



# LD PIKE

1424 FOURTH AVENUE | SEATTLE WA 98101

**1,948 RSF - 53,673 RSF**

OFFICE OPPORTUNITY WITH SIGNIFICANT BUILDING RENOVATIONS COMING SOON!





# BUILDING RENOVATION

4Pike is undergoing a full building overhaul by LBA Realty, designed by award-winning architecture firm Olson Kundig. Renovations will include:

Exterior street-level upgrades to the lower facade and overhangs

Updated lobby finishes to brighten and enhance the appearance while retaining its historic character

New building-standard restrooms

Fifth floor conference and amenities center with exterior deck space for tenants and guests

Open floorplates creating a blank canvas for dynamic space creation

Full review of seismic and systems, new construction-quality core and shell

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The renovation of the 1926 Liggett Building updates a key site in Seattle's downtown core, supporting ongoing improvements along the Pike/Pine corridor and reestablishing the building as a marquee destination. The tower's façade features the finest example of Gothic terra cotta ornamentation in Seattle, complemented by a dark stone base and visual transparency into the lobby and retail areas.

Thoughtful restoration of this historic building included stripping away modern insertions to express the original concrete frame and wooden windows, while introducing updated amenities that modern tenants desire.

Kirsten Murray, FAIA, Design Principal, Olson Kundig

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# PROPERTY HIGHLIGHTS

Located at Fourth Avenue & Pike Street in the heart of the financial district

Three blocks to internationally acclaimed Pike Place Market

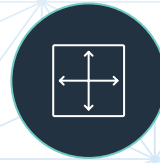
Within walking distance of the Link Light Rail and Seattle Metro

Surrounded by Seattle hotels, fine dining, bars and all the amenities tenants have come to expect

Floor plates have side core and high, open, exposed ceilings

New spec suites being designed on floors 4 & 5, including a lobby refresh

Brand new Olson Kundig renovation underway with new amenities and common area outdoor deck on floor 5



