

MAYNARD BUILDING

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MARTIN SMITH INC

NEWMARK



BUILDING HIGHLIGHTS



97
WALK SCORE

100
TRANSIT SCORE

90
BIKE SCORE

Historic Charm in Pioneer Square

- Located in the heart of Seattle's vibrant Pioneer Square district
- Classic brick-and-beam architecture with timeless character

Exceptional Office Environment

- Open floor plans with high ceilings and abundant natural light
- Exposed brick and large windows for a creative workspace

Convenient & Accessible Location

- Steps from top restaurants, coffee shops, and retail amenities
- Easy access to public transit, including light rail and bus routes
- Close proximity to major business hubs and waterfront

Modern Upgrades & Amenities

- Well-maintained building
- High-speed Internet availability and updated mechanical systems
- Secure entry
- Local ownership and management

AVAILABILITIES

Lower Level

Suite 1	1,101 SF	Retail/flex space
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First Floor

Suite 100	2,497 SF	Reception, conference room, kitchen, 2 private offices, & open work space
Suite 110	3,136 SF	Open space with mezzanine level
Suites 100 + 110	5,633 SF	Raised first floor retail/flex/office space

Second Floor

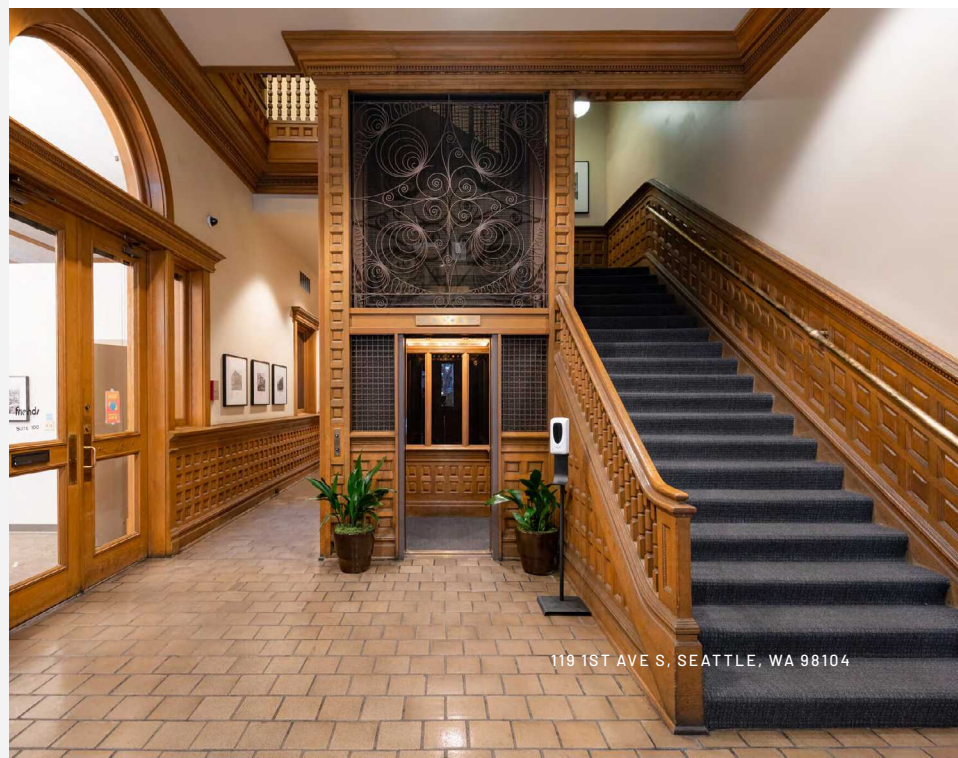
Suite 200	1,784 SF	Reception, 5 private offices, conference room, and waiting area.
Suite 260	2,152 SF	Reception, 5 private offices, conference rooms, and open work space
Suite 270	896 SF	Reception, private office, and open space
Suites 260 + 270	3,048 SF	

Fourth Floor

Suite 400	2,624 SF	Reception, 3-4 private offices, conference room, open kitchen, & open work spaces
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Fifth Floor

Suite B	334 SF	Private office with shared amenities
Suite C	285 SF	Private office with shared amenities



