

# MAYNARD BUILDING

119 1ST AVE S, SEATTLE, WA 98104

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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

## 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

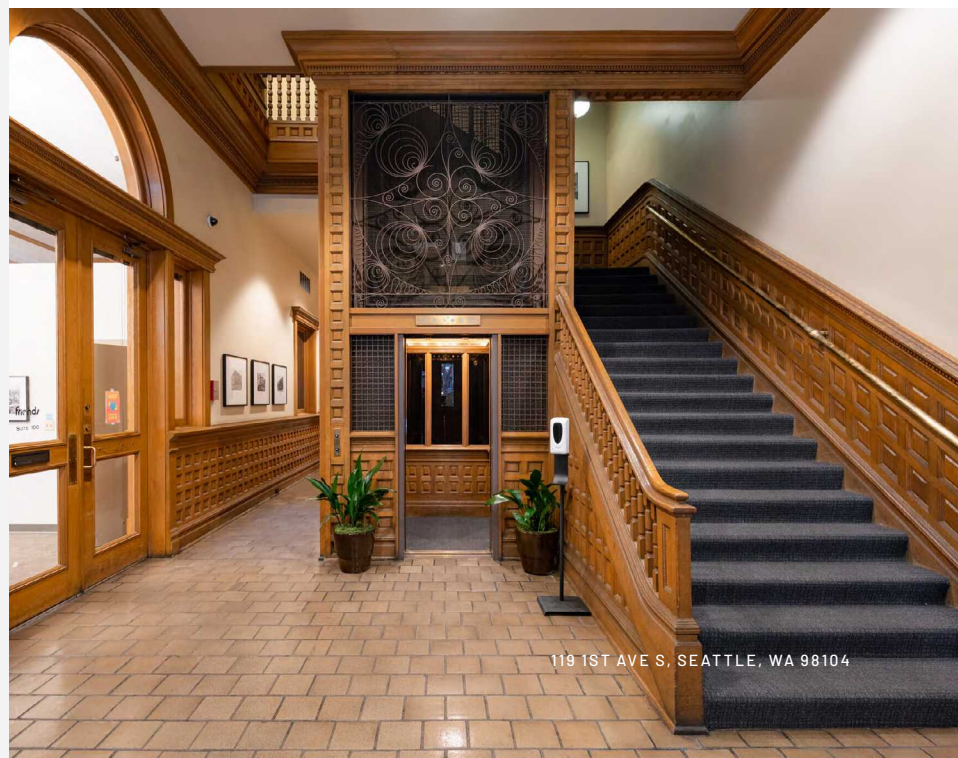
Suite 200	1,784 SF	Reception, 5 private offices, conference room, and waiting area
Suite 260	2,152 SF	Reception, 5 private offices, conference rooms, and open work space
Suite 270	896 SF	Reception, private office, and open space
Suites 260 + 270	3,048 SF	

## Third Floor

Suite 330	927 SF	2 private offices & open work space
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## Fourth Floor

Suite 400	1,138 SF	Reception, 2 private offices, & open work spaces
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# THE NEIGHBORHOOD



