



SKINNER BUILDING

1326 FIFTH AVENUE • SEATTLE, WA 98101



SKINNER BUILDING

1326 Fifth Avenue
Seattle, Washington 98101

COMING Q1 2025
SELECT SUITES
RECEIVING AIR CONDITIONING



BUILDING FACTS

Total Building Size	216,000 RSF
Number of Floors	8
Average Floor Plate	20,000 RSF
Year Built	1926
Parking Ratio	1 / 1,800 SF
Fitwel Viral Response Certified	

BUILDING AMENITIES

- Lobby
- Conference Room Facility
- Shower
- Shared Tenant Kitchen Area located on the 6th Floor
- Bike Storage
- MT Fitness Center located on the Lower Level of Rainier Tower
- Click the play button for virtual tours

ON-SITE RETAIL

- 5th Avenue Theater
- Oska
- Turgeon Raine
- Jamie Slye
- Museum of Illusions



Fitwel[®]
Viral Response
Certified



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DAVID GREENWOOD
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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. 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.
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

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	SQUARE FEET	AVAILABLE DATE	VIEW SPACE	COMMENTS
<u>7/703</u>	991	Now		Multiple private offices
<u>7/710</u>	367	Now		Private office
<u>6/656</u>	1,578	Now		Four private offices and kitchenette.
<u>6/637</u>	209	Now		
<u>6/635</u>	510	Now		
<u>6/632</u>	361	Now		Open work area
<u>6/629</u>	361	Now		Open work area
<u>6/625</u>	428	Now		Private office
<u>6/606</u>	3,871	Now		Reception, dedicated HVAC, multiple private offices, multiple conference rooms, kitchenette.
<u>5/550</u>	13,903	Now		Multiple private offices, multiple conference rooms, open work area and kitchenette. Can be combined with Suite 500 for 23,078 RSF.
<u>5/500</u>	9,175	Now		Multiple private offices, three conference rooms, and an open work area, HVAC. Can be combined with Suite 550 for 23,078 RSF.
<u>4/469</u>	439	Now		Private office
<u>4/425</u>	349	Now		West-facing, open layout with natural light and lobby exposure.
<u>4/400</u>	7,120	Now		Private office, conference room, kitchenette and an open work area.
<u>3/350</u>	7,601	Now		South-end corner creative space, exposed ceiling, open layout.
<u>3/346</u>	200	Now		Open floor plan.

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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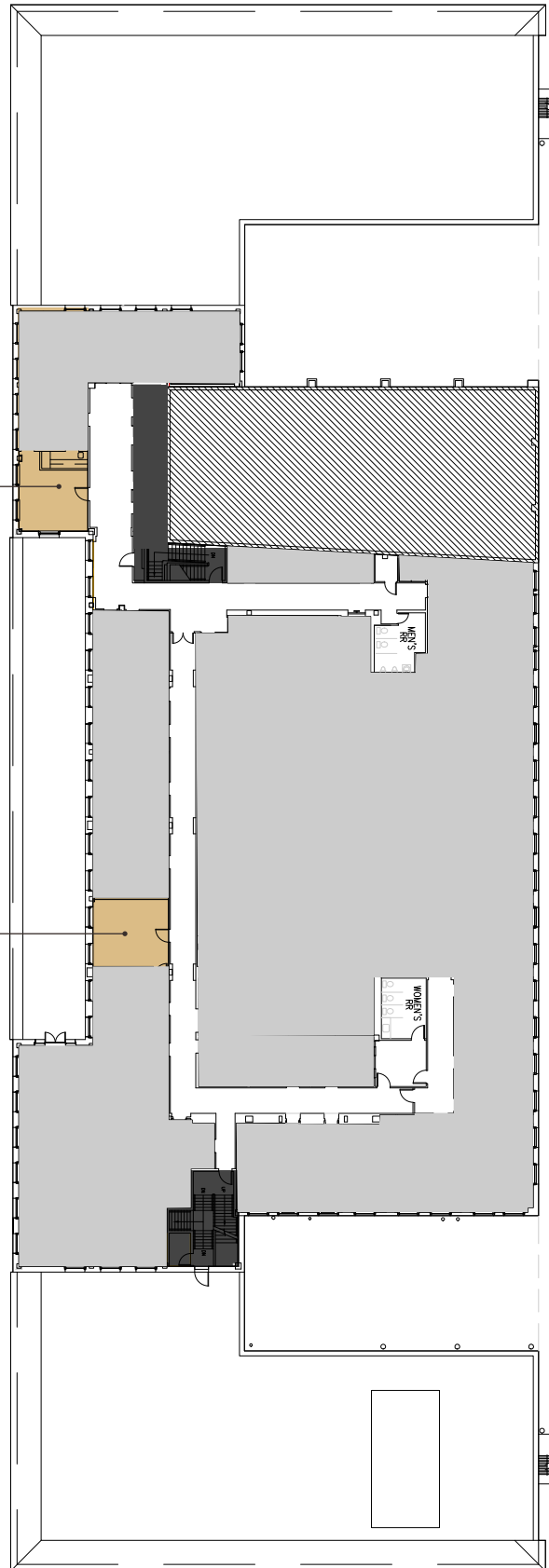
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FLOOR 7



