

AGGRESSIVE PLUG & PLAY SPACE - \$32 GROSS

# PALMER COURT

1000 1st Ave S. Seattle, WA 98134

**NEWMARK**

**Cavan O'Keefe**

t 206-395-2903

cavan.okeefe@nmrk.com

**Jesse Ottele**

t 206-452-4529

jesse.ottele@nmrk.com

# BUILDING HIGHLIGHTS

Stunning views of Elliott Bay, downtown  
and stadiums

Market ready, creative office space with  
exposed ceilings and plug & play furniture

On-site bike storage and shower facilities

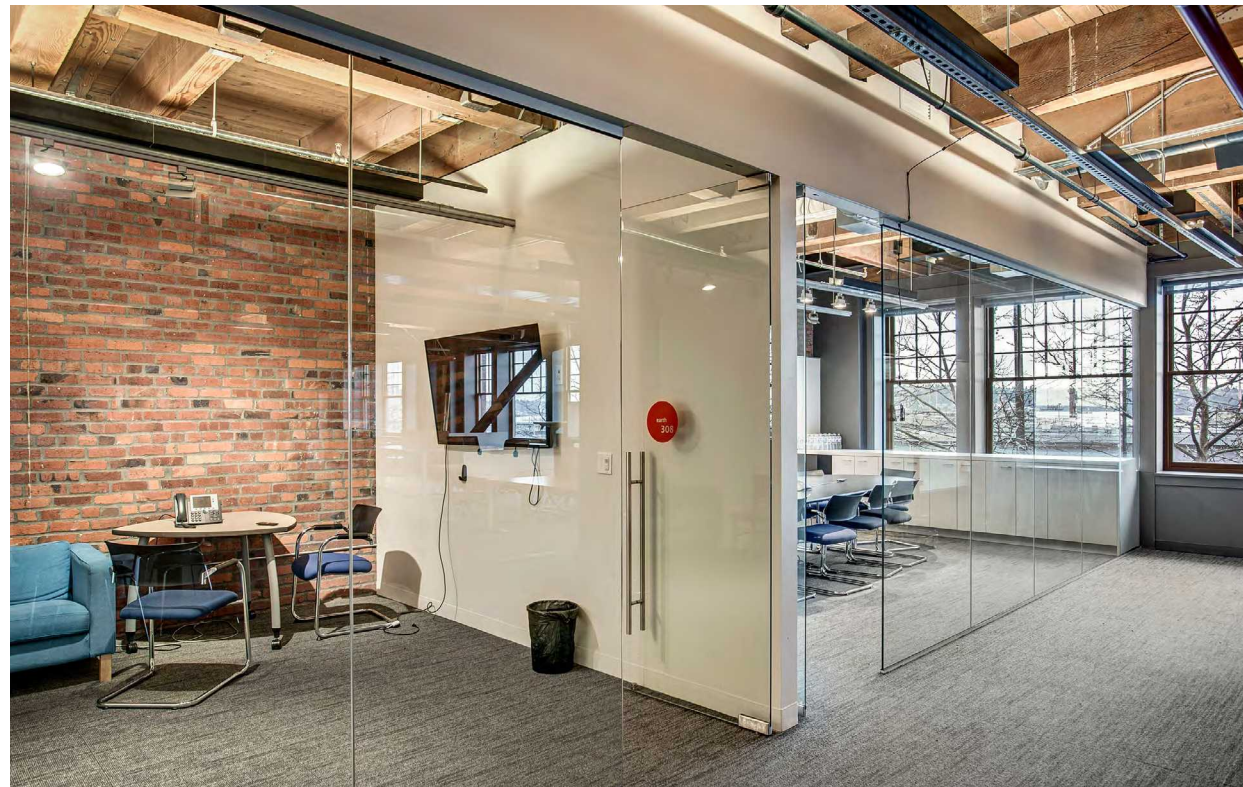
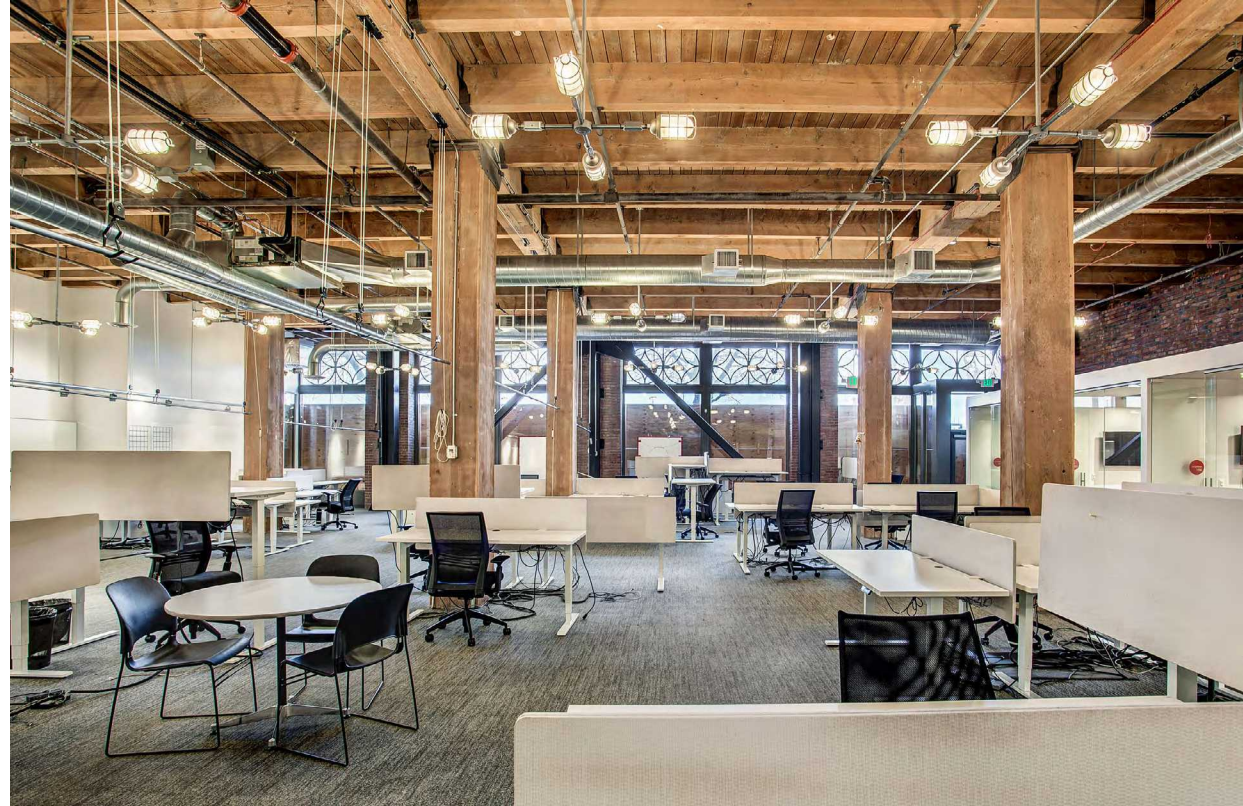
Branding and signage ability in view of the  
thousands of drivers and sports fans

