



U.S.
BC

U.S. BANK CENTER

1420 5TH AVENUE SEATTLE, WA 98101

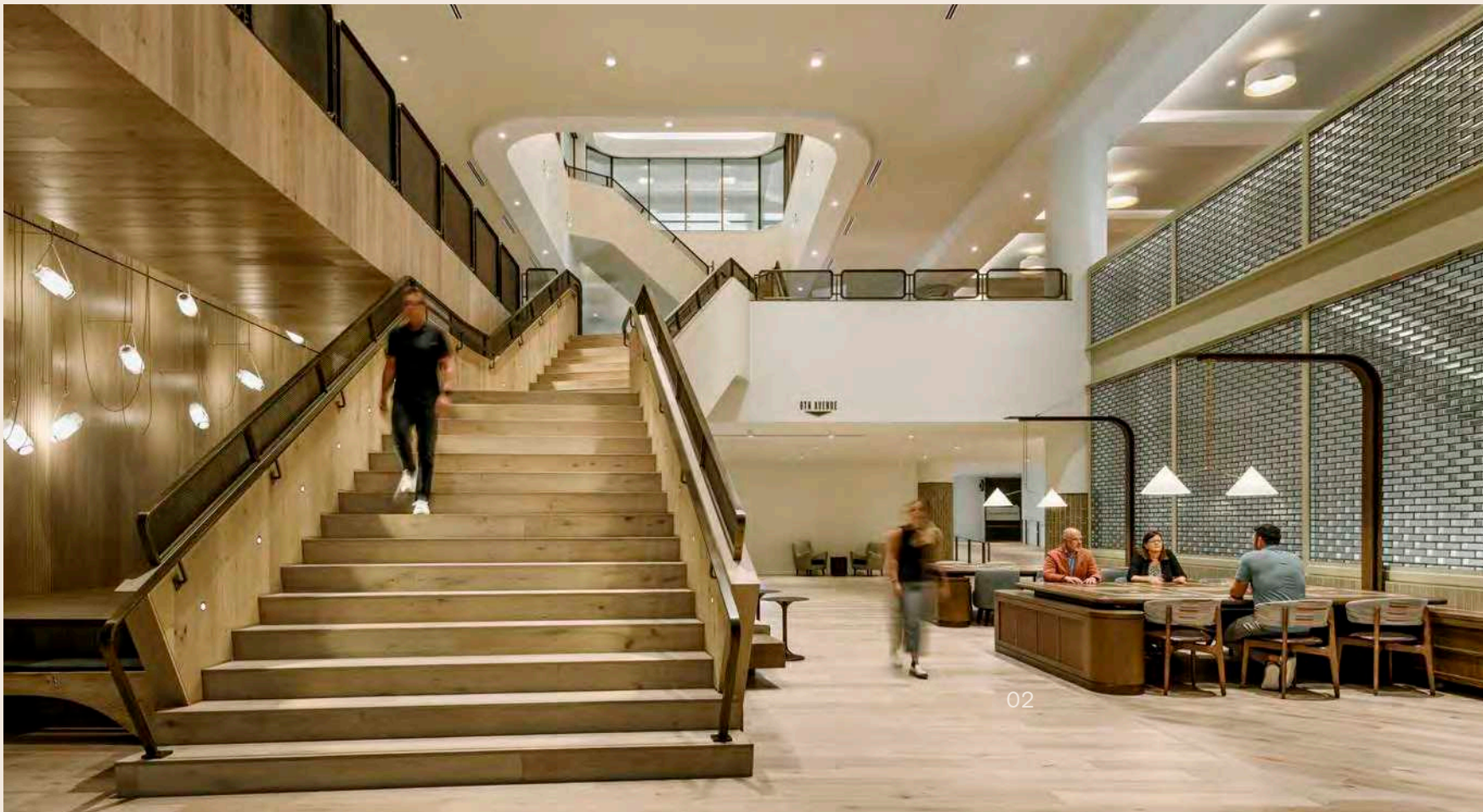
Offering a center for your
business.

USBCSeattle.com

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BC

A place to gather, to
eat, to shop, to play.
This is downtown built
with you in mind.

An inspiring new street-level
space in downtown Seattle,
Cedar Hall brings together
the best of Pacific Northwest
city life for all.