THE NEIGHBORHOOD



● NEARBY PLACES

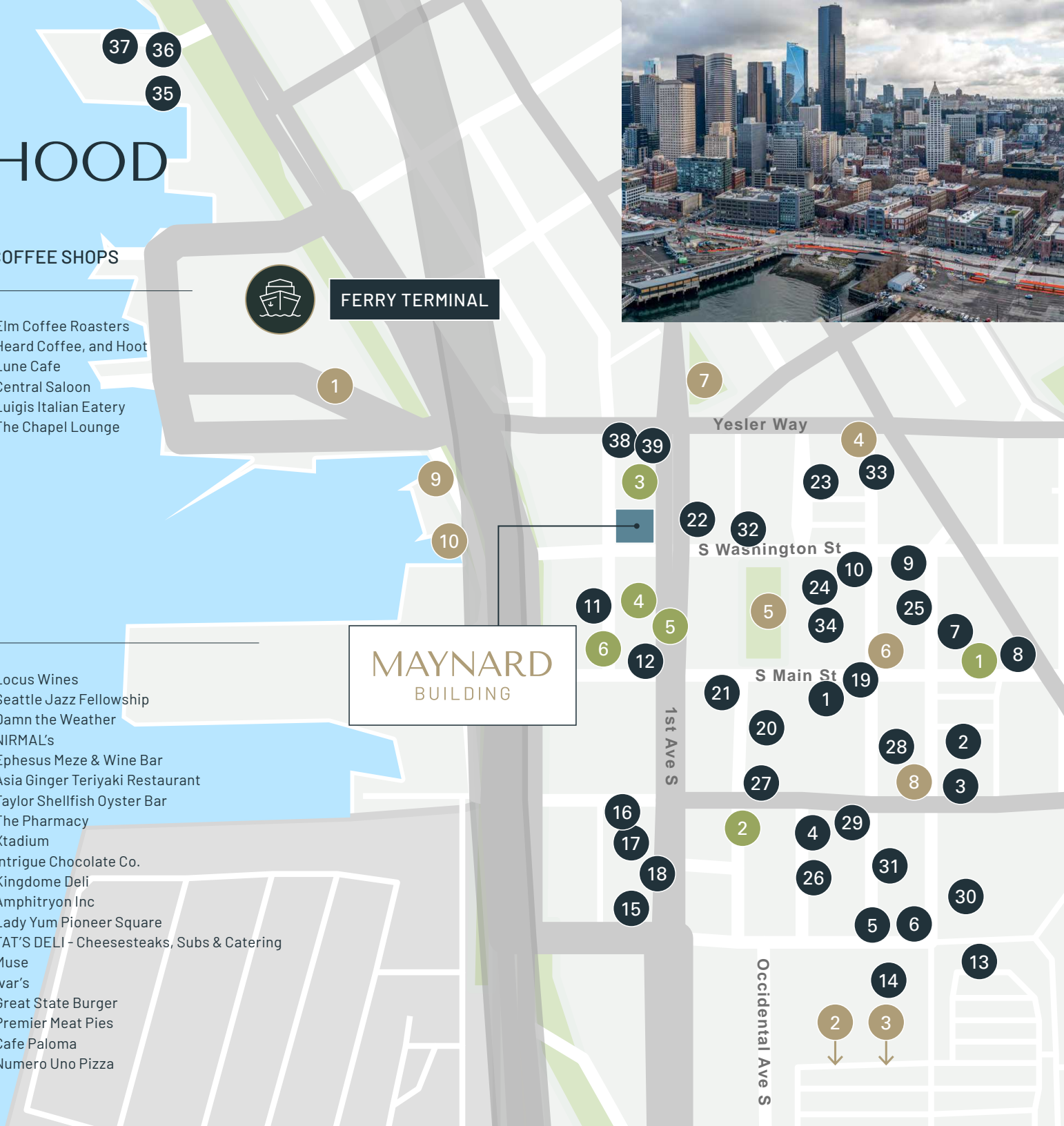
1. Colman Dock
2. Lumen Field
3. T-Mobile Park
4. King Street Station
5. Occidental Square
6. Waterfall Garden
7. Pioneer Park
8. Klondike Gold Rush National Historical Park
9. Pioneer Square Habitat Beach
10. Washington Street Public Boat Landing

● COFFEE SHOPS

1. Elm Coffee Roasters
2. Heard Coffee, and Hoot
3. Lune Cafe
4. Central Saloon
5. Luigis Italian Eatery
6. The Chapel Lounge