Easy access to I-5 and I-90 via Edgar  
Martinez Way

Efficient 10,000SF floorplates allowing  
mid-size companies the ability to control  
the identity and space

Unparalleled Stadium district location on  
the edge of Pioneer Square and CBD with  
direct access to the revitalized waterfront

Parking: multiple surface lots and garages

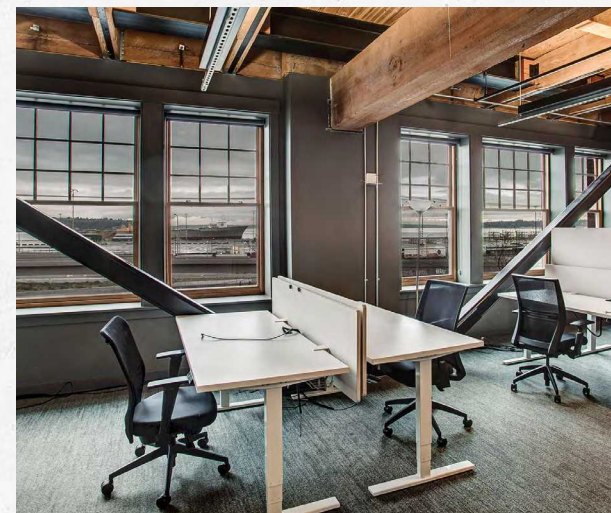
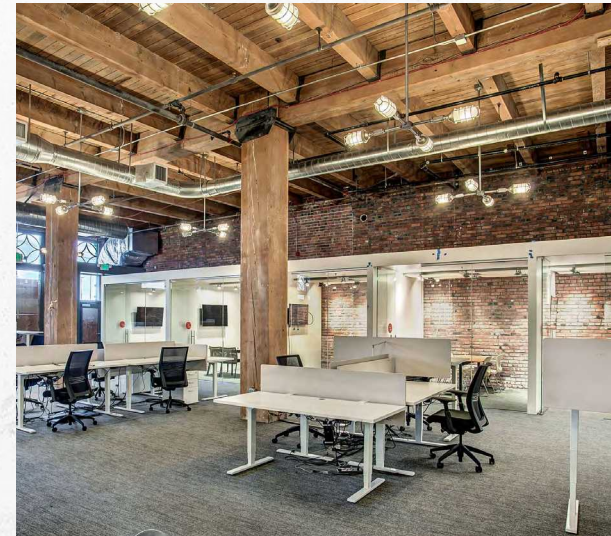
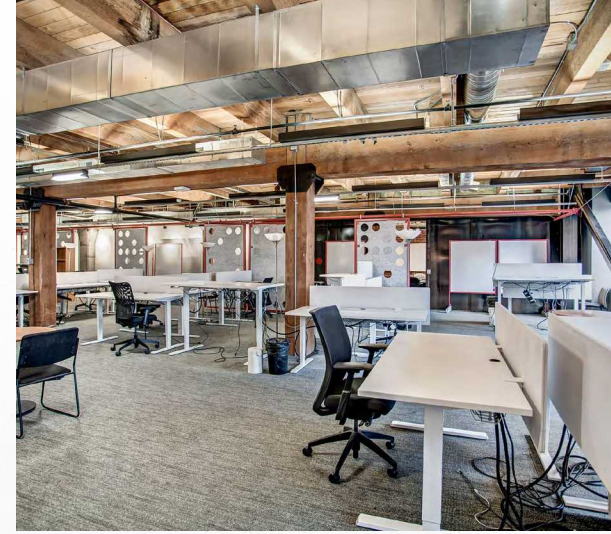
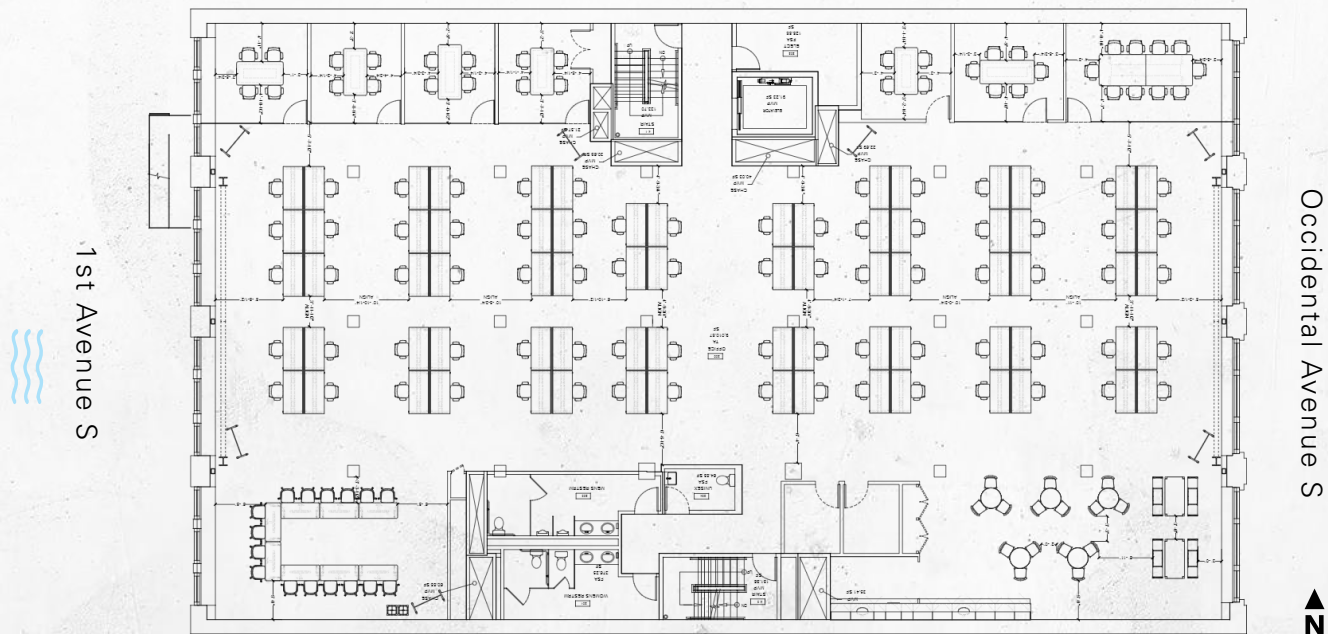




