

# 6100

FOURTH  
AVENUE  
SOUTH

FOR DIRECT LEASE:  
7,619 – 162,333 RSF

## THE TRUPANION BUILDING

### AVAILABLE NOW

\$20.00/RSF/YEAR FULLY SERVICED

NO OPERATING EXPENSE PASS THROUGHS

FREE PARKING – 2:1,000

SPACES ARE FULLY BUILT-OUT AND IN SOME  
CASES FULLY FURNISHED



▶ TOUR THE LOBBY

▶ TOUR THE FITNESS CENTER

## BUILDING FEATURES



DAYCARE  
ON-SITE



24 HOUR ON  
SITE SECURITY  
GUARD



EASY HIGHWAY  
ACCESS



FREE DOG  
WALKING



HIGHLY VISIBLE  
LOCATION



FREE BUILDING  
CONFERENCE  
ROOM



BIKE STORAGE  
& SHOWER



FREE FITNESS  
CENTER WITH  
SHOWERS/  
LOCKERS



LOADING  
DOCK

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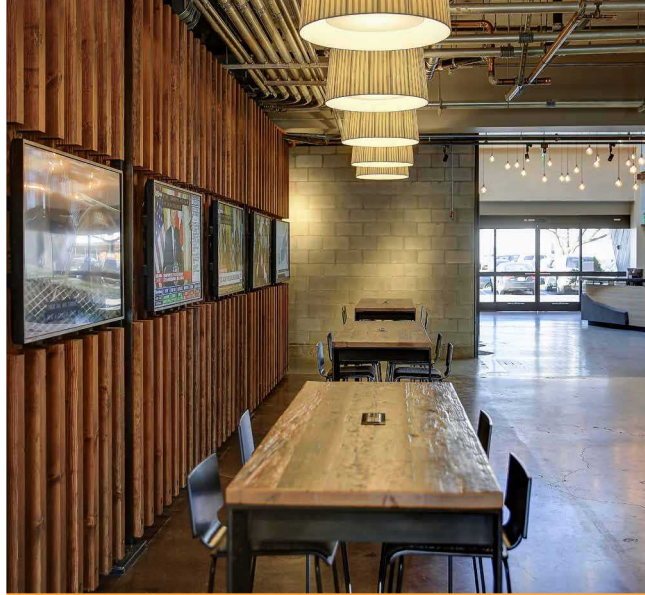
**BRODERICK**  
• GROUP •

# 6100





4TH AVENUE SOUTH  
FOR LEASE



6100  
4TH AVENUE SOUTH



## AVAILABILITIES

VIRTUAL TOUR	FLOOR	SUITE	RSF	AVAILABILITY
	1	<u>100B</u>	10,246	NOW
	1	<u>100A/C</u>	7,619	NOW
	2	<u>200</u>	67,065	60 DAYS' NOTICE
	3	<u>300</u>	41,160	30 DAYS' NOTICE
	4	<u>400</u>	24,317	NOW
	4	<u>401</u>	11,926	NOW

The information contained herein has been given to us by the owner or sources which 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.

