



# PUGET SOUND PLAZA





# PUGET SOUND PLAZA

1325 Fourth Avenue | Seattle, Washington 98101



## BUILDING FACTS

- » Total Building Size.....279,586 RSF
- » Number of Floors .....21
- » Average Floor Plate.....13,800 RSF
- » Year Built.....1960
- » Parking Ratio.....1 / 1,800 SF
- » LEED Gold Certified
- » Fitwel Viral Response Certified

## BUILDING AMENITIES

- ▶ » Lobby
- ▶ » Conference room facility
- ▶ » Shower
- » 306 parking stalls
- » EV charging system
- ▶ » Bike storage
- ▶ » MT Fitness Center located on Level 2 of Rainier Tower

## ON-SITE RETAIL

- » Key Bank
- » Seattle Vision Care
- » UW - Husky Central
- » Kudedon Noodles



**Fitwel®**  
Viral Response  
Certified

▶ Click the play buttons for virtual tours



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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. Caffe Ladro
7. Cafe Miglore
8. Fonte

## 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 (NEW)

## 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





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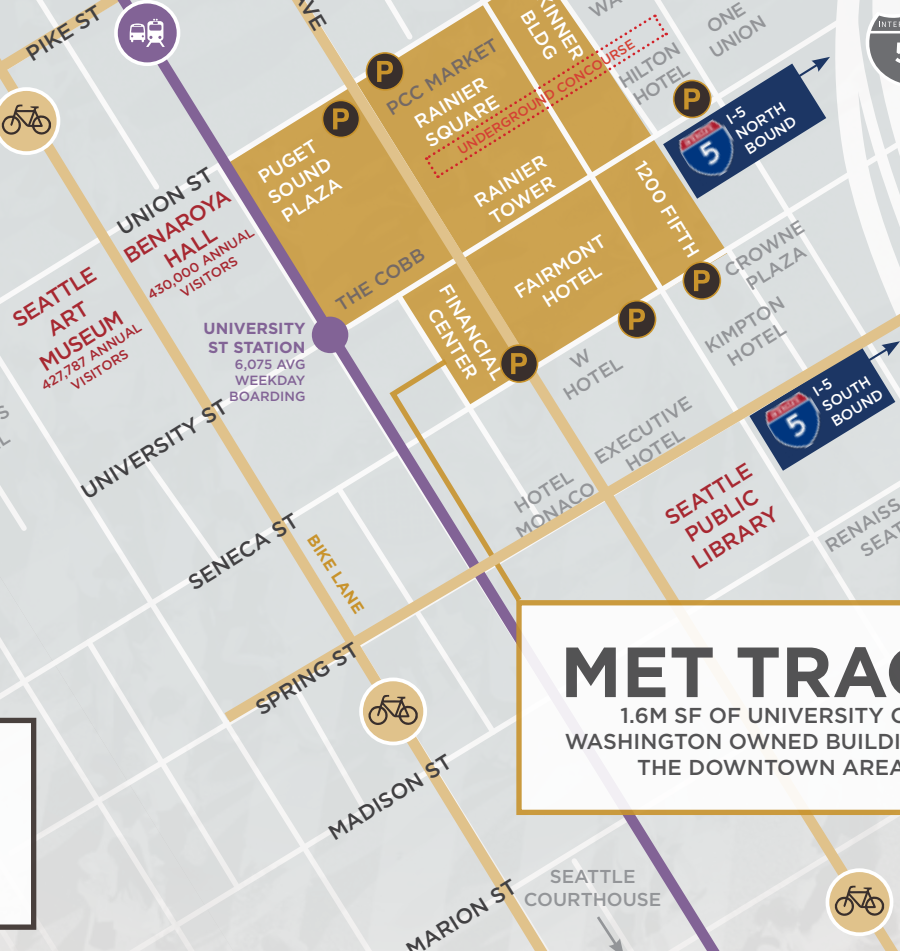
## RETAIL DISTRICT