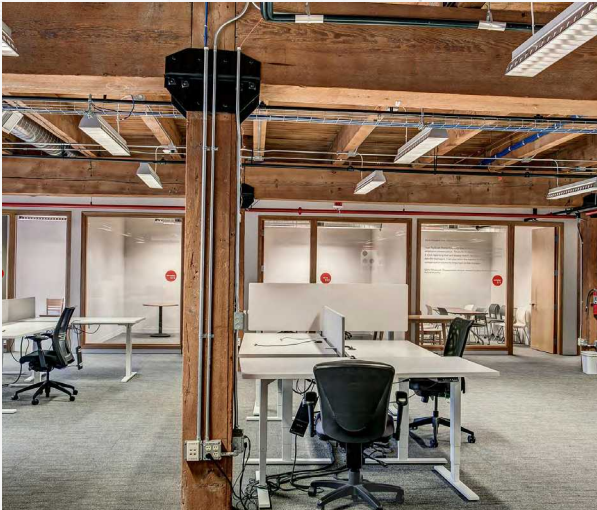
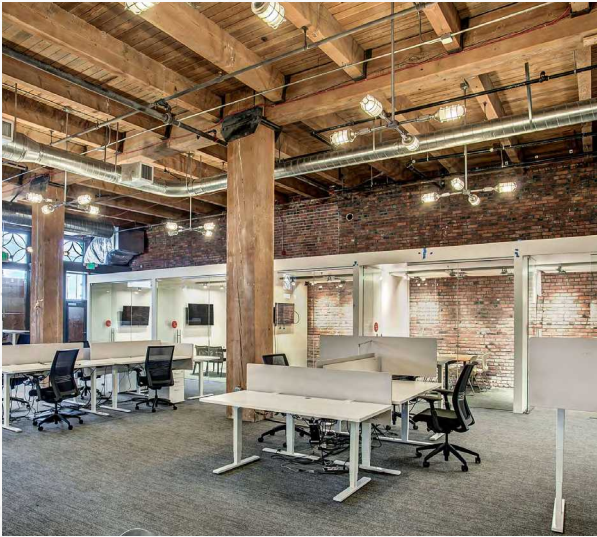
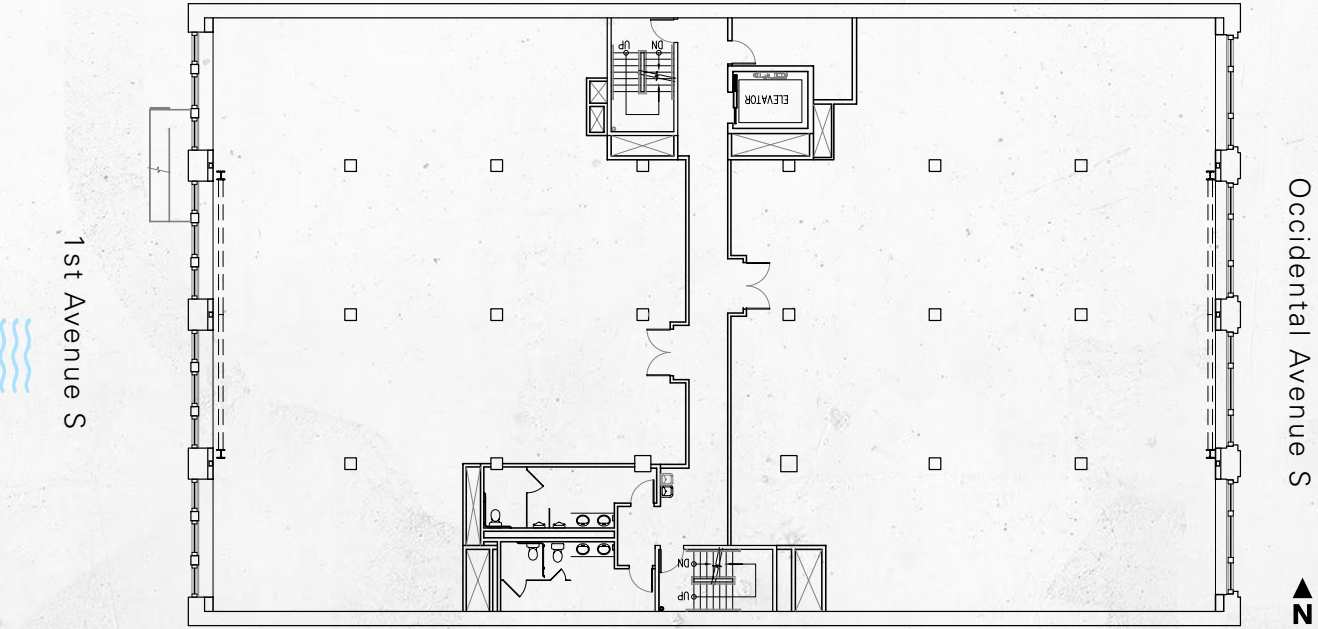
# CURRENT AVAILABILITIES