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# 6100

4TH AVENUE SOUTH  
FOR LEASE

# FLOOR 1

▶ TOUR THE LOBBY

▶ TOUR THE FITNESS CENTER

SUITE 100B | 10,246  
SUITE 100A/C | 7,619 RSF



# 6100

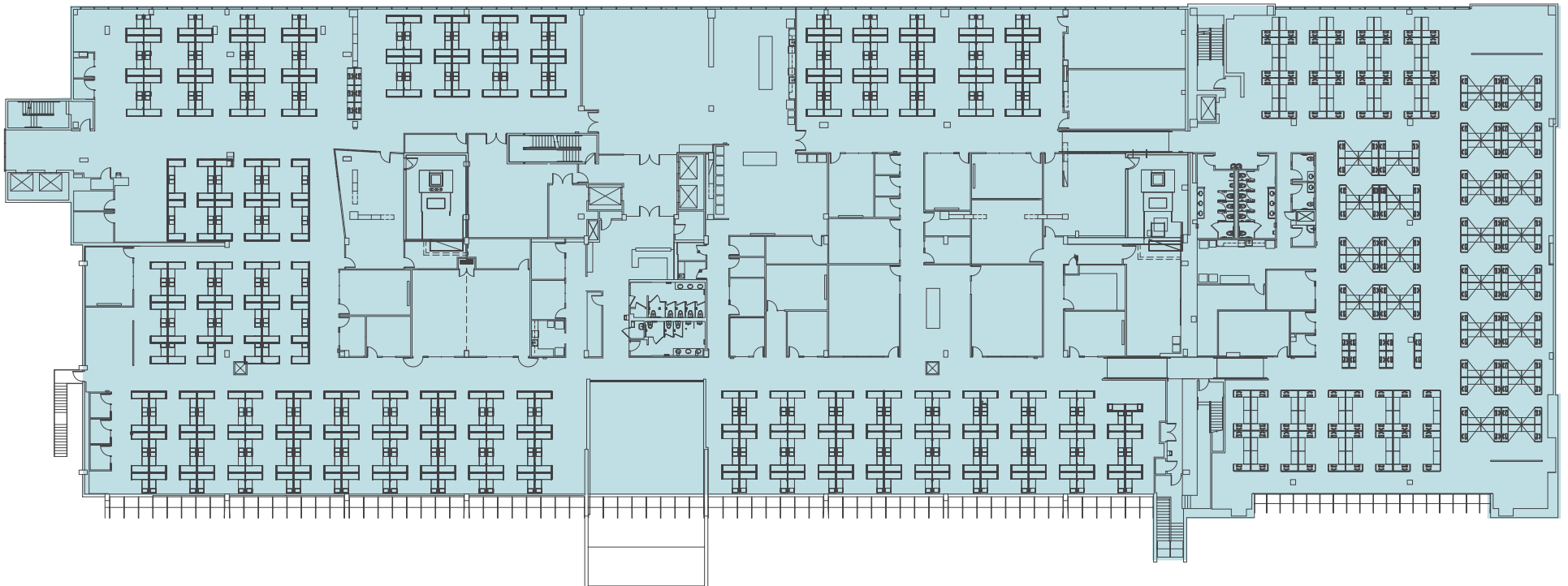
4TH AVENUE SOUTH

FOR LEASE

# FLOOR 2

67,065 RSF

[▶ VIRTUAL TOUR](#)



# 6100

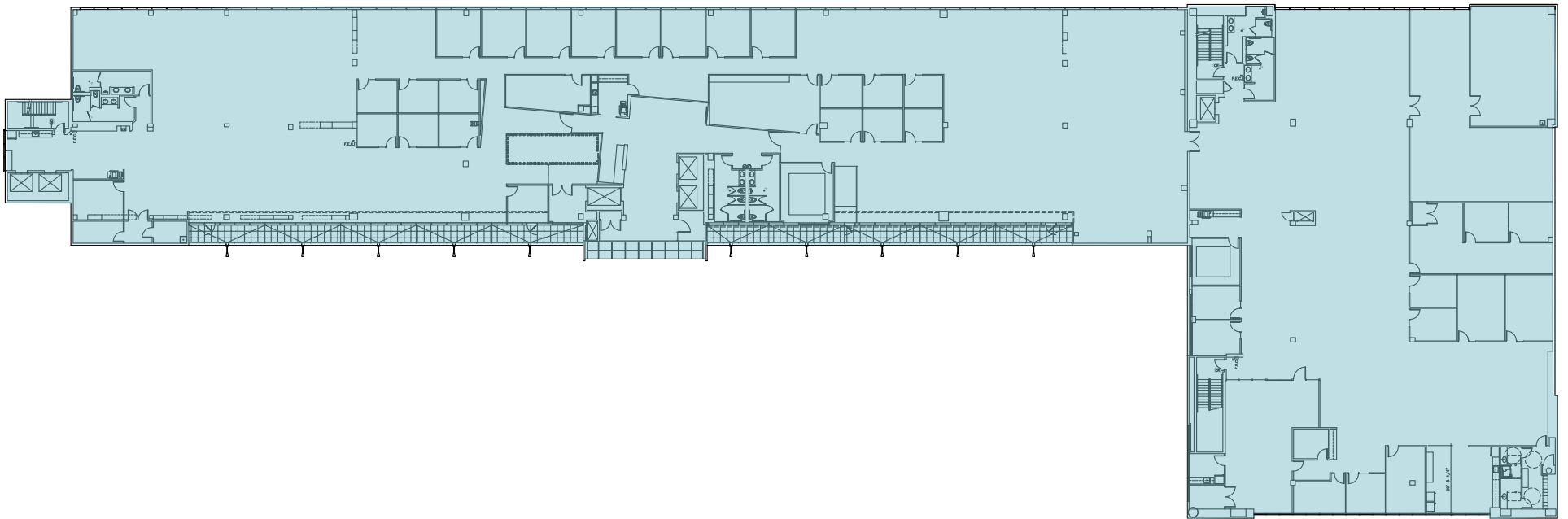
4TH AVENUE SOUTH

FOR LEASE

# FLOOR 3

41,160 RSF

[▶ VIRTUAL TOUR](#)