● FOOD & DRINK

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Darkalino's 2. Cookies Country Chicken 3. Fat Shack 4. Salumi 5. King Street Bar & Oven 6. SuperKim Crab House Muse 7. Good Bar 8. Flatstick Pub - Pioneer Square 9. McCoy's Firehouse Bar & Grill 10. Saigon Drip Cafe 11. Pass D Jollof 12. OHSUN Banchan Deli & Cafe 13. 13 Coins Seattle 14. Matsu 15. Cowgirls Inc 16. General Porpoise 17. Il Terrazzo Carmine 18. Browne Family Vineyards Tasting Room 19. The Pastry Project | <ol style="list-style-type: none"> 20. Locus Wines 21. Seattle Jazz Fellowship 22. Damn the Weather 23. NIRMAL's 24. Ephesus Meze & Wine Bar 25. Asia Ginger Teriyaki Restaurant 26. Taylor Shellfish Oyster Bar 27. The Pharmacy 28. Xtadium 29. Intrigue Chocolate Co. 30. Kingdome Deli 31. Amphitryon Inc 32. Lady Yum Pioneer Square 33. TAT'S DELI - Cheesesteaks, Subs & Catering 34. Muse 35. Ivar's 36. Great State Burger 37. Premier Meat Pies 38. Cafe Paloma 39. Numero Uno Pizza |
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NEARBY TRANSPORTATION