| Suite                                     | Size       |                              |
|---|------------|------------------------------|
| Floor 1                                   | 8,340 RSF  |                              |
| Floor 2                                   | 10,037 RSF |                              |
| Floor 3                                   | 10,037 RSF |                              |
| Floor 4                                   | 10,037 RSF | <a href="#">Virtual Tour</a> |
| Floor 5                                   | 10,037 RSF | <a href="#">Virtual Tour</a> |
| Floor 6                                   | 10,037 RSF | <a href="#">Virtual Tour</a> |
| <b>FULL BUILDING AVAILABLE 58,525 RSF</b> |            |                              |

# EXAMPLE CURRENT FURNITURE LAYOUT

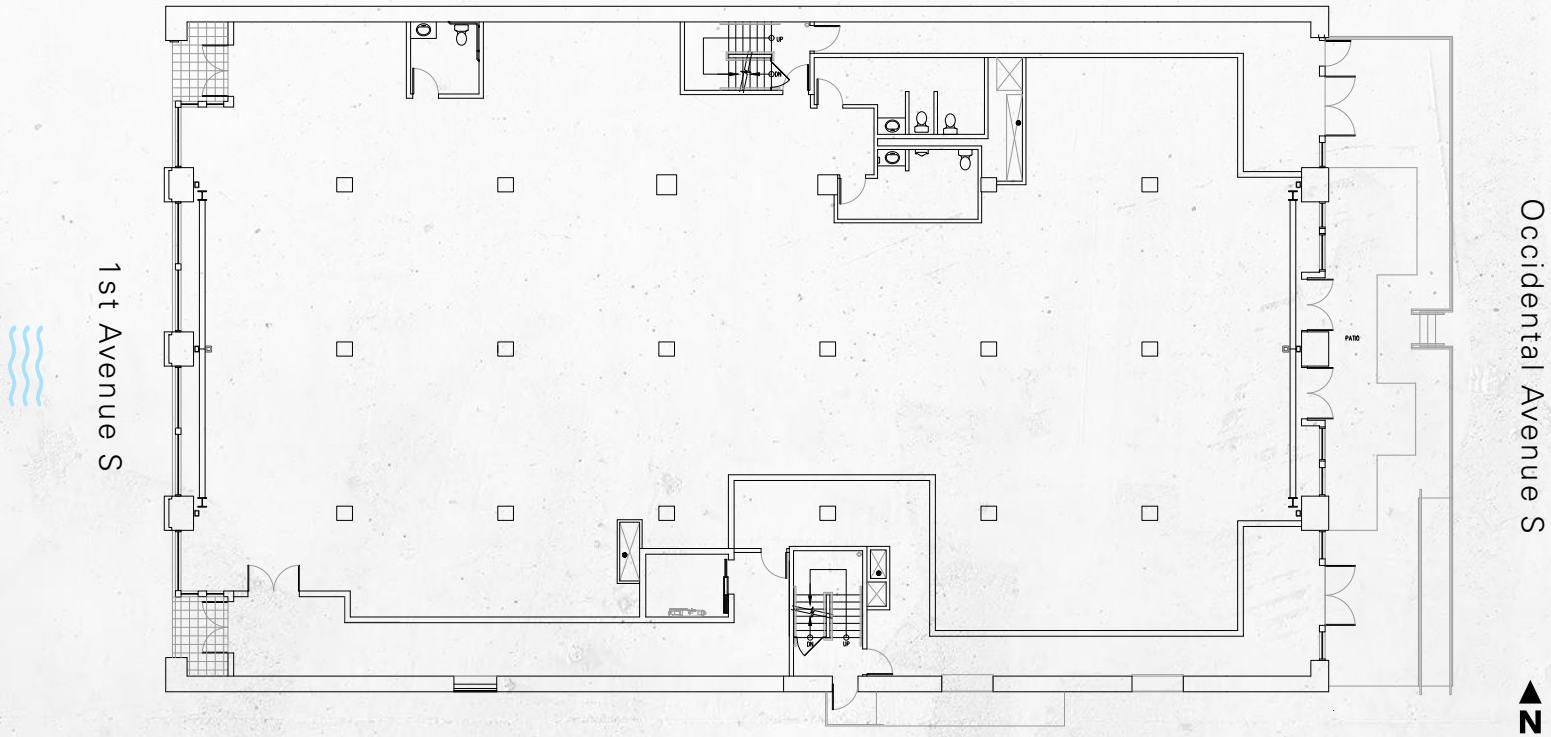


# EXAMPLE DEMISING PLAN



# FLOOR 1

8,340 RSF

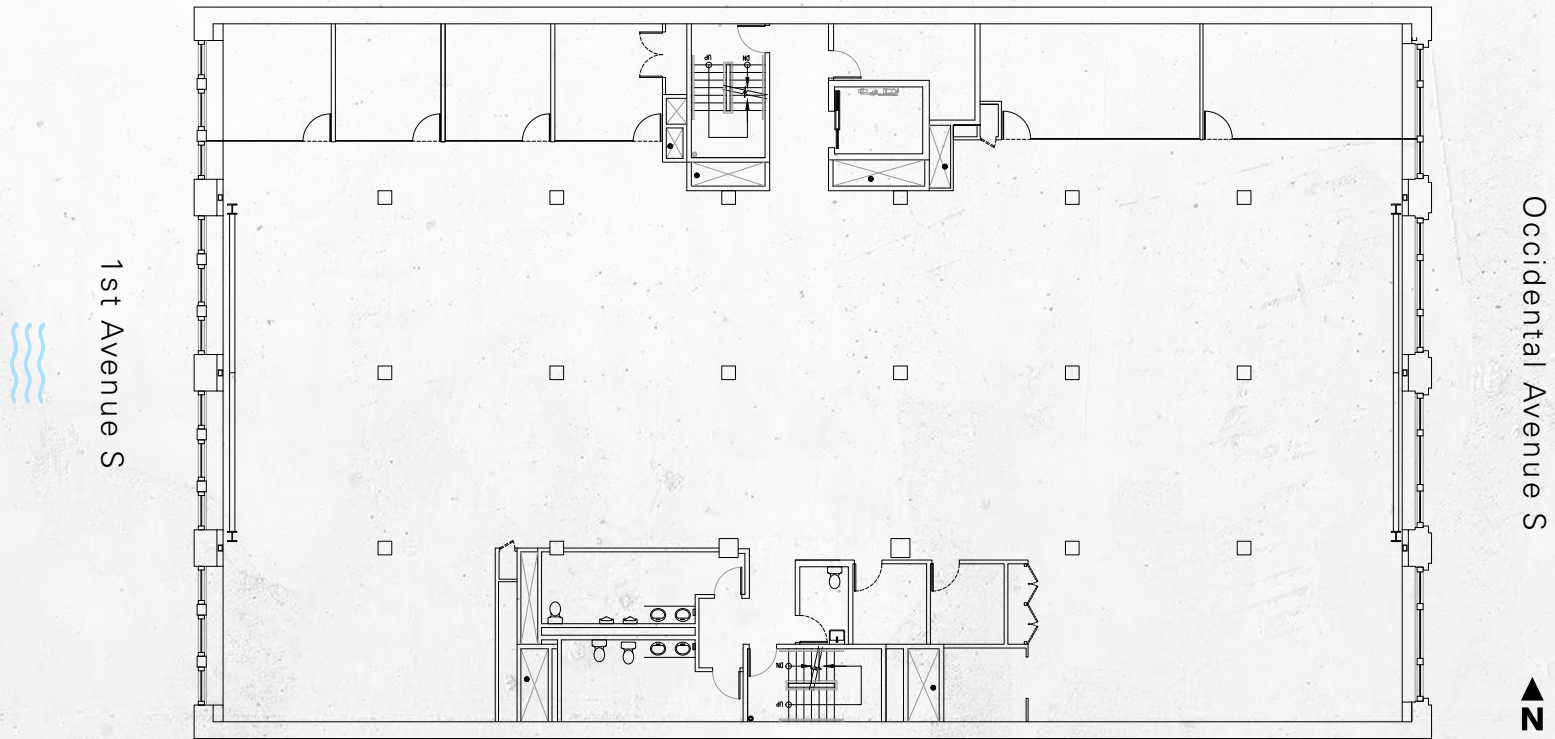


# FLOOR 2

10,037 RSF

(Div. to 4,757 RSF)

**PALMER**  
COURT

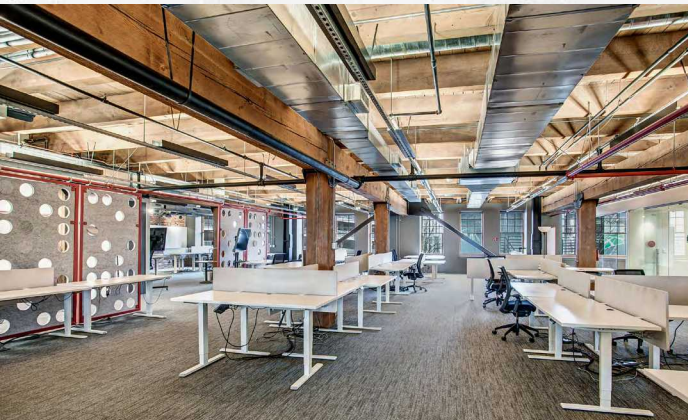
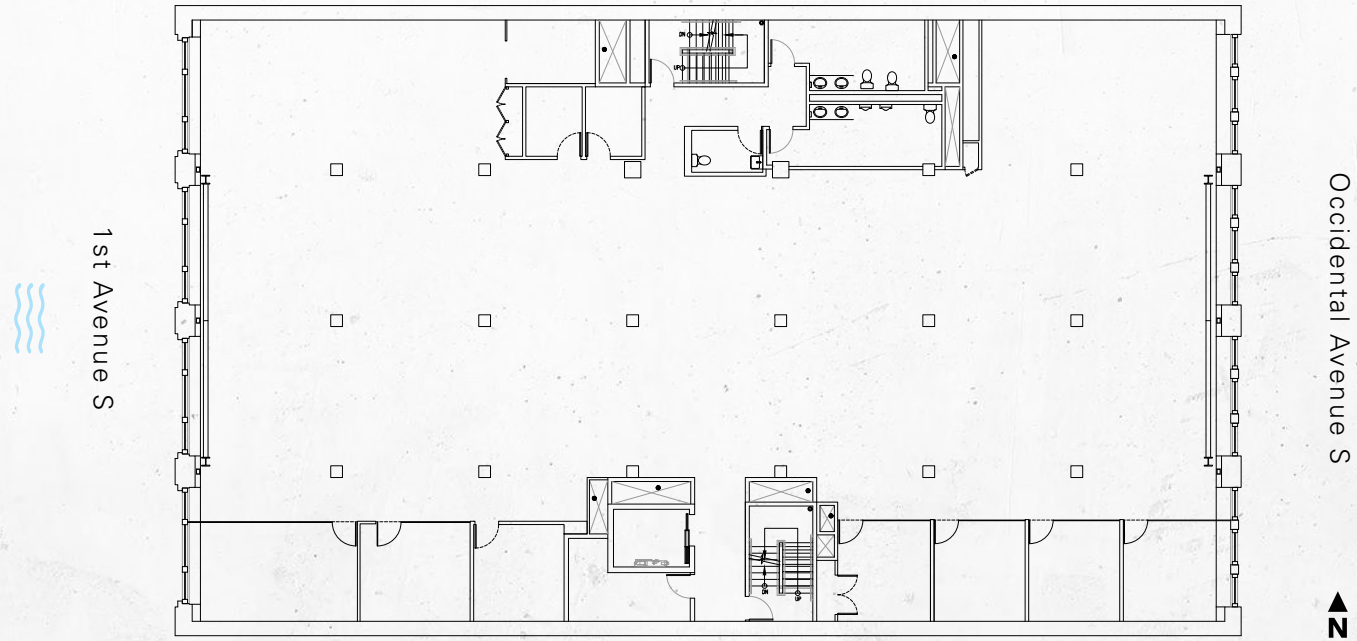


