



PUGET SOUND PLAZA





PUGET SOUND PLAZA

1325 Fourth Avenue | Seattle, Washington 98101



BUILDING FACTS

- » Total Building Size..... 279,586 RSF
- » Number of Floors 21
- » Average Floor Plate..... 13,800 RSF
- » Year Built..... 1960
- » Parking Ratio..... 1 / 1,800 SF
- » LEED Gold Certified
- » Fitwel Viral Response Certified

BUILDING AMENITIES

- ▶ » Lobby
- ▶ » Conference room facility
- ▶ » Shower
- » 306 parking stalls
- » EV charging system
- ▶ » Bike storage
- ▶ » MT Fitness Center located on the Lower Level of Rainier Tower

ON-SITE RETAIL

- » Key Bank
- » Seattle Vision Care
- » Kudedon Noodles



Fitwel®
Viral Response
Certified

▶ Click the play buttons for virtual tours



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Lifestyle

1. Regal Cinemas
2. Westlake Park
3. Home Street Bank
4. 5th Avenue Theater
5. U.S. Post Office
6. Key Bank
7. Benaroya Hall
8. Seattle Art Museum
9. Queen Bee Nail Spa
10. American West Bank
11. UPS Store
12. Union Bank
13. Seattle Infant Development Center
14. Banner Bank
15. Bank of America
16. Seattle Public Library
17. Samir's Salon
18. Silicon Valley Bank
19. Downtown Dentistry
20. Capelli's Barbershop
21. Northwest Bank
22. YMCA - Facility / Child Care
23. Equinox Gym
24. Graham Rehabilitation and Wellness Center, Inc.

Restaurant / Bar

1. Cheesecake Factory
2. SPIN Seattle
3. Ben Paris
4. Hard Rock Café
5. Blarney Stone Pub
6. Japonessa
7. Wild Ginger
8. Elephant & Castle
9. Ruth's Chris Steak House
10. Cortina
11. Goldfinch Tavern
12. Post Alley Pizza
13. Purple Café & Wine Bar
14. Outlier
15. Lobby Court
16. Tulio
17. Charlotte Restaurant & Lounge
18. Schuckers
19. Capital Grille

Coffee House

1. Starbucks
2. Fonte
3. Pegasus Coffee Bar
4. Vovito
5. Retro Coffee
6. Caffe Ladro
7. Cafe Miglore
8. Fonte

Hotel

1. Grand Hyatt Hotel
2. Sheraton Hotel
3. Hilton Seattle
4. Hotel Vintage Seattle
5. W Seattle
6. Hotel 1000
7. Renaissance Seattle Hotel

Deli / Grab & Go

1. McDonald's
2. Pho 25
3. Chipotle
4. Gelatiamo
5. Sushi Kudasai
6. Jimmy John's
7. Subway
8. MOD Pizza
9. Melange Market
10. The Deli
11. Potbelly Sandwich Shop
12. Blue Water Taco Grill
13. Homegrown Sustainable Sandwich Shop
14. Evergreens Salad
15. Market Fresh
16. PCC Market (NEW)
17. Kudedon Noodles
18. Mendocino Farms (NEW)

Retail

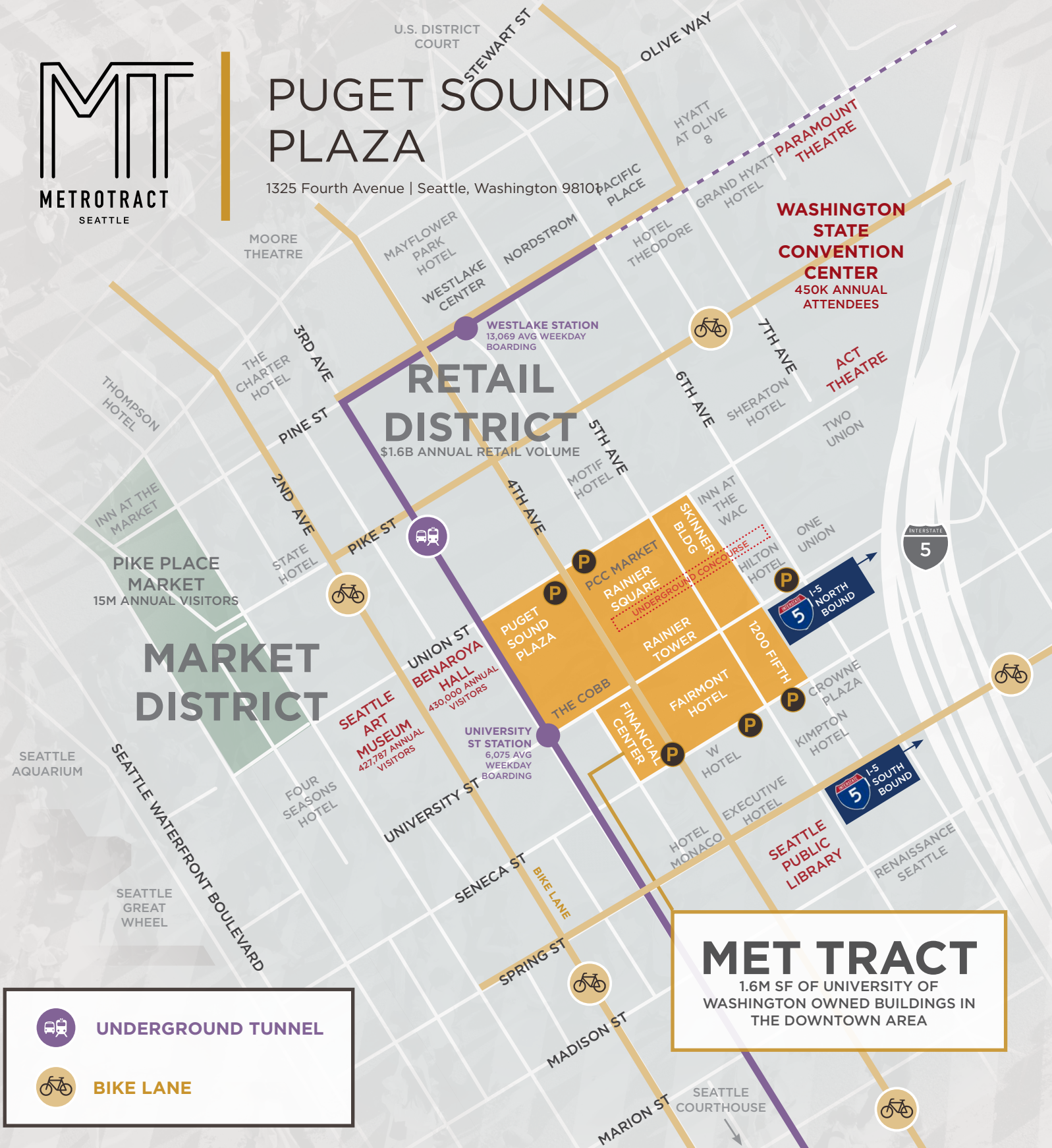
1. Old Navy
2. AT&T
3. Nordstrom Rack
4. ZARA
5. Target
6. Nordstrom
7. Ross Dress for Less
8. Urban Outfitters
9. Ben Bridge Jeweler
10. Watson Kennedy Fine Home
11. Bartell Drugs