02

Tenant



BUILDING OVERVIEW

- 44 stories
- Sweeping views of Elliott Bay, downtown Seattle, the Olympic and Cascade Mountains, and Lake Union
- Efficient floors plates and unique building design maximize light and allow for 18 corner offices per floor
- Building conference room
- LEED® Gold and ENERGY STAR® certified (2016)
- Secure bicycle storage
- Parking ratio of 1/1,200 RSF
- 24/7 building security and responsive on-site building management



PUBLIC EXPERIENCE

- Open air retail
- Renovated seating and lounge spaces
- Local art
- Local and national retail experiences including Olympia Coffee Roasters, Jimmy John's Sandwiches, Sushi Kudasai, Simone David Barbershop, and Carmine's on Fifth
- Rotating retail pop-ups

PRIVATE EXPERIENCE (TENANT)

- New conferencing facilities
- New wellness facilities (fitness center and fitness lounge)
- New tenant event spaces and lounges
- New tenant lobby experience (including tower security and turnstiles)



Meet for yoga, stay for lunch, grab an espresso for the road. Cedar Hall curates the most relevant retail, worthwhile wellness, and dining that spans from casual to fine.



Availabilities

FLOOR PLAN	TOUR	SUITE	SIZE	AVAILABLE	COMMENTS
		4400	11,351 SF	Now	Full floor available with unparalleled views. Open space ready for tenant improvements.
		4200	21,619 SF	Now	Full floor with excellent views and outdoor balconies. Open space ready for tenant improvements.
		3700	23,395 SF	March 1, 2027	Full floor with heavy buildout, outdoor balconies and excellent views.
		3650	7,146 SF	Now	Perimeter private offices, large conference room and kitchen with west and south facing views. Contiguous with Suite 3610.
		3610	5,903 SF	Now	East facing suite with perimeter private offices and kitchenette. Contiguous with Suite 3650.
		3530	2,446 SF	Now	South facing suite with heavy build-out.
		3520	4,120 SF	Now	East facing suite with open layout, two private offices and two conference rooms.
		3300	24,016 SF	Now	Full floor with perimeter offices and excellent views.
		3270	1,938 SF	Now	Southeast corner suite ready for tenant improvements.
		3250	3,306 SF	Now	East facing suite with private offices, large conference room and kitchen.
		3100	11,314 SF	June 1, 2026	Heavy build-out with great views of Elliott Bay.
		2650	9,234 SF	Now	Eastern facing suite with perimeter private offices and interior open space.
		2300	22,979 SF	Now	Full floor available with excellent views. Open space ready for tenant improvements.
		2200	23,325 SF	Call Brokers	Full floor available with heavy build-out.
		2150	7,655 SF	Now	Perimeter offices with interior open space, reception, break room and conference room with views of Elliott Bay.
		1900	23,323 SF	Now	Full floor plug & play suite with open layout, conference rooms and tenant lounge.
		1800	18,456 SF	Now	Move in ready suite with interior private offices, open space and large kitchen.