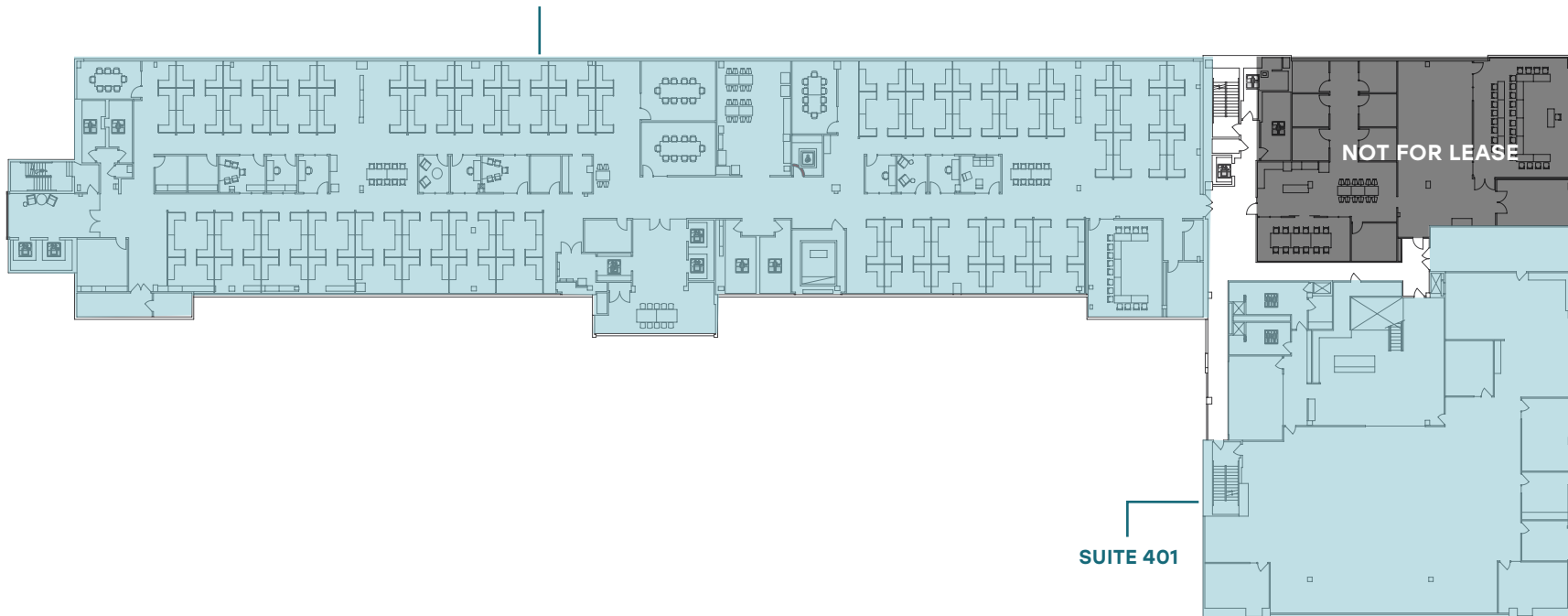
# 6100

4TH AVENUE SOUTH  
FOR LEASE

# FLOOR 4

SUITE 400 | 24,317 RSF  
SUITE 401 | 11,926 RSF

SUITE 400  
▶ VIRTUAL TOUR



# DRIVE TIMES

**10 MINUTES**  
TO DOWNTOWN SEATTLE

**20 MINUTES**  
TO DOWNTOWN BELLEVUE

**10 MINUTES**  
TO SEATAC AIRPORT



## AMENITIES

1. Katsu Burger
2. Chilolos
3. Starbucks
4. Woks Teriyaki
5. Kauai Family Restaurant
6. Deep Sea Sugar & Salt
7. 777 Strength & Conditioning
8. House of Smith Jet City Winery

9. Hangar Cafe
10. Great Notion Brewing
11. Mezzanotte
12. Smarty Pants
13. Ciudad
14. Maruta Shoten
15. Jellyfish Brewing Company
16. Daimonji Sushi & Grill

17. Jules Maes Saloon
18. Star Brass Works Lounge
19. Machine House Brewery
20. Brother Joe
21. The Flora Bakehouse
22. The Corson Building
23. Donburi Station Seattle
24. Elysian Taproom

25. LECT's Soup Stop
26. Georgetown Brewing
27. Espresso By Design
28. The Dog House Bar and Grill
29. Marco Polo Bar & Grill
30. Pho Sriracha
31. Slim's Last Change
32. Westerly