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1325 Fourth Avenue | Seattle, Washington 98104



RETAIL DISTRICT
\$1.6B ANNUAL RETAIL VOLUME

MARKET DISTRICT

MET TRACT
1.6M SF OF UNIVERSITY OF WASHINGTON OWNED BUILDINGS IN THE DOWNTOWN AREA

- UNDERGROUND TUNNEL
- BIKE LANE



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CURRENT AVAILABLE SUITES

Floor / Suite	RSF	Comments
20/2000	13,630	Available now! Open work area, kitchenette, multiple private offices, multiple conference rooms. Virtual Tour available at bit.ly/3S1UiyC
19/1945	940	Available now! Private office, open work area and kitchenette. Contiguous option with Suite 1940 for a total of 4,933 RSF.
19/1940	3,993	Available now! Open work area and kitchenette. Contiguous option with Suite 1945 for a total of 4,933 RSF.
16/1600	6,882	Available now! Multiple private offices, multiple conference rooms and kitchenette. Virtual Tour available at bit.ly/3AXDm75
15/1510	1,017	Available now! Private office, open area, and a conference room. Virtual Tour available at bit.ly/4g91GD8
13/1345	456	Available 7/1/2026
13/1305	2,380	Available now! Kitchenette, open work area, private office and multiple conference rooms
12/1245	1,510	Available now! Dental office use with four private offices with dedicated plumbing, a kitchenette, break room, and reception area Virtual Tour available at bit.ly/2N3Ajxz
12/1240	2,069	Available now! Dental office use with five private offices with dedicated plumbing, two private bathrooms, and break room/staff lounge. Virtual Tour available at bit.ly/2N3Ajxz
11/1100	9,455	Available now! Kitchenette, open work area, private office and multiple conference rooms Virtual Tour available at bit.ly/3UX6RMH
10/1045	1,002	Available 3/1/2027 Kitchenette, open work area and one private office.
10/1025	1,373	Available 3/31/2027 Kitchenette, open work area, two private offices and one conference room
10/1005	3,024	Available now! Open work area, kitchenette, multiple private offices, multiple conference rooms. Virtual Tour available at bit.ly/2UEbZpy
8/800	13,852	Available now! Kitchenette, open work area, private office and multiple conference rooms. Virtual Tour available at bit.ly/47sTFXm
5/540	1,291	Available now! Two private offices, conference room, open work area, west facing, kitchenette. Contiguous option with Suite 535 for a total of 5,282 RSF. Virtual Tour available at bit.ly/3fsZgyx
5/535	3,991	Available now! Warm shell condition, new ceiling/lighting. Contiguous option with Suite 540 for a total of 5,282 RSF. Virtual Tour available at bit.ly/31qUWbS
4/400	11,710	Available now! 15 private office spaces, open work area, kitchenette.
2/210	3,133	Available now! Medical/office space. Contiguous option with Suite 200 for a total of 5,732 RSF.
2/200	2,599	Available now! Kitchenette, open work area. Contiguous option with Suite 210 for a total of 5,732 RSF.



