

AVAILABLE NOW



TOWER 1201

RETAIL & RESTAURANT SPACE FOR LEASE

9,096 SF OF RESTAURANT SPACE AVAILABLE

1,062 - 3,941 SF OF RETAIL LOBBY CONNECTED SPACE AVAILABLE

1201 3RD AVENUE | SEATTLE, WA 98101



Building Highlights

- 55 Story mixed use office tower with approximately 1.1 M SF of modern Class A office space
- 2025 remodeled lobby, courtyard, and outdoor seating amenities
- Ground floor retail available on 2nd and 3rd Ave
- Located on 3rd Avenue bus line
- Easily accessible to I-5, Pioneer Square, CBD, and attached to the Seattle Sound Transit Sympony Light Rail Station
- Pedestrian plaza through the lobby with three levels of retail, and a public atrium overlooking open air plaza on the west side of the building
- 801 Parking Stalls
- Awarded Office Building Of The Year in 2020



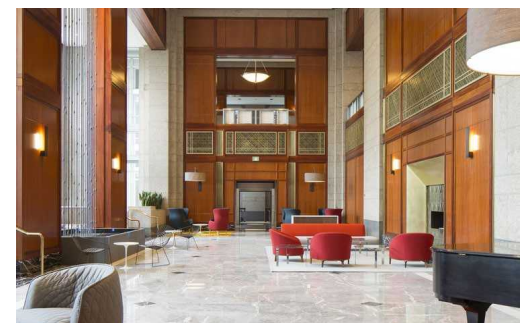


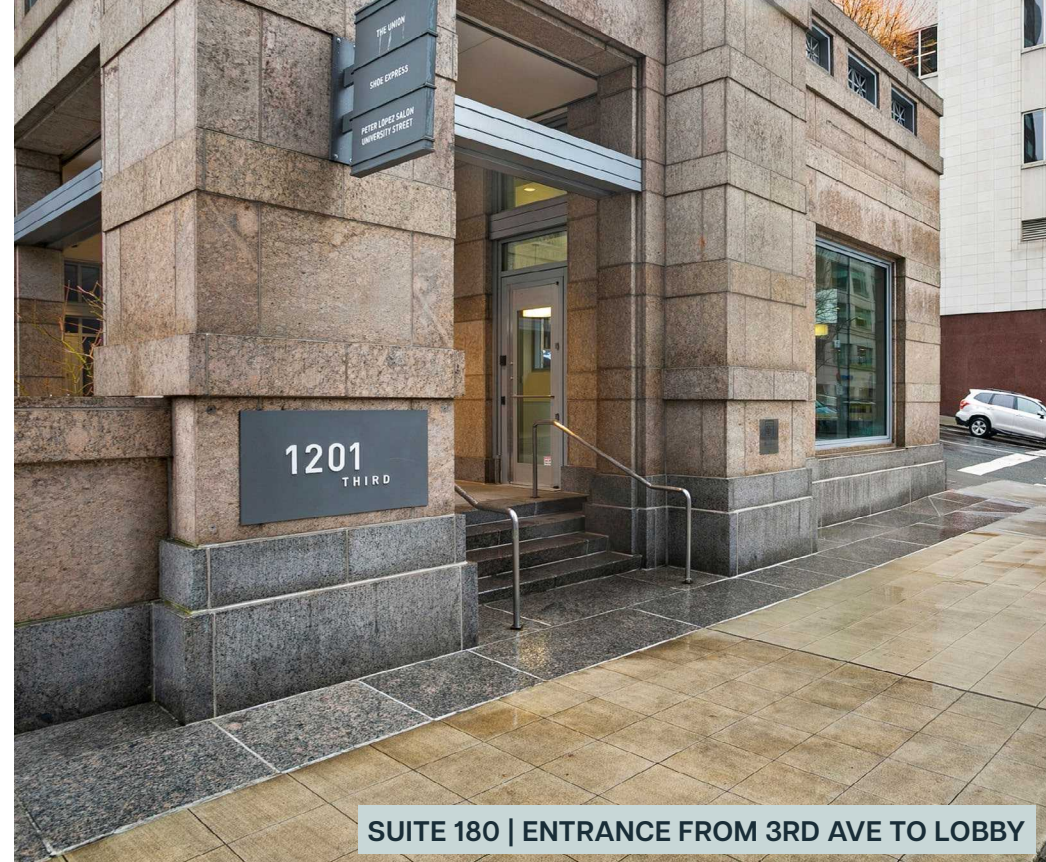
Building Amenities

Tower 1201 offers a modern workplace environment designed to support productivity, collaboration, and wellness. Recent upgrades to the building create a welcoming arrival experience and connect tenants to a robust set of amenities that enhance the workday.

Highlights Include:

- Revamped lobby reception area + NEW tenant amenity floor - clubhouse, team meeting areas, and lounge spaces with views overlooking the Seattle Waterfront
- Spa-quality fitness center featuring cardio, weights, yoga studio, locker rooms, and golf simulator
- Revamped lobby and plaza areas adjacent to the Symphony Station Light Rail entrance, which is directly connected to the building
- Outdoor courtyard seating and convenient on-site retail services
- Secured on-site parking + charging stations
- Quick access Bike Storage Area





AVAILABLE RETAIL

SUITE	STATUS	TENANT OR FORMER USE	RSF	NOTES
155	Vacant & Available	Former Brooklyn Restaurant	9,096 - 3,130	Former Brooklyn Restaurant. Requires all new mechanical systems. MUP allows a maximum of 800 square feet of the adjacent Lower Plaza to be used for private restaurant dining. Any proposed change to building exterior subject to historical review.
180	Vacant & Available	Former ChiroOne	1,358	Seeking lunch focused QSR, Landlord will install Type-1 Hood
300	Vacant & Available	Former Chase Bank	8,714	End-Cap Retail access from 3rd Avenue & the Lobby
310	Vacant & Available	Former Starbucks	1,533	Seeking f+b operator for 2nd Gen cafe space
350	Vacant & Available	Former flower shop	1,062	Can be combined with adjacent suites 380 and 310
380	Vacant & Available	Former sundries shop	1,346	Can be combined with adjacent suites 350 and 310



RESTAURANT RENDERING | SUITE 155

A CITY BLOCK LIKE NO OTHER

Tower 1201's location is the connection to Seattle's Waterfront Park, Pike Place Market, and the main shopping district.



