



SEABOARD
BUILDING

MODERN
WORKPLACE.
HISTORIC
ROOTS.

SEABOARD

BUILDING

1500 FOURTH AVENUE | SEATTLE



MODERN UPGRADES

Completed building renovations have brought the modern & vintage together for a new generation of creative office space needs.

Flexible floor plate configurations and on-site amenities will be added for the modern office tenant.



LOCATION IS KEY

Phenomenal retail, shopping therapy, delicious lunch & dinner options are all within a block or less of the building.

Westlake Park is the activated heart of Seattle. Daily rotating food truck offerings are right out your door!



PARKING GALORE

No parking? No problem! Over 17 parking garages are within a 3-block radius of the Seaboard Building.

Secure, on-site bike storage and showers available for tenants.

Metro, commuter buses, and Link Light Rail are right outside your door.



SEABOARD BUILDING

BUILDING HISTORY

The Seaboard Building, designated a National Historic Landmark in 2002, is located in the heart of downtown Seattle. Rising above Westlake Center, the Seaboard Building with its beautiful terra cotta facade was constructed in 1907 as the Northern Bank and Trust Building.

Today, the building is home to a mix of urban residential city homes, offices and retail space.





SEABOARD BUILDING

1500 FOURTH AVENUE | SEATTLE



AVAILABLE SPACE

FLOOR / SUITE	RSF	AVAILABILITY	VIRTUAL TOUR
<u>3 / 300</u>	9,376	February 1, 2024	
<u>4 / 400</u>	4,229	Now	
<u>4 / 405</u>	6,273	Now	
<u>5 / 500</u>	3,094	Now	
<u>5 / 510</u>	4,486	Now	
<u>5 / 525</u>	1,164	Now	
<u>6 / 600</u>	9,844	Now	

SEABOARD

BUILDING

BUILDING FACTS

YEAR BUILT	1907
YEAR RENOVATED	2001
BUILDING SF	58,180 SF
RENTAL RATES	Inquire with Broker
BUILDING AMENITIES	<ul style="list-style-type: none"> On-site Concierge Secure Bike Storage Showers Lockers Tenant Storage
SECURITY	<ul style="list-style-type: none"> On-site Concierge/Security 7-days a week Access controlled lobby, elevators and stairwells
ELEVATORS	3 Otis Traction Elevators with rated load capacity of 2,000 lbs
FIRE PROTECTION	<ul style="list-style-type: none"> Wet-Pipe Sprinkler System Wet-Stand Pipes with Portable Fire Extinguishers on each floor Local Smoke Detectors, Pull Stations and Alarms in each tenant space
STRUCTURE	The building was seismically upgraded as part of the 2001 renovation, including new brace frames
HVAC	The HVAC system is designed to provide flexibility
POWER CAPACITY	<ul style="list-style-type: none"> 3,000 Amps 277 / 480 Volt AC Step Down Transformers located throughout building Copper Wiring throughout, inside metal conduit Circuit Breaker Panels are located on each floor
INTERNET SERVICE PROVIDERS	<ul style="list-style-type: none"> Wave Broadband Comcast Century Link Integra Cogent Communications

SEABOARD

BUILDING



All main transit options, including metro and commuter buses are only a step away



18+ Parking garages within a 2-block radius of the building

LEGEND

-  SEATTLE BUS ROUTES
-  LINK LIGHT RAIL
-  RAPID RIDE LINE
-  SEATTLE CENTER MONORAIL
-  SLU STREET CAR
-  MONTHLY PARKING
-  TUNNEL STATION / ENTRANCE
-  INGRESS / EGRESS



Bustling Intersection of Fourth & Pike

SEABOARD BUILDING

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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.

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

COFFEE HOUSE

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

HOTEL

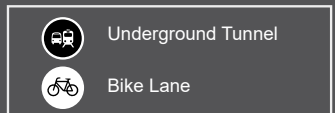
1. Grand Hyatt Hotel
2. Sheraton Hotel
3. Hilton Seattle
4. Hotel Vintage Seattle
5. W Seattle
6. Hotel 1000
7. Renaissance Seattle Hotel

