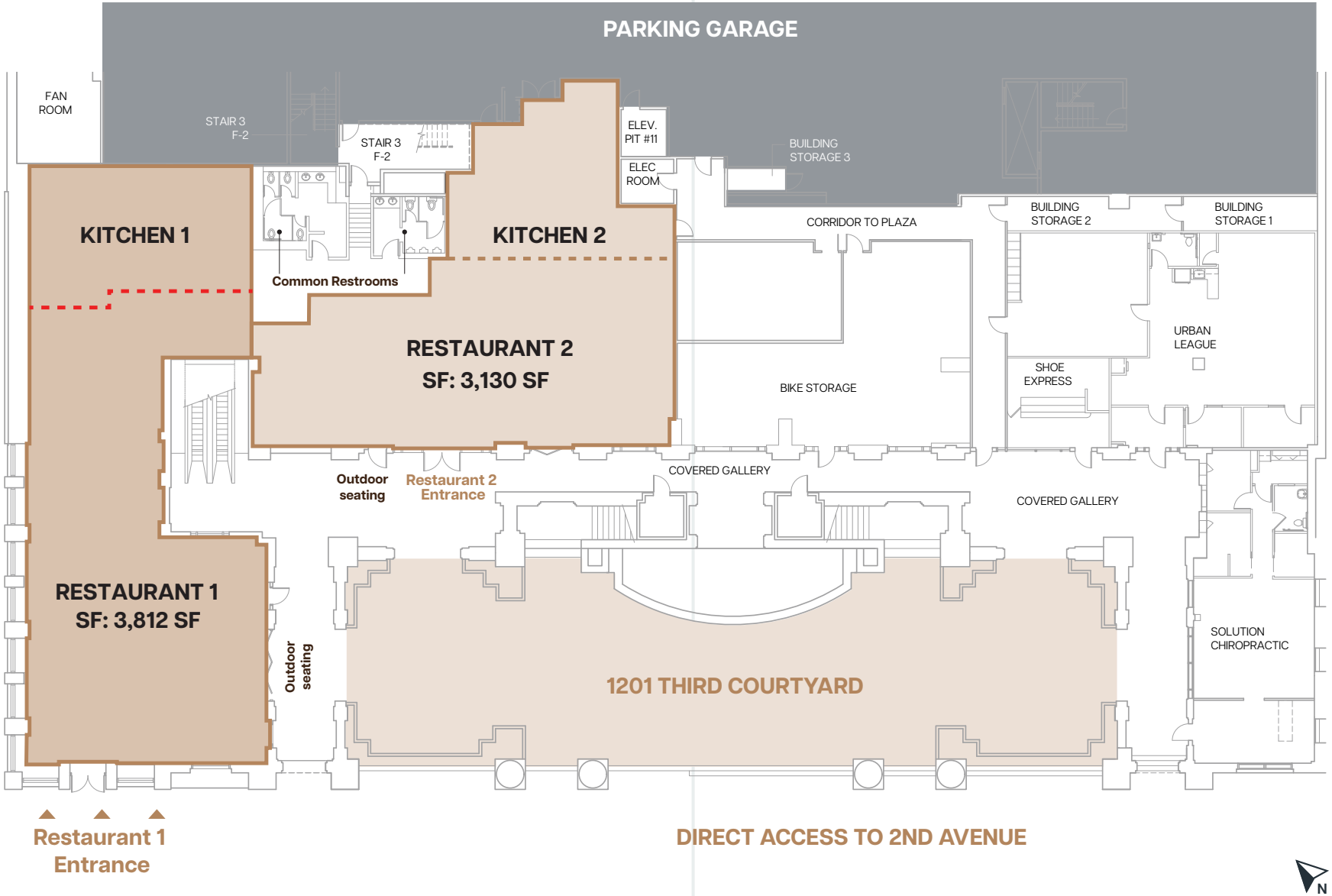
9,096 RSF | 8,092 USF | CEILING HEIGHT 13’6”