WALK SCORE: 97

12 MIN WALK TO
T-MOBILE PARK

5 MIN WALK TO
LUMEN FIELD

COLMAN FERRY DOCK

Seattle

PIONEER STATION






PIONEER SQUARE HABITAT BEACH

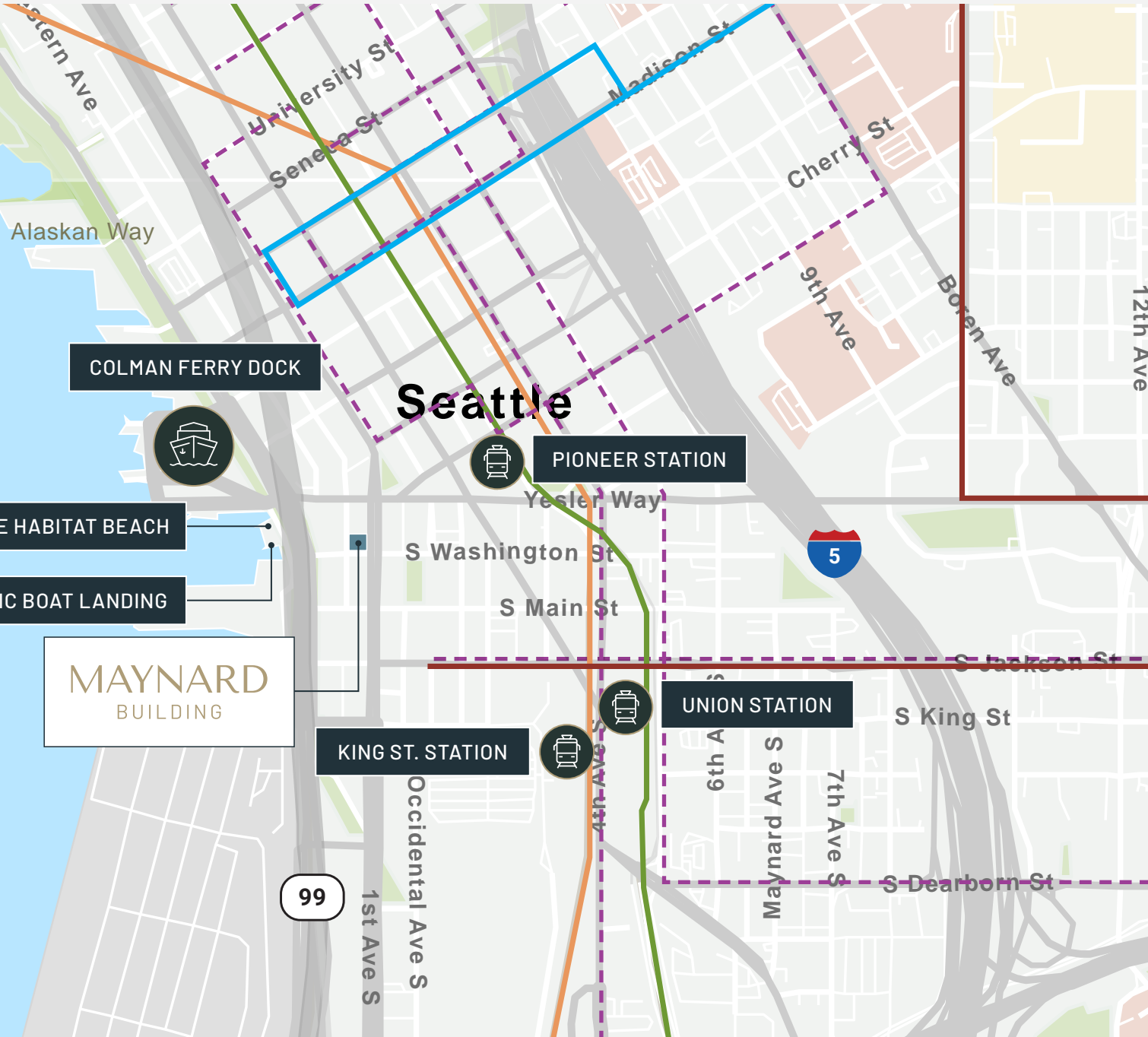
WASHINGTON STREET PUBLIC BOAT LANDING

MAYNARD
BUILDING

KING ST. STATION

UNION STATION

-  Seattle Streetcar First Hill Line Route
-  Madison BRT
-  Sound Route
-  Light Rail
-  Bus Line



LOWER LEVEL

Suite 1

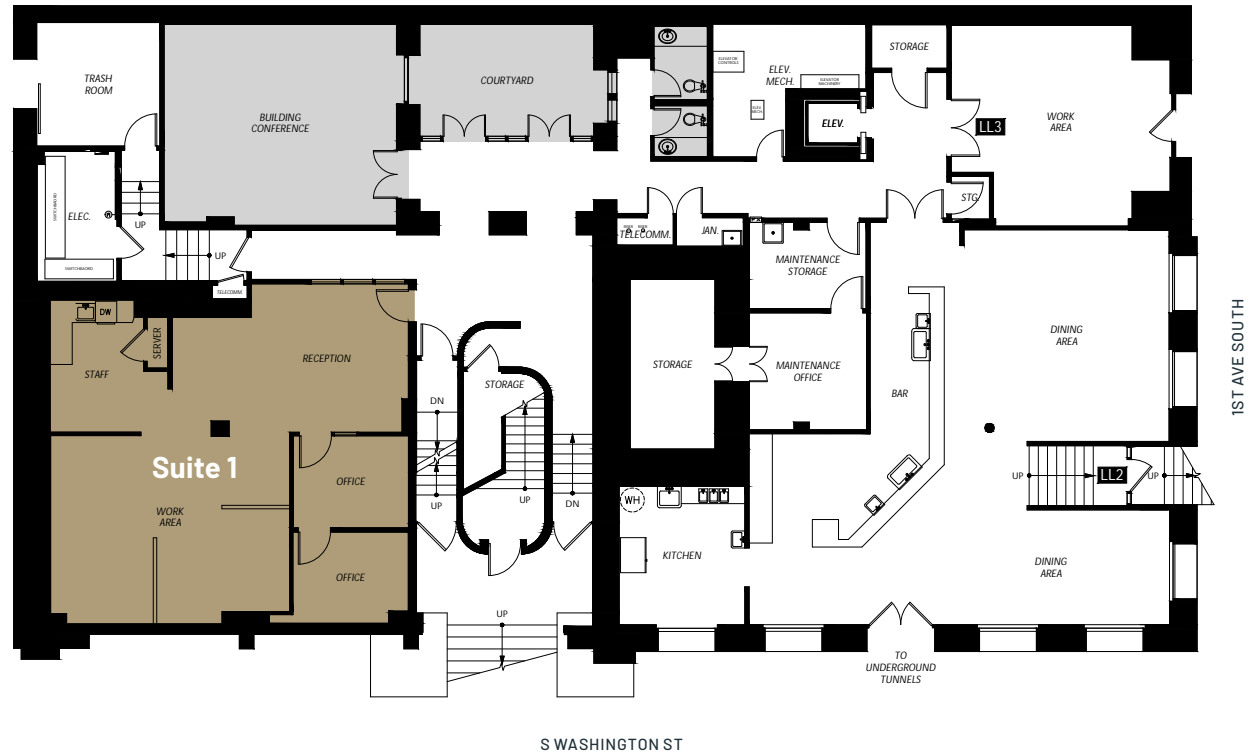
1,101 SF

Office/Flex/Retail Space

Lower level space located next to the Building's conference room, courtyard and down the hall from Underbelly.

Access: Elevator lobby access or stair entrance located on S. Washington St.

Usage: Potential Showroom, Gallery, Gaming/Tech Space.