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

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



*Not a complete list of area amenities



SUITE 300

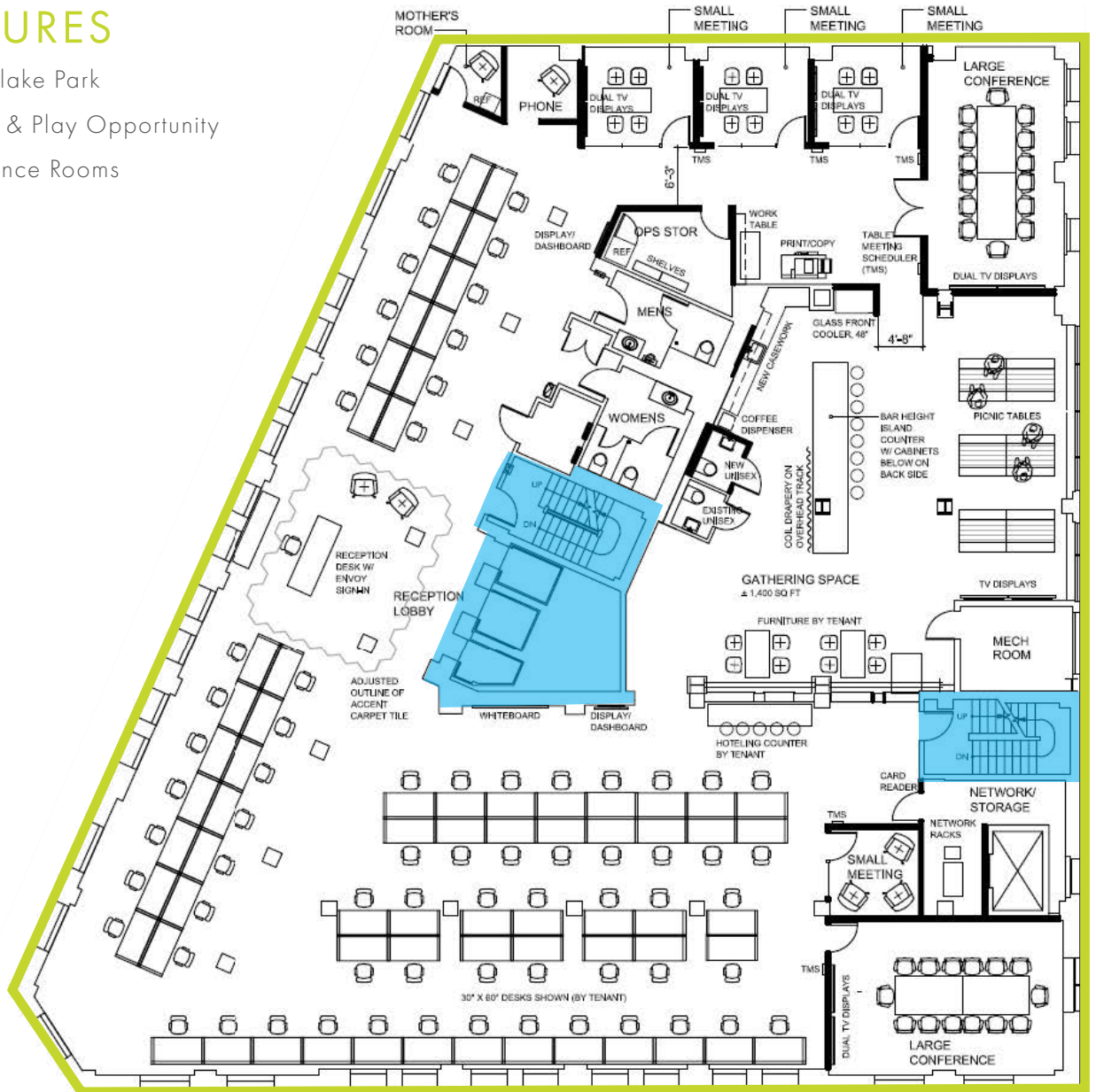
9,376 RSF

AVAILABLE FEBRUARY 1, 2024

VIRTUAL TOUR

SUITE FEATURES

- Views of Westlake Park
- Full Floor Plug & Play Opportunity
- Large Conference Rooms
- Kitchen



[CLICK TO GO BACK TO AVAILABILITIES](#)



FLOOR 4 OPPORTUNITY

▶ SUITE 400 - 4,229 RSF

SUITE 405 - 6,273 RSF

SUITE FEATURES

- Entry Off Elevator Lobby
- Views of Westlake Park
- Open Work Space
- New Common Area Finishes
- New Restrooms

SPEC PLAN INCLUDES:

- Two Private Offices
- Two Conference Rooms
- Kitchen and Break Lounge
- Phone Room
- Reception
- Available Now