FLOOR PLAN

SUITE 155 – DEMISING OPTIONS

3,912 SF & 3,130 SF AVAILABLE



FLOOR PLAN

TOWER 1201

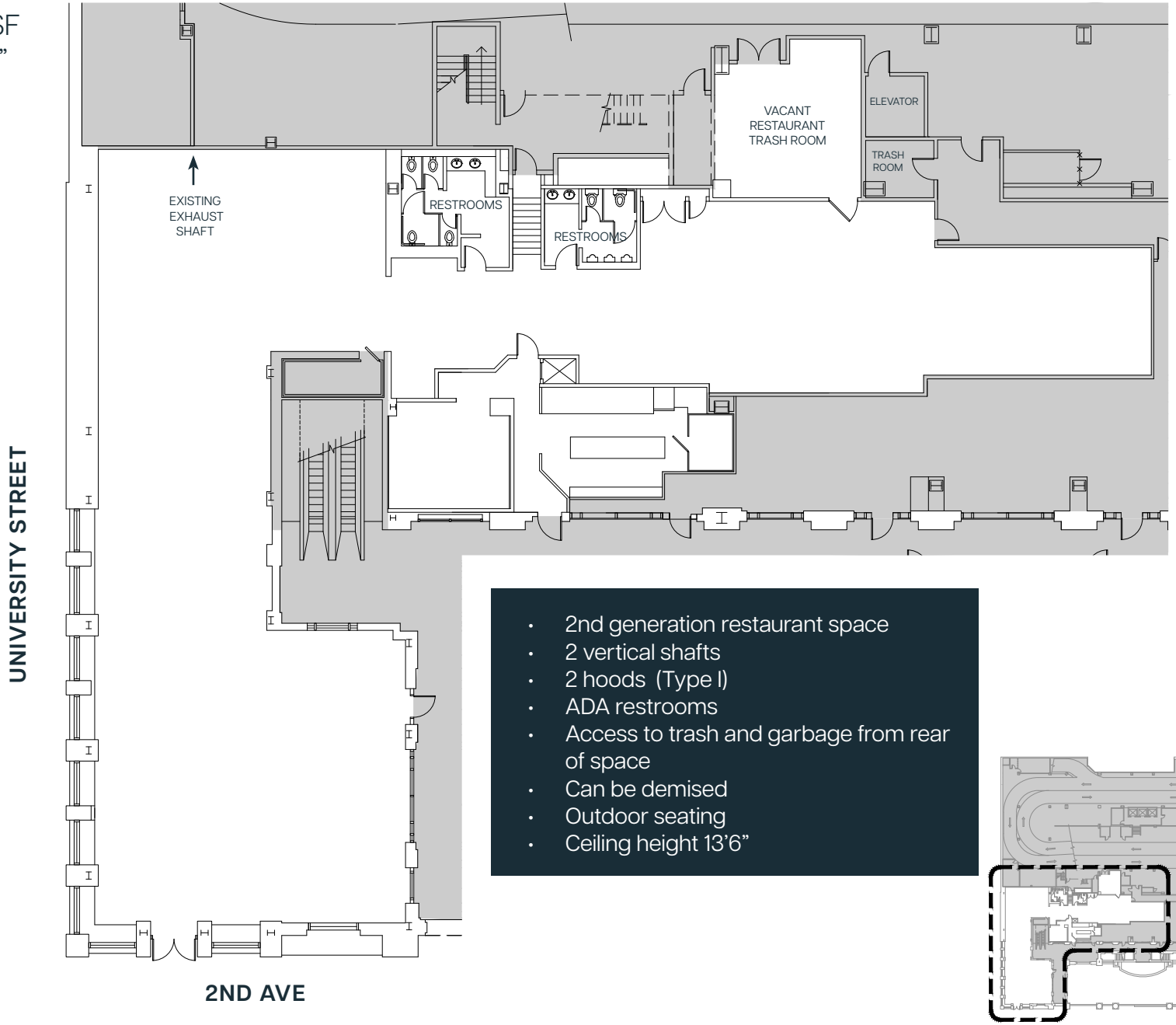
THIRD AVENUE

Light Rail Arrival

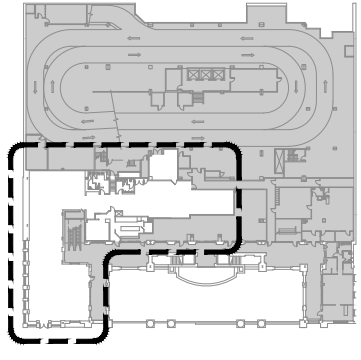
SENECA STREET

FLOOR PLAN

SUITE 155
9,096 RSF | 8,092 USF
CEILING HEIGHT 13'6"



- 2nd generation restaurant space
- 2 vertical shafts
- 2 hoods (Type I)
- ADA restrooms
- Access to trash and garbage from rear of space
- Can be demised
- Outdoor seating
- Ceiling height 13'6"