\$1.6B ANNUAL RETAIL VOLUME

## MARKET DISTRICT

**WASHINGTON STATE CONVENTION CENTER**  
450K ANNUAL ATTENDEES

**PIKE PLACE MARKET**  
15M ANNUAL VISITORS



- UNDERGROUND TUNNEL
- BIKE LANE

**MET TRACT**  
1.6M SF OF UNIVERSITY OF WASHINGTON OWNED BUILDINGS IN THE DOWNTOWN AREA



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## CURRENT AVAILABLE SUITES

Floor / Suite	RSF	Comments
<a href="#">20/2000</a>	13,630	<b>Available now!</b> Open work area, kitchenette, multiple private offices, multiple conference rooms.
<a href="#">19/1910</a>	1,845	<b>Available now!</b> Warm shell condition, seven private offices, east facing views. Contiguous with Suite 1900 for a total of 7,239 RSF. <b>Virtual Tour available at <a href="http://bit.ly/2YnEI2Z">bit.ly/2YnEI2Z</a></b>
<a href="#">15/1510</a>	1,017	<b>Available with 60 days' notice.</b> Private office, open area, and a conference room.
<a href="#">12/1240</a>	3,578	<b>Available now!</b> Medical/office use with five private offices with dedicated plumbing, two private bathrooms, conference room and a kitchenette. <b>Virtual Tour available at <a href="http://bit.ly/2N3Ajxz">bit.ly/2N3Ajxz</a></b>
<a href="#">12/1215</a>	4,217	<b>Available now!</b> Six private offices, three conference room and a kitchenette. <b>Virtual Tour available at <a href="http://bit.ly/2N3Ajxz">bit.ly/2N3Ajxz</a></b>
<a href="#">10/1010</a>	3,445	<b>Available now!</b> Three private offices, break room, kitchenette, west facing views. Contiguous with Suite 1005 for a total of 6,456 RSF. <b>Virtual Tour available at <a href="http://bit.ly/2N3Ajxz">bit.ly/2N3Ajxz</a></b>
<a href="#">10/1005</a>	3,024	<b>Available now!</b> Open work area, kitchenette, multiple private offices, multiple conference rooms. Contiguous with Suite 1010 for a total of 6,456 RSF. <b>Virtual Tour available at <a href="http://bit.ly/2UEbZpy">bit.ly/2UEbZpy</a></b>
<a href="#">5/540</a>	1,291	<b>Available with 60 days' notice.</b> Two private offices, conference room, open work area, west facing, kitchenette. Contiguous option with Suite 535 for a total of 5,282 RSF. <b>Virtual Tour available at <a href="http://bit.ly/3fsZgyx">bit.ly/3fsZgyx</a></b>
<a href="#">5/535</a>	3,991	<b>Available now!</b> Warm shell condition, new ceiling/lighting. Contiguous option with Suite 540 for a total of 5,282 RSF. <b>Virtual Tour available at <a href="http://bit.ly/31qUWbS">bit.ly/31qUWbS</a></b>
<a href="#">4/400</a>	11,710	<b>Available now!</b> 15 private office spaces, open work area, kitchenette.
<a href="#">2/210</a>	3,133	<b>Available now!</b> Medical/office space. Contiguous option with Suite 200 for a total of 5,732 RSF.
<a href="#">2/200</a>	2,599	<b>Available now!</b> Kitchenette, open work area. Contiguous option with Suite 210 for a total of 5,732 RSF.



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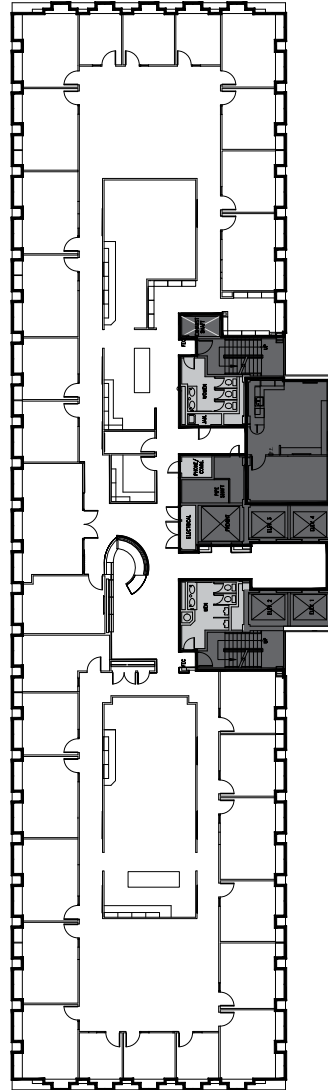
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## SUITE 2000 13,630 RSF



