

MT

METROTRACT

SEATTLE

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# FINANCIAL CENTER

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# FINANCIAL CENTER

1215 Fourth Avenue | Seattle, Washington 98101



## BUILDING FACTS ▶

- » Total Building Size .....361,760 RSF
- » Number of Floors.....28
- » Average Floor Plate .....15,000 RSF
- » Year Built .....1972
- » Parking Ratio .....1 / 1,800 SF
- » LEED Gold Certified
- » Fitwel Viral Response Certified

## BUILDING AMENITIES

- ▶ » Small conference facility
- ▶ » Large conference facility
- ▶ » Shower facilities/locker room
- » 200 parking stalls
- ▶ » Secured bike storage
- » EV charging system
- ▶ » MT Fitness Center located on the Lower Level of Rainier Tower

## ON-SITE RETAIL

- » Caffè Migliore
- » Original Deli
- » Purple Café & Wine Bar



**Fitwel<sup>®</sup>**  
Viral Response  
Certified

Click the play buttons for virtual tours



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**WALK SCORE**  
**99**  
AVG ACROSS ALL METROPOLITAN TRACT BLDGS

## Lifestyle

1. Regal Cinemas
2. Westlake Park
3. Home Street Bank
4. 5<sup>th</sup> 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.
25. PCC Market

## 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
20. Fogo de Chao

## Coffee House

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

## 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

## 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

Underground Tunnel

Bike Lane



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## RETAIL DISTRICT

\$1.6B ANNUAL RETAIL VOLUME

## MARKET DISTRICT

**WASHINGTON STATE CONVENTION CENTER**  
450K ANNUAL ATTENDEES

**PIKE PLACE MARKET**  
15M ANNUAL VISITORS

**UNION ST BENAROYA HALL**  
430,000 ANNUAL VISITORS

**SEATTLE ART MUSEUM**  
427,787 ANNUAL VISITORS

**UNIVERSITY ST STATION**  
6,075 AVG WEEKDAY BOARDING

**WESTLAKE STATION**  
13,069 AVG WEEKDAY BOARDING

## 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
<a href="#">27/2700</a>	14,967	<b>Available now!</b> Full floor availability, west facing views. Contiguous with floors 25 & 26 for a total of 44,901 RSF. Interstitial staircase connecting floors 25-27. <b>Virtual Tour available at <a href="http://bit.ly/3nTc8SR">bit.ly/3nTc8SR</a></b>
<a href="#">26/2600</a>	14,967	<b>Available now!</b> Full floor availability, west facing views. Large breakout room located on the Southeast section of the building. Contiguous with floors 25 & 27 for a total of 44,901 RSF. Interstitial staircase connecting floors 25-27. <b>Virtual Tour available at <a href="http://bit.ly/398MwOd">bit.ly/398MwOd</a></b>
<a href="#">25/2500</a>	14,967	<b>Available now!</b> Brand new build out. Full floor availability, west facing views. Contiguous with floors 26 & 27 for a total of 44,901 RSF. Interstitial staircase connecting floors 25-27. <b>Virtual Tour available at <a href="http://bit.ly/3EgGkIB">bit.ly/3EgGkIB</a></b>
<a href="#">24/2400</a>	14,967	<b>Available now!</b> Full floor in cold shell condition with great views. Interstitial staircase connects to the 23rd floor. Market ready work completed in North East corner. <b>Virtual Tour available at <a href="http://bit.ly/48mzoi1">bit.ly/48mzoi1</a></b>
<a href="#">21/2100</a>	14,946	<b>Available now!</b> Full floor with great views. Multiple private offices, multiple conference rooms and kitchenette. <b>Virtual Tour available at <a href="http://bit.ly/3zVZL3H">bit.ly/3zVZL3H</a></b>
<a href="#">20/2000</a>	14,946	<b>Available now!</b> Full floor with great views. Multiple private offices, multiple conference rooms, break room and kitchenette. <b>Virtual Tour available at <a href="http://bit.ly/3y4vE9P">bit.ly/3y4vE9P</a></b>
<a href="#">18/1800</a>	15,005	<b>Available now!</b> Rent ready, multiple private offices, multiple conference rooms, kitchenette. Existing furniture available. Plug and Play and already cabled. <b>Virtual Tour available at <a href="http://bit.ly/303m7uQ">bit.ly/303m7uQ</a></b>
<a href="#">17/1730</a>	2,748	<b>Available now!</b> Kitchenette, four offices and two conference rooms. West facing views. Contiguous option with Suite 1710 for a total of 6,868 RSF.
<a href="#">17/1710</a>	4,120	<b>Available 8/1/2026.</b> Open work area, multiple private offices, and multiple conference rooms. Contiguous option with Suite 1730 for a total of 6,868 RSF.
<a href="#">16/1600</a>	2,627 - 11,343	<b>Available now!</b> Three spec suites, can be combined for a total of 11,343 RSF.
<a href="#">14/1400</a>	14,947	<b>Available now!</b> Open work area, multiple private offices, multiple conference rooms, kitchenette and break room. <b>Virtual Tour available at <a href="http://bit.ly/3s2FjdA">bit.ly/3s2FjdA</a></b>
<a href="#">13/1325</a>	1,077	<b>Available now!</b> Two private offices, and open work area.
<a href="#">12/1215</a>	5,826	<b>Available now!</b> Brand new spec suite! Multiple private offices, and a kitchenette. <b>Virtual Tour available at <a href="http://bit.ly/42KjQ7h">bit.ly/42KjQ7h</a></b>
<a href="#">11/1150</a>	5,409	<b>Available now!</b> Open work station area, two private offices, one conference room, kitchenette and break room. Contiguous option with Suite 1125 for a total of 8,268 RSF.
<a href="#">11/1125</a>	3,179	<b>Available now!</b> Lobby exposure, open work station area, multiple private offices, multiple conference rooms. Contiguous option with Suite 1150 for a total of 8,268 RSF. <b>Virtual Tour available at <a href="http://bit.ly/4mMiOfI">bit.ly/4mMiOfI</a></b>
<a href="#">10/1010</a>	1,728	<b>Available now!</b> Four private offices and open work area. Contiguous option with suite 1000 for a total of 6,447 RSF. <b>Virtual Tour available at <a href="http://bit.ly/2LXIbne">bit.ly/2LXIbne</a></b>
<a href="#">10/1000</a>	4,719	<b>Available now!</b> Multiple private offices, multiple conference rooms, storage area, and a kitchenette.
<a href="#">9/935</a>	2,220	<b>Available now!</b> Lobby exposure, open work station area, multiple private offices, multiple conference rooms.
<a href="#">8/800</a>	14,870	<b>Available now!</b> Full floor, kitchenette/break room, multiple private offices, conference rooms, two private restrooms and a large open work area. Contiguous with floor 7 for a total of 29,744 RSF. <b>Virtual Tour available at <a href="http://bit.ly/325WRW6">bit.ly/325WRW6</a></b>
<a href="#">7/700</a>	14,874	<b>Available now!</b> Full floor, kitchenette/break room, multiple private offices, large conference rooms, private restrooms and open work areas. Contiguous with floor 8 for a total of 29,744 RSF. <b>Virtual Tour available at <a href="http://bit.ly/2l1DFla">bit.ly/2l1DFla</a></b>
<a href="#">3/308</a>	1,919	<b>Available now!</b> Open work area and two private offices
<a href="#">3/305</a>	2,008	<b>Available now!</b> Multiple private offices, open work area, conference room, kitchenette/break room and storage.
<a href="#">1/110</a>	2,759	<b>Available now!</b> Ground floor space and great signage opportunity.