Availabilities

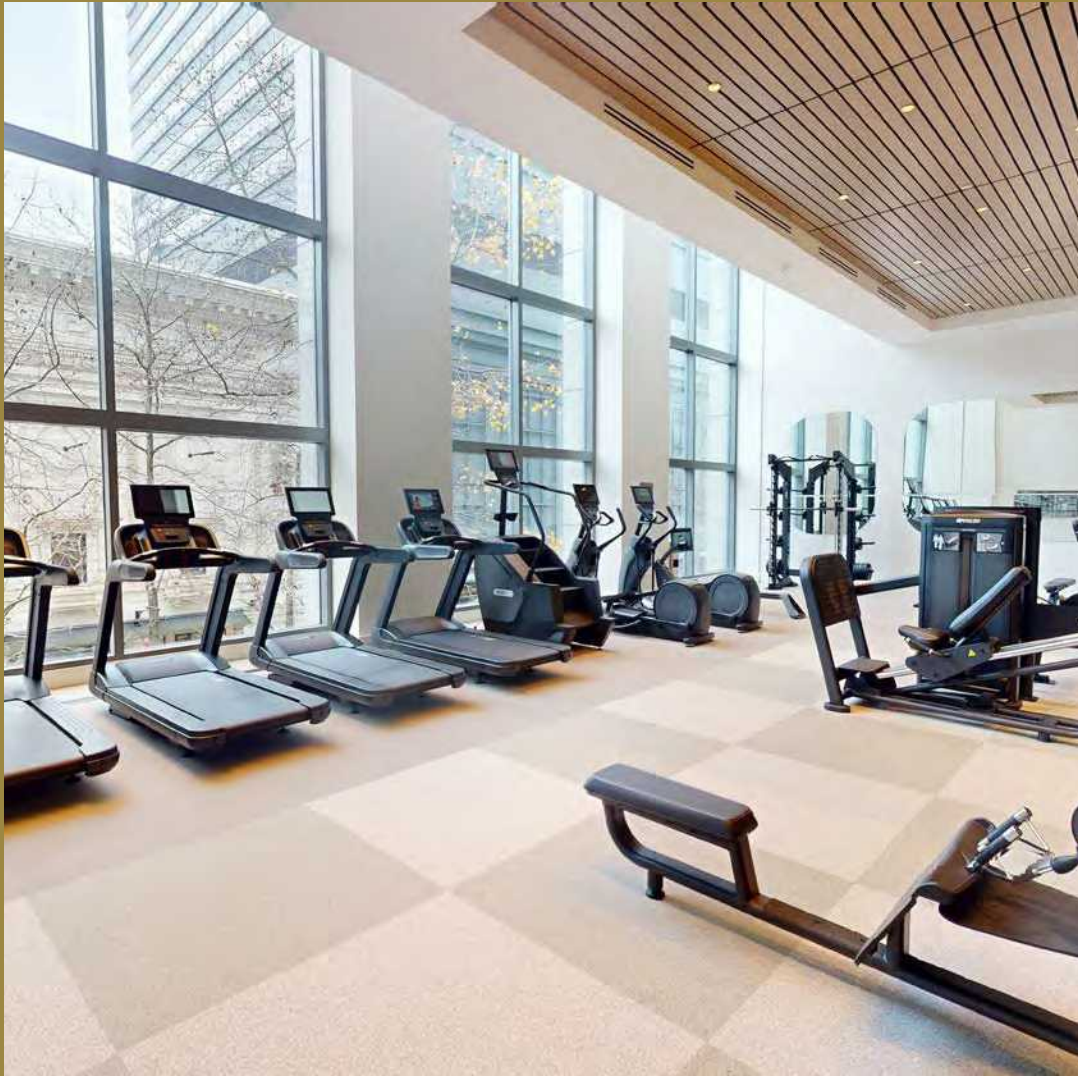
FLOOR PLAN	TOUR	SUITE	SIZE	AVAILABLE	COMMENTS
		1700	23,321 SF	Now	Full floor with large reception area, five conference rooms and views of Elliott Bay. Mix of open space and private offices with internal stairs to Suite 1600.
		1600	17,492 SF	Now	Mix of open space and private offices with large conference room and lounge area. Internal staircase to Suite 1700.
		1400	14,349 SF	Now	Western facing suite with law firm build-out.
		1350	10,987 SF	Now	Open layout with two private decks.
		1275	4,129 SF	August 1, 2026	Market ready suite with five private offices, conference room, kitchenette and open space.
		1200	15,762 SF	Now	Suite features perimeter private offices and interior open space, kitchen and large conference room.
		1000	23,719 SF	Now	Full floor with a mix of private offices and open space.
		900	23,719 SF	Now	Full floor with a mix of private offices and open space.
		800	23,719 SF	May 1, 2027	Full floor with a mix of private offices and open space.
		700	23,719 SF	May 1, 2027	Full floor with a mix of private offices and open space.
		600	23,719 SF	Now	Full floor available with a mix of private offices and open space.
		550	8,130 SF	Now	Mix of private offices and open space with reception and large conference room. Contiguous with Suite 525 for up to 11,476 SF.
		525	3,346 SF	Now	Eastern facing suite with heavy build-out. Contiguous with Suite 550 for up to 11,476 SF.
		425	3,159 SF	Now	Southeast corner suite with five private offices and interior open space. Contiguous with Suite 400 up to 9,103 SF.
		400	5,944 SF	Now	East facing suite with heavy build-out and kitchenette. Contiguous with Suite 425 up to 9,103 SF.