### SPACE FEATURES

- » Available now!
- » Kitchenette
- » Open work area
- » Multiple private offices
- » Multiple conference rooms



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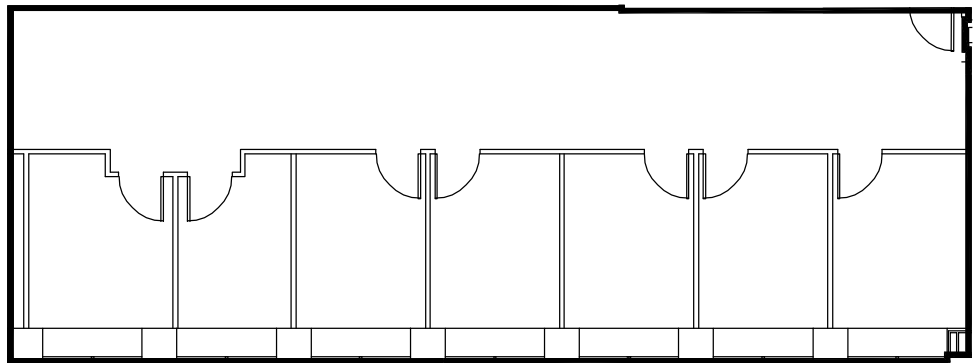
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# SUITE 1910

## 1,845 RSF



## SPACE FEATURES

- » Available now!
- » Warm shell condition
- » East facing
- » 7 private offices
- » Contiguous with Suite 1900 for a total of 7,239 RSF



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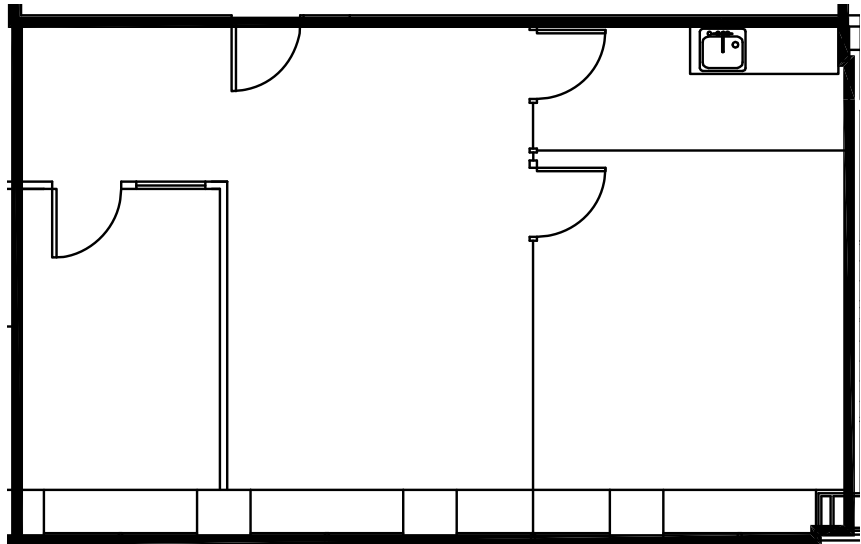


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## SUITE 1510 1,017 RSF



### SPACE FEATURES

- » Available with 60 days' notice
- » Private offices
- » Open area
- » Conference room