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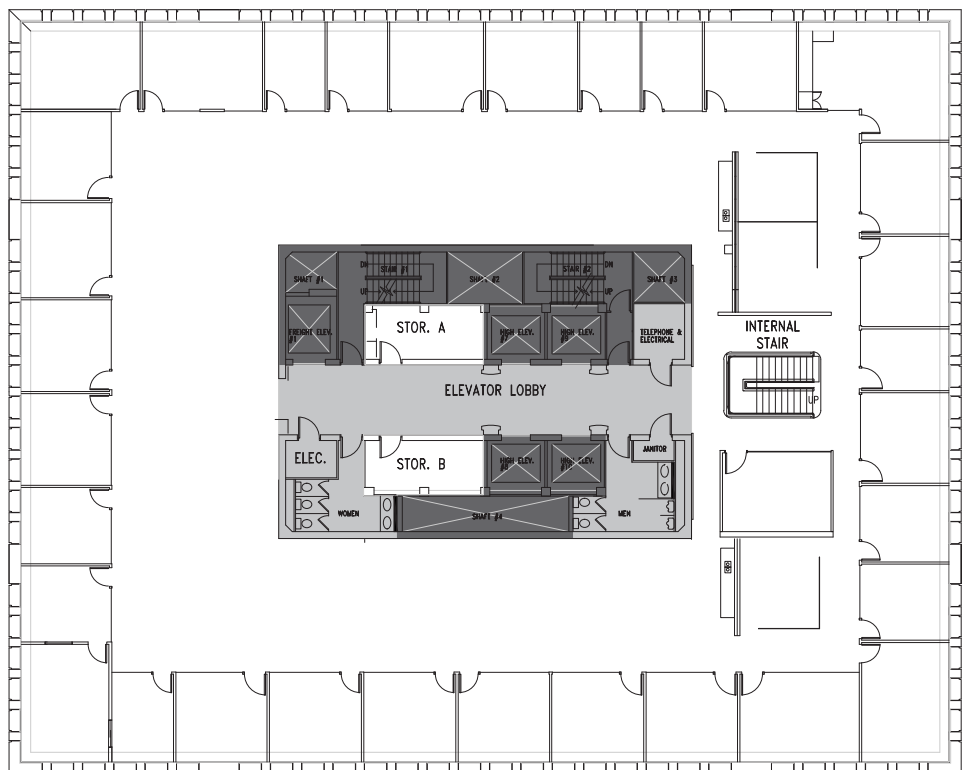
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[bit.ly/3nTc8SR](https://bit.ly/3nTc8SR)

# SUITE 2700

## 14,967 RSF



## SPACE FEATURES

- » Available now!
- » West facing views
- » Contiguous with floors 25 & 26 (44,901 RSF combined)
- » Interstitial staircase connecting floors 25 - 27



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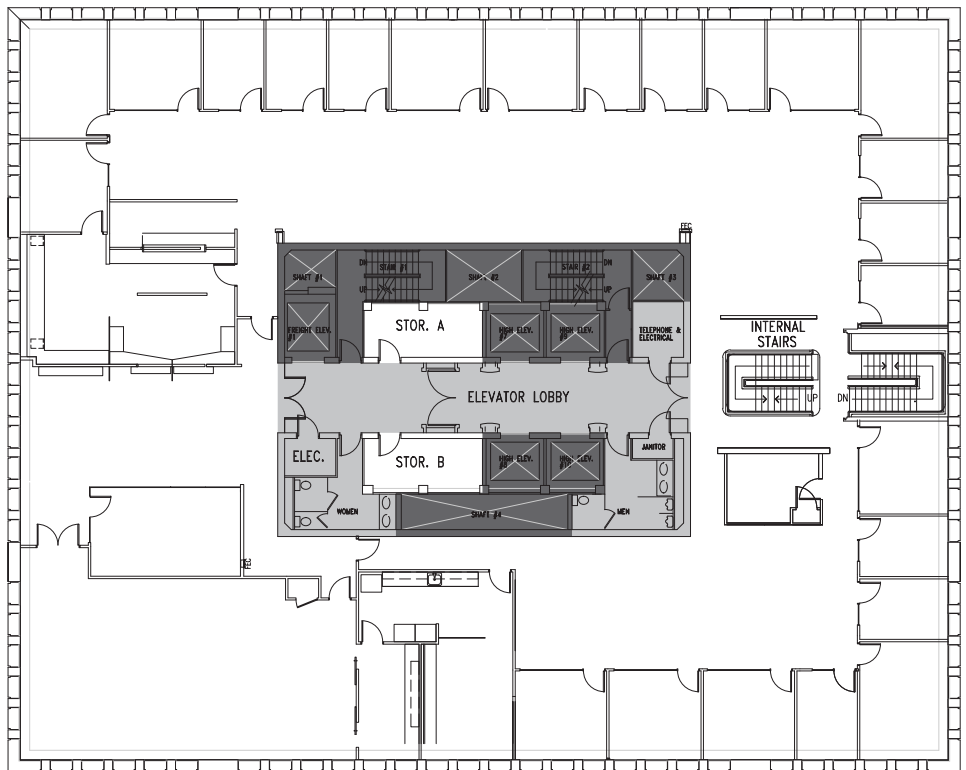
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# SUITE 2600

## 14,967 RSF



## SPACE FEATURES

- » Available now!
- » West facing views
- » Large breakout room located on the Southeast section of the building
- » Contiguous with floors 25 & 27 (44,901 RSF combined)
- » Interstitial staircase connecting floors 25 - 27





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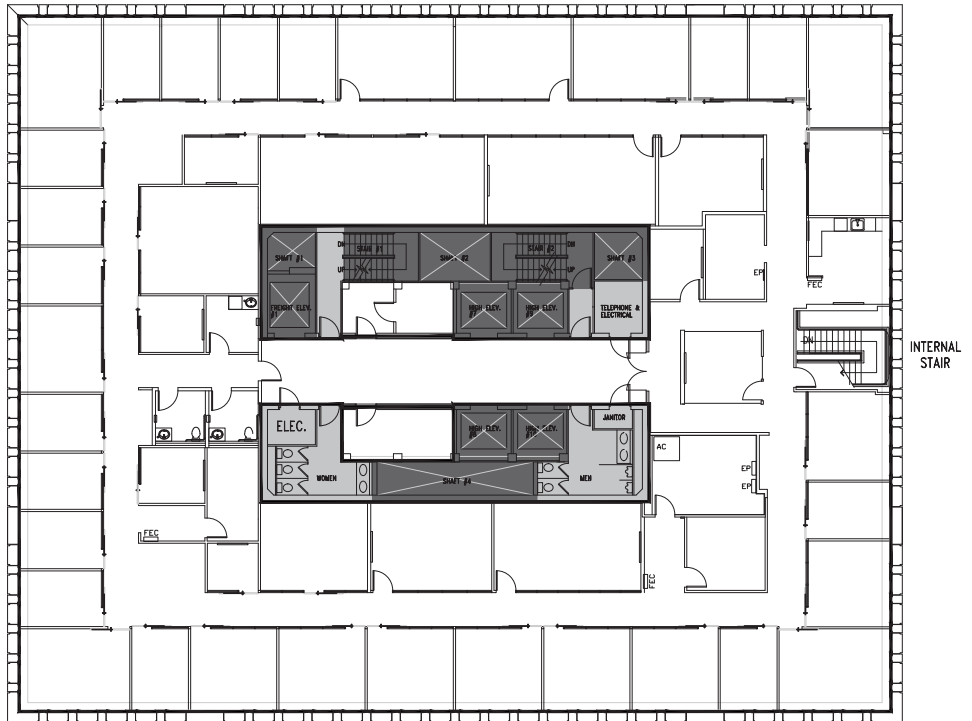
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# SUITE 2500

## 14,967 RSF



## SPACE FEATURES

- » Available now!
- » Brand new build out
- » West facing views
- » Contiguous with floors 26 & 27 (44,901 RSF combined)
- » Interstitial staircase connecting floors 25 - 27