SUITE 703
991 RSF
Available Now

SUITE 710
367 RSF
Available Now





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FLOOR 6



SUITE 625
428 RSF
Available Now

SUITE 629
361 RSF
Available Now

SUITE 632
361 RSF
Available Now

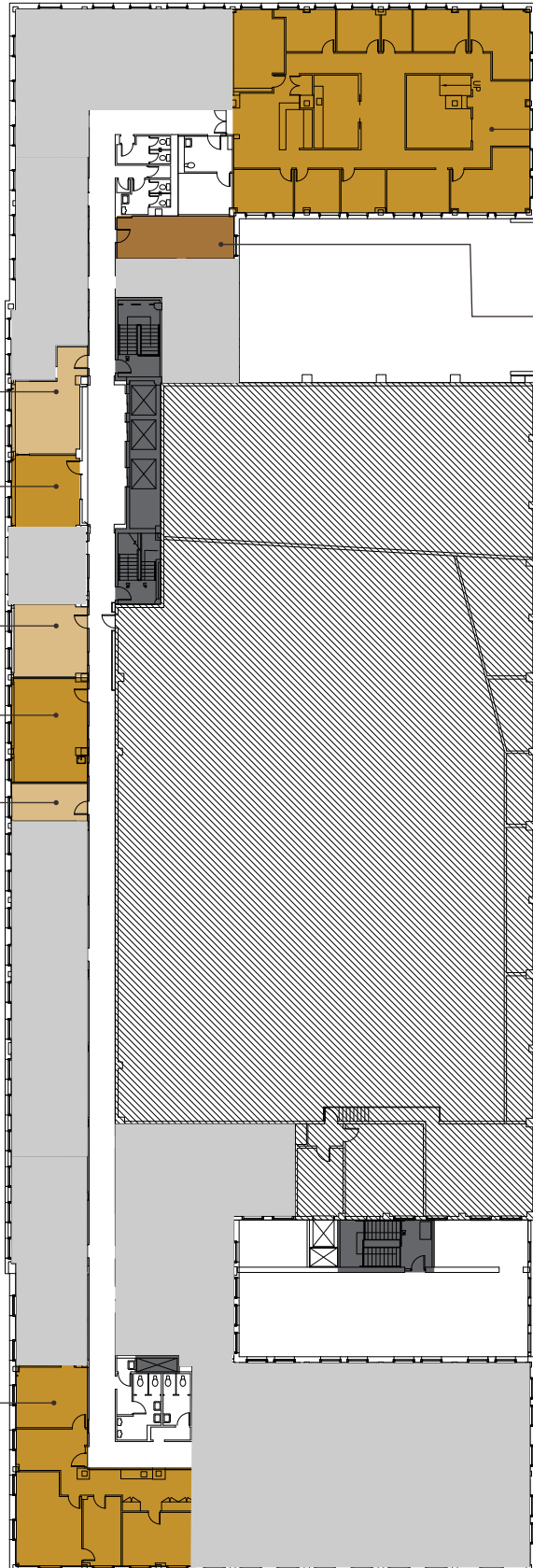
SUITE 635
510 RSF
Available Now

SUITE 637
209 RSF
Available Now

SUITE 656
1,578 RSF
Available Now
[VIEW VIRTUAL TOUR](#)

