

OFFICE SPACE FOR LEASE



1111 THIRD AVENUE | SEATTLE, WA





EVERYTHING YOU NEED IN ONE PACKAGE



Bold and distinctive, 1111 Third is a commanding figure in Seattle's bustling central business district. The building's slick, sophisticated upgrades and prestigious downtown address appeal to professional and tech tenants alike.



1111 THIRD IS NO ORDINARY BOX

Over \$20 million has been infused into the building in a visionary renovation that has transformed 1111 Third into a composition of modern design. The glass atrium lobby creates a bright, social atmosphere as an inviting entry point, and on-site retail provides convenience and has activated the city block.

BY THE NUMBERS

34

Stories in the center of the city

570,000

Square feet of uber efficient office space

ON-SITE AMENITIES



Extremely efficient floor plates



Transformative upgrades throughout



Energy efficient building



Direct access to secure bike storage



New state-of-the-art fitness center and locker rooms

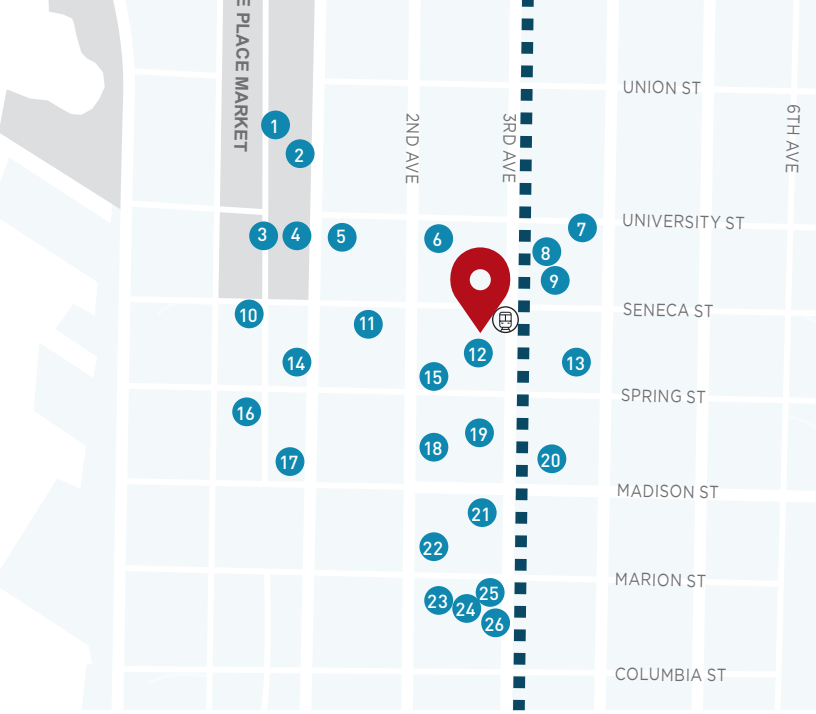


Modern elevator destination dispatch system



A DOWNTOWN DESTINATION PLAZA

Ground-level retail and rare open-air outdoor space add a dynamic atmosphere to the block, while comfortable seating and public art create opportunities to get away and relax during a busy workday.



THE PERFECT DOWNTOWN LOCATION

- + Walking distance to Pike Place Market, the retail core, and the redeveloping waterfront
- + Excellent highway access - just blocks from both I-5 and Hwy 99
- + Outstanding transit access - directly across the street from light rail and the transit tunnel

YOUR TABLE IS WAITING

- | | |
|---|----------------------------|
| 1. Noi Thai Cuisine | 14. Heartwood Provisions |
| 2. Starbucks | 15. Kigo Kitchen |
| 3. Lecosho | 16. Nijo Sushi Bar & Grill |
| 4. Von's 1000Spirits | 17. Storyville Coffee |
| 5. Ancient Grounds | 18. Poke Alice |
| 6. The Brooklyn Seafood, Steak & Oyster House | 19. Peet's Coffee and Tea |
| 7. Purple Cafe & Wine Bar | 20. Mel's Market |
| 8. Sweet Iron | 21. Starbucks |
| 9. Pokeworks | 22. Homegrown |
| 10. Post Alley Pizza | 23. Metropolitan Grill |
| 11. Starbucks | 24. Cafe Pho |
| 12. Potbelly | 25. Cafe Zum Zum |
| 13. Outlier | 26. 206 Burger Company |



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