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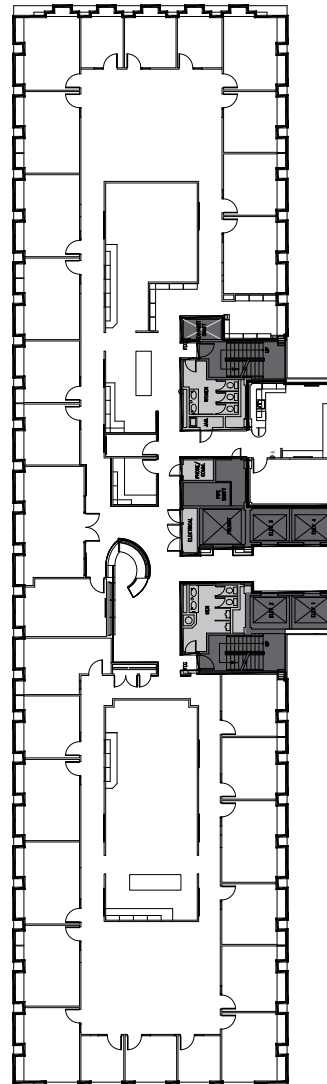
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For virtual tour, visit:
bit.ly/3S1UiyC

SUITE 2000

13,630 RSF



SPACE FEATURES

- » Available now!
- » Kitchenette
- » Open work area
- » Multiple private offices
- » Multiple conference rooms



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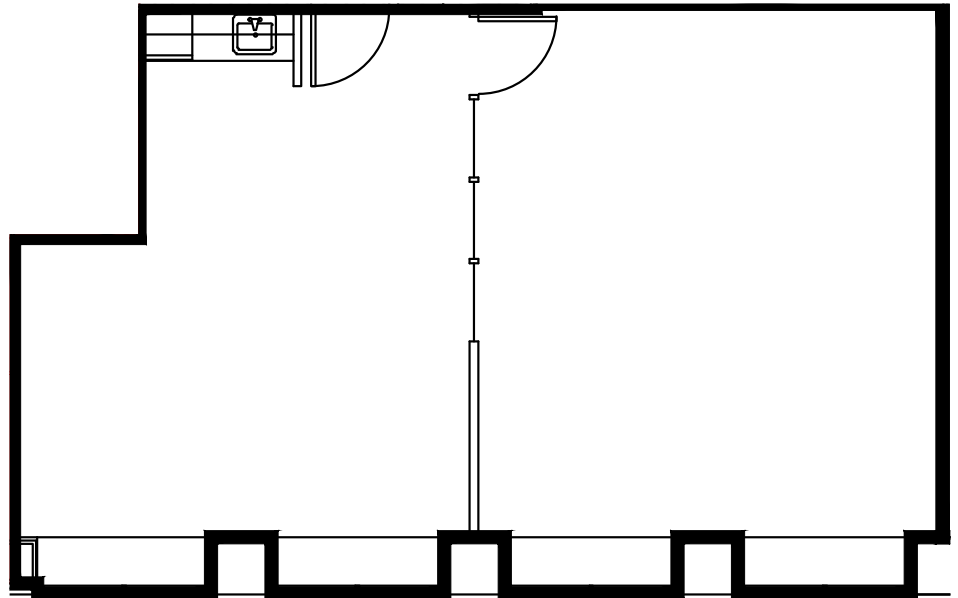


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SUITE 1945 940 RSF



SPACE FEATURES

- » Available now!
- » Private Office
- » Open work area
- » Kitchenette
- » Contiguous option with Suite 1940 for a total of 4,933 RSF



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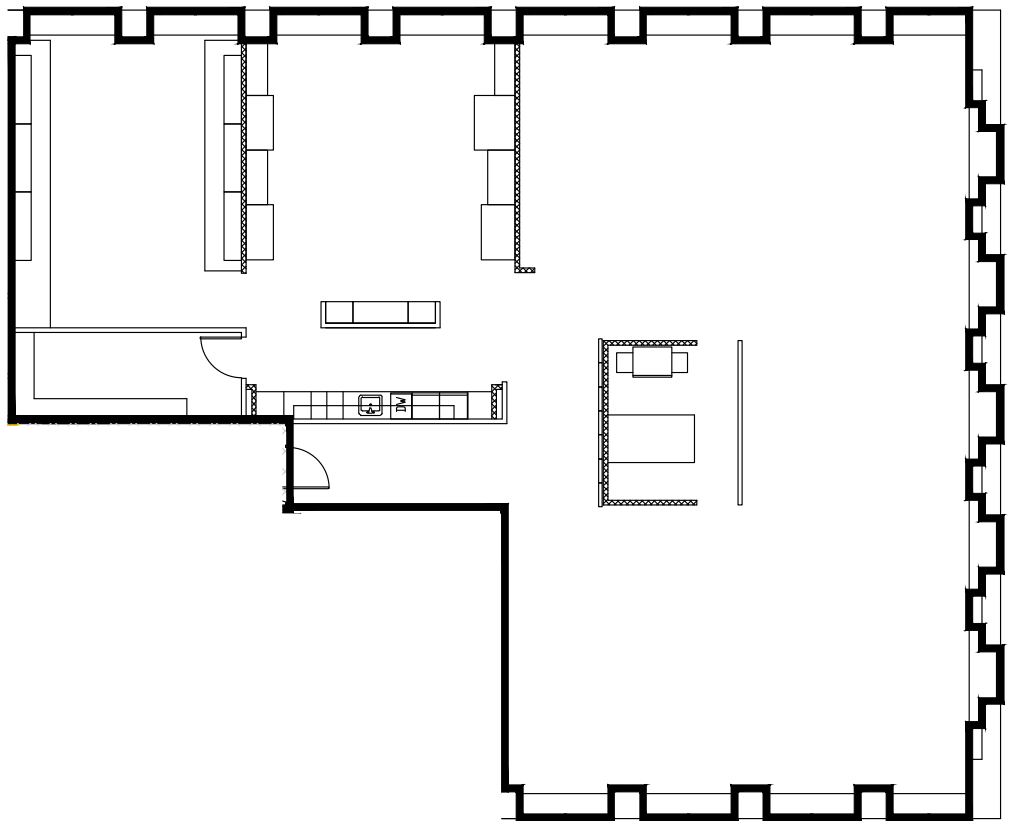