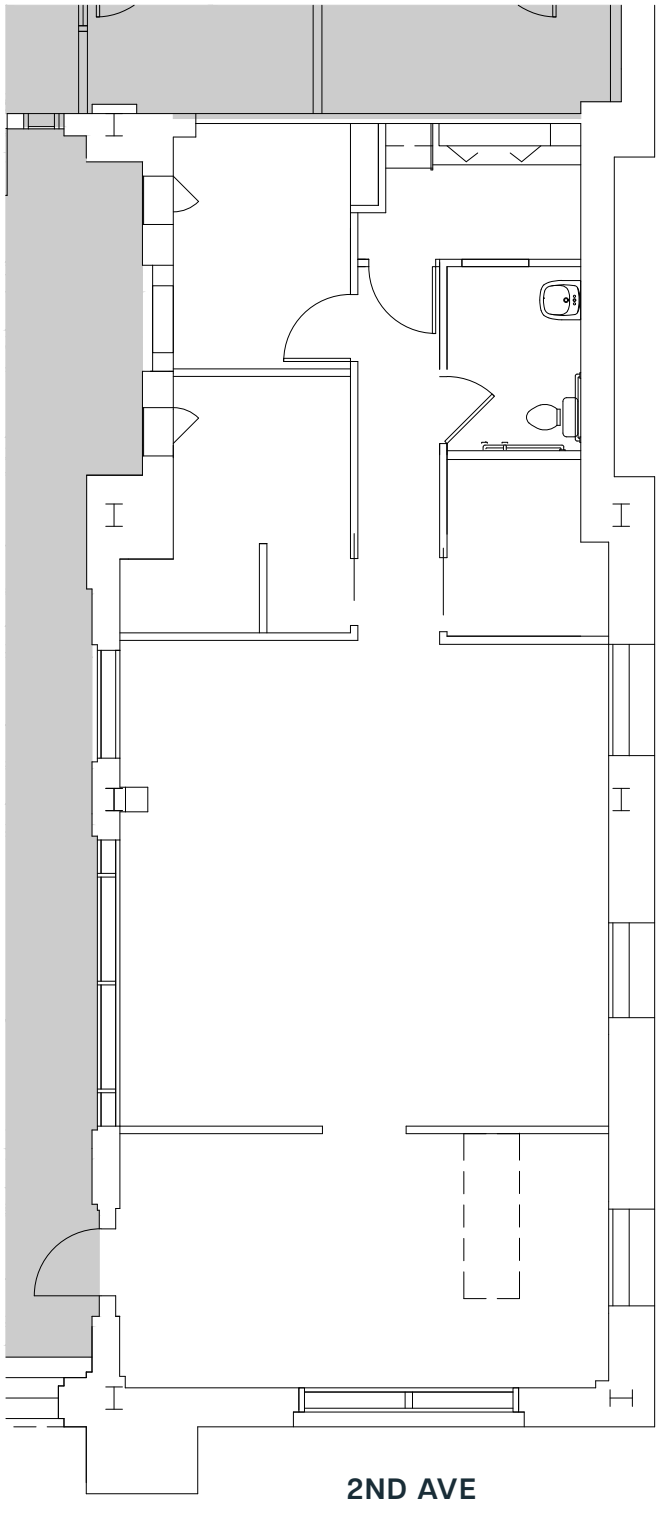
FLOOR PLAN

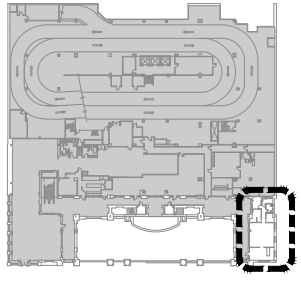
TOWER 1201

SUITE 180 (FORMER CHIROPRACTOR)

1,358 RSF | 1,209 USF | 13’ CEILING HEIGHT

- 2nd generation medical/office space
- Located on the SW corner of 2nd & Seneca Street
- Convenient Parking in front
- Natural light
- Next to outdoor amenity space
- ADA restroom
- HVAC
- Ceiling Height 13’