THE ARBOR

Market leading conference center and tenant lounge.

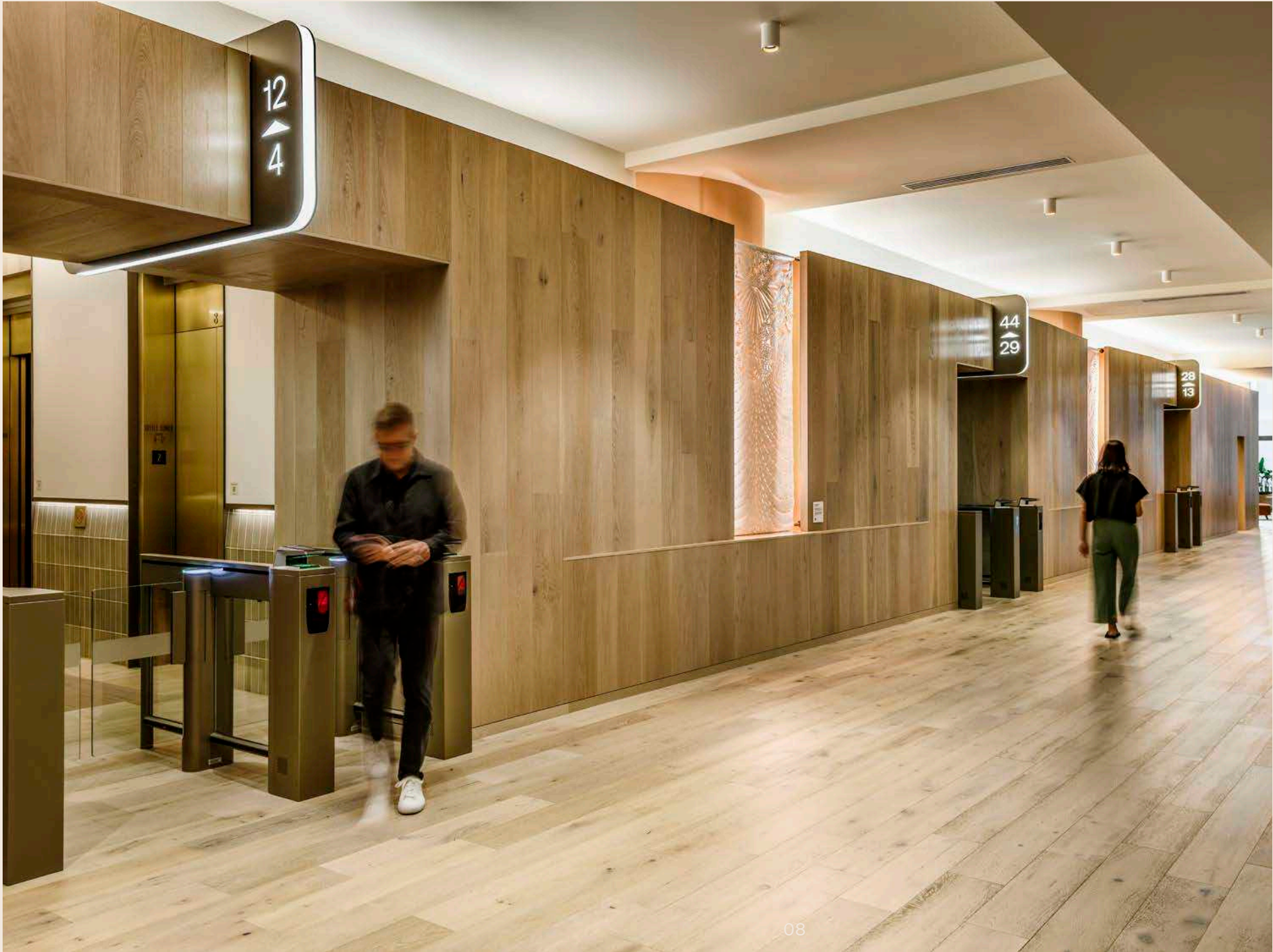
[Click here to virtually tour The Arbor](#)





Best in class fitness center.