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SUITE 1940 3,993 RSF



SPACE FEATURES

- » Available now!
- » Open work area
- » Kitchenette
- » Contiguous option with Suite 1945 for a total of 4,933 RSF



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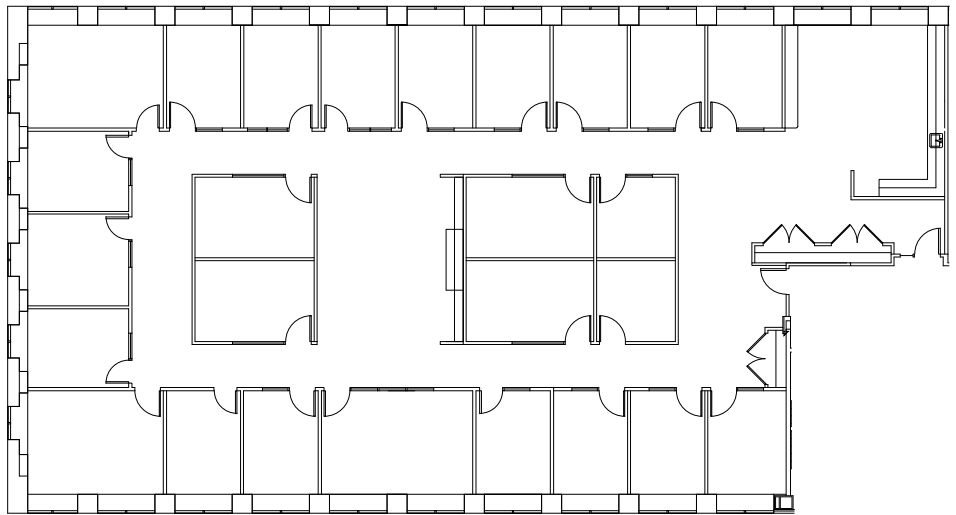
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For virtual tour, visit:

bit.ly/3AXDm75

SUITE 1600

6,882 RSF



SPACE FEATURES

- » Available now!
- » Multiple private offices
- » Multiple conference rooms
- » Kitchenette



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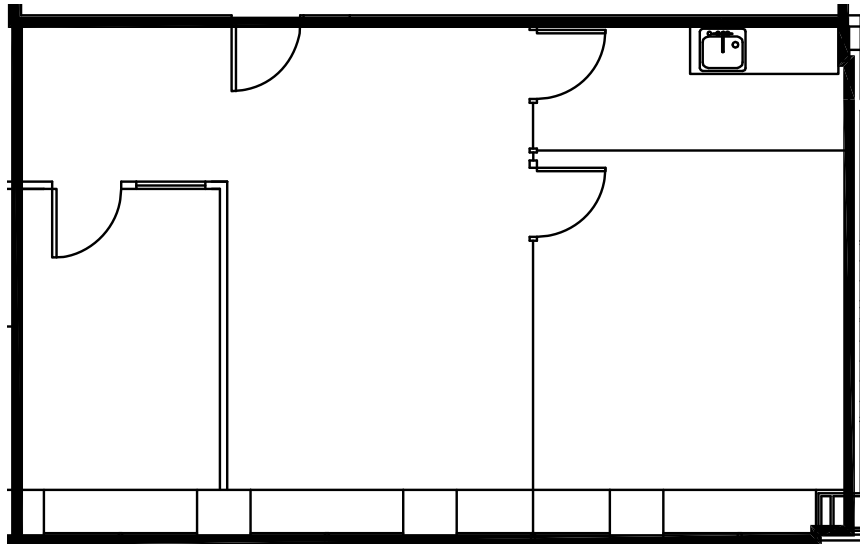
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For virtual tour, visit:

bit.ly/4g91GD8

SUITE 1510

1,017 RSF



SPACE FEATURES

- » Available Now!
- » Private offices
- » Open area
- » Conference room



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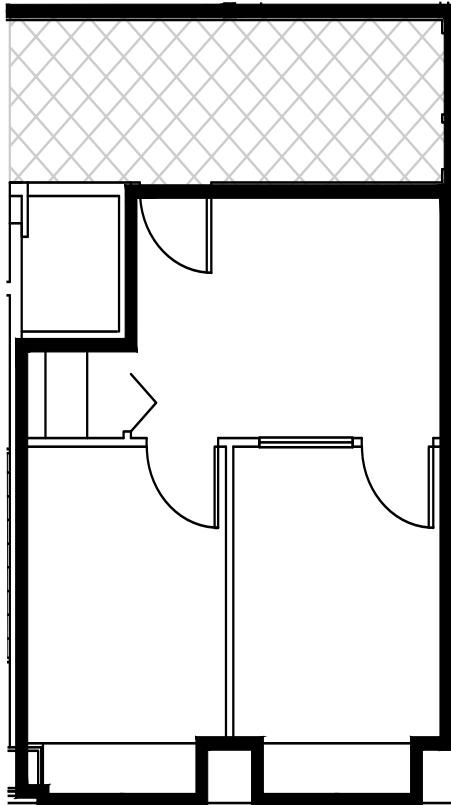