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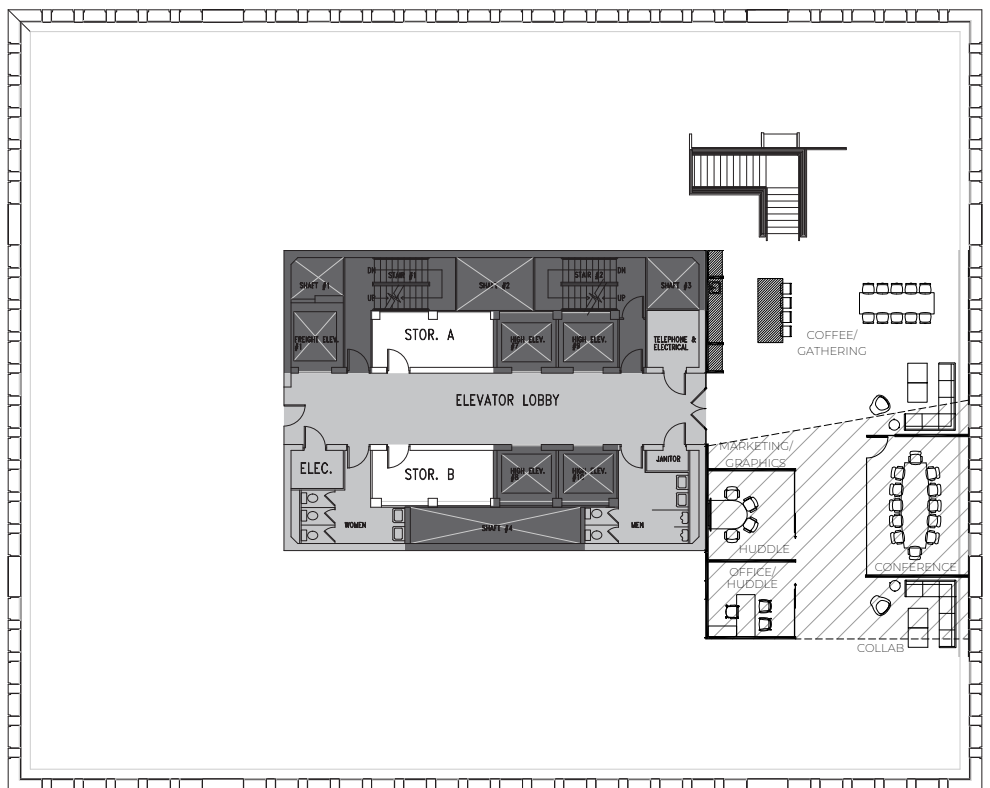
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[bit.ly/48mz0j1](https://bit.ly/48mz0j1)

# SUITE 2400

## 14,967 RSF



## SPACE FEATURES

- » Available now!
- » Market ready work completed in North East corner
- » Full floor availability
- » West facing views
- » Interstitial staircase connecting to the 23rd floor



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# FULL FLOOR SUITE 2400 CONCEPT - OPEN OFFICE PLAN 14,967 RSF

N



\*Proposed Plan

## SPACE FEATURES

- » Total Occupants: 108
- » 140 RSF/person
- » 7 offices
- » 100 workstations
- » 1 reception area
- » 1 break room
- » 2 conference rooms
- » 2 phone rooms
- » 4 huddle rooms
- » 3 touchdown areas
- » 2 copy/work areas
- » 1 server/storage room



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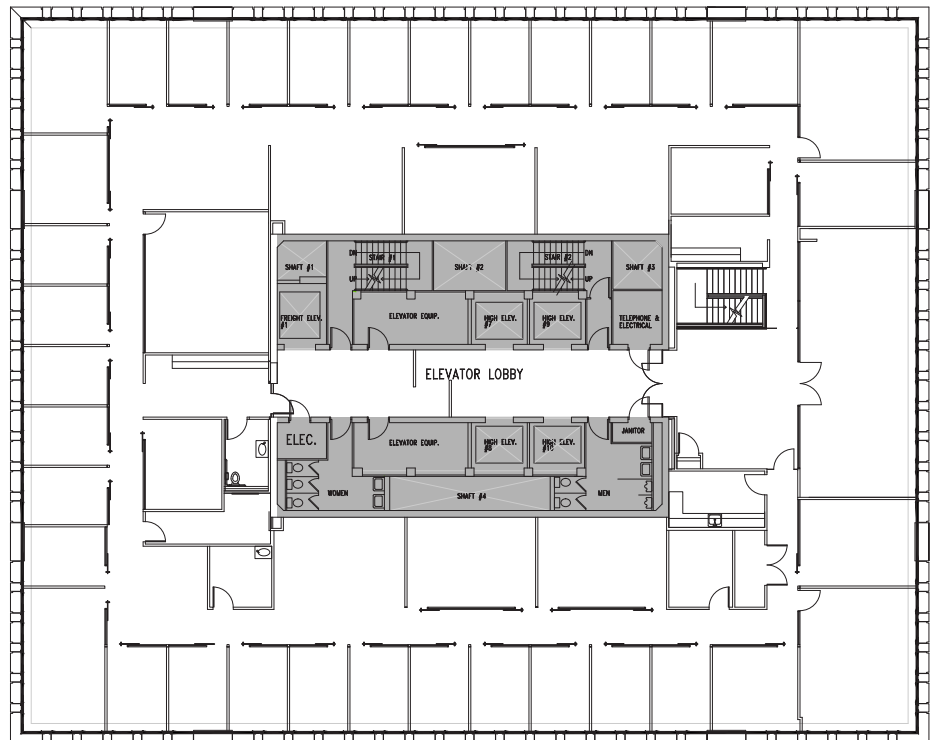
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# SUITE 2100

# 14,946 RSF



## SPACE FEATURES

- » Available Now!
- » Multiple private offices
- » Multiple conference rooms
- » Kitchenette
- » Furniture can be made available



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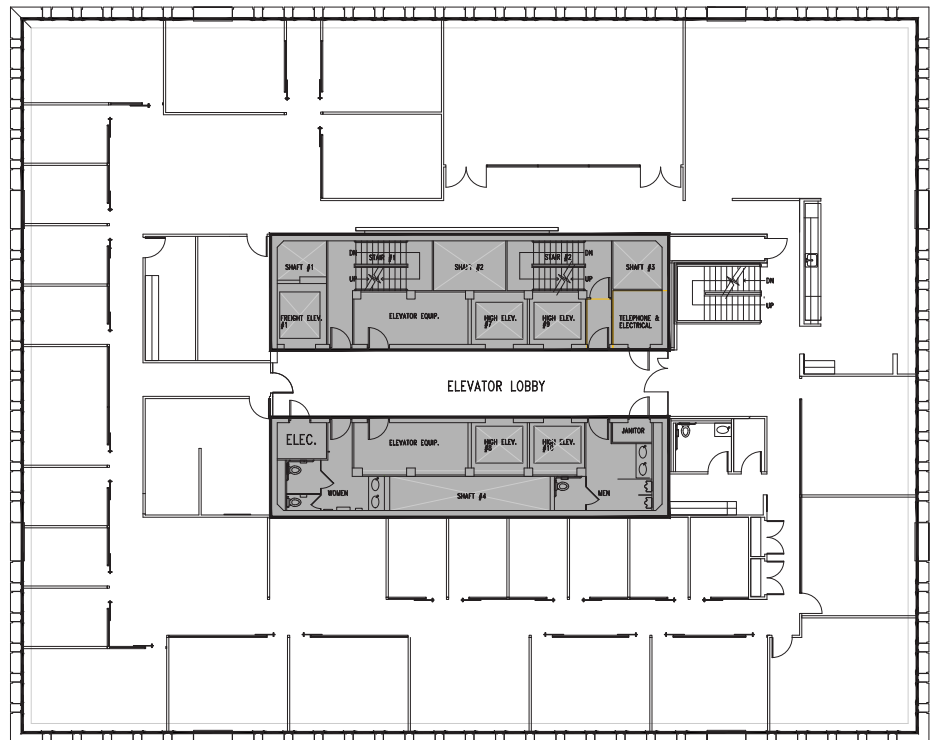
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[bit.ly/3y4vE9P](http://bit.ly/3y4vE9P)