SUITE 606
3,871 RSF
Available Now
[VIEW VIRTUAL TOUR](#)

SHARED KITCHENETTE





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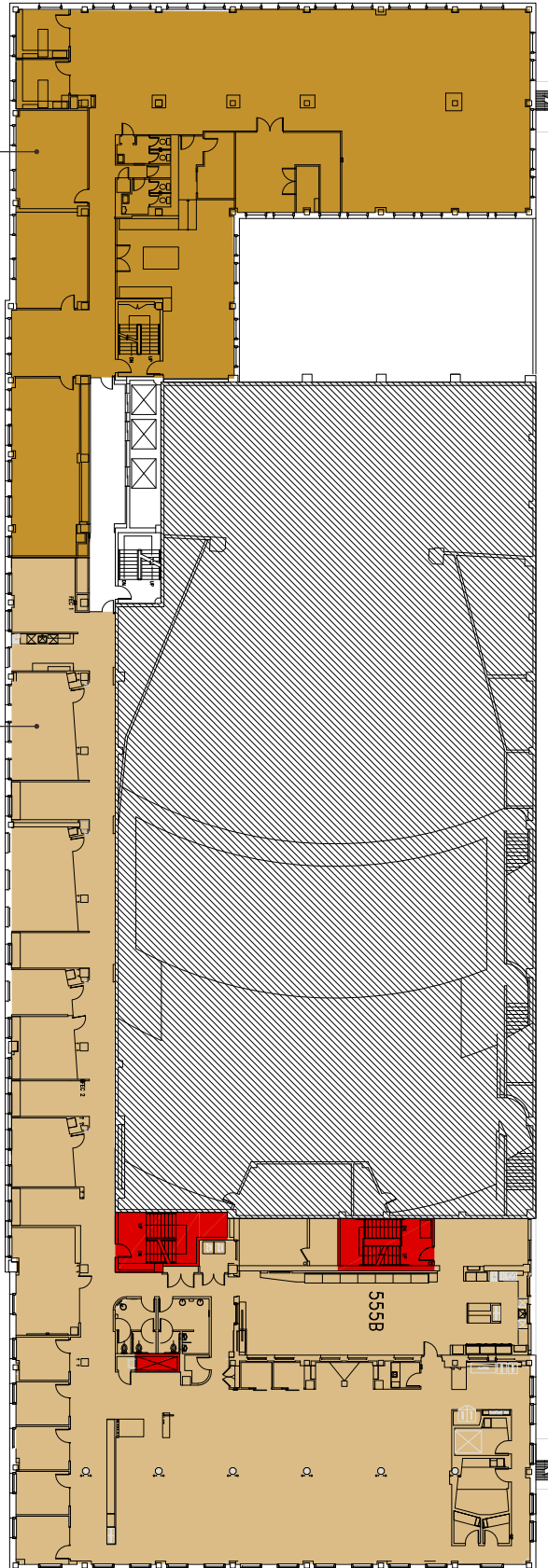
FLOOR 5



SUITE 500
9,175 RSF
Available Now
[VIEW VIRTUAL TOUR](#)

SUITE 550
13,903 RSF
Available Now
[VIEW VIRTUAL TOUR](#)