## NEARBY PLACES

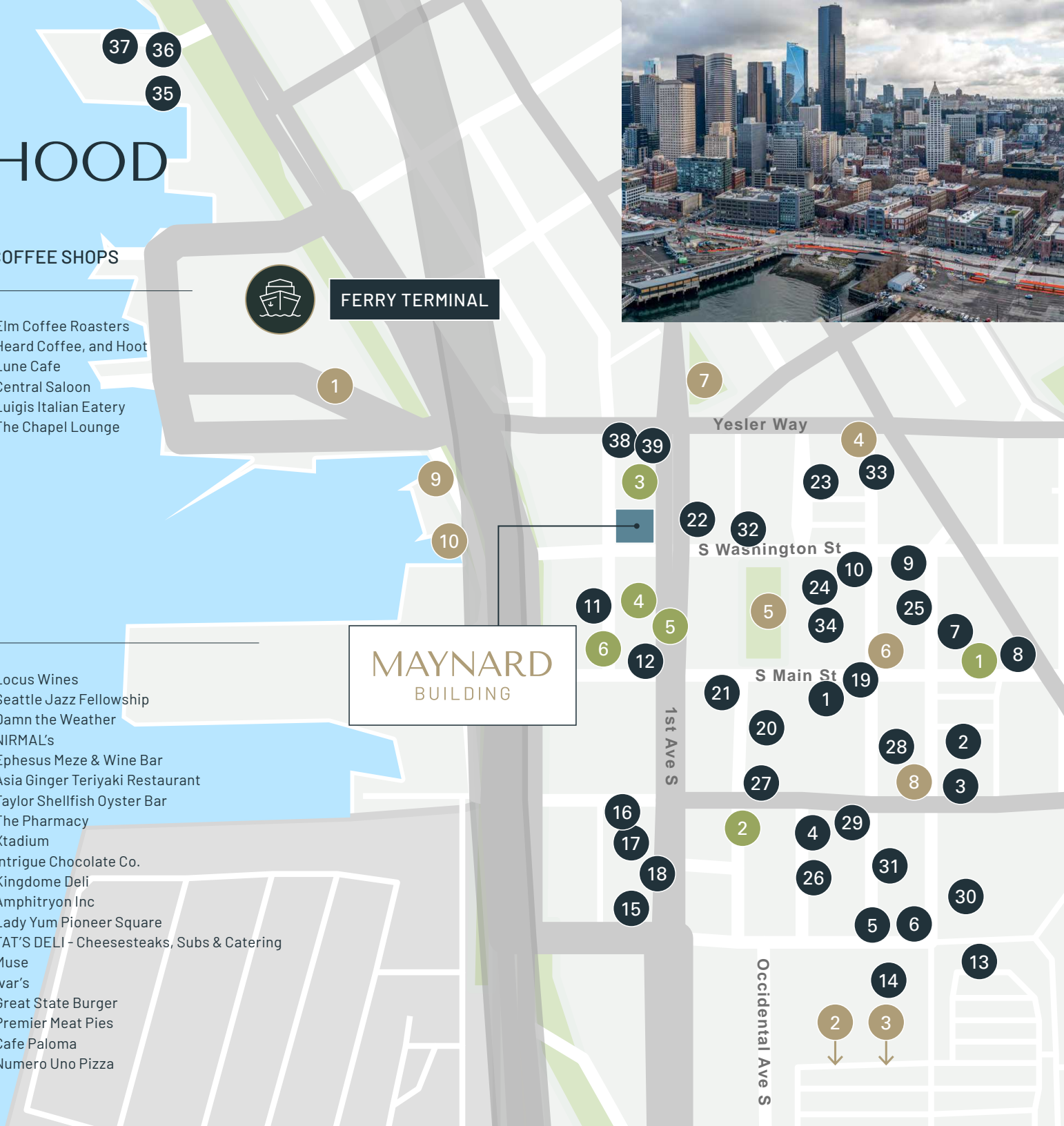
1. Colman Dock
2. Lumen Field
3. T-Mobile Park
4. King Street Station
5. Occidental Square
6. Waterfall Garden
7. Pioneer Park
8. Klondike Gold Rush National Historical Park
9. Pioneer Square Habitat Beach
10. Washington Street Public Boat Landing