TOWER 1201

The Neighborhood

- **TOWER 1201** is situated between the retail/shopping core of downtown Seattle and the tourism corridor of Pike Place Market and the newly transformed Seattle Waterfront
- **THE BUILDING** sits across from Benaroya Hall, which hosts more than 700 public and private events a year, and the Seattle Art Museum, a 312,000 SF facility plus a 9-acre park, with over 395,000 visitors per year.
- **WITHIN WALKING** distance to the Pike Place Market, with over 20M annual visitors.
- **2024–2025** saw a jump in residential growth of 2,300 people; now more than 110,000 people call downtown Seattle their home.
- **JOIN TENANTS** such as Porter, Reuben's Brews, Equinox, Fogo de Chão, PCC, Jin Jin Matcha, Fonte Bar, Mendocino Farms, and Metropolitan Grill.
- **OVER** 15 hotels minutes from Tower 1201, most notably Four Seasons and the Fairmont Hotel.

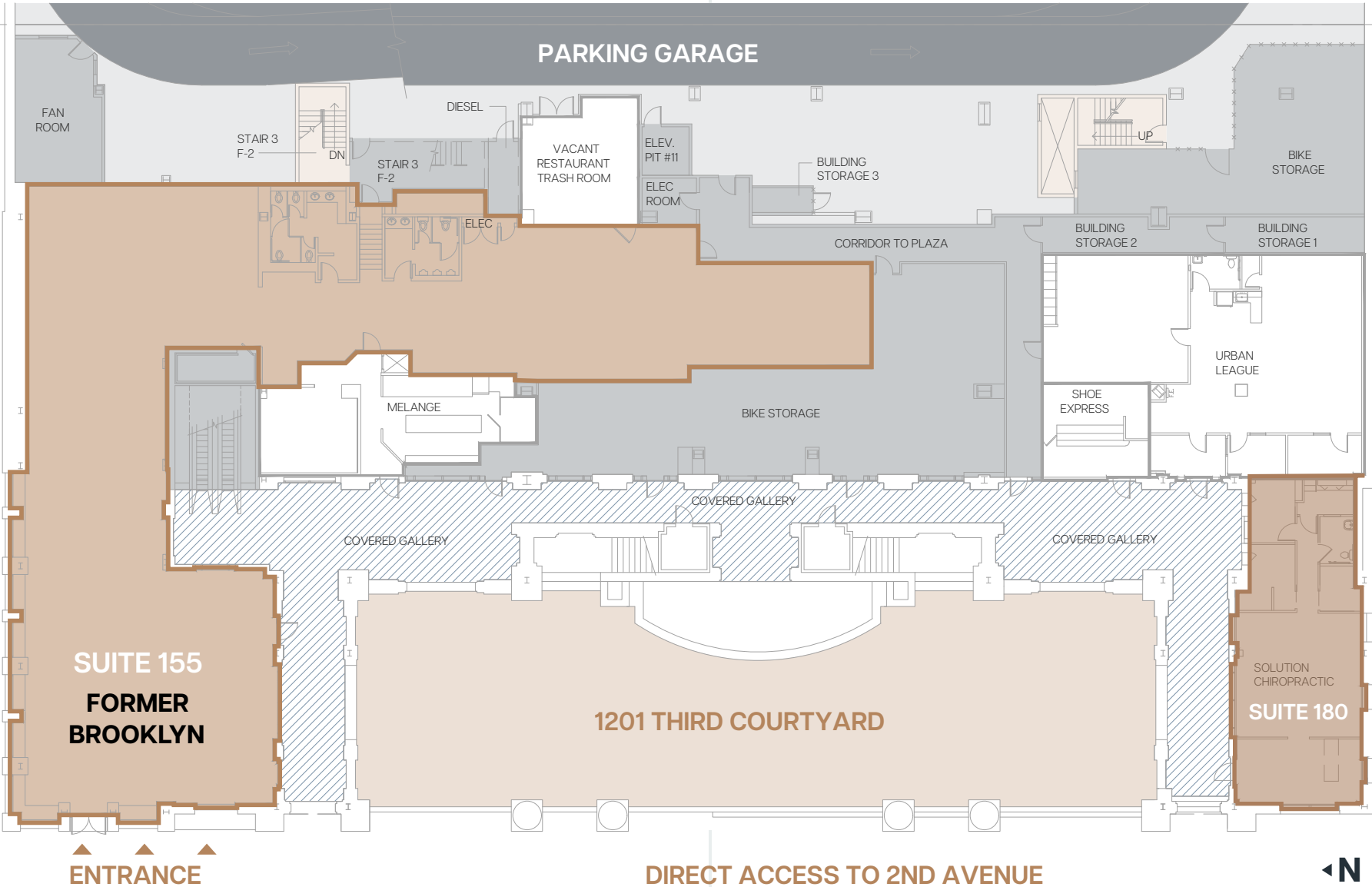


FLOOR PLAN

TOWER 1201

SUITE 155

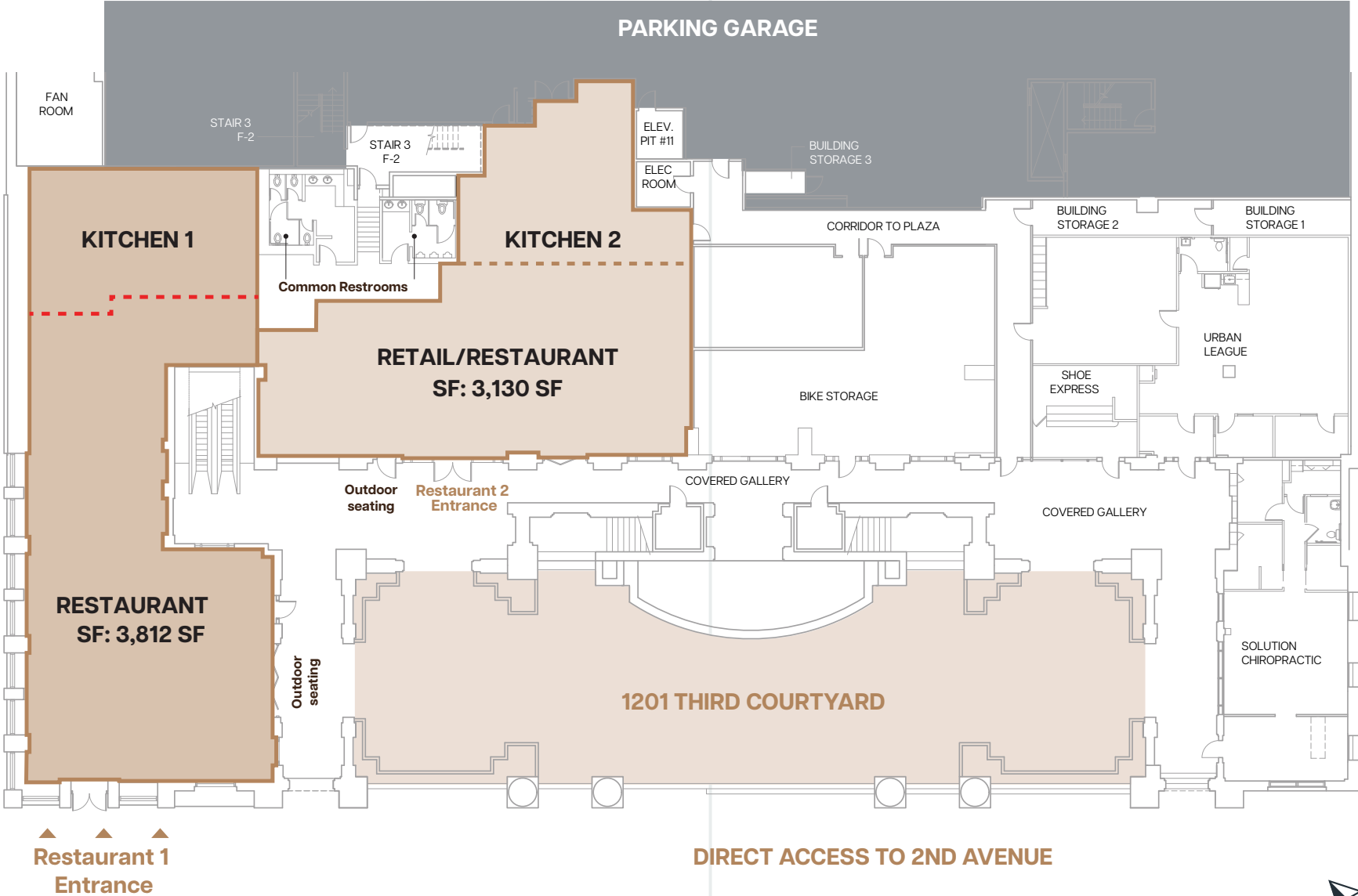
9,096 RSF | 8,092 USF | CEILING HEIGHT 13'6"



FLOOR PLAN

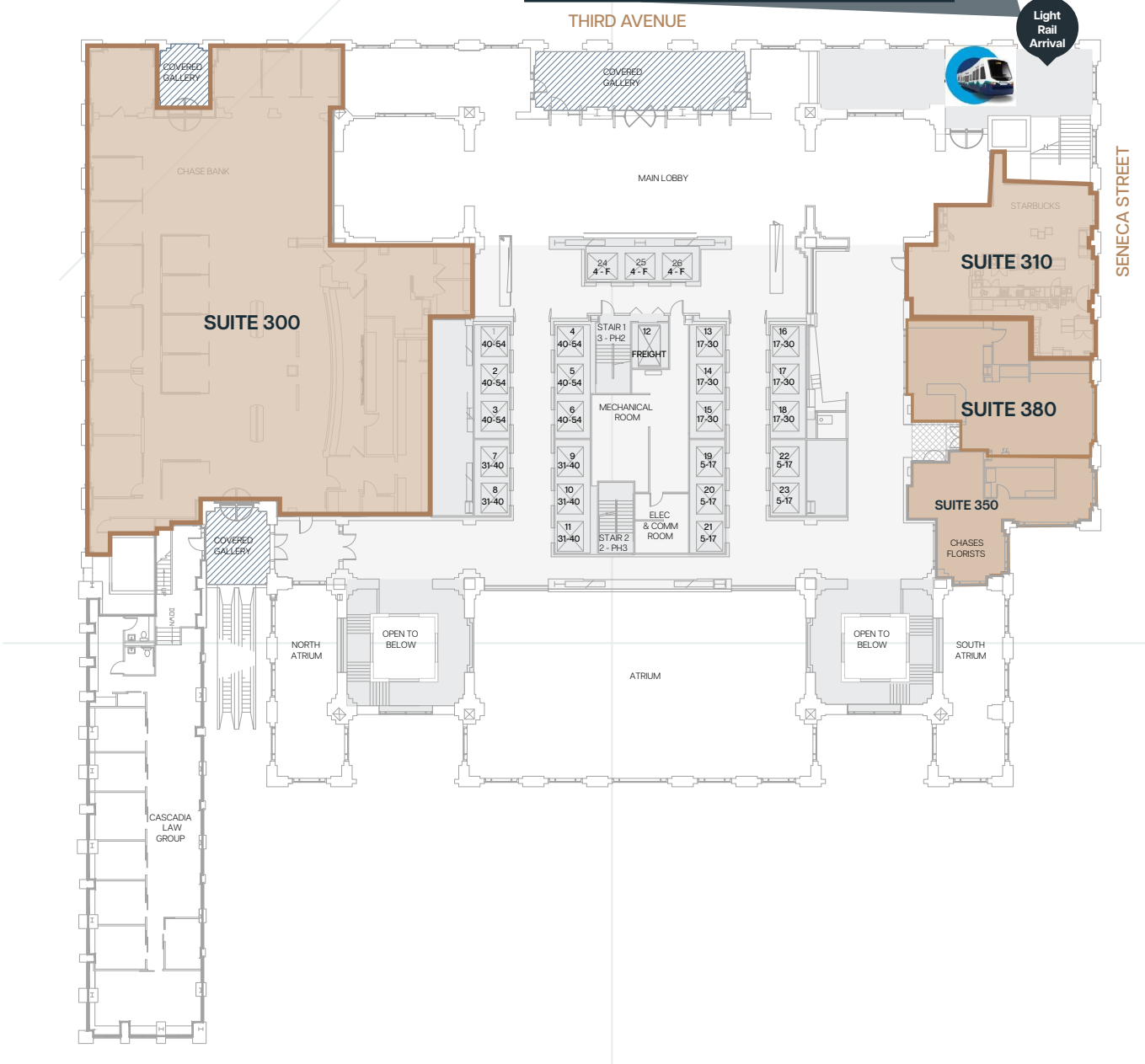
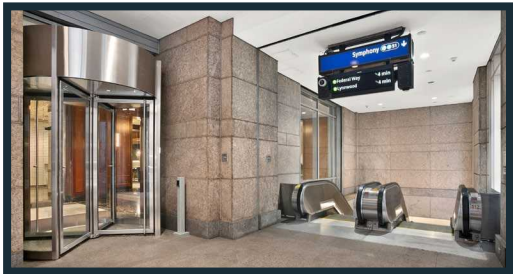
TOWER 1201