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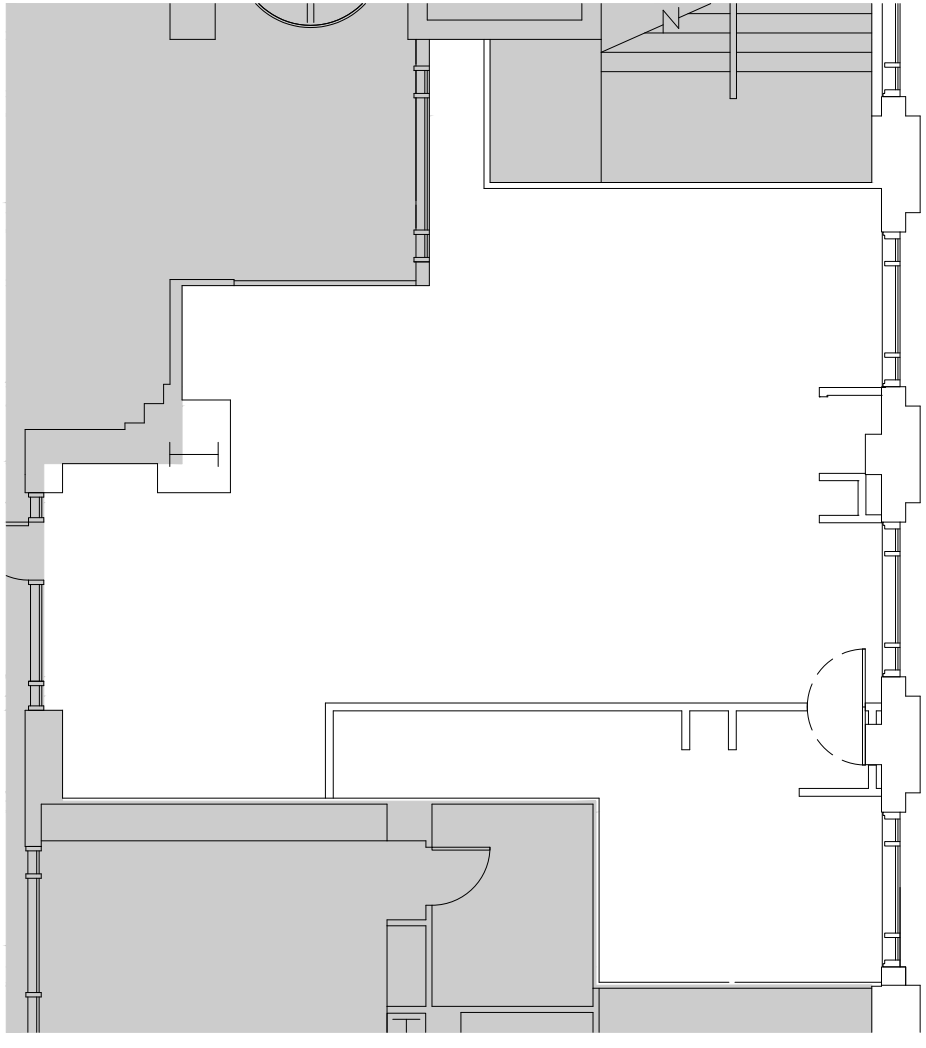
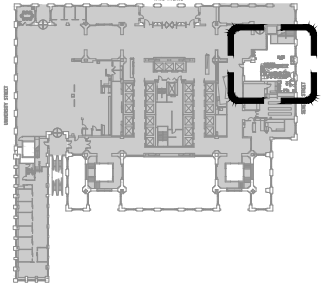
FLOOR PLAN

SUITE 310 (FORMER STARBUCKS)

1,533 RSF | 1,382 USF | CEILING HEIGHT 11'6"

- Direct access to common areas seating and newly remodeled lobby
- HVAC
- 11'6" Ceiling Height





