

OFFICE SPACE FOR LEASE

1417 4TH AVENUE



SEATTLE, WA 98101

A HISTORIC GEM IN SEATTLE'S CENTRAL BUSINESS DISTRICT,
1417 Fourth is perfectly situated for tenants to enjoy a dynamic and well-connected work day.

BUILDING HIGHLIGHTS



±6,600 square foot floor plates

A unique opportunity for boutique tenants to have a full floor presence downtown.



100 transit score

One block to light rail and adjacent to major bus hubs (and dozens of routes serving the greater Seattle area) along 3rd and 4th Avenues.



Numerous dining options along 4th Avenue

including popular lunch and after-work favorites like RN74, The Hart and the Hunter, Purple Cafe and The Capital Grille.



LOCATION

Exceptionally located in the CBD between the retail core and financial district, tenants enjoy the convenience of prime shopping, dining and transit amenities.

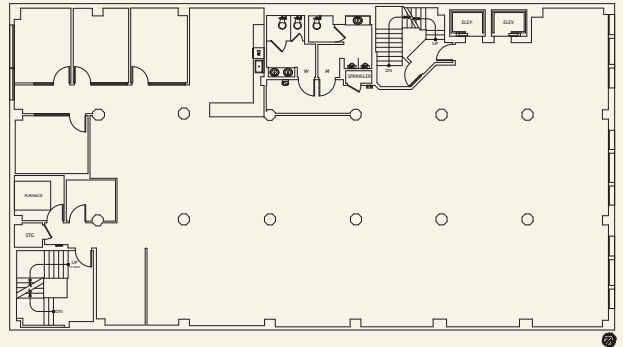


In the midst of world-class shopping at Westlake Center, Nordstrom, Macy's, Pacific Place and the future Rainier Square development (which will offer PCC Natural Markets and Equinox Fitness).

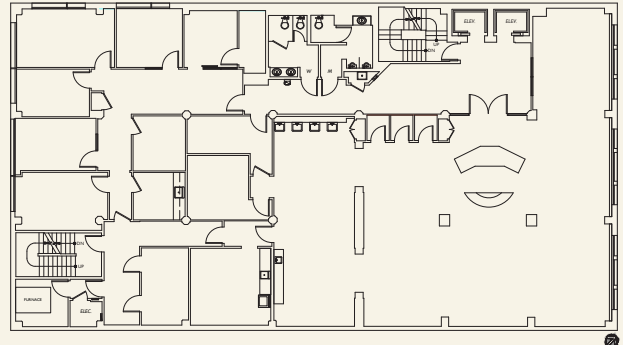


AVAILABILITY

Floor 2 6,692 RSF



Floor 5 6,786 RSF



Tim Jones
+1 206 971 7011
tim.jones@am.jll.com

Kathryn Pope
+1 206 607 1720
kathryn.pope@am.jll.com

Connor Raffety
+1 206 437 1006
connor.raffety@am.jll.com