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SUITE 1345 456 RSF



SPACE FEATURES

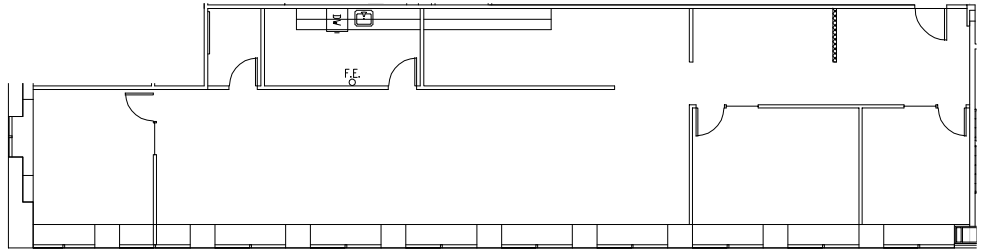
» Available 7/1/2026





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SPACE FEATURES

- » Available now!
- » Kitchenette
- » Open work area
- » Private office
- » Multiple conference rooms



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SUITE 1305

2,380 RSF

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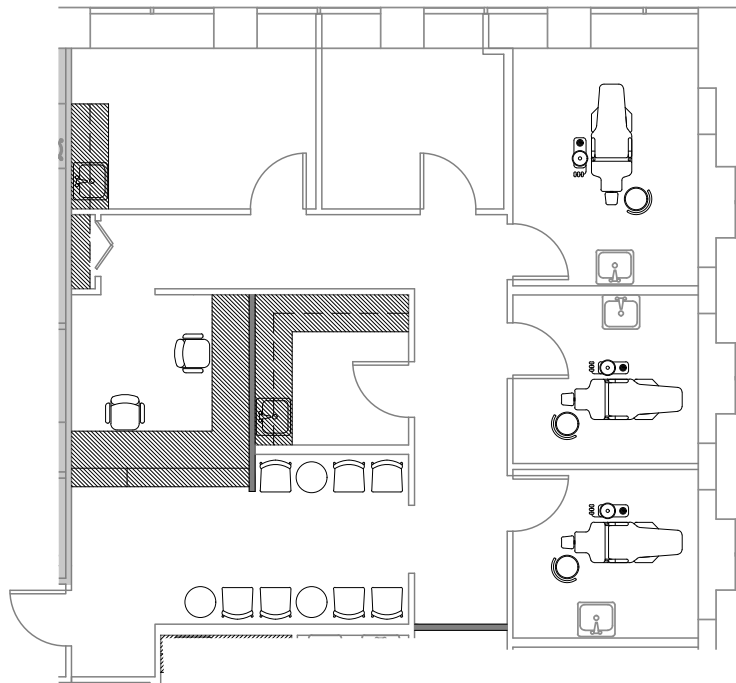
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For virtual tour, visit:
bit.ly/2N3Ajxz

SUITE 1245

1,510 RSF



SPACE FEATURES

- » Available now!
- » Concept plan
- » Dental/office use
- » Four private offices with dedicated plumbing
- » Kitchenette
- » Break room
- » Reception area



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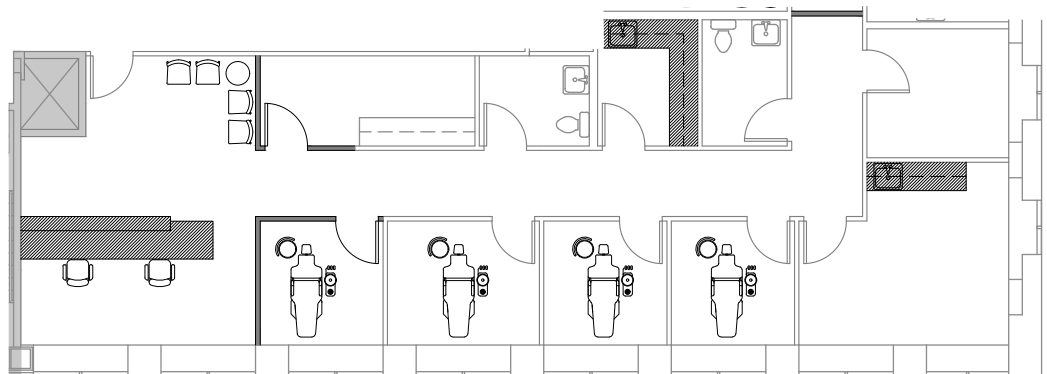
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bit.ly/2N3Ajxz

SUITE 1240

2,069 RSF



SPACE FEATURES

- » Available now!
- » Concept plan
- » Dental/office use
- » Five private offices with dedicated plumbing
- » Two private bathrooms
- » Break room/Staff lounge
- » Kitchenette