# SUITE 2000

# 14,946 RSF

N



## SPACE FEATURES

- » Available Now!
- » Multiple private offices
- » Multiple conference rooms
- » Kitchenette / Break room
- » Open work area



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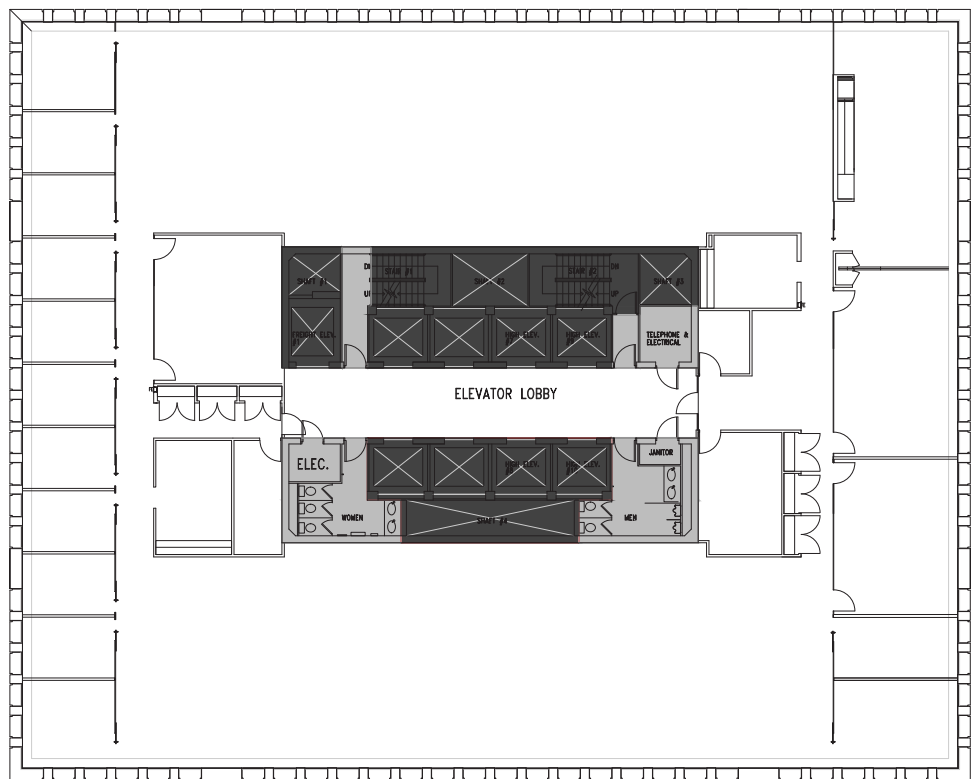
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## SUITE 1800

## 15,005 RSF



### SPACE FEATURES

- » Available now!
- » Rent ready
- » Multiple private offices
- » Multiple conference rooms
- » Kitchenette
- » Existing furniture available
- » Plug and Play and already cabled



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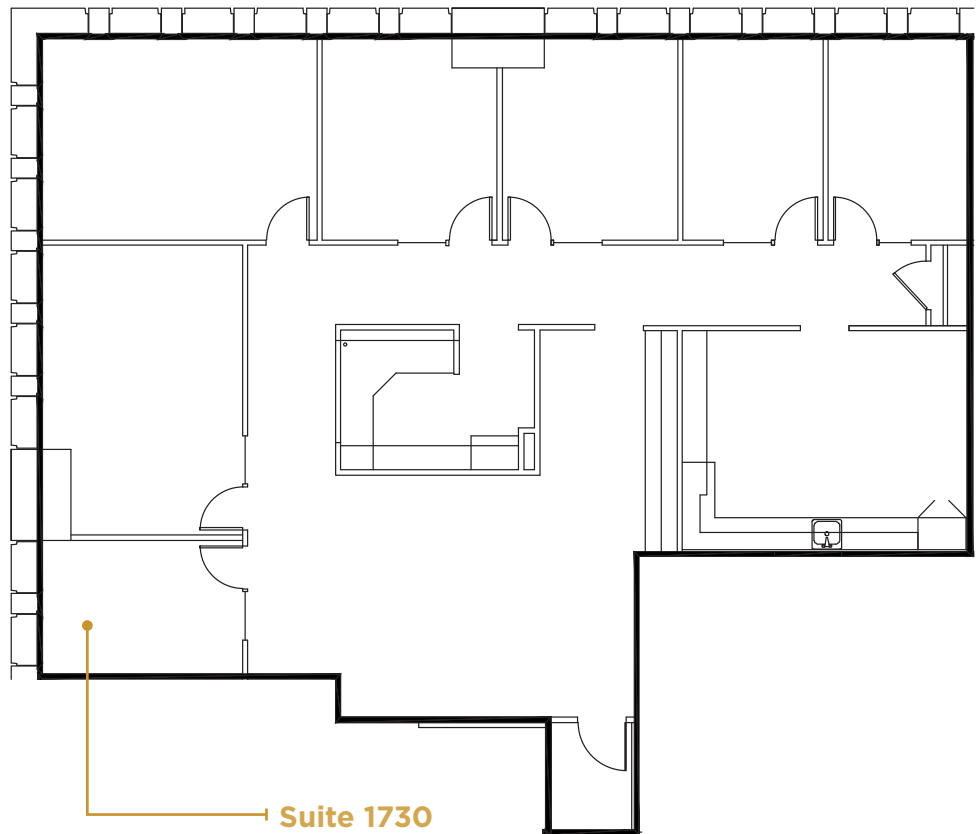


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## SUITE 1730 2,748 RSF



### SPACE FEATURES

- » Available now!
- » Kitchenette
- » Four offices
- » Two conference rooms
- » West facing views
- » Contiguous option with Suite 1710 for a total of 6,868 RSF



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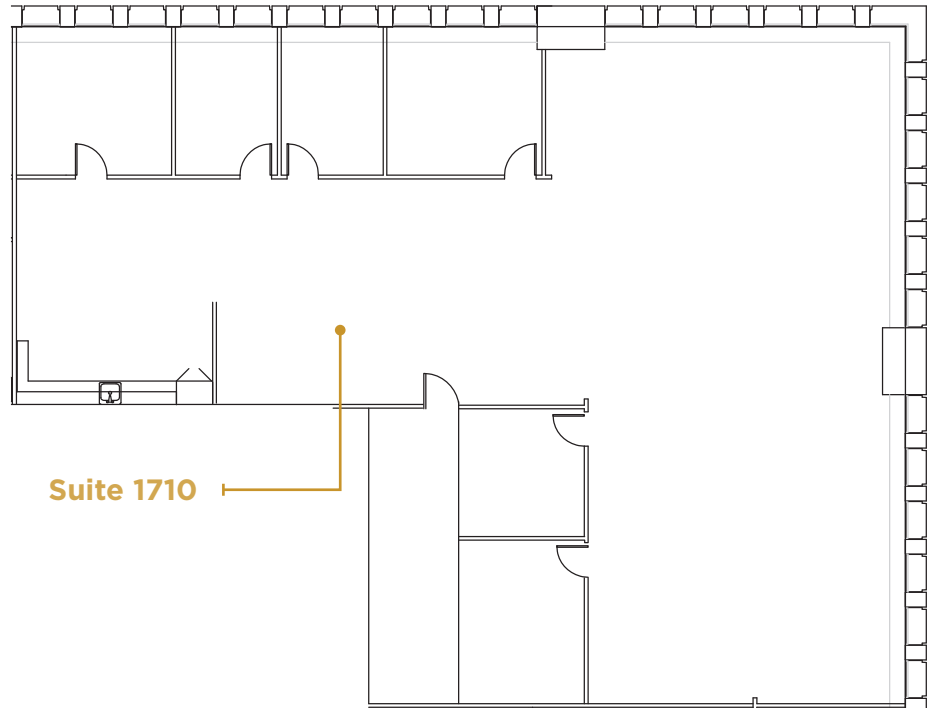