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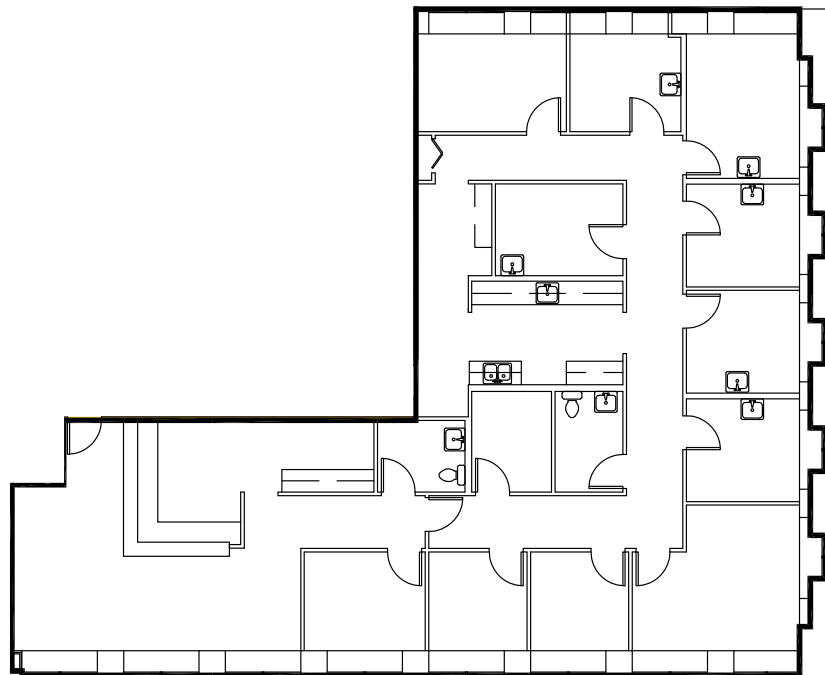
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## SUITE 1240

### 3,578 RSF



## SPACE FEATURES

- » Available now!
- » Medical/office use
- » Five private offices with dedicated plumbing
- » Two private bathrooms
- » Conference room
- » Kitchenette



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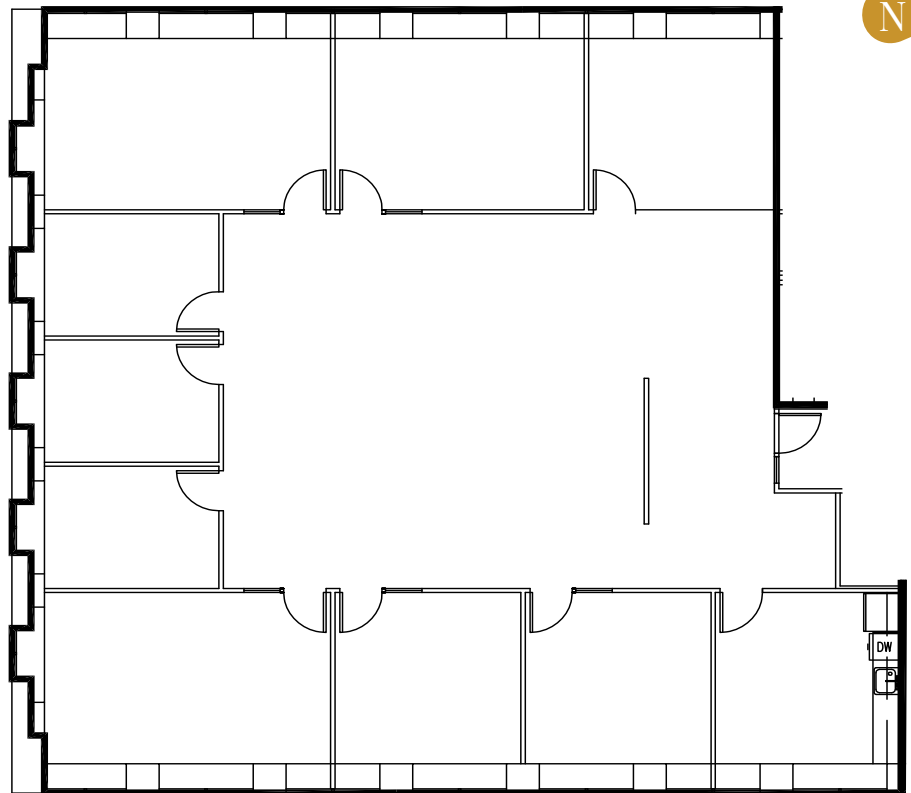
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## SUITE 1215

### 4,217 RSF



## SPACE FEATURES

- » Available now!
- » Six private offices
- » Three conference rooms
- » Kitchenette