SUITE 155 – DEMISING OPTIONS
3,912 SF & 3,130 SF AVAILABLE



FLOOR PLAN

TOWER 1201

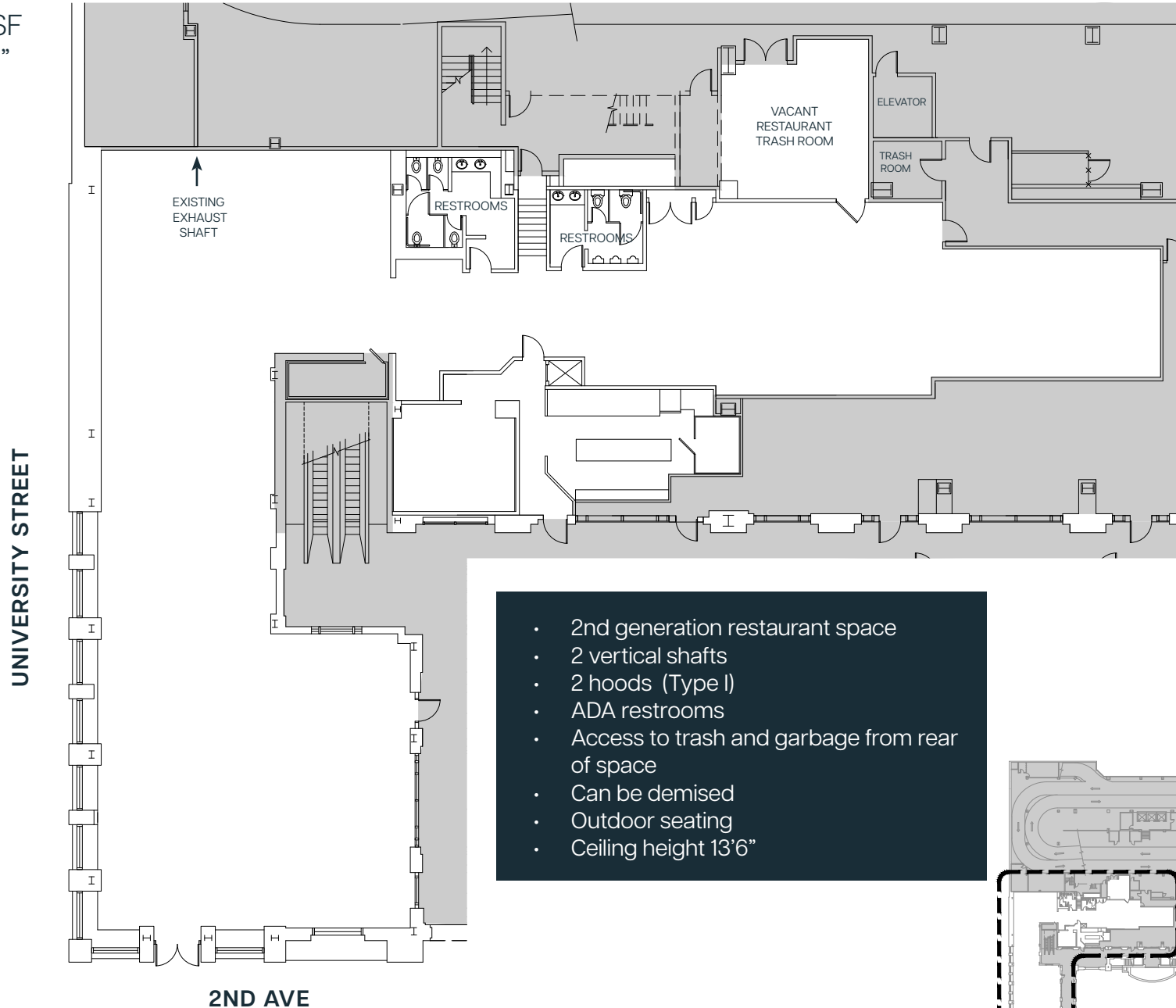


FLOOR PLAN

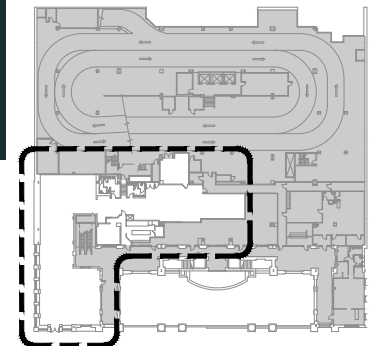
TOWER 1201

SUITE 155

9,096 RSF | 8,092 USF
CEILING HEIGHT 13'6"