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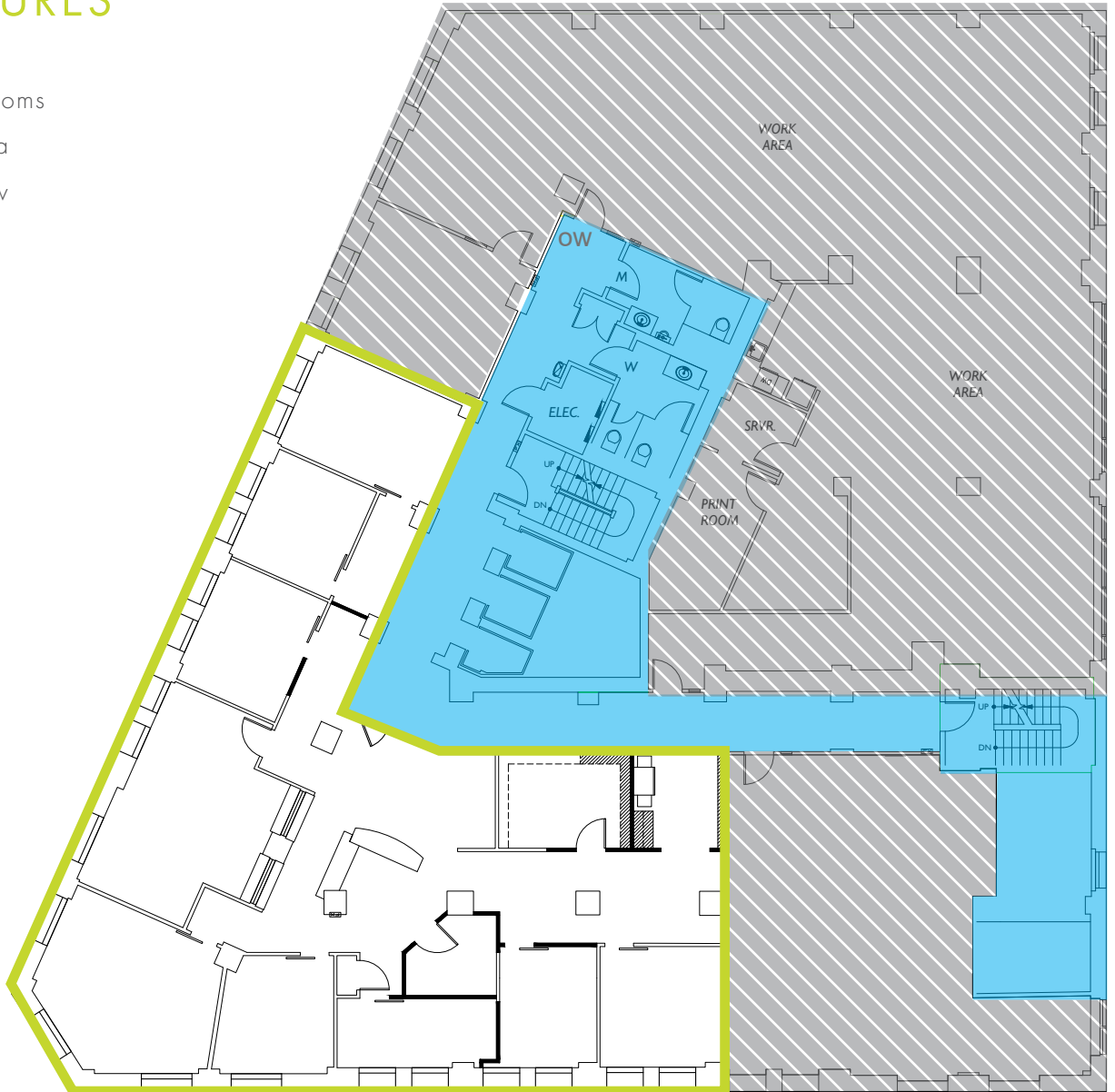
SUITE 500

3,094 RSF

AVAILABLE NOW

SUITE FEATURES

- Private offices
- Conference rooms
- Reception area
- Available Now



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1500 FOURTH AVENUE | SEATTLE

SUITE 510

4,486 RSF

AVAILABLE NOW



SUITE FEATURES

- Views of Westlake Park
- Open Layout
- Large Conference Room
- Kitchenette
- Available Now