# FLOOR 3

10,037 RSF

(Div. to 4,775 RSF)

Virtual Tour



# **FLOOR 4**

**10,037 RSF**

(Div. to +/- 5,000 RSF)

Available June 2026

**PALMER**  
COURT

***FLOOR PLAN COMING SOON***

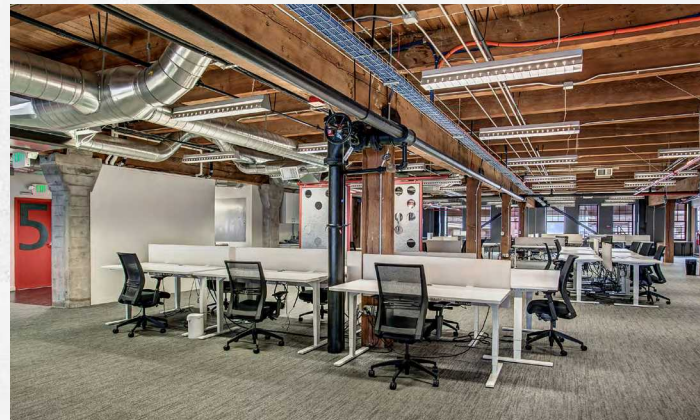
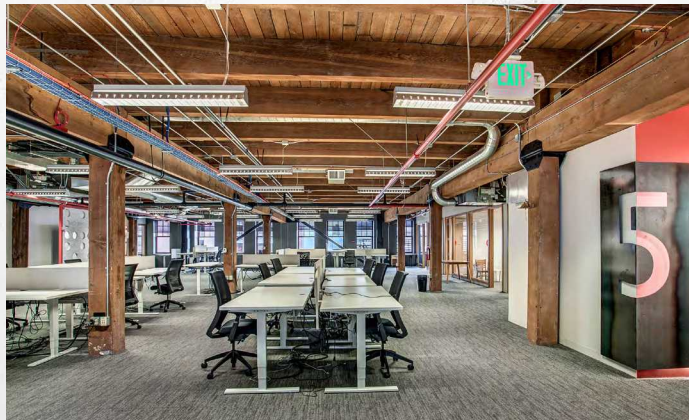
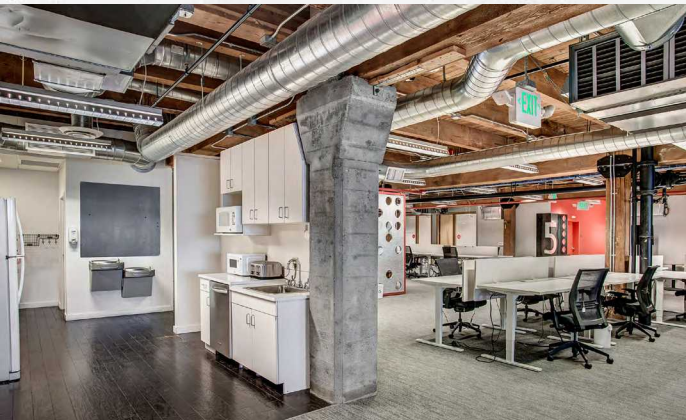
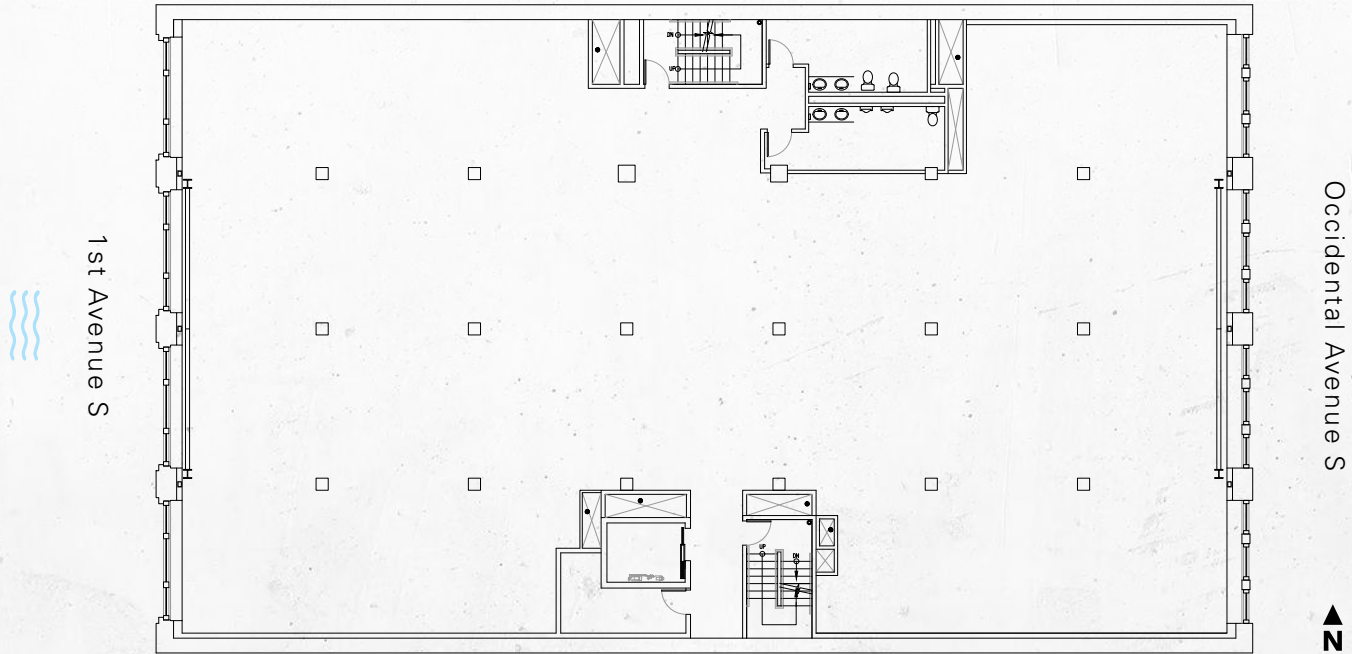
# FLOOR 5