- 2nd generation restaurant space
- 2 vertical shafts
- 2 hoods (Type I)
- ADA restrooms
- Access to trash and garbage from rear of space
- Can be demised
- Outdoor seating
- Ceiling height 13'6"

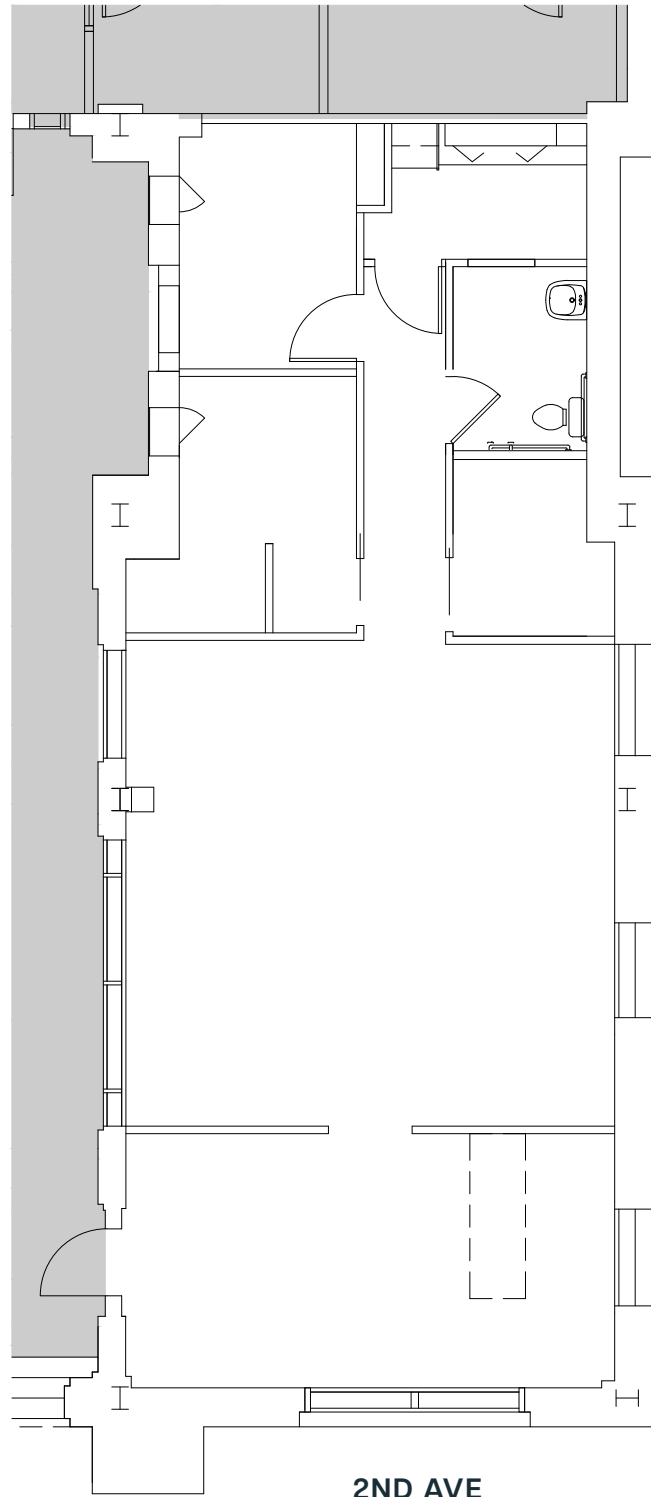


FLOOR PLAN

SUITE 180 (FORMER CHIROPRACTOR)

1,358 RSF | 1,209 USF | 13' CEILING HEIGHT

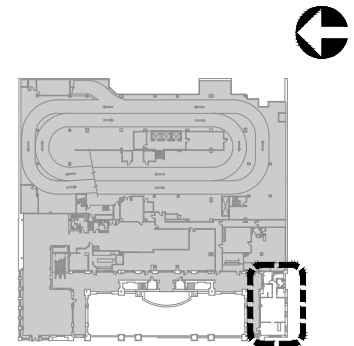
- 2nd generation medical/office space
- Located on the SW corner of 2nd & Seneca Street
- Convenient Parking in front
- Natural light
- Next to outdoor amenity space
- ADA restroom
- HVAC
- Ceiling Height 13'