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## SUITE 1710 4,120 RSF



### SPACE FEATURES

- » Available 8/1/2026
- » Open work area
- » Multiple private offices
- » Multiple conference rooms
- » Contiguous option with Suite 1730 for a total of 6,868 RSF





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## SUITE 1600

### 11,343 RSF

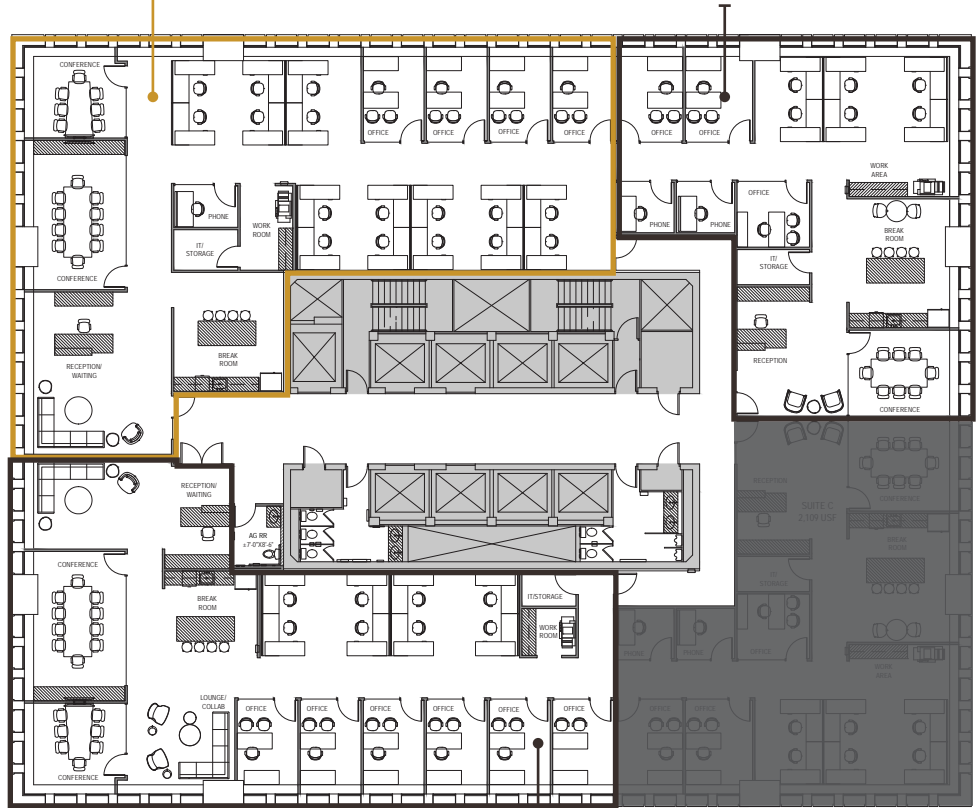
**SUITE 1620**  
**2,627 RSF**

For virtual tour, visit:  
[bit.ly/46w0CFO](http://bit.ly/46w0CFO)



**SUITE 1610**  
**4,585 RSF**

For virtual tour, visit:  
[bit.ly/4lWa2zj](http://bit.ly/4lWa2zj)



*\*Furniture is not available*

**SUITE 1600**  
**4,131 RSF**

For virtual tour, visit:  
[bit.ly/4p7D5m1](http://bit.ly/4p7D5m1)

## SPACE FEATURES

- » Available now!
- » Three spec suites



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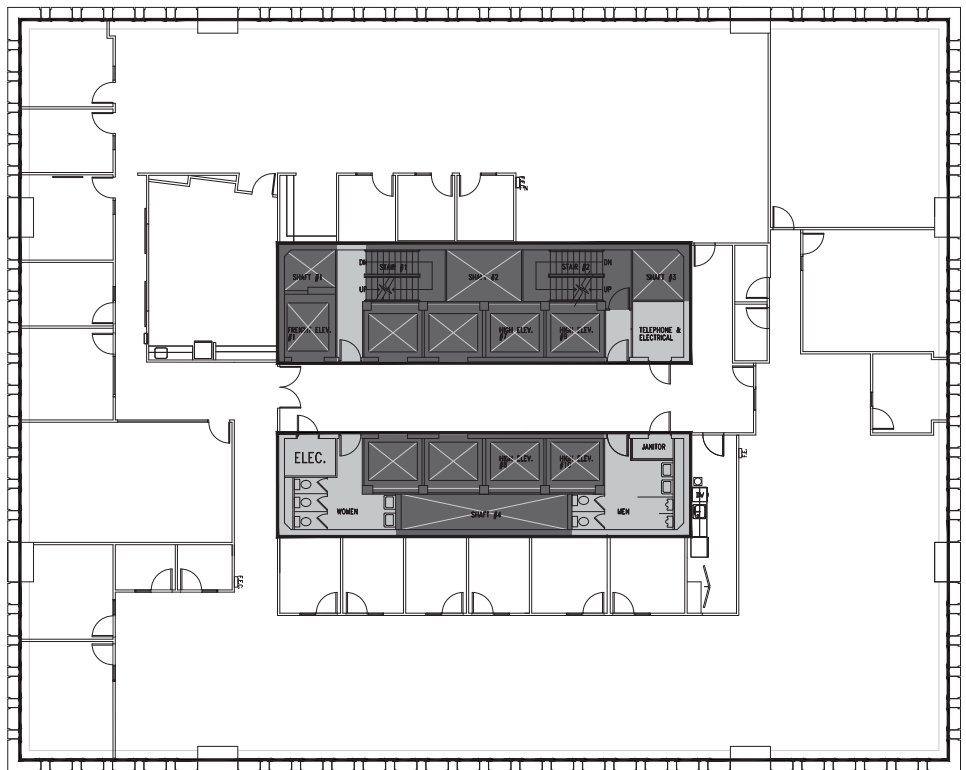
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# SUITE 1400

# 14,947 RSF



## SPACE FEATURES

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



**METROTRACT**  
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# FINANCIAL CENTER

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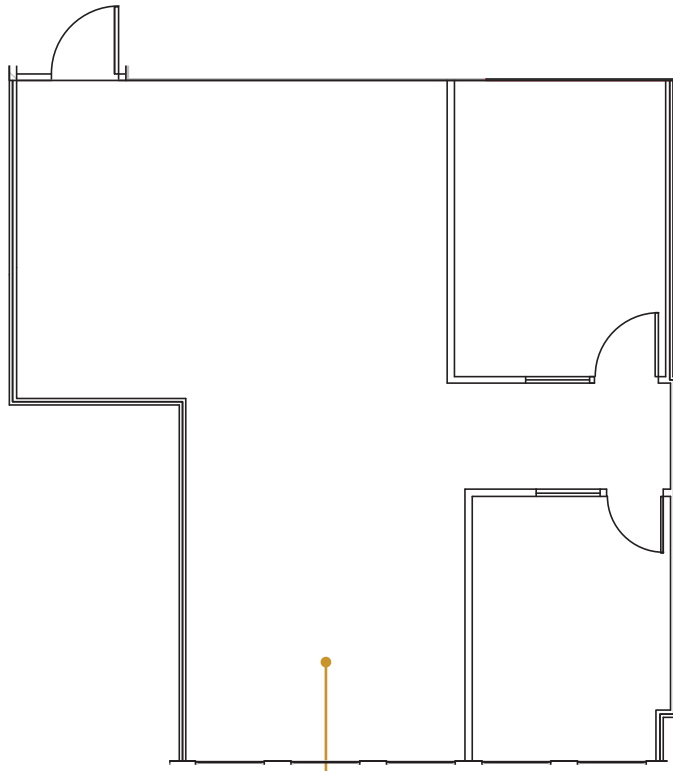
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## SUITE 1325