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

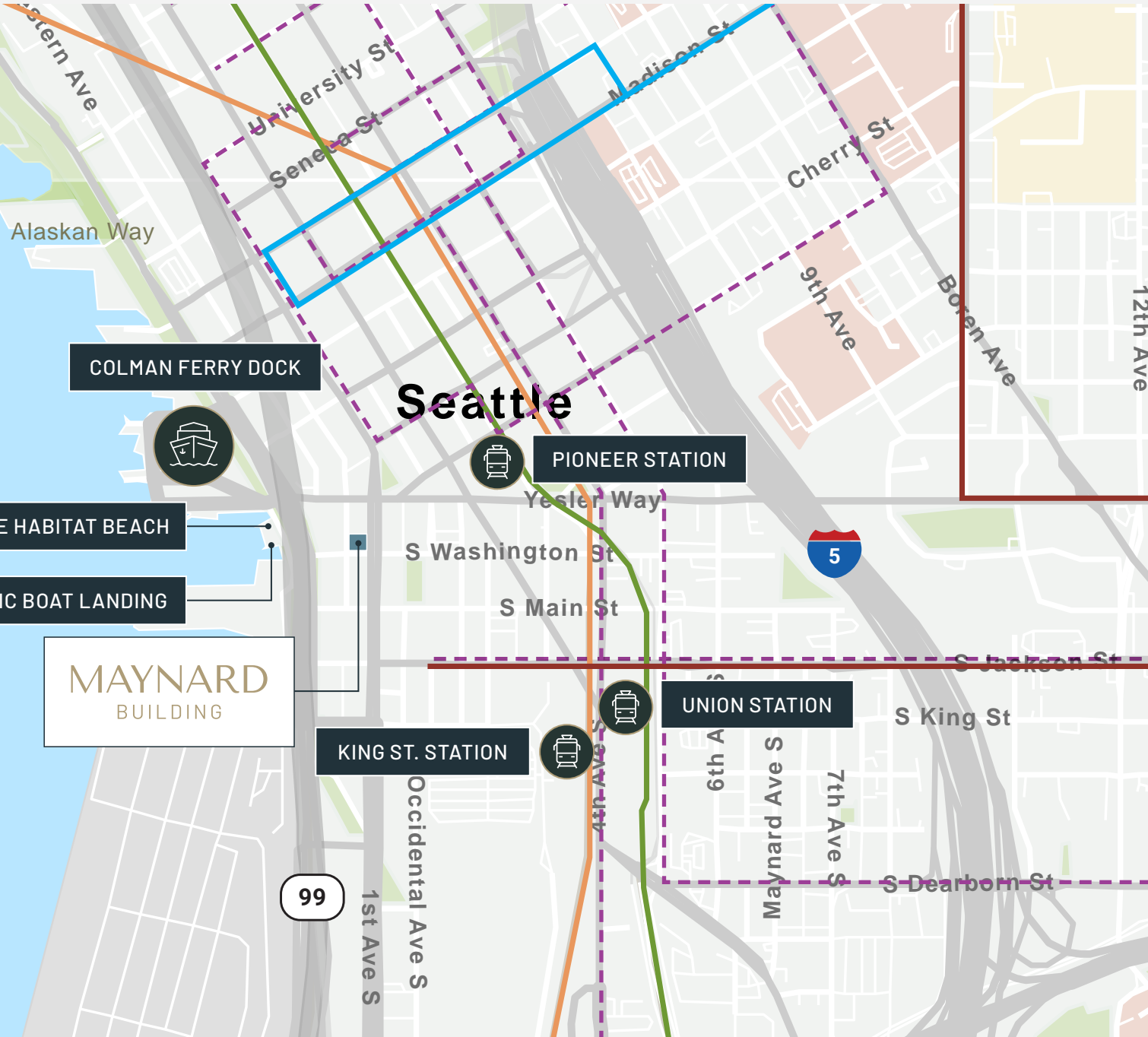
WASHINGTON STREET PUBLIC BOAT LANDING

MAYNARD  
BUILDING

KING ST. STATION

UNION STATION

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



# FIRST FLOOR

## Suites 100 + 110

5,633 SF