[Click here to virtually tour the fitness center](#)











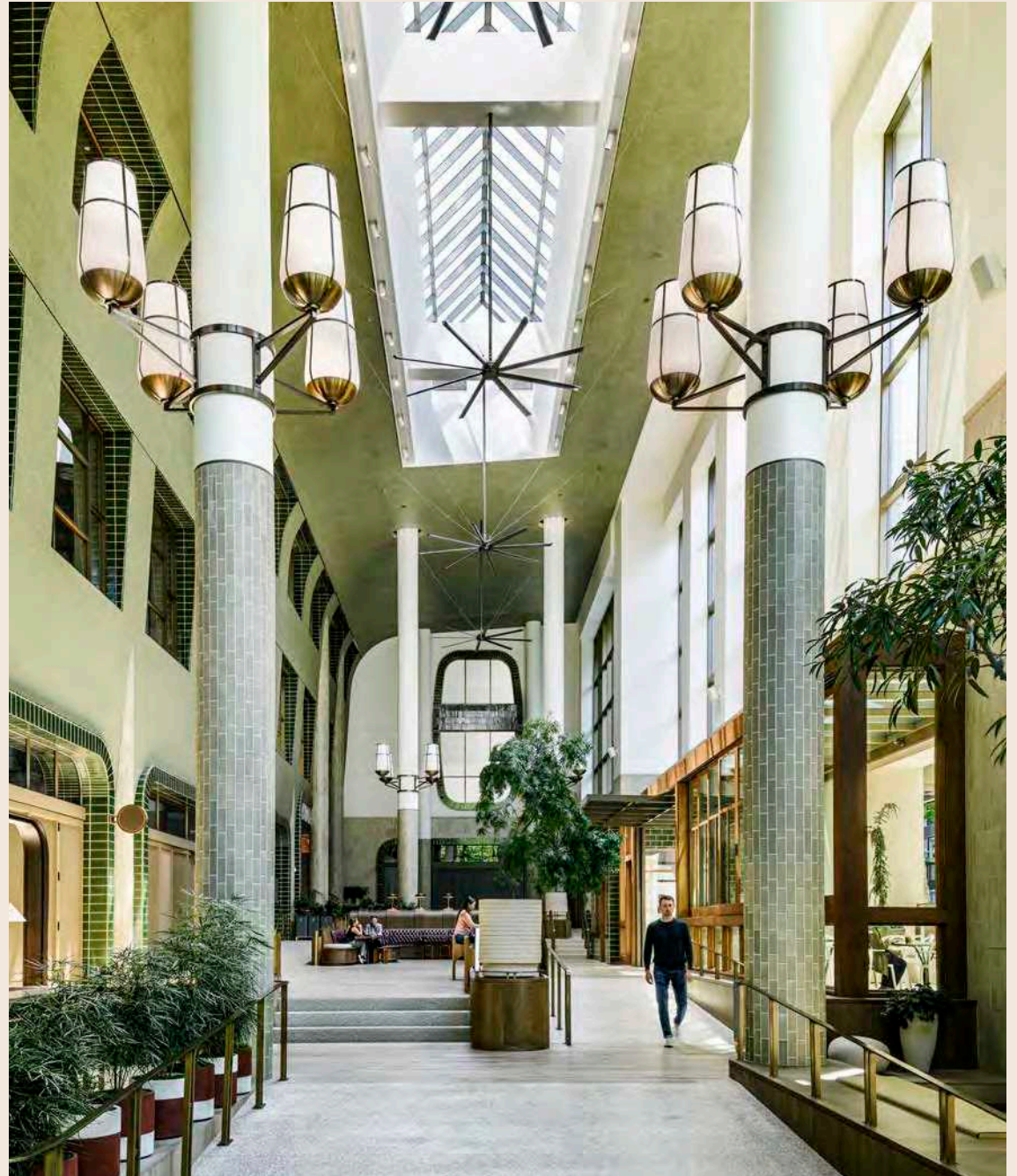
U.S. Bank Center offers flexible workspaces where your business can thrive. With Cedar Hall just a few stories below, your company will join a growing community of local makers, movers, and shakers.

BUSINESS OFFERING

We reimagined the office so you don't have to.

A home for homegrown retail.

From wellness and casual dining to essentials like groceries and clothing, Cedar Hall's vast assortment offers in-person convenience catered to all.



AMENITIES

From
bustle to
backyard.