114,233 RSF



10 FLOORS



10,700-12,500 RSF  
Typical Floor Size





# TRANSPORTATION & AMENITIES



**50+**  
**RESTAURANTS**  
within 3 blocks







**10+**  
**COFFEE SHOPS**  
within 3 blocks

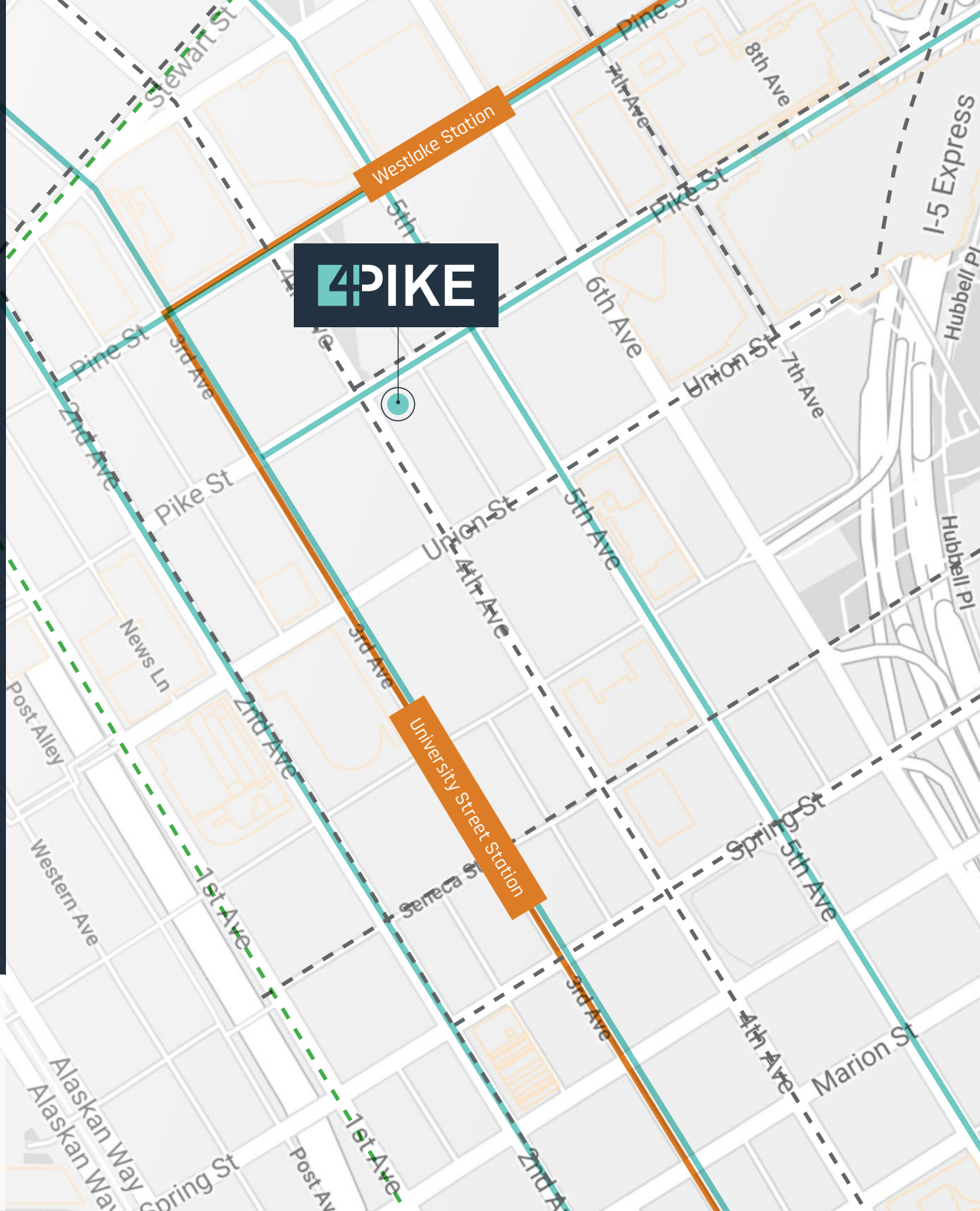


**100**  
**RIDER'S PARADISE**



**98**  
**WALKER'S PARADISE**

-  Major Bus Lines
-  Link Light Rail
-  Seattle Street Car
-  Bike Lanes



## FULL FLOORS

SUITE	SIZE		
Floor 2	12,632 RSF	<a href="#">View Floor Plan</a>	
Floor 3	12,402 RSF	<a href="#">View Floor Plan</a>	
Floors 6-10	±10,700 RSF	<a href="#">View Floor Plan</a>	<a href="#">Virtual Tour</a>