## 1,077 RSF



Suite 1325

### SPACE FEATURES

- » Available now!
- » 2 private offices
- » Open work area





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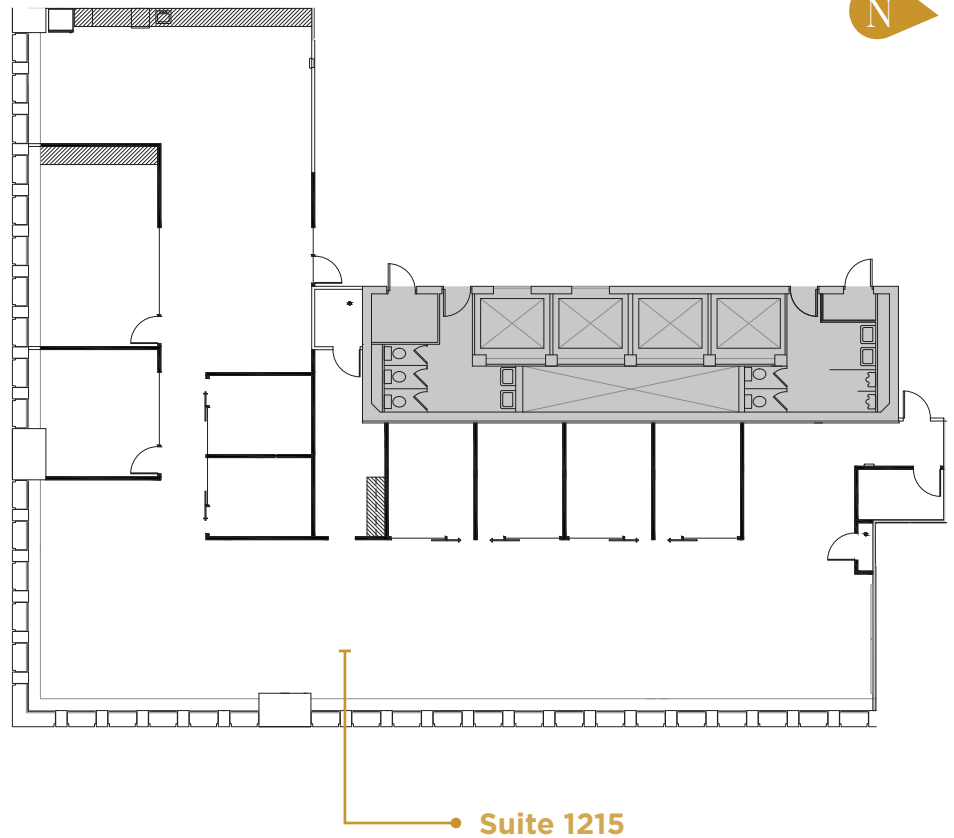
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For virtual tour, visit:

[bit.ly/42KjQ7h](https://bit.ly/42KjQ7h)

## SUITE 1215

### 5,826 RSF



## SPACE FEATURES

- » Available now!
- » Brand new spec suite!
- » Multiple private offices
- » Kitchenette



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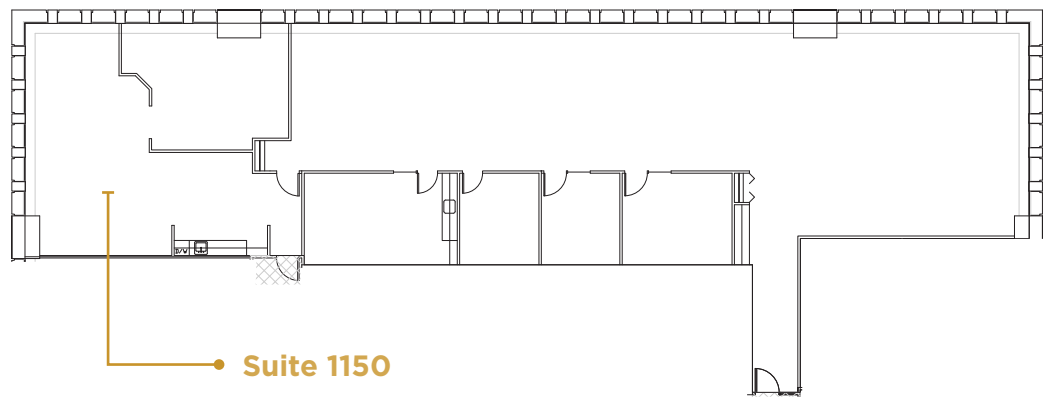


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# SUITE 1150

## 5,409 RSF



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## SPACE FEATURES

- » Available now!
- » Open work station area
- » Two private offices
- » One conference room
- » Kitchenette / Break Room
- » Contiguous option with Suite 1125 for a total of 8,268 RSF



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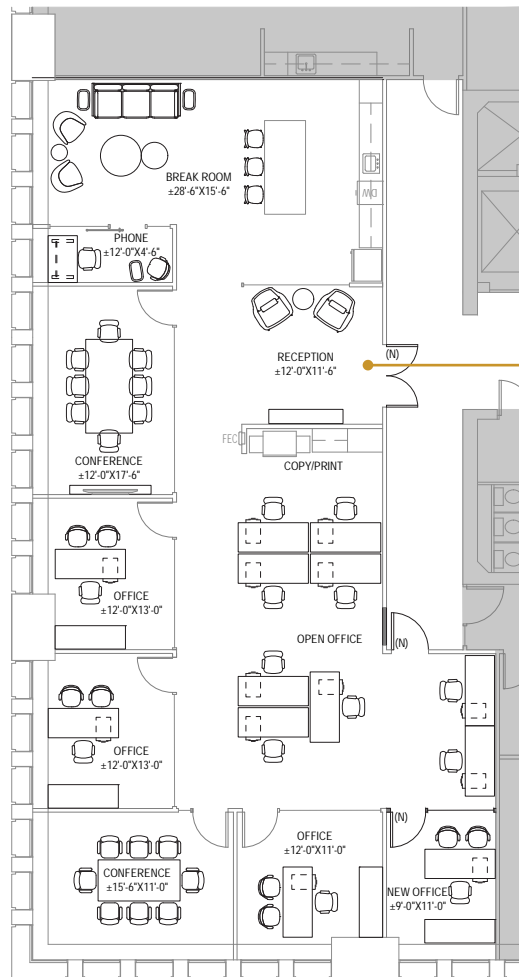
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For virtual tour, visit:  
[bit.ly/4mMiOfI](https://bit.ly/4mMiOfI)

# SUITE 1125

## 3,179 RSF



\*Furniture is not available

## SPACE FEATURES

- » Available now!
- » Lobby exposure
- » Open work station area
- » Multiple private offices
- » Multiple conference rooms
- » Contiguous option with Suite 1150 for a total of 8,268 RSF