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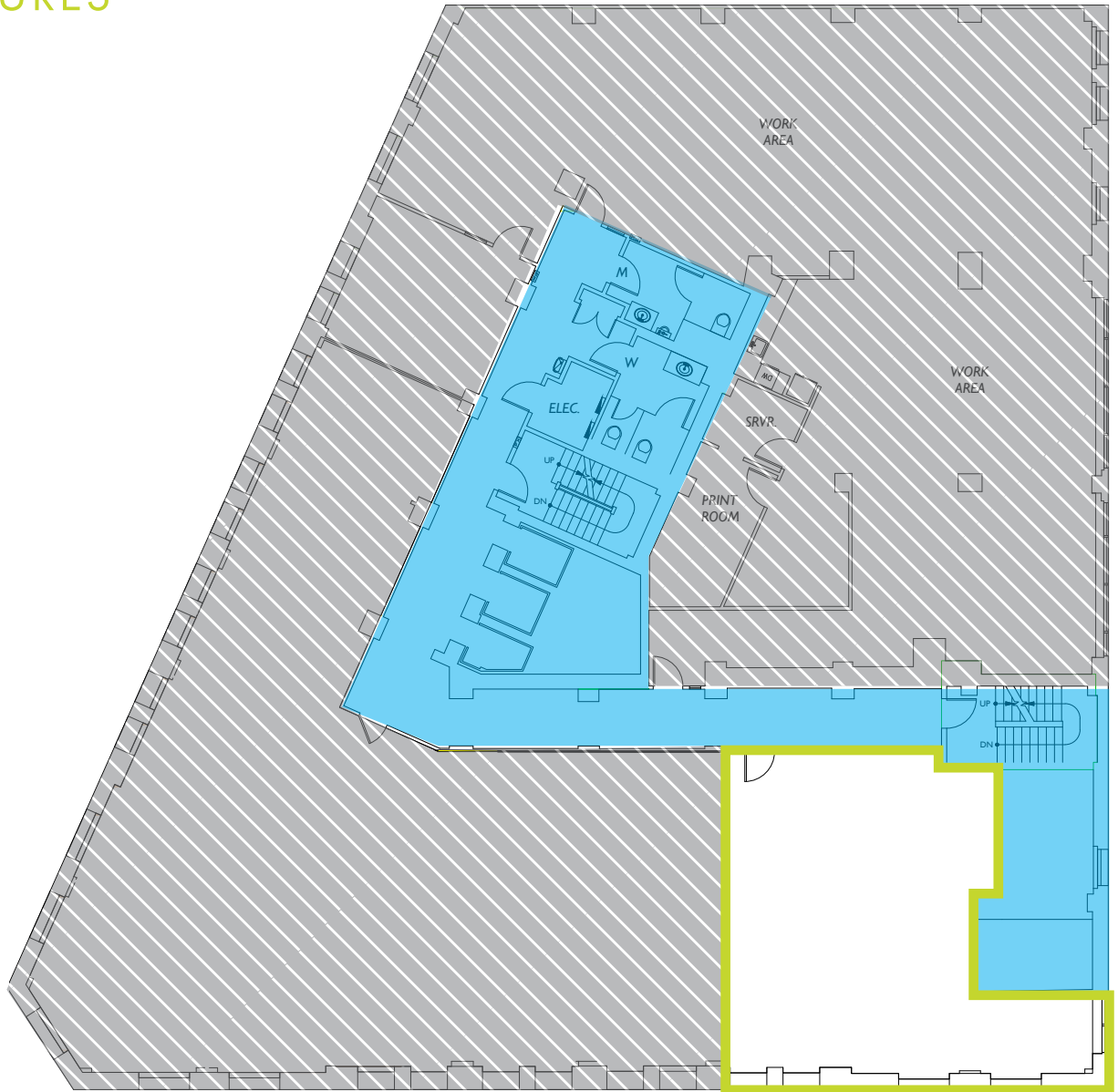
SUITE 525

1,164 RSF
AVAILABLE NOW



SUITE FEATURES

- Open Layout
- Available now



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FLOOR 6
9,844 RSF
AVAILABLE NOW

DEDICATED SUITE FEATURES

- Full floor
- Private offices
- Conference rooms
- Private restrooms
- Kitchenette
- Open work area

FULL FLOOR OPPORTUNITY



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FLOOR 6

9,844 RSF
AVAILABLE NOW

SPEC PLAN INCLUDES:

- Open Offices
- Private Offices
- Conference Rooms
- Kitchenette and Break Lounge
- Phone Room
- IT Room
- Reception
- Available Now

FULL FLOOR OPPORTUNITY



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· GROUP ·

The information contained herein has been given to us by the owner or other sources that we deem reliable. We have no reason to doubt its accuracy. All prospective tenants should carefully verify the information contained herein.