FIRST FLOOR

Suites 100 + 110

5,633 SF

Suite 100

2,497 SF

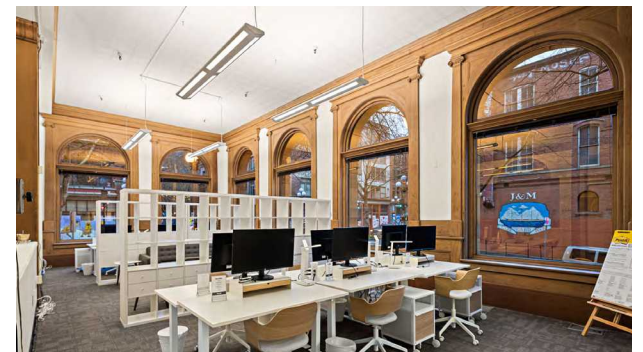
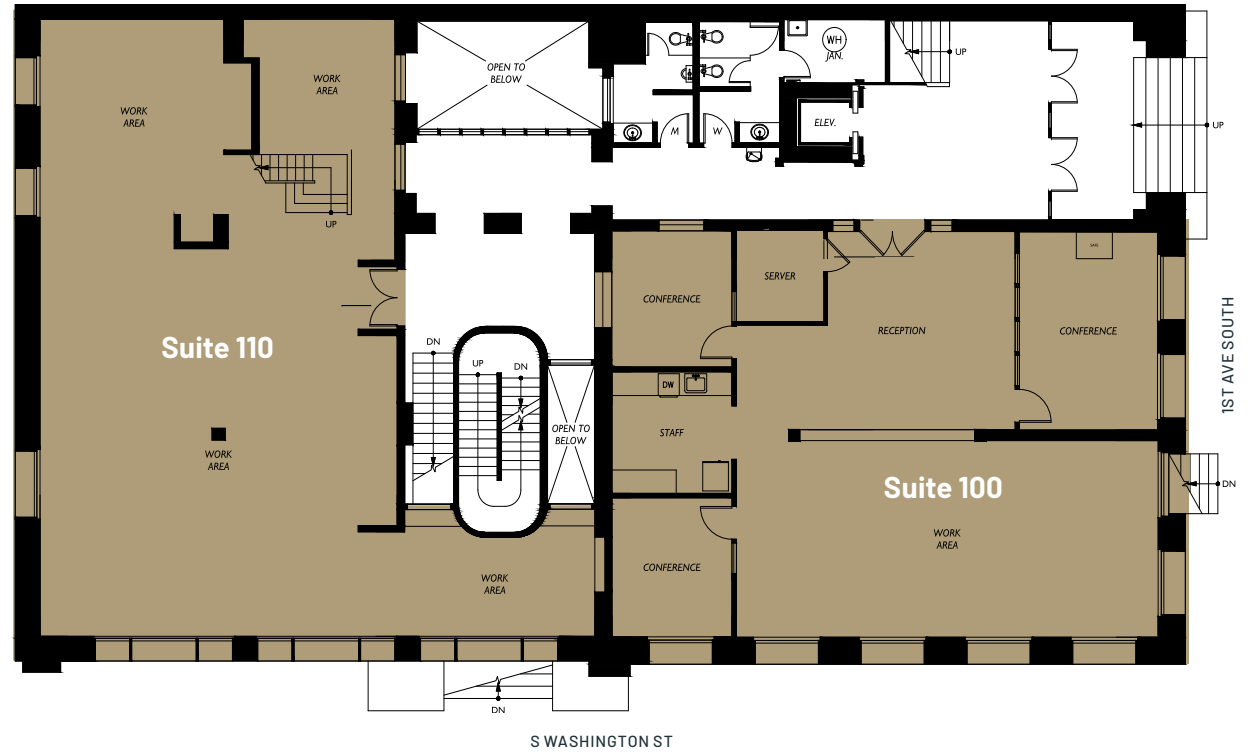
Suite 110

3,136 SF

Raised Street Level Space.

Potential Showroom, Creative Office Space.

Large window Signage Opportunities along 1st Ave.



SECOND FLOOR

Suite 200
1,784 SF

Suite 260
2,152 SF

Suite 270
896 SF

Suites 260 + 270
3,048 SF



FOURTH FLOOR

Suite 400
2,624 SF

Furnished and plug & play
Reception with 3-4 private offices,
conference room, kitchen.



FIFTH FLOOR

Private Offices with Shared Amenities.

Suite B

334 SF

Suite C

285 SF

Law firm/legal private offices with a reservable conference room, reception, and open work space.



S WASHINGTON ST

1ST AVE SOUTH



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NEWMARK

MARTIN SMITH INC

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