TOWER 1201

SENECA STREET

2ND AVE



FLOOR PLAN

TOWER 1201

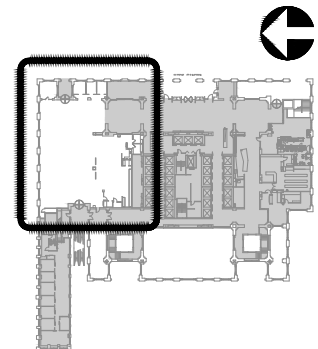
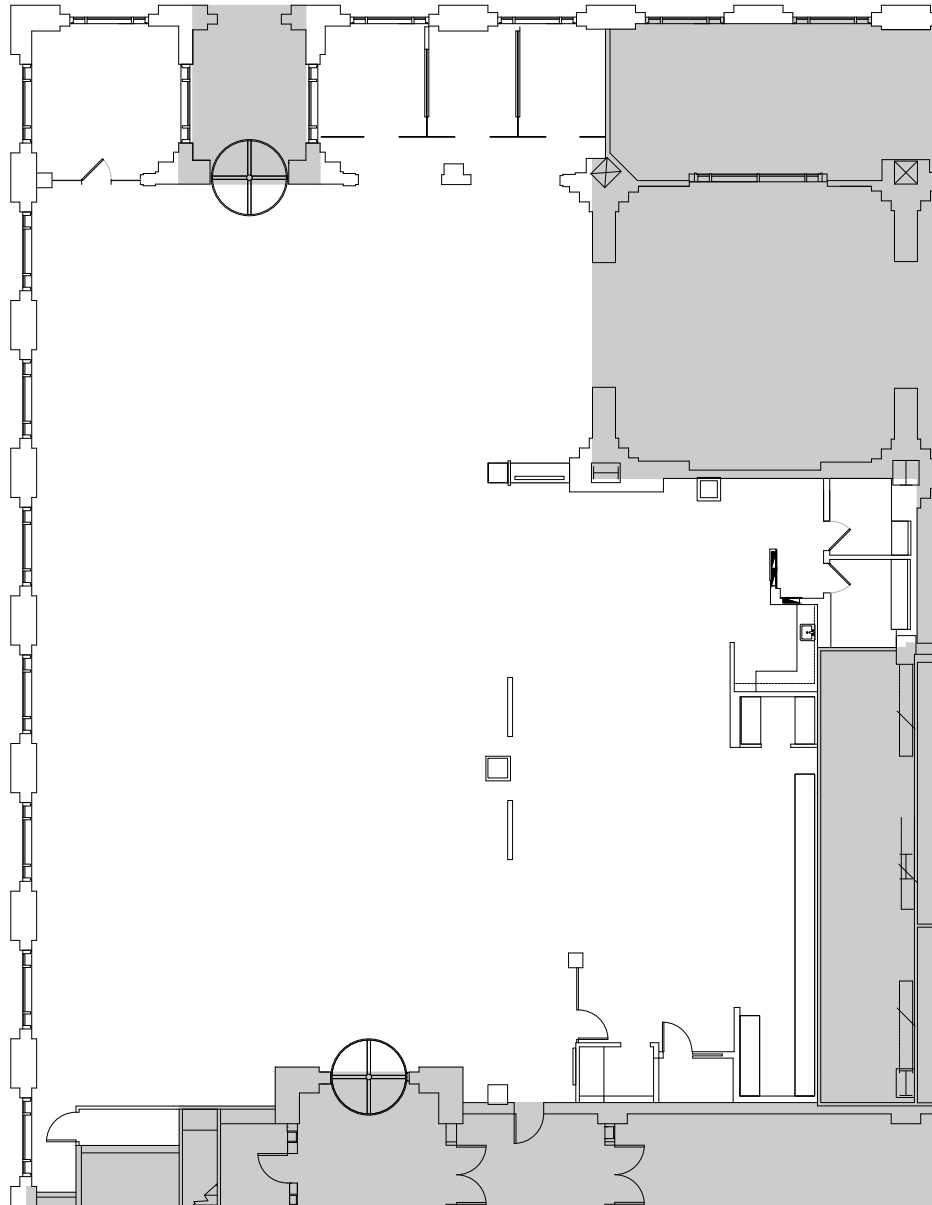
SUITE 300 (FORMER CHASE BANK)

8,714 RSF | 7,756 USF

- 2nd generation bank space
- Located on the corner of 3rd Avenue & University Street
- Seeking new retail/office concept
- Adjacent to remodeled lobby and Symphony Station Light Rail Station
- Available Now

UNIVERSITY STREET

3RD AVE



FLOOR PLAN

TOWER 1201

SUITE 310 (FORMER STARBUCKS)

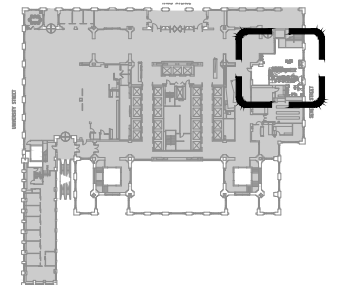
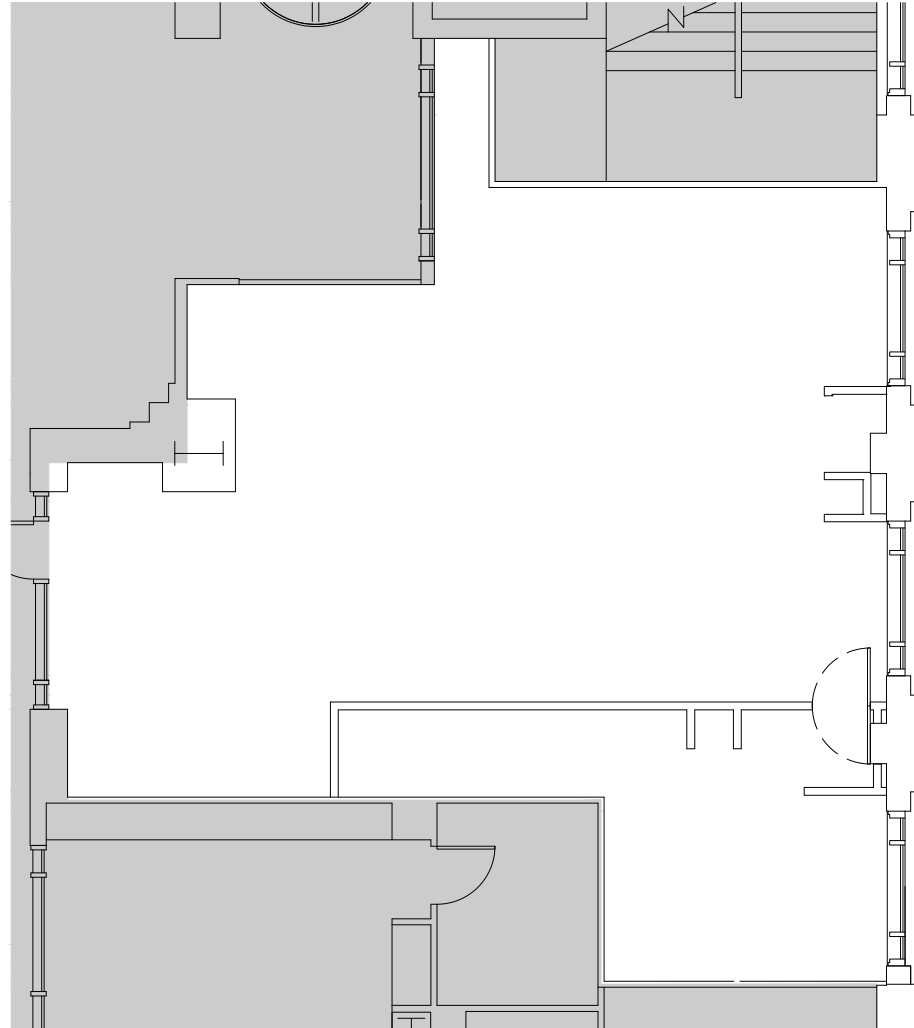
1,533 RSF | 1,382 USF | CEILING HEIGHT 11'6"