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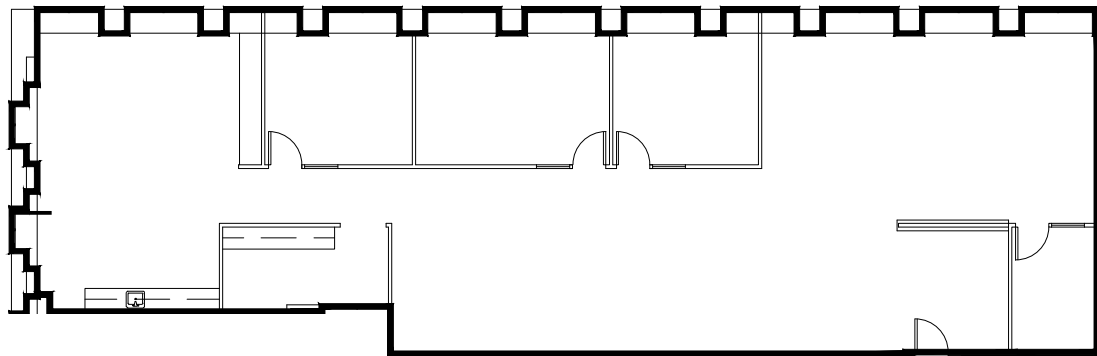
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## SUITE 1010

### 3,445 RSF



## SPACE FEATURES

- » Available now!
- » 3 private offices
- » Break room
- » Kitchenette
- » West facing views
- » Contiguous with Suite 1005 for a total of 6,456 RSF



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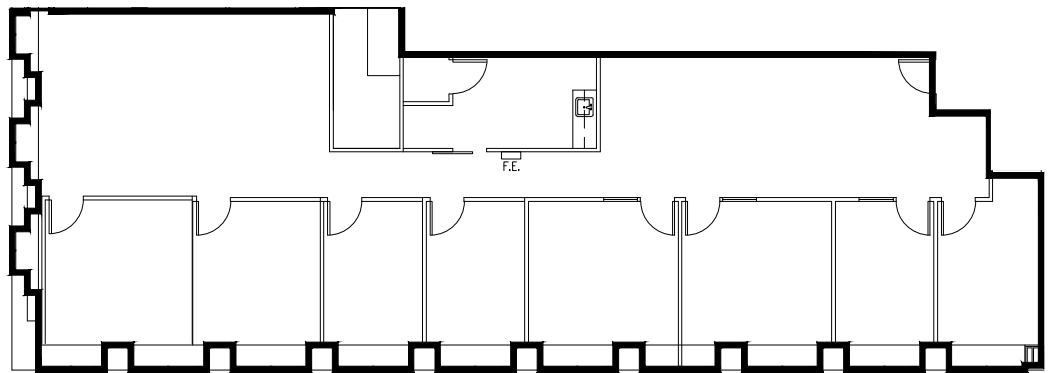
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## SUITE 1005 3,024 RSF



### SPACE FEATURES

- » Available now!
- » Kitchenette
- » Open work area
- » Multiple private offices
- » Multiple conference rooms
- » Contiguous with Suite 1010 for a total of 6,456 RSF



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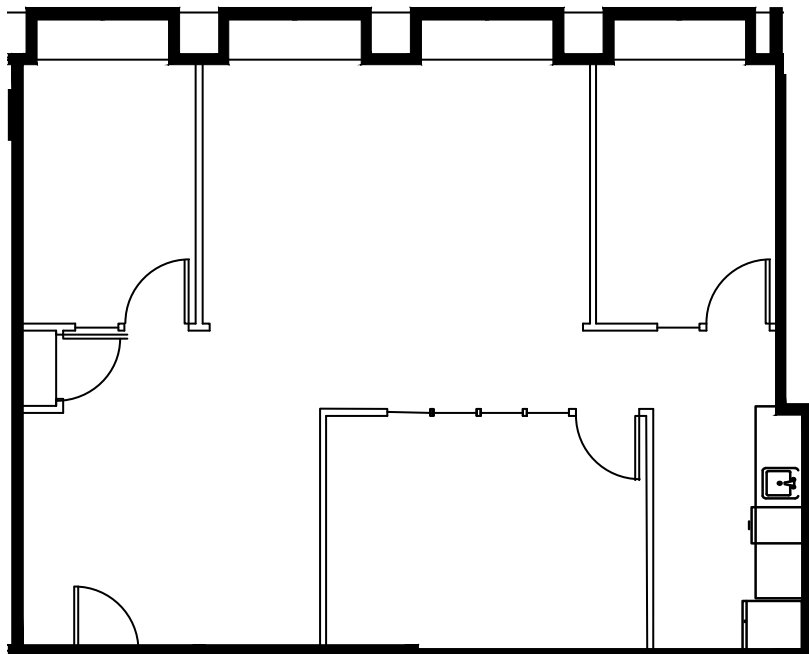
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## SUITE 540