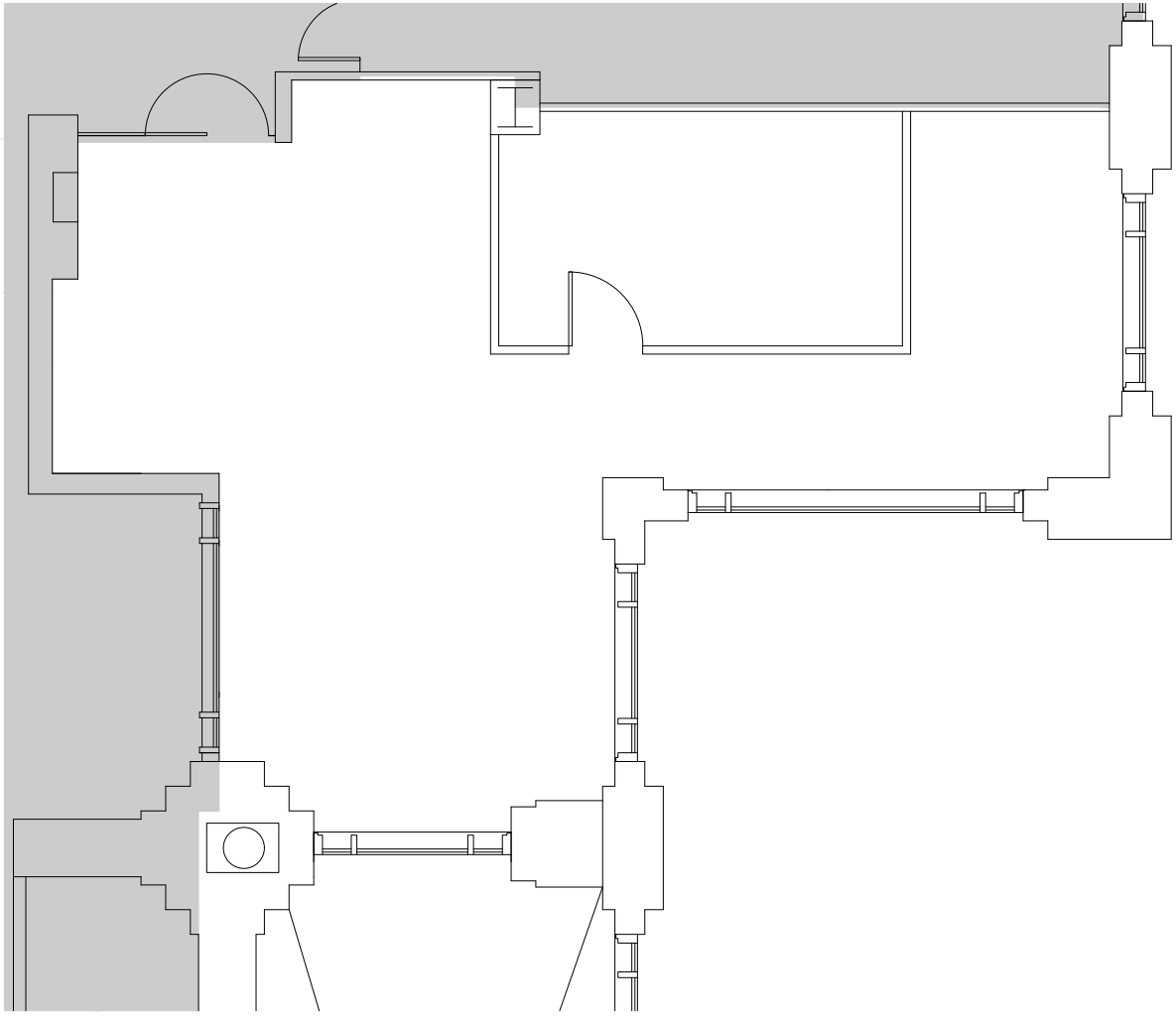
FLOOR PLAN

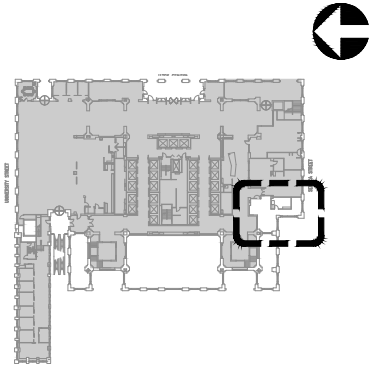
SUITE 350 (FORMER FLOWER SHOP)
1,062 RSF | 945 USF | CEILING HEIGHT 11'6"

- Direct access from lobby and 3rd Avenue
- HVAC
- Common area restrooms
- Ceiling Height 11'6"