- Direct access to common areas seating and newly remodeled lobby
- HVAC
- 11'6" Ceiling Height

LOBBY

3RD AVE

SENECA STREET



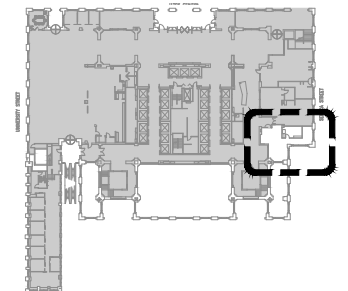
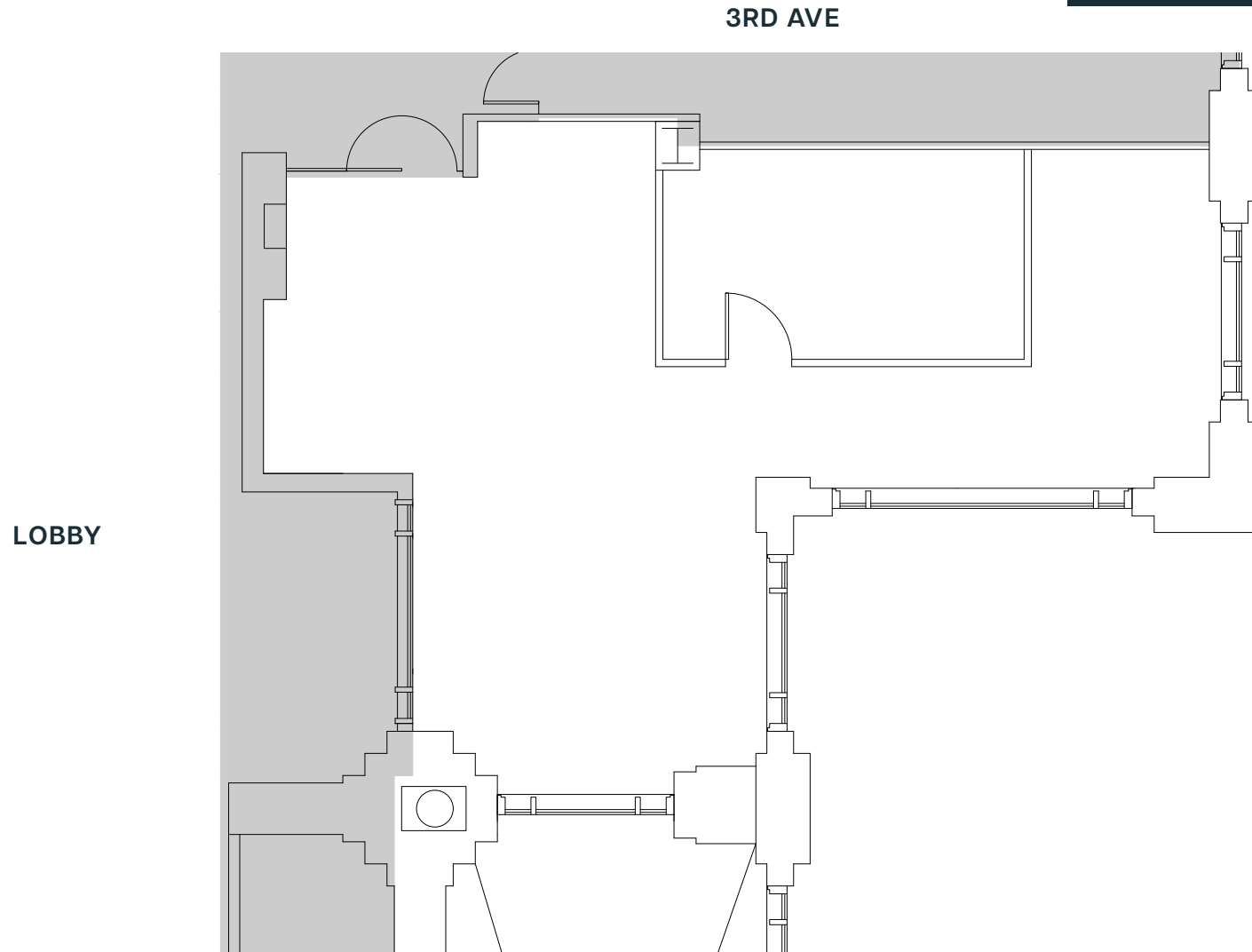
FLOOR PLAN