10,037 RSF

(Div. to 4,712 RSF)



Virtual Tour



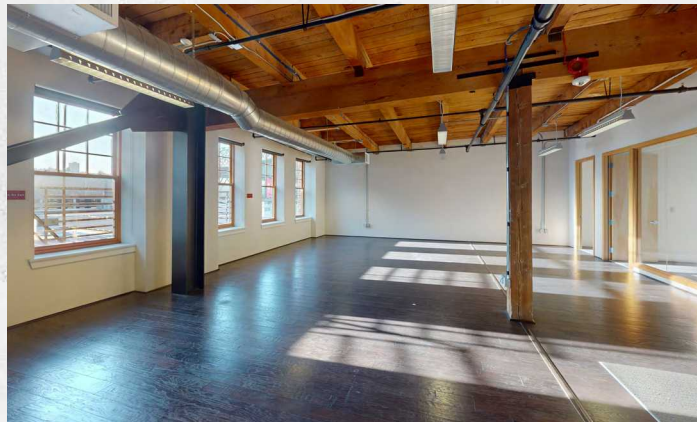
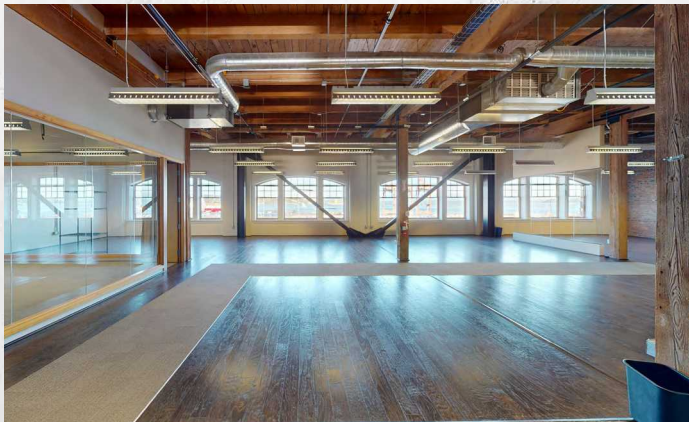
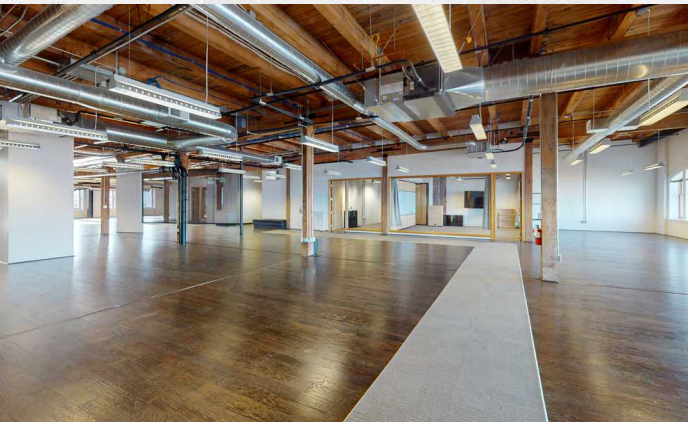
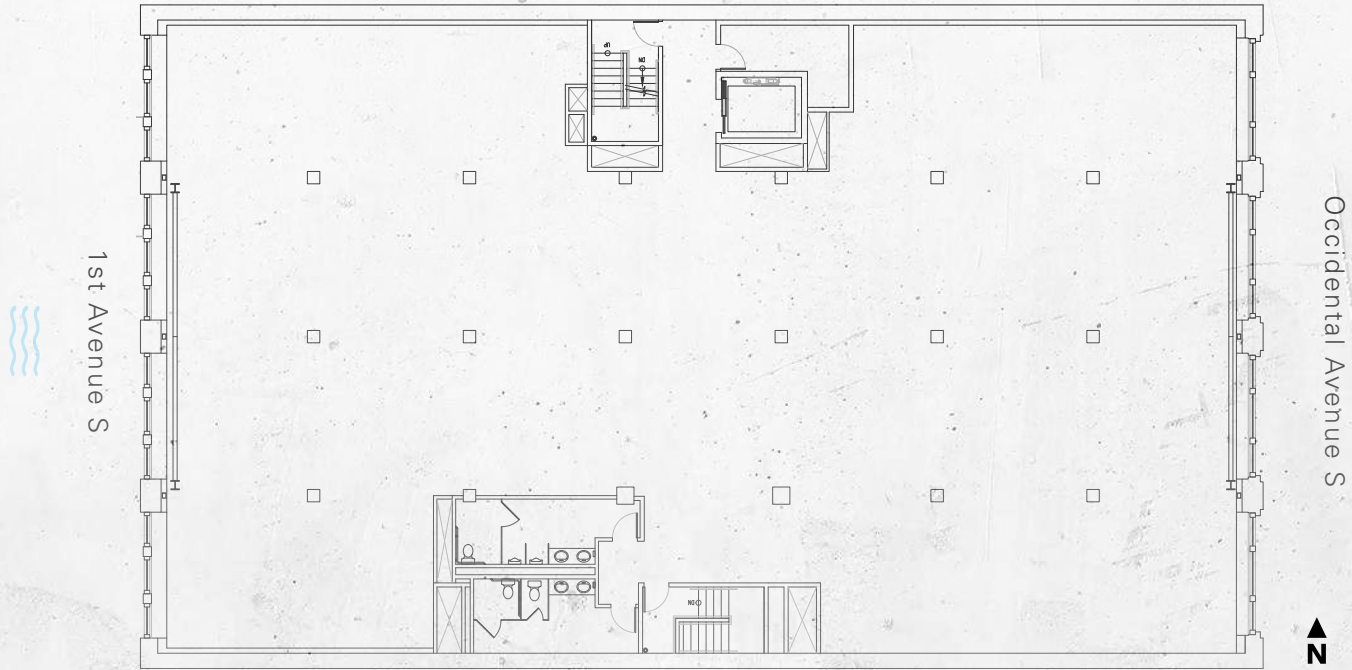
# FLOOR 6