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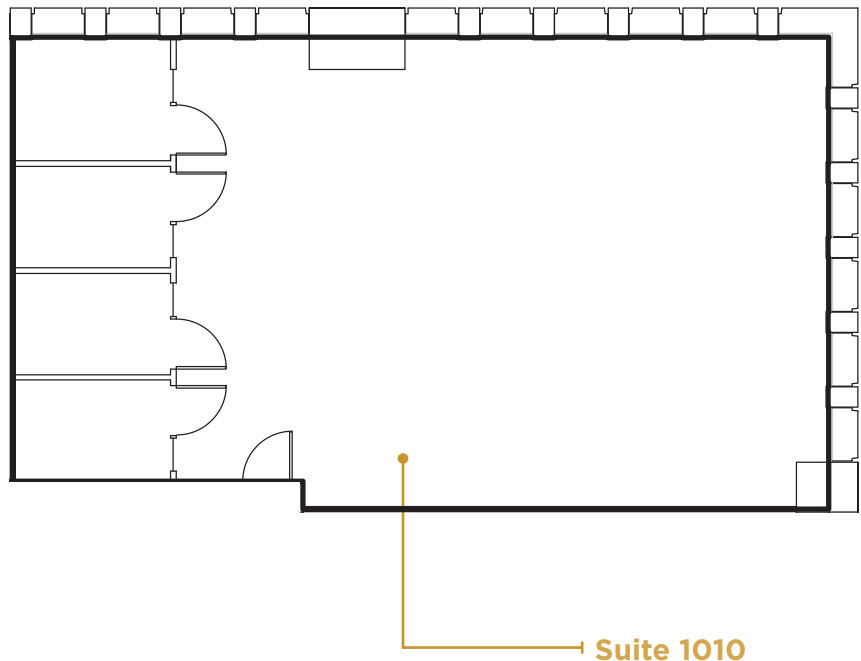
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[bit.ly/2LXIbne](https://bit.ly/2LXIbne)

## SUITE 1010

### 1,728 RSF



## SPACE FEATURES

- » Available now!
- » 4 private offices
- » Open work area
- » Contiguous option with Suite 1000 for a total of 6,447 RSF



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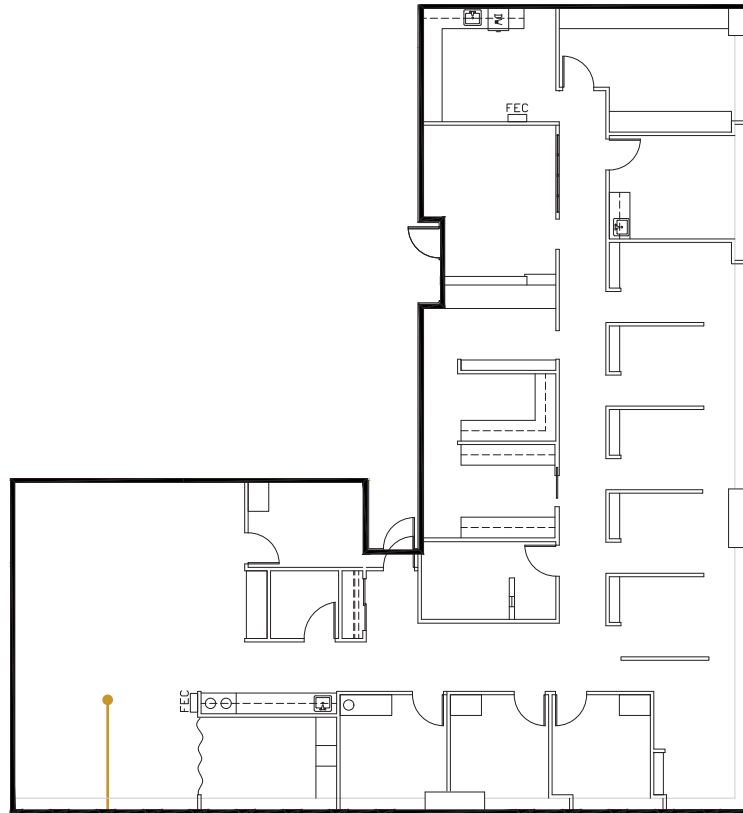
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## SUITE 1000

### 4,719 RSF



Suite 1000

### SPACE FEATURES

- » Available now!
- » Multiple private offices
- » Kitchenette
- » Contiguous option with Suite 1010 for a total of 6,447 RSF





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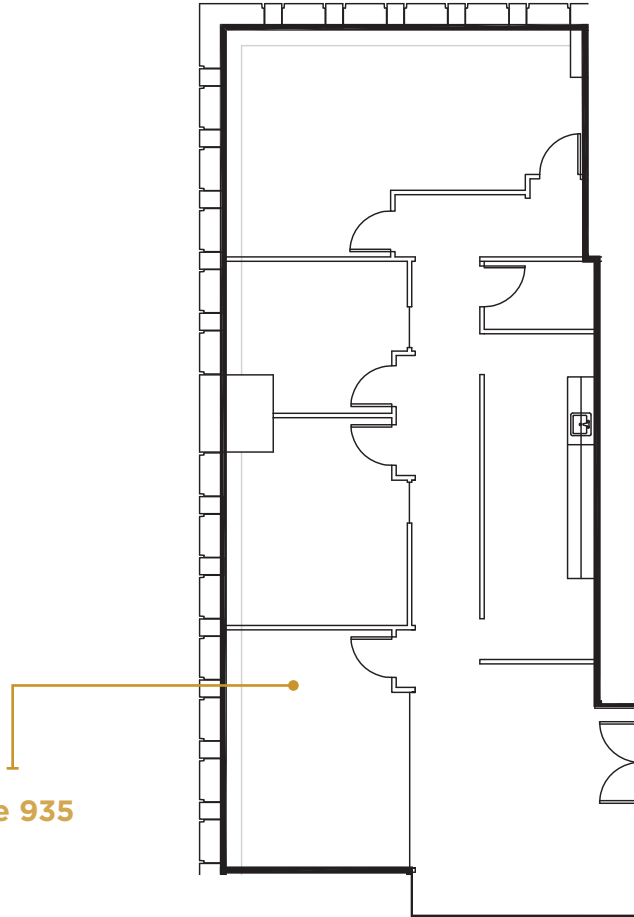


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## SUITE 935 2,220 RSF



Suite 935

### SPACE FEATURES

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



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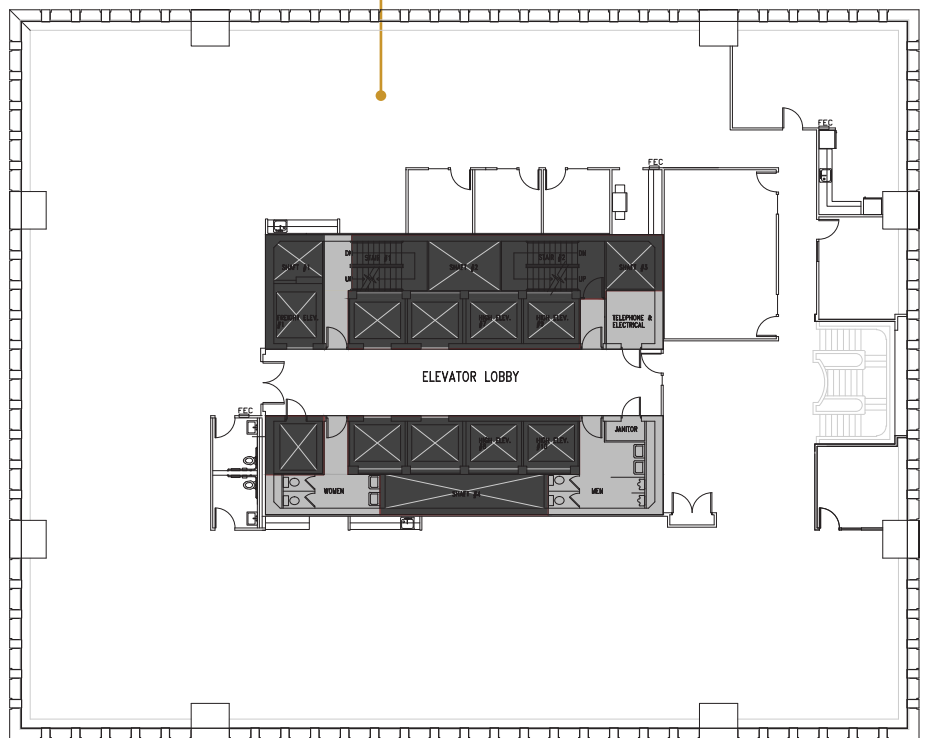
For virtual tour, visit:  
[bit.ly/325WRW6](https://bit.ly/325WRW6)