TOWER 1201

SUITE 350 (FORMER FLOWER SHOP)

1,062 RSF | 945 USF | CEILING HEIGHT 11'6"

- Direct access from lobby and 3rd Avenue
- HVAC
- Common area restrooms
- Ceiling Height 11'6"



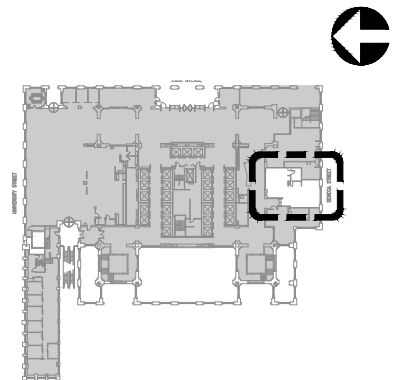
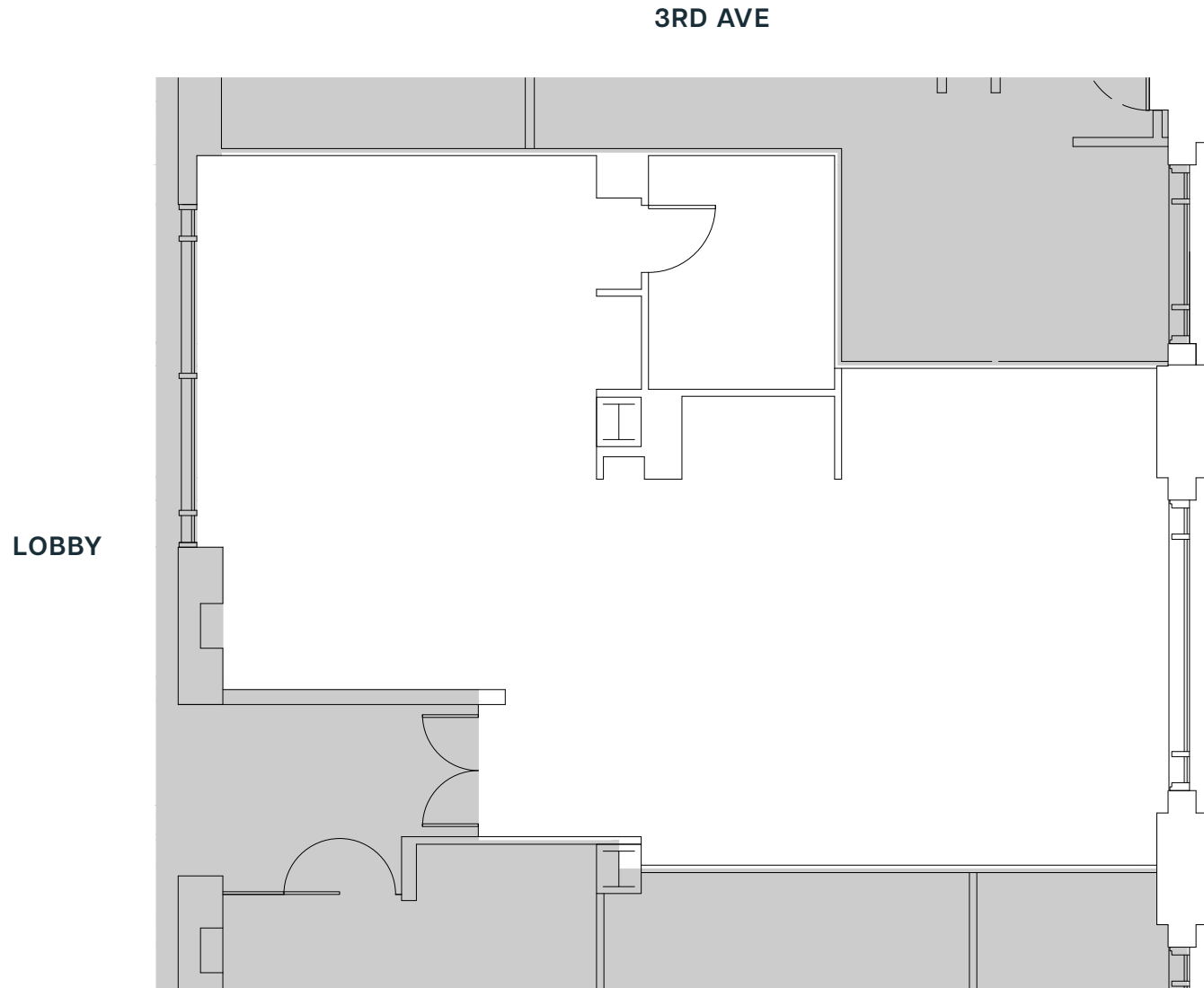
FLOOR PLAN

TOWER 1201

SUITE 380 (FORMER SUNDRIES SHOP)

1,346 RSF | 1,198 USF | CEILING HEIGHT 11'6"

- Power
- Interior location off lobby and 3rd Avenue
- Ceiling Height 11'6"



Experience a workplace
that extends beyond
traditional office walls.

15+

Quality restaurants
within a 5-min walk

100

Perfect
transit score

WATERFRONT

20+ acres of revitalized
public space

15+

Quality hotels
nearby

LIGHT RAIL

Direct access
from lobby

100+

Bike storage
with charging

THE
CAPITAL
GRILLE

FOGO
DE
CHÃO

FONTÉ
COFFEE ROASTED

THE
GEORGE

goldfinch
TAVERN

ma
IN THE MARKET

PUBLIC
MARKET
CENTER
PIKE PLACE MARKET

BENAROYA HALL

SAM SEATTLE
ART
MUSEUM

SEATTLE
AQUARIUM

WCCR

Tracy Cornell | Blake Taylor





TOWER 1201

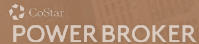
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