*Suites 500 & 550
can be combined for
23,078 RSF





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SUITE 500

CONCEPT - OPEN OFFICE PLAN

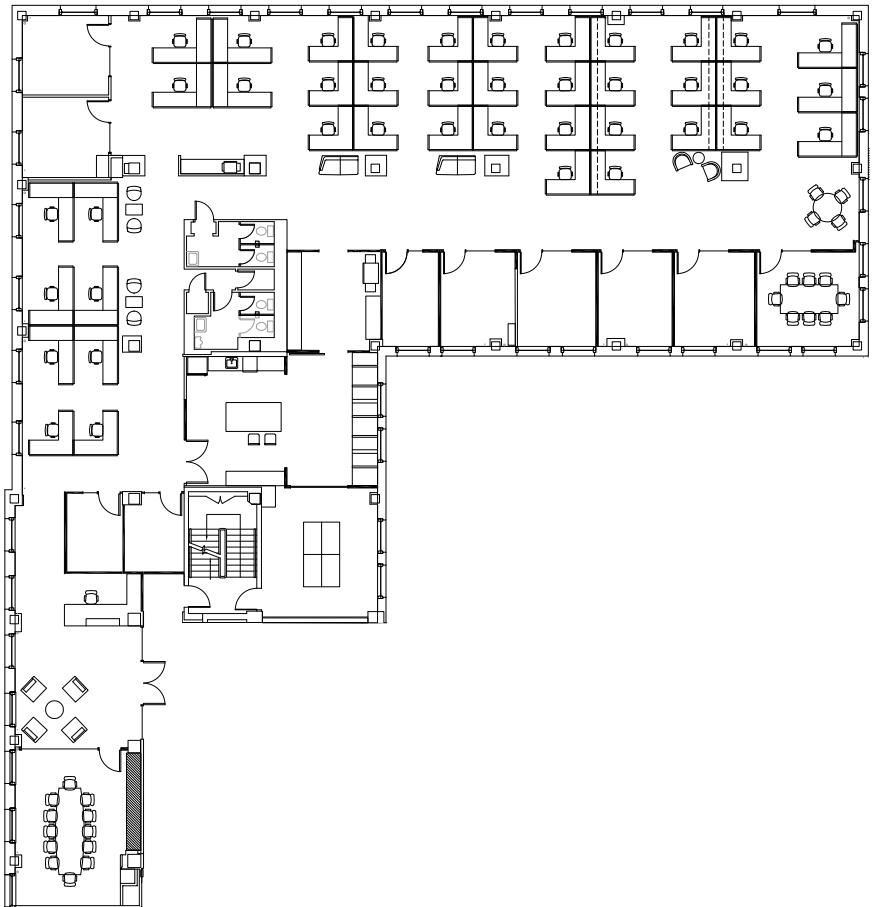
N

9,175 RSF



For virtual tour, visit:

bit.ly/2TLfJpN



SPACE FEATURES

- » Available now!
- » 41 Workstations
- » 2 Conference rooms
- » 7 Private offices
- » 2 Phone rooms
- » Break room
- » Work room
- » Game room
- » Server room
- » Reception area



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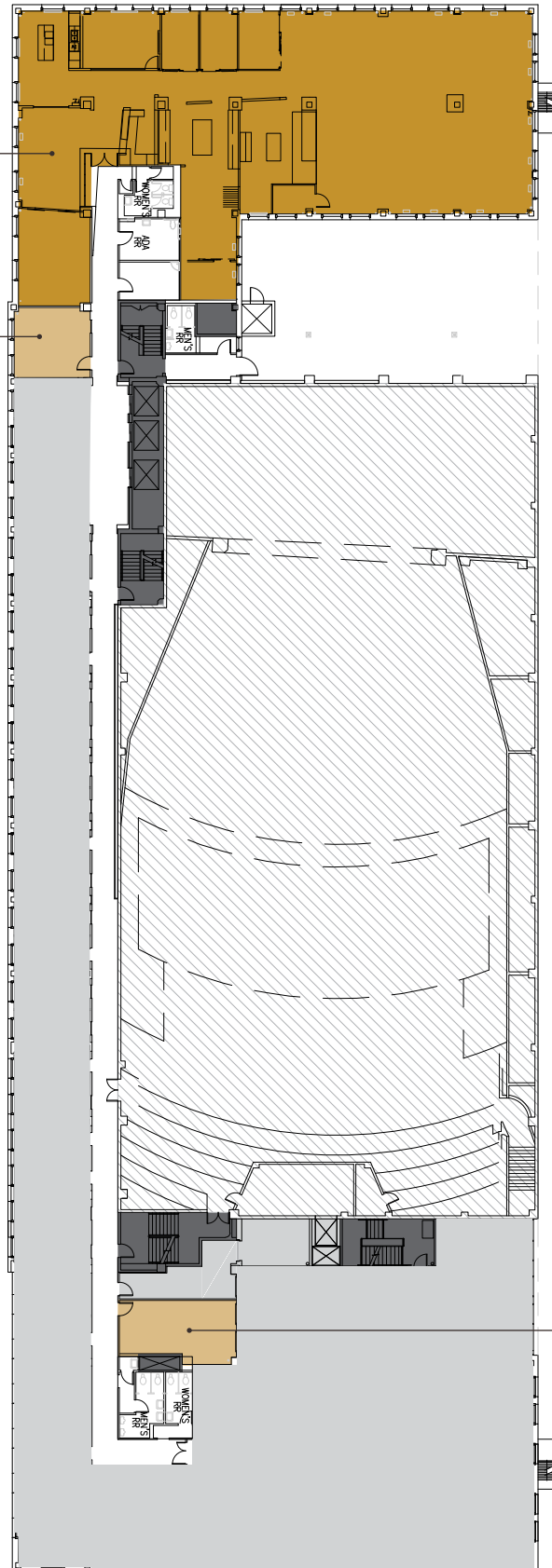
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FLOOR 4