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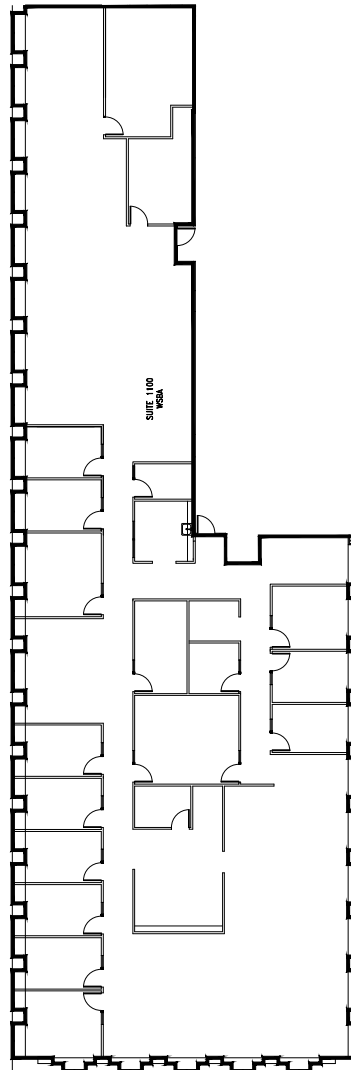
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For virtual tour, visit:
bit.ly/3UX6RMH

SUITE 1100

9,455 RSF



SPACE FEATURES

- » Available now!
- » Kitchenette
- » Open work area
- » Multiple private offices
- » Multiple conference rooms



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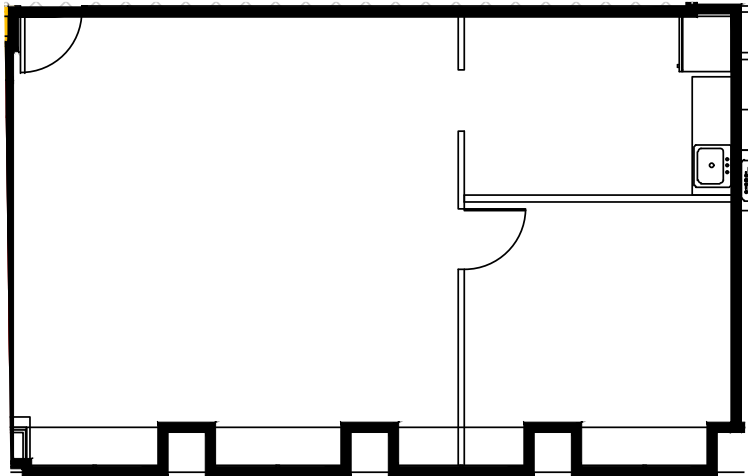


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SUITE 1045 1,002 RSF



SPACE FEATURES

- » Available 3/1/2027
- » Kitchenette
- » Open work area
- » One private office



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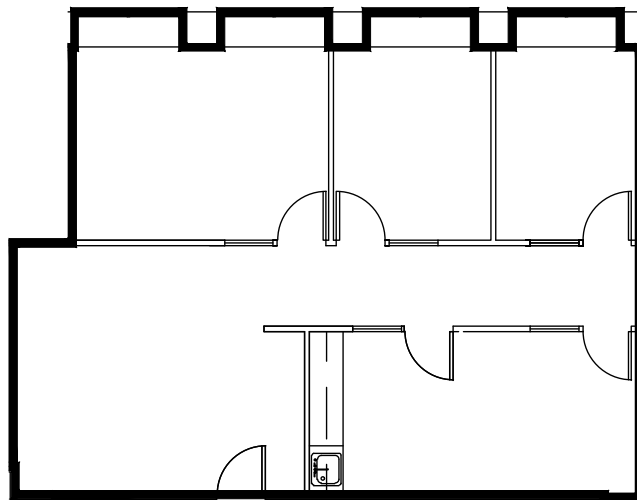


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SUITE 1025 1,373 RSF



SPACE FEATURES

- » Available 3/31/2027
- » Kitchenette
- » Open work area
- » Two private offices
- » One conference room



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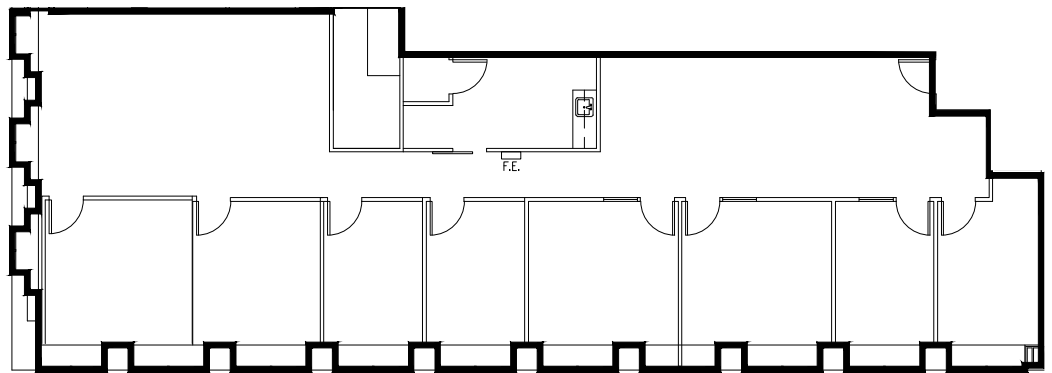
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bit.ly/2UEbZpy

SUITE 1005

3,024 RSF



SPACE FEATURES

- » Available now!
- » Kitchenette
- » Open work area
- » Multiple private offices
- » Multiple conference rooms