## Suite 100

2,497 SF

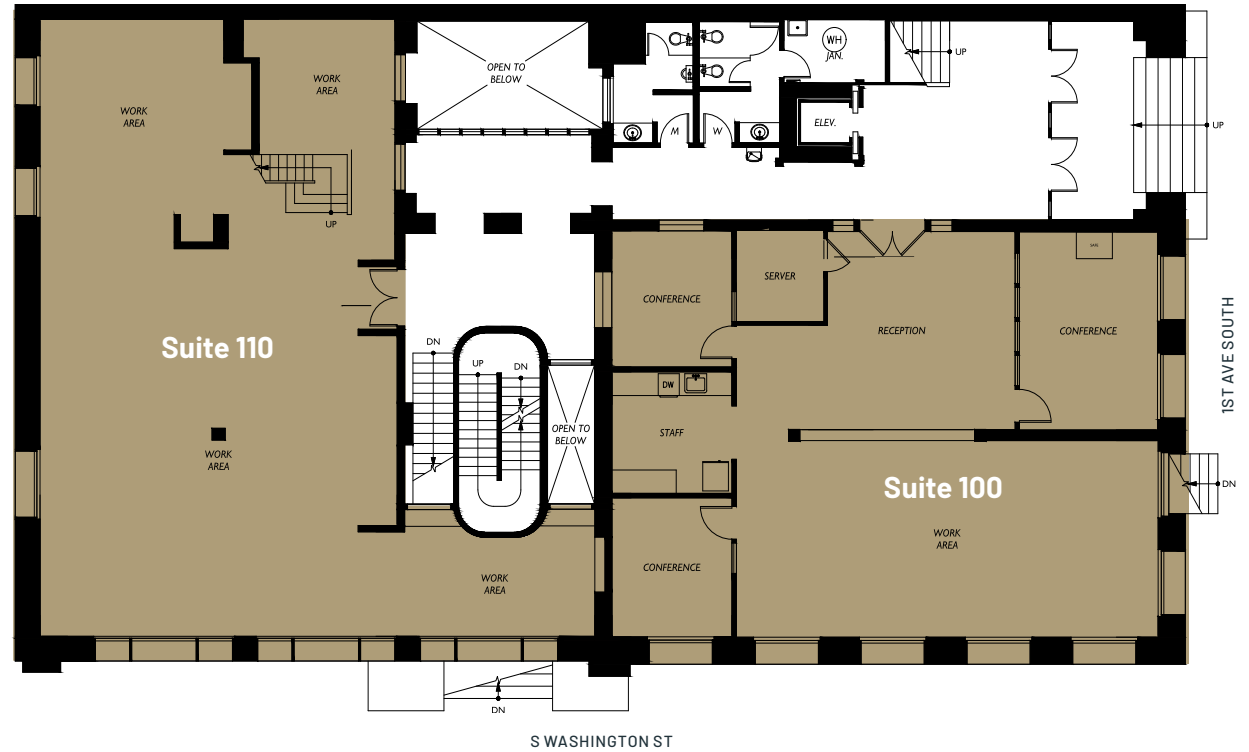
## Suite 110

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



S WASHINGTON ST

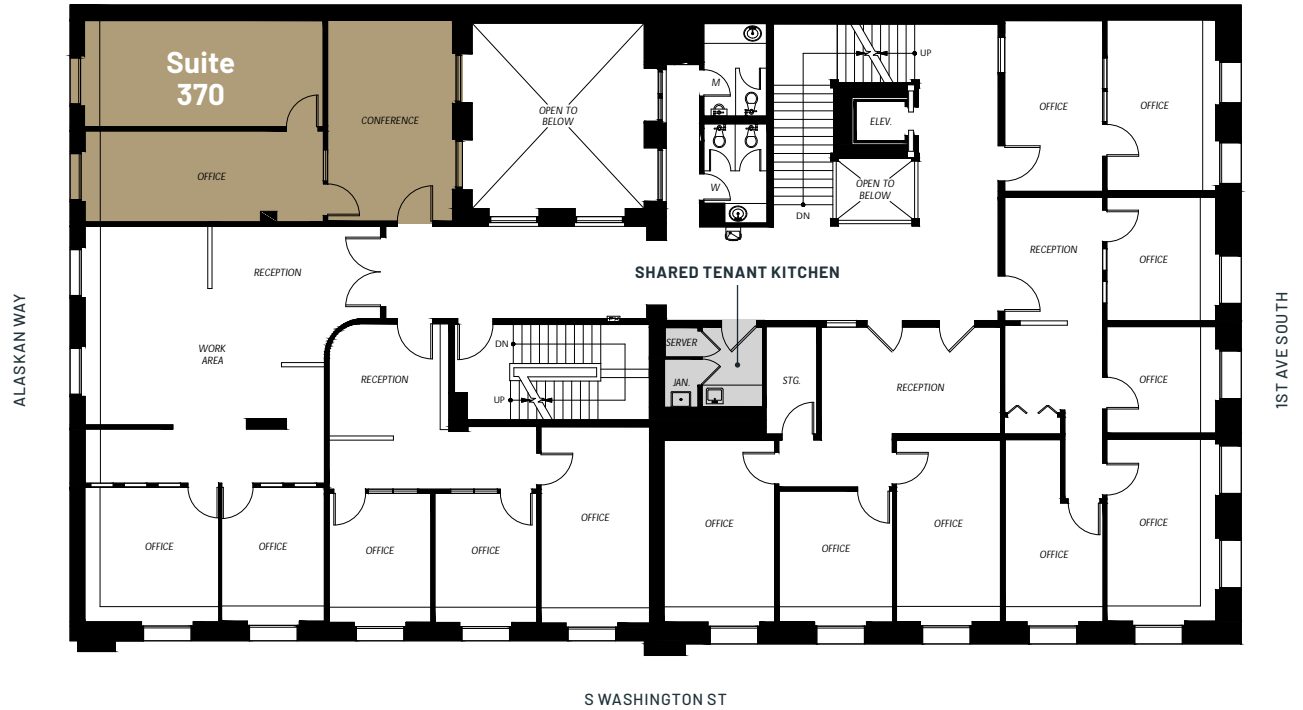
1ST AVE SOUTH



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# THIRD FLOOR