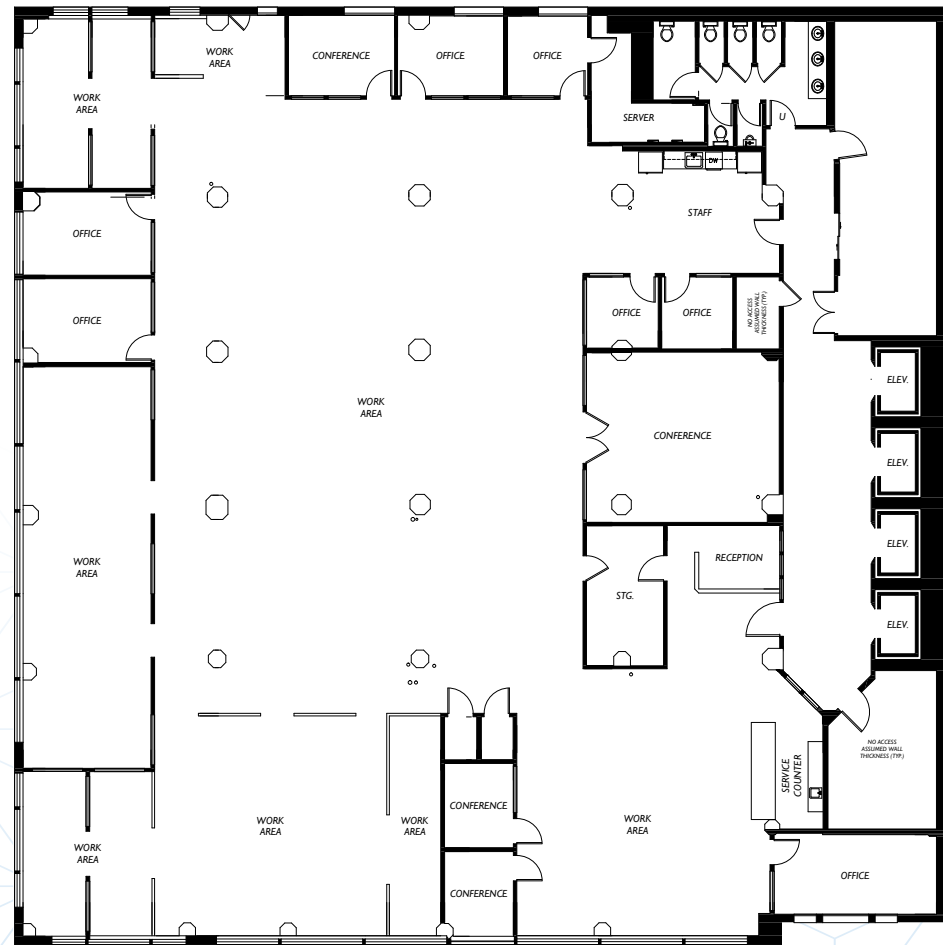
## DEMISED SPACES

SUITE	SIZE		
Suite 400	7,592 RSF	<a href="#">View Floor Plan</a>	<a href="#">Virtual Tour</a>
Suite 500	1,948 RSF	<a href="#">View Floor Plan</a>	
Suite 515	5,622 RSF	<a href="#">View Floor Plan</a>	