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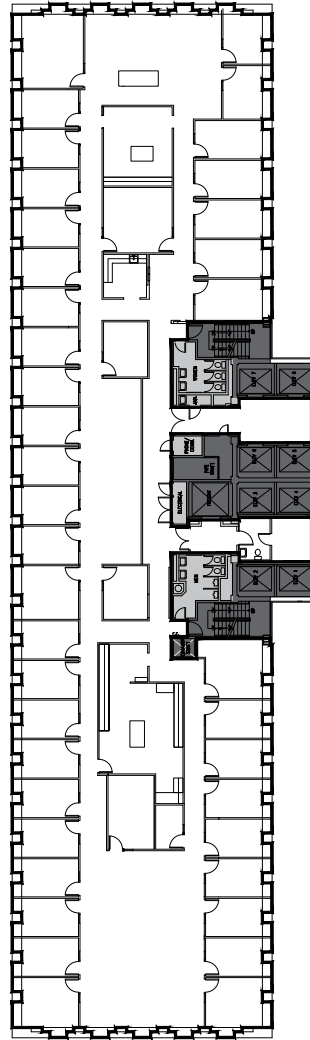
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bit.ly/47sTFXm

SUITE 800

13,852 RSF



SPACE FEATURES

- » Available now!
- » Kitchenette
- » Open work area
- » Multiple private offices
- » Multiple conference rooms



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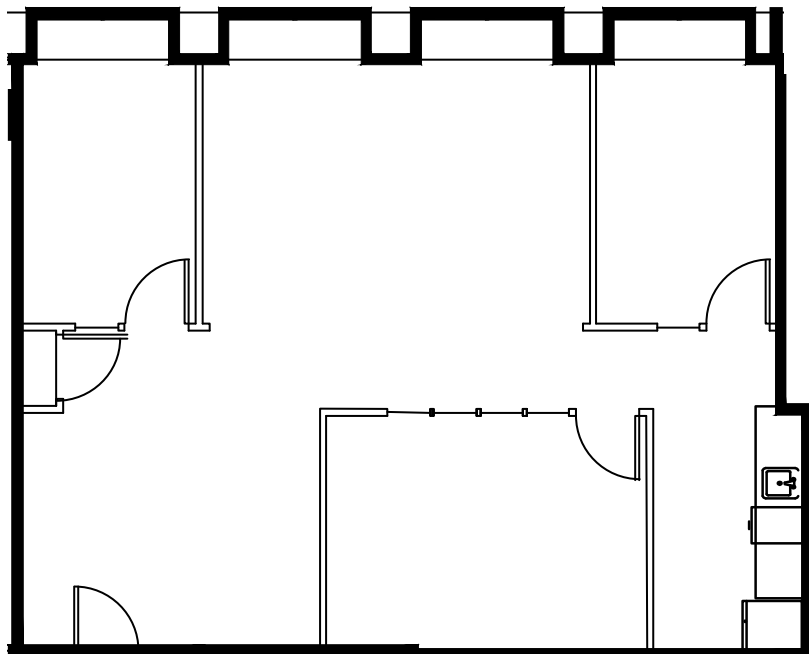
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bit.ly/3fsZgyx

SUITE 540

1,291 RSF



SPACE FEATURES

- » Available now!
- » Two private offices
- » Open work area
- » Conference room
- » West facing
- » Kitchenette
- » Contiguous option with Suite 535 for a total of 5,282 RSF



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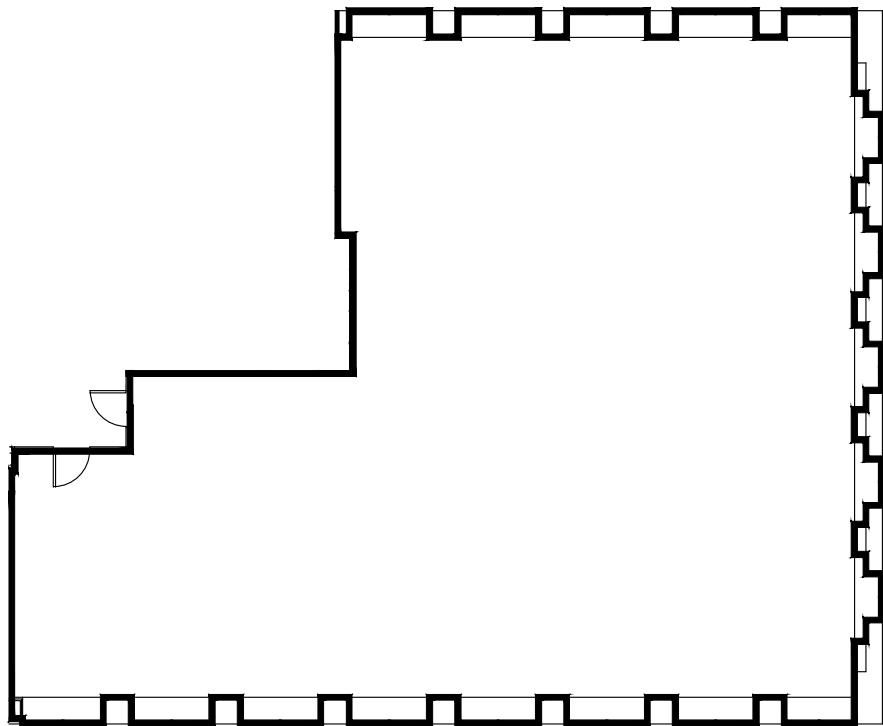
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For virtual tour, visit:
bit.ly/31qUWbS

SUITE 535

3,991 RSF



SPACE FEATURES

- » Available now!
- » Warm shell condition
- » New ceiling/lighting
- » Contiguous option with Suite 540 for a total of 5,282 RSF