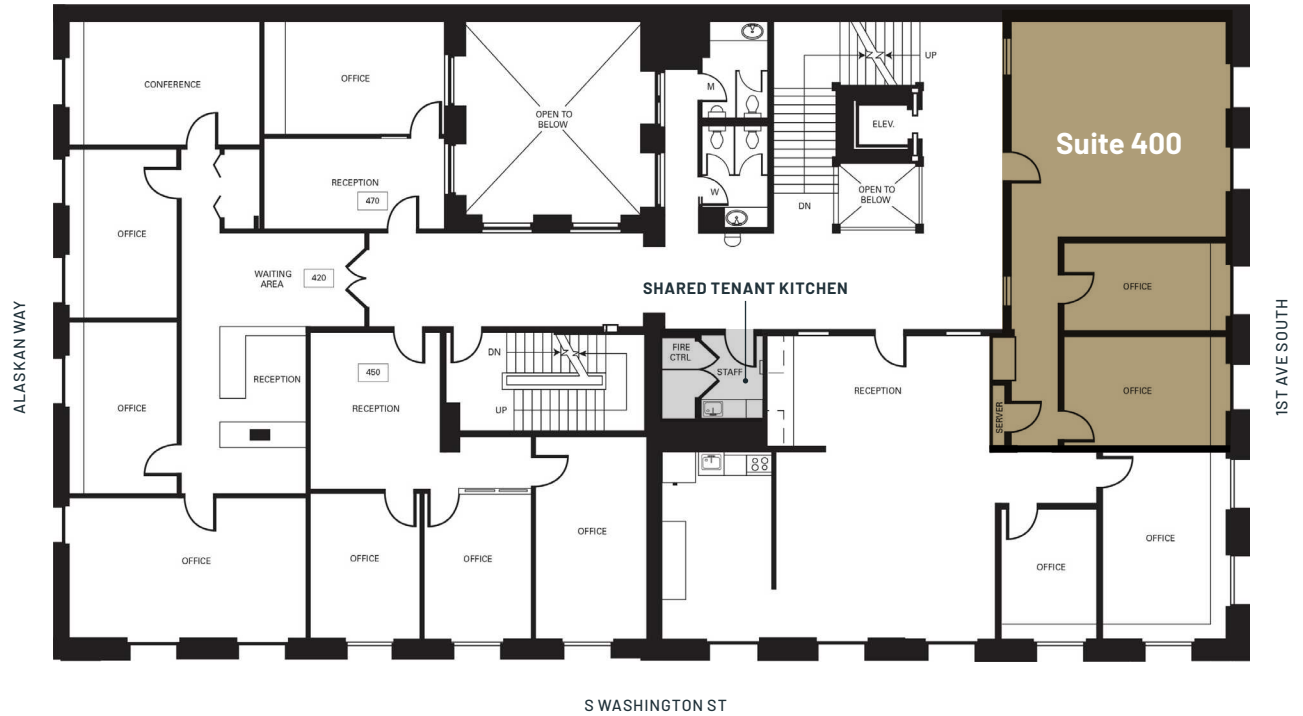
**Suite 370**  
886 SF



# FOURTH FLOOR

**Suite 400**  
1,138 SF

Furnished space



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**NEWMARK**

**MARTIN SMITH** INC

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