10,037 RSF

(Div. to 4,694 RSF)

Virtual Tour

**PALMER**  
COURT





# THE NEIGHBORHOOD

**1** block

from T-Mobile Park Stadium and adjacent to Seattle Lumen Field Stadium

**1** block

from the future Seattle Waterfront

**1** block

from Union Station

**5** blocks

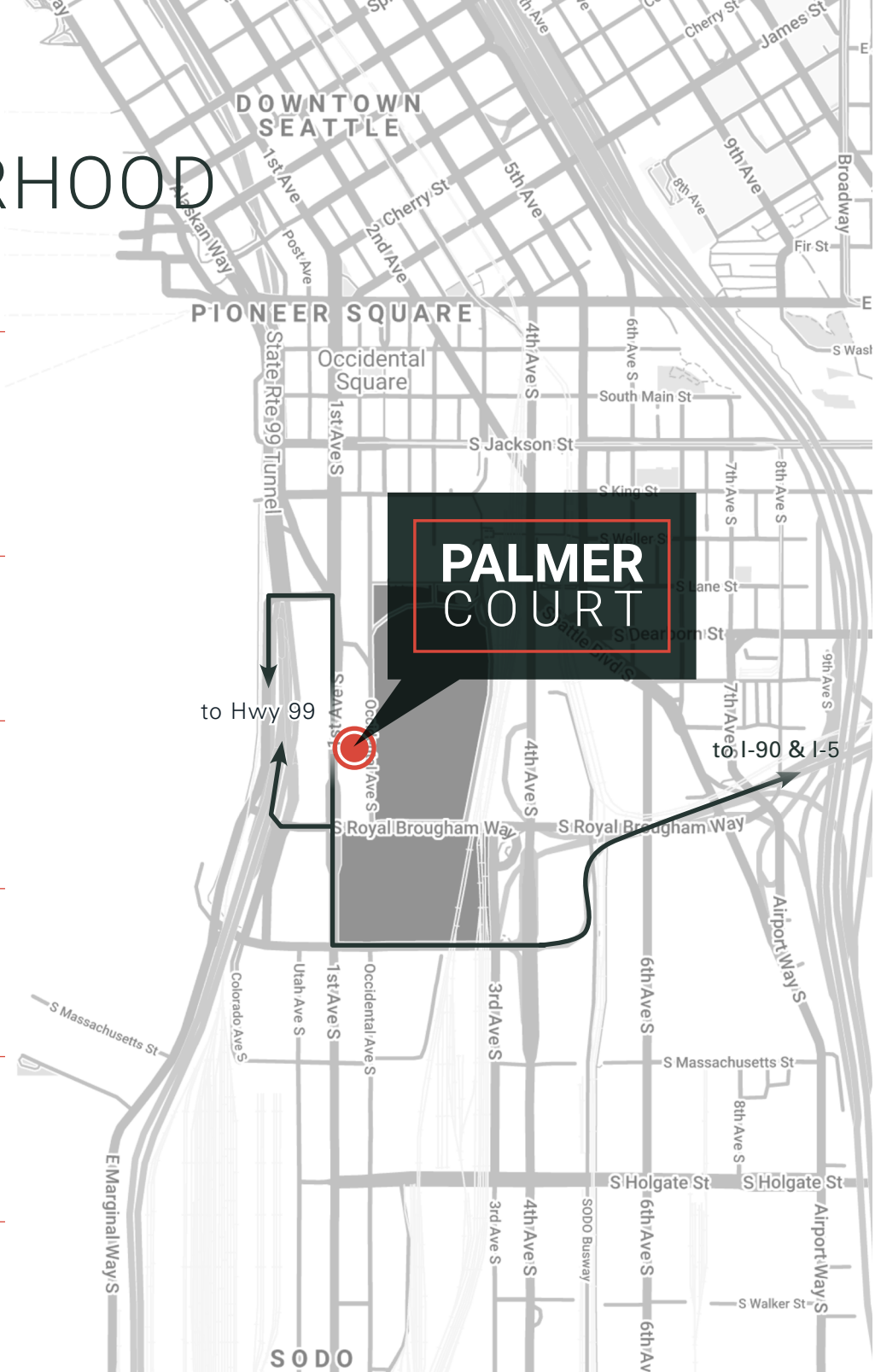
to I-5 and I-90 access points

**6** blocks

from Pioneer Square amenities

**20+**

restaurants, coffee shops and retail amenities within a 5 minute walk



# PALMER COURT

1000 1st Ave S. Seattle, WA 98134

**Cavan O'Keefe**

t 206-395-2903  
cavan.okeefe@nmrk.com

**Jesse Ottele**

t 206-452-4529  
jesse.ottele@nmrk.com

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**NEWMARK**