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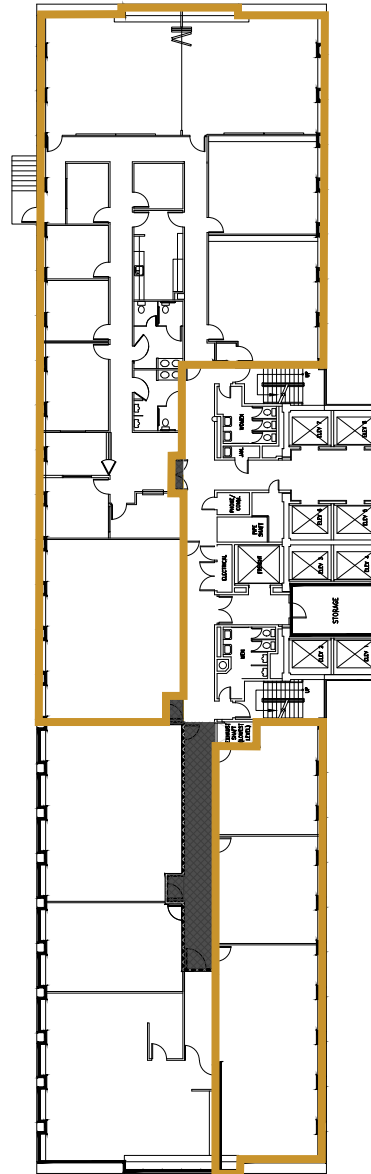
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SUITE 400 11,710 RSF



SPACE FEATURES

- » Available now!
- » 15 Office spaces
- » Kitchenette
- » Open work area



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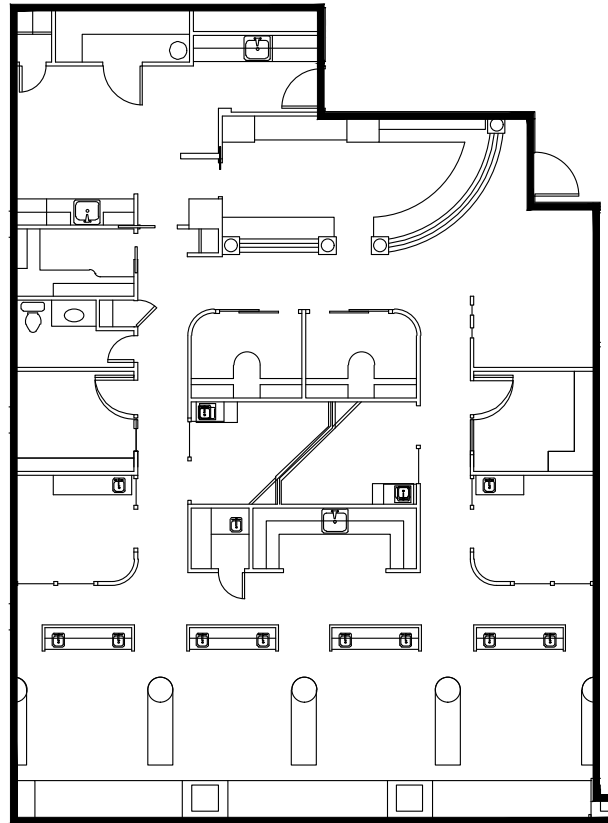


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SUITE 210 3,133 RSF



SPACE FEATURES

- » Available now!
- » Medical/ Office Space
- » Contiguous option with Suite 200 for a total of 5,732 RSF



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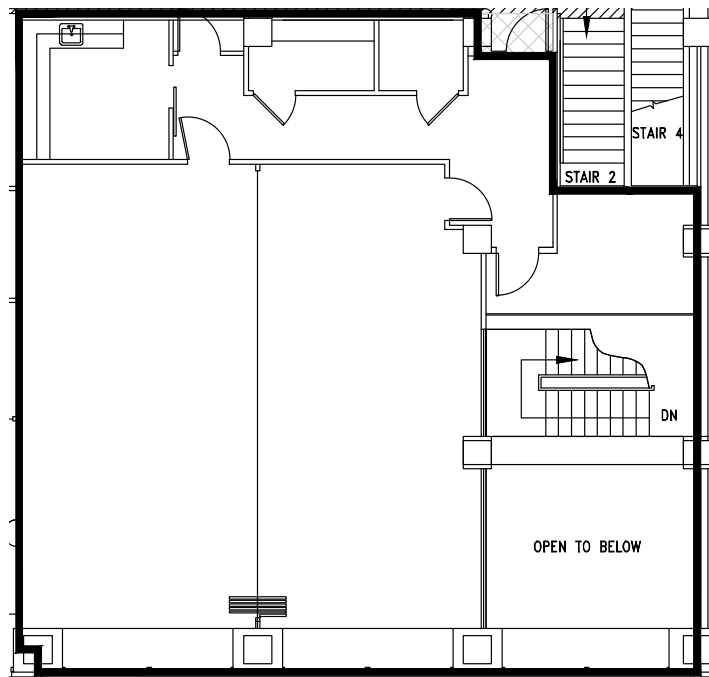


PUGET SOUND PLAZA

1325 Fourth Avenue
Seattle, Washington 98101



SUITE 200 2,599 RSF



SPACE FEATURES

- » Available now!
- » Kitchenette
- » Open work area
- » Contiguous option with Suite 210 for a total of 5,732 RSF

Damon McCartney

(206) 838-7633

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David Greenwood

(206) 838-7635

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Broderick Group, Inc.
10500 NE 8th Street, Suite 900
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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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