### 1,291 RSF



## SPACE FEATURES

- » Available with 60 days' notice
- » Two private offices
- » Open work area
- » Conference room
- » West facing
- » Kitchenette
- » Contiguous option with Suite 535 for a total of 5,282 RSF



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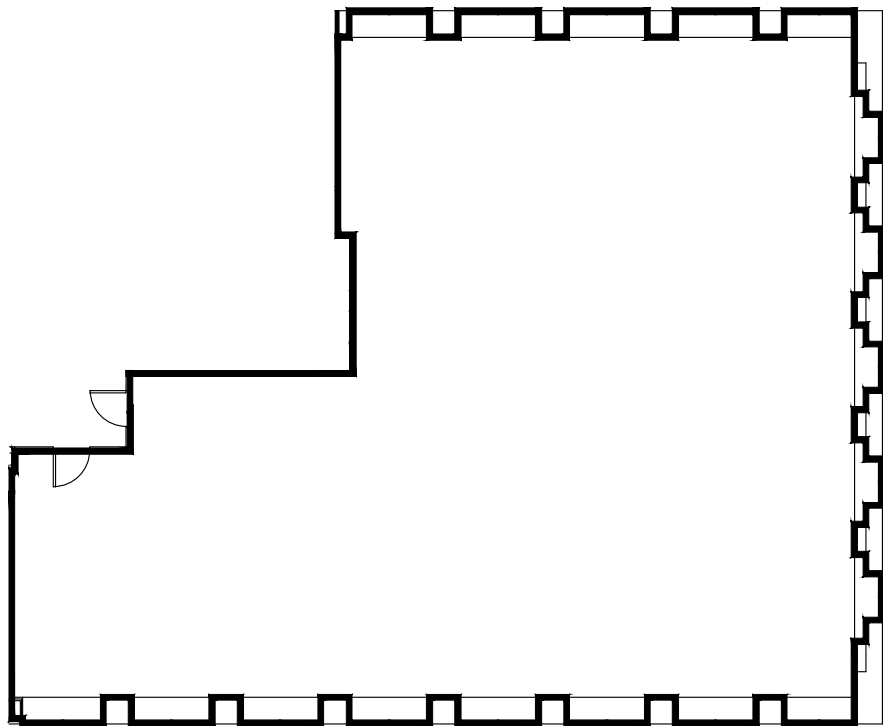
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## SUITE 535

### 3,991 RSF



### SPACE FEATURES

- » Available now!
- » Warm shell condition
- » New ceiling/lighting
- » Contiguous option with Suite 540 for a total of 5,282 RSF



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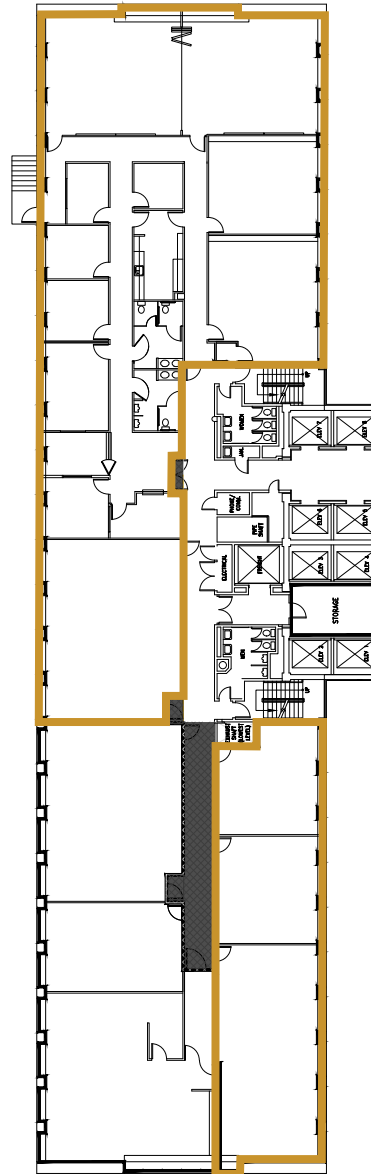
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## SUITE 400 11,710 RSF