3RD AVE

LOBBY





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FLOOR PLAN

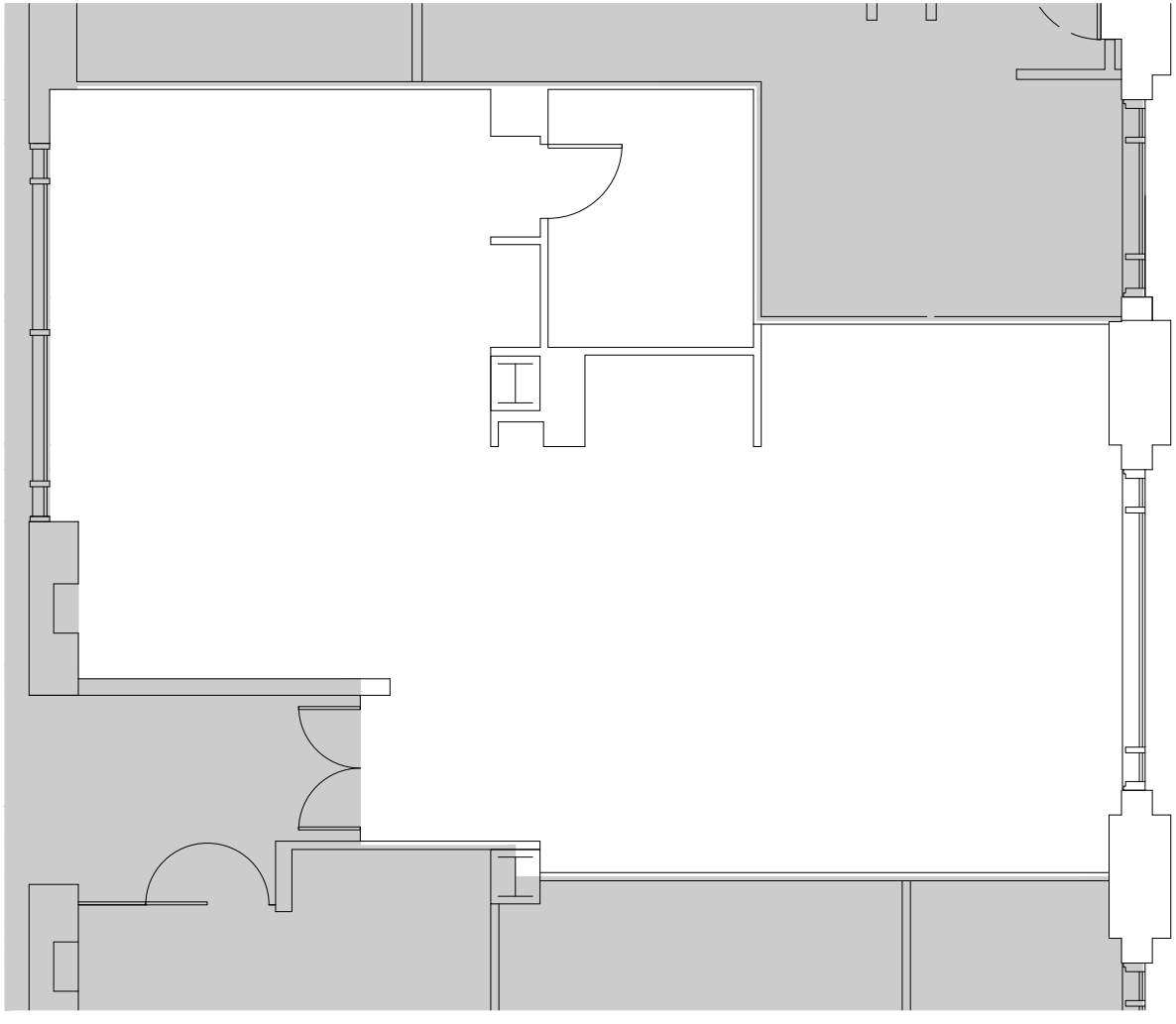
SUITE 380 (FORMER SUNDRIES SHOP)

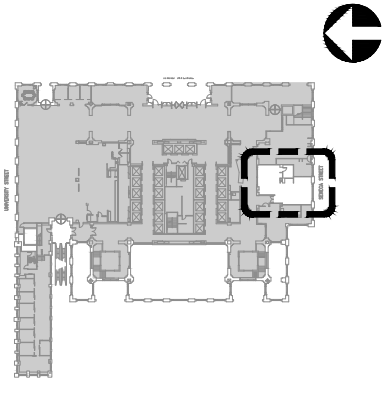
1,346 RSF | 1,198 USF | CEILING HEIGHT 11'6"

- Power
- Interior location off lobby and 3rd Avenue
- Ceiling Height 11'6"

3RD AVE

LOBBY





WCCR

Tracy Cornell | Blake Taylor

Experience a workplace that extends beyond traditional office walls.

15+
Quality restaurants within a 5-min walk

100
Perfect transit score

WATERFRONT
20+ acres of revitalized public space

15+
Quality hotels nearby

LIGHT RAIL
Direct access from lobby

100+
Bike storage with charging

THE CAPITAL GRILLE · FOGO DE CHÃO · FONTÉ COFFEE ROASTERS

THE GEORGE · goldfinch TAVERN · matts IN THE MARKET

PUBLIC MARKET CENTER PIKE PLACE MARKET · BENAROYA HALL

SAM SEATTLE ART MUSEUM · SEATTLE AQUARIUM

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TOWER 1201

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