SUITE 400
7,120 RSF
Available Now
[VIEW VIRTUAL TOUR](#)

SUITE 425
349 RSF
Available Now



SUITE 469
439 RSF
Available Now



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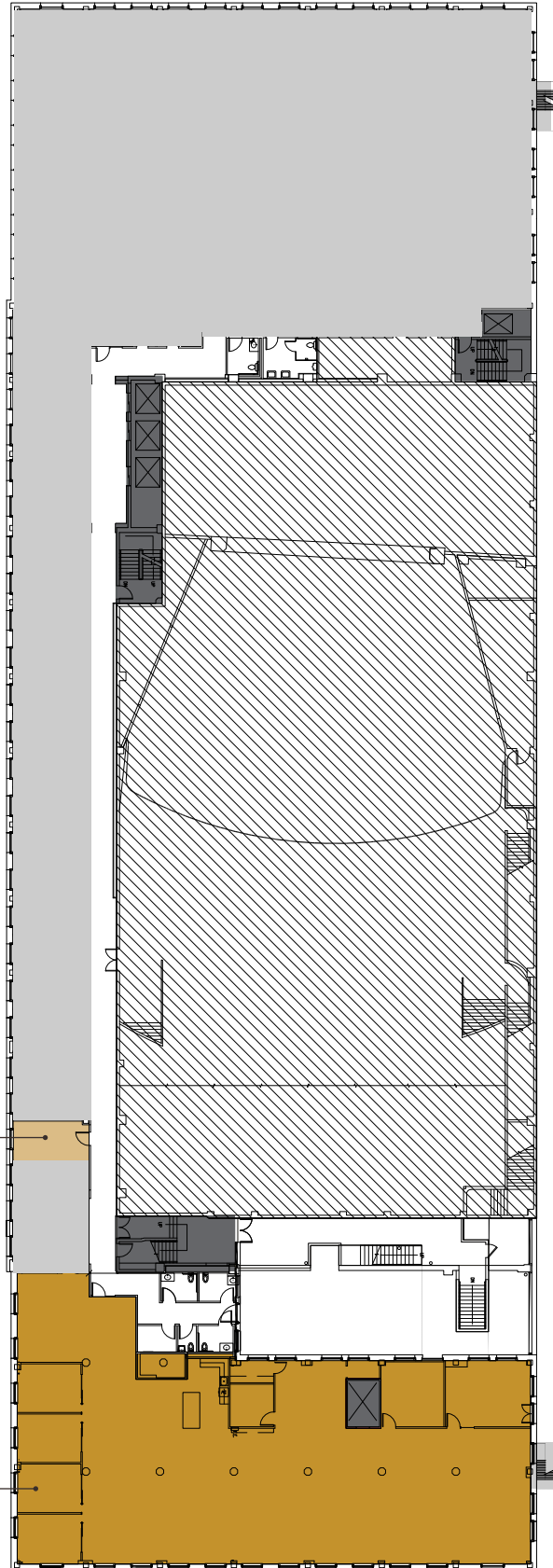
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FLOOR 3

N

SUITE 346
200 RSF
Available Now

SUITE 350
7,601 RSF
Available Now
[VIEW VIRTUAL TOUR](#)



The logo consists of the letters 'M', 'T', and 'T' rendered in a white, minimalist, outlined font. The 'M' is formed by a single continuous line, while the 'T's are formed by two parallel lines. The background is a dark, grayscale photograph of a city street corner with a multi-story building and pedestrians.

METROTRACT

SEATTLE

BRODERICK
• GROUP •

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