# SUITE 800

## 14,870 RSF



Suite 800



## SPACE FEATURES

- » Available now!
- » Full floor
- » Kitchenette/break room
- » Multiple private offices
- » Conference rooms
- » 2 private restrooms
- » Large open work area
- » Interstitial staircase connecting both floors to create 29,744 of contiguous RSF



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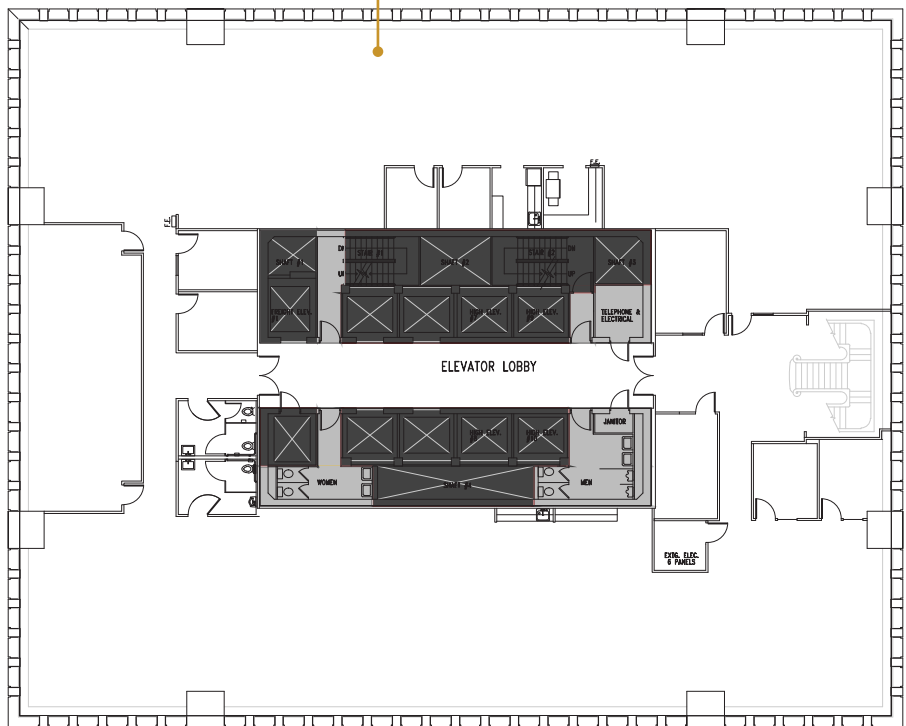
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# SUITE 700

# 14,874 RSF

Suite 700

N



## SPACE FEATURES

- » Available now!
- » Full floor
- » Kitchenette/break room
- » Multiple private offices
- » Large conference rooms
- » Private restrooms
- » Large open work area
- » Interstitial staircase connecting both floors to create 29,744 of contiguous RSF



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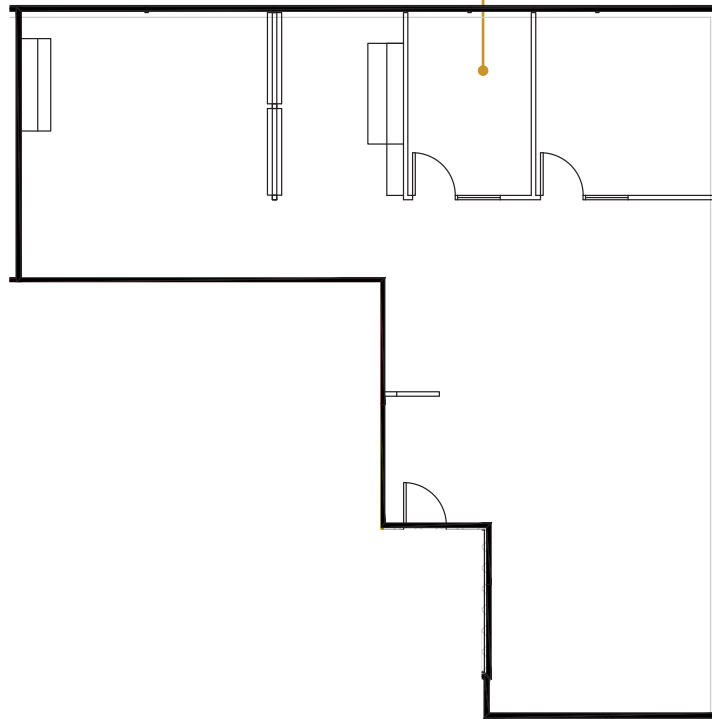
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## SUITE 308 1,919 RSF

Suite 308



### SPACE FEATURES

- » Available now!
- » Open work area
- » Two private offices



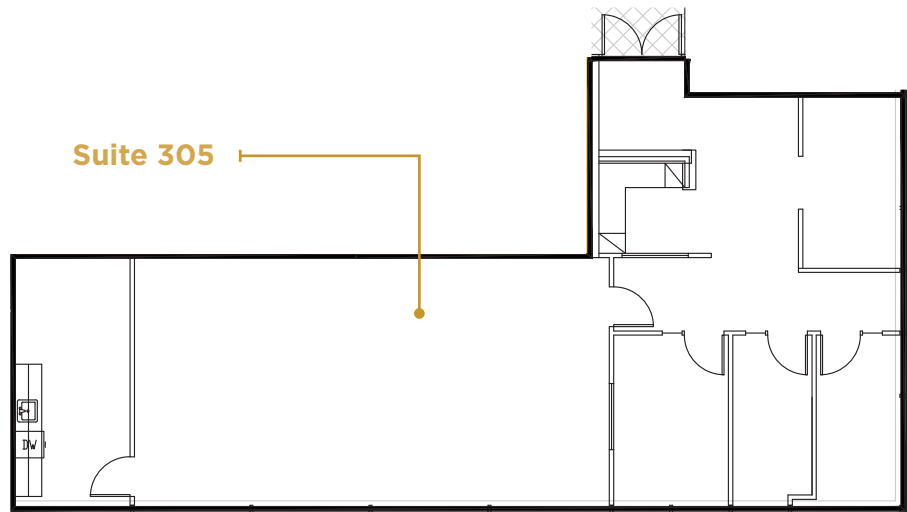
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## SUITE 305 2,008 RSF



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### SPACE FEATURES

- » Available now!
- » Multiple private offices
- » Conference room
- » Large open work area
- » Kitchenette/break room
- » Storage



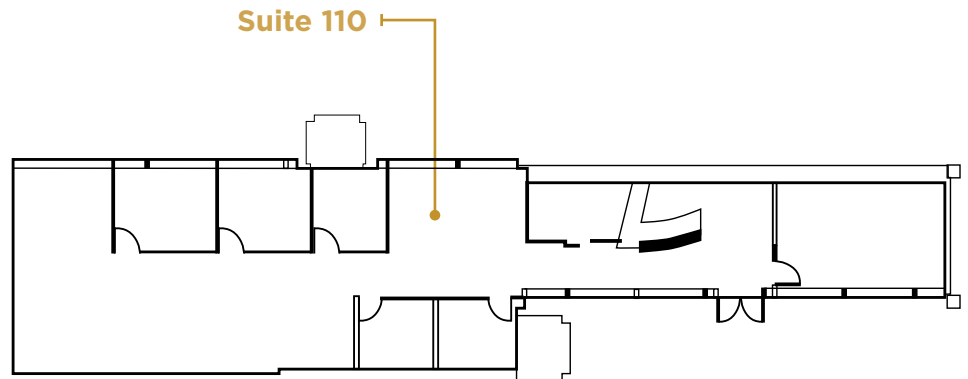


# FINANCIAL CENTER

1215 Fourth Avenue  
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# SUITE 110

## 2,759 RSF



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## SPACE FEATURES

- » Available Now!
- » Ground floor space
- » Great signage opportunity



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