- World class buildouts
- Gym and locker rooms
- Bike storage
- Coffee shop and other local favorites
- Lobby renovation includes retail & work space
- 1 / 1,200 RSF Parking ratio





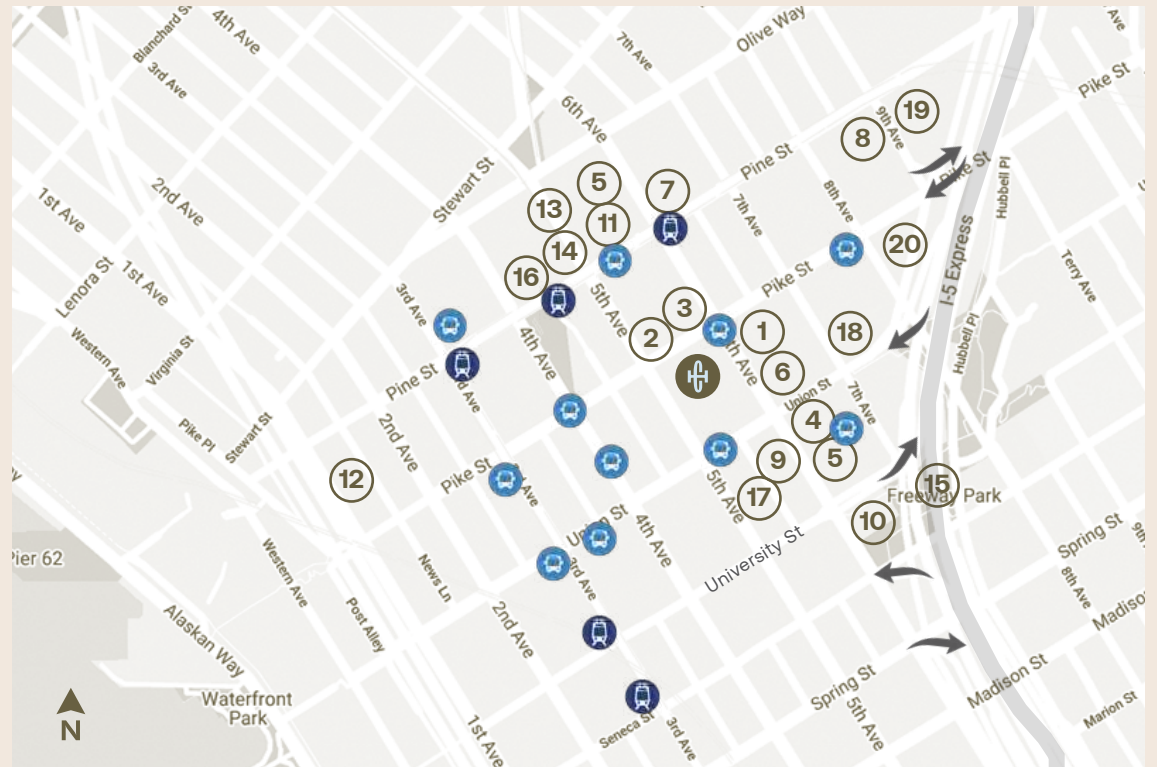
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NEIGHBORHOOD MAP

We're in good company.

Within walking distance of Seattle staples like Pike Place Market and Freeway Park, Cedar Hall has the best neighbors in the Northwest.

- | | |
|-----------------------|---|
| 1 - Starbucks | 8 - Dough Zone |
| 2 - Monorail Espresso | 9 - Washington Athletic Club |
| 3 - Barnes & Noble | 10 - Voxx Coffee |
| 4 - Cortina | 11 - Nordstrom |
| 5 - Evergreens | 12 - Pike Place Market |
| 6 - Vivienne's Bistro | 13 - Monorail |
| 7 - Din Tai Fung | 14 - Link Light Rail |
| | 15 - Freeway Park |
| | 16 - Westlake Center |
| | 17 - The 5 th Avenue Theatre |
| | 18 - ACT Theatre |
| | 19 - Paramount Theatre |
| | 20 - Washington State Convention Center |





U.S. BANK CENTER

1420 5th Avenue
Seattle, WA 98101

CEDAR HALL

CBRE

Perform Properties

CBRE LEASING CONTACTS

PERFORM PROPERTIES LEASING CONTACT

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