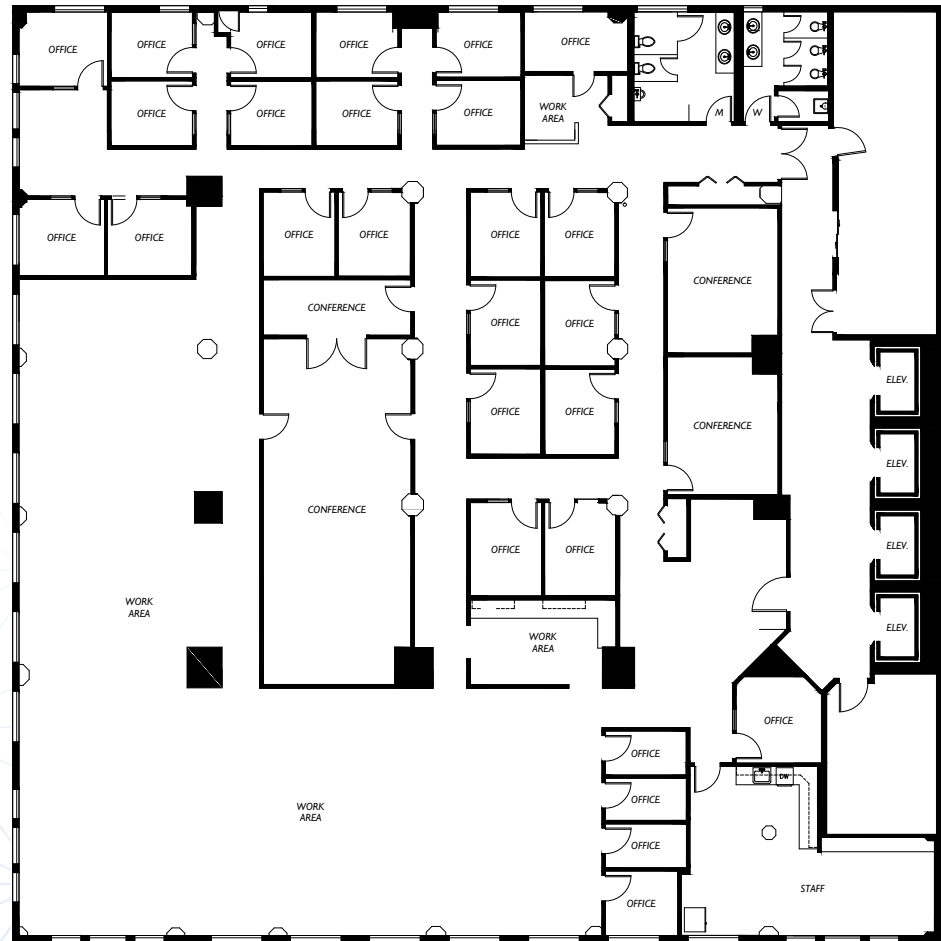




# 4PIKE | FLOOR 2 12,632 SF



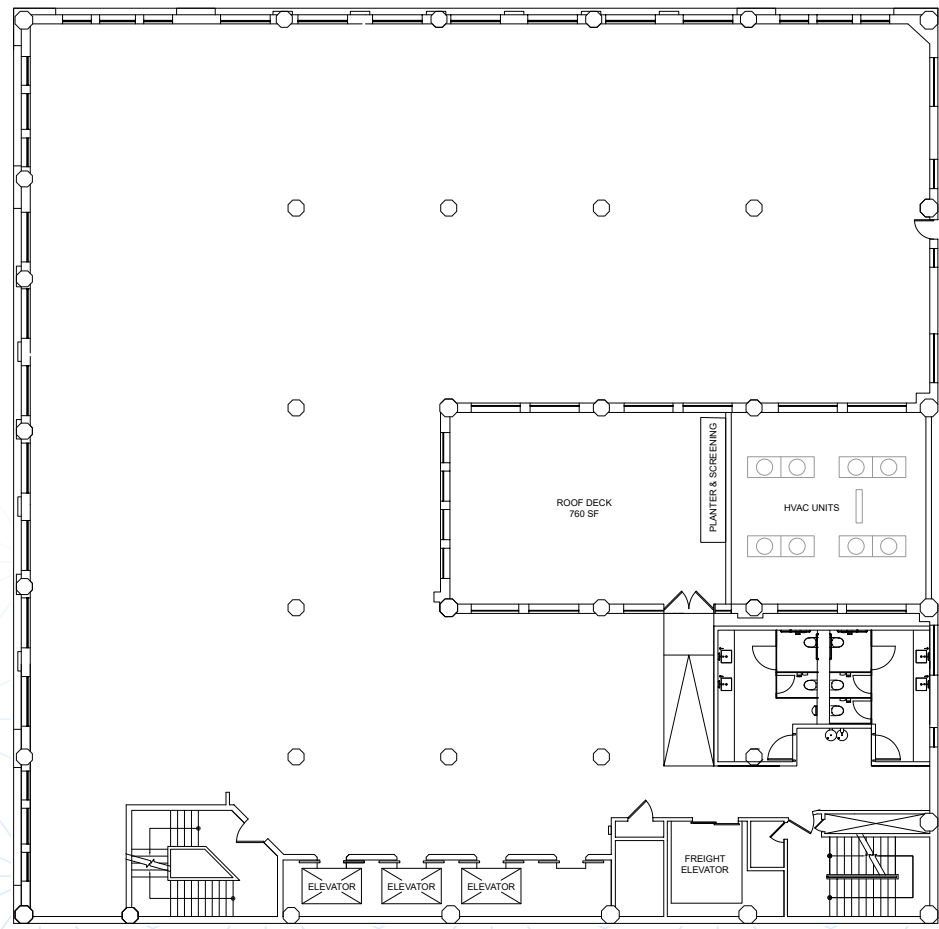
# 4PIKE | FLOOR 3 12,402 SF



# 4PIKE | FLOORS 6-10 ±10,700 SF



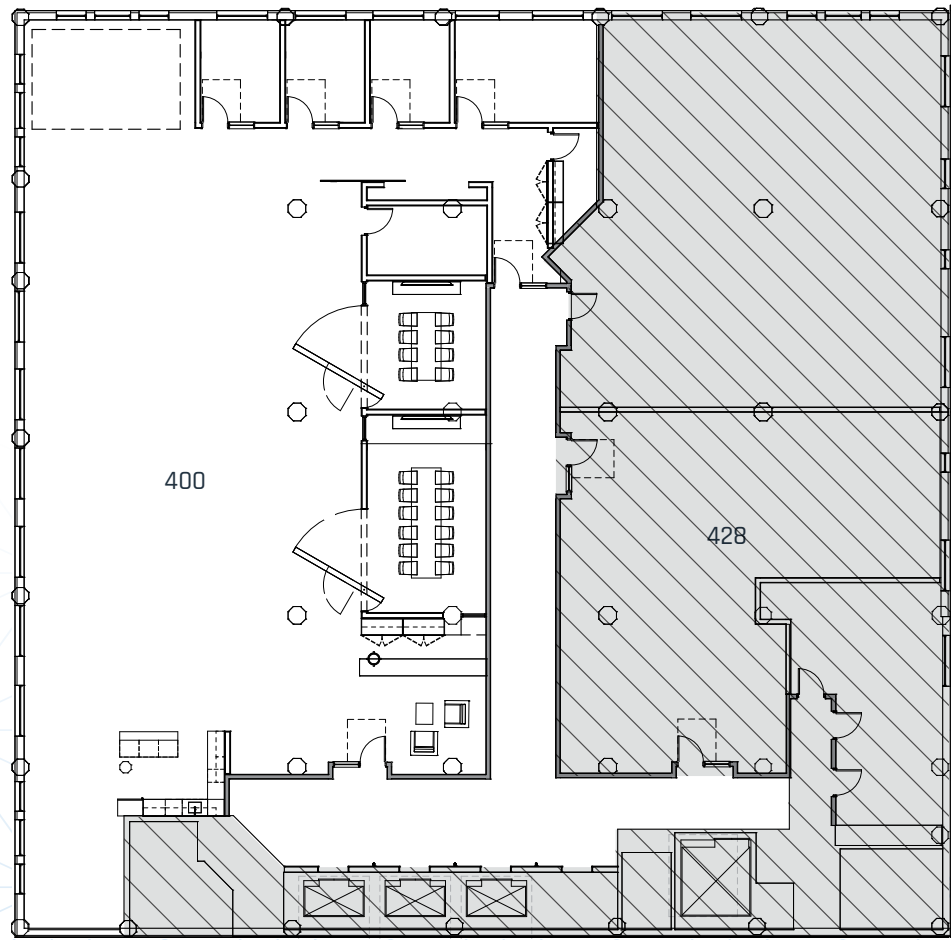
## VIRTUAL TOUR







**VIRTUAL TOUR**





# 4PIKE | FLOOR 5 Availabilities



Suite 500

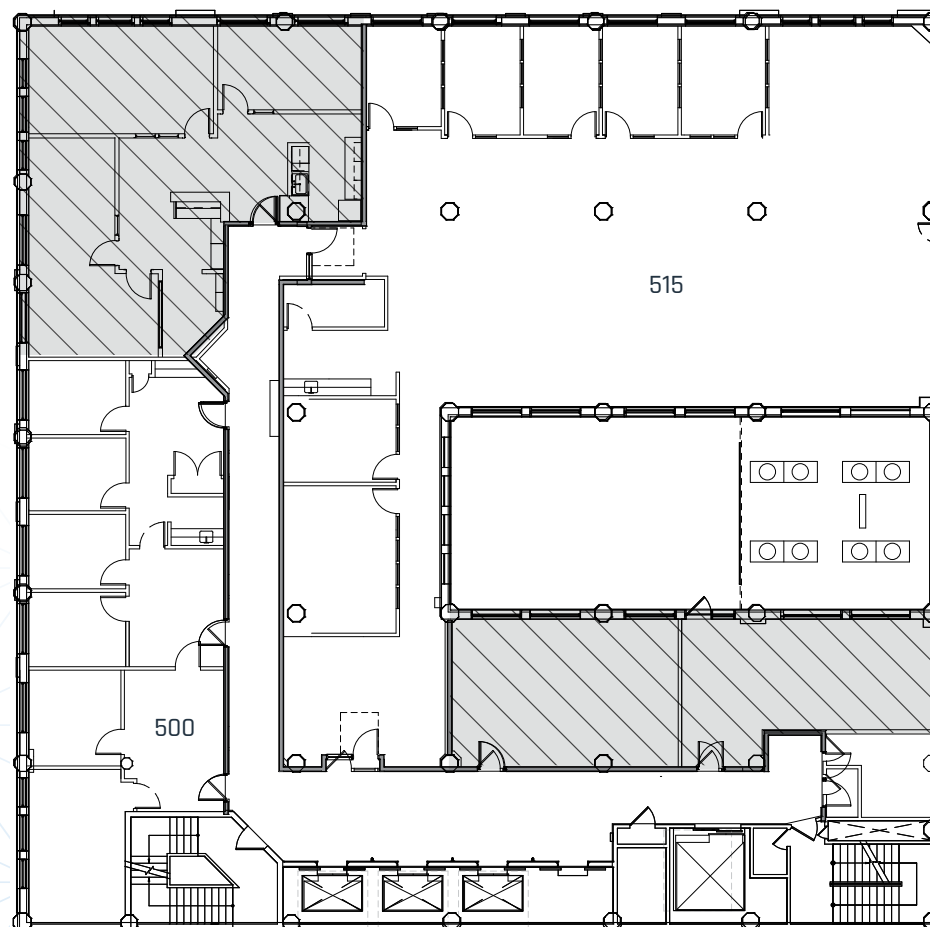
1,948 RSF

Available Now

Suite 515

5,622 RSF

Available Now







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**JESSE OTTELE**

206.452.4529

[jesse.ottele@nmrk.com](mailto:jesse.ottele@nmrk.com)

**CAVAN O'KEEFE**

206.395.2903

[cavan.okeefe@nmrk.com](mailto:cavan.okeefe@nmrk.com)

**DANIEL SEGER**

206.487.5163

[daniel.seger@nmrk.com](mailto:daniel.seger@nmrk.com)

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