### SPACE FEATURES

- » Available now!
- » 15 Office spaces
- » Kitchenette
- » Open work area



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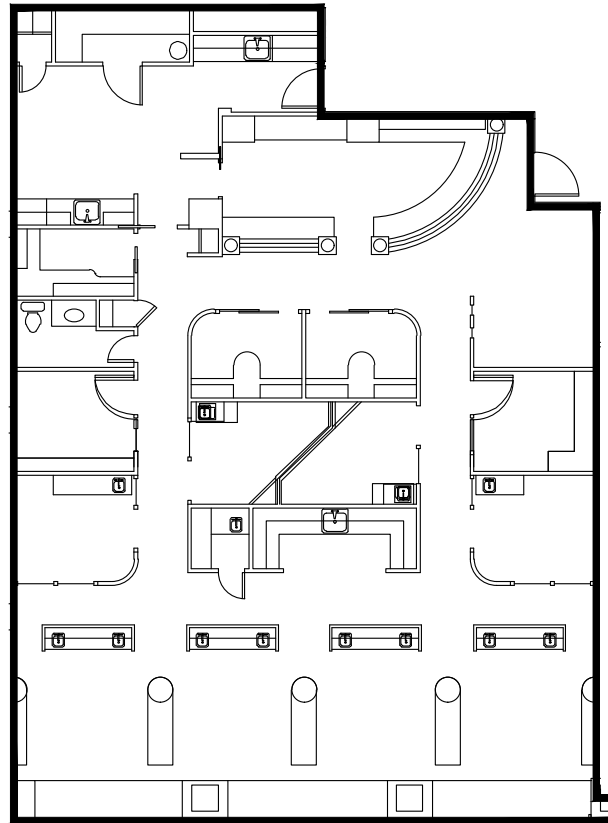


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## SUITE 210 3,133 RSF



### SPACE FEATURES

- » Available now!
- » Medical/ Office Space
- » Contiguous option with Suite 200 for a total of 5,732 RSF



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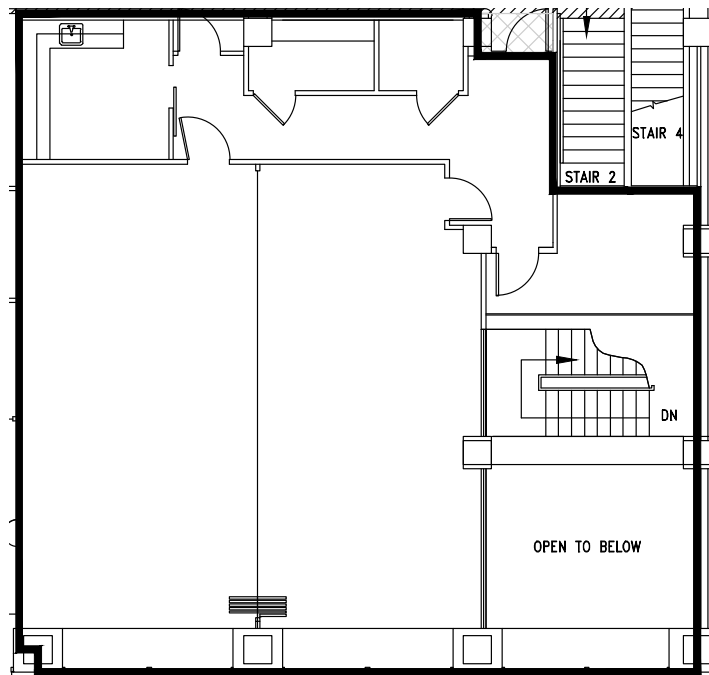


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## SUITE 200 2,599 RSF



### SPACE FEATURES

- » Available now!
- » Kitchenette
- » Open work area
- » Contiguous option with Suite 210 for a total of 5,732 RSF



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