



901
FIFTH



Retail Space for Lease

Seattle, Washington

16,397 SF Space Available - Can be demised

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THE LOCATION



Points of Interests

1. Moore Theater
2. Paramount Theater
3. Regal Cinemas
4. Seattle Aquarium
5. Waterfront Park
6. Seattle Great Wheel
7. The Crab Pot
8. Elliott's Oyster House
9. Pier 55
10. Ivar's Fish Bar
11. Colman Ferry Docks
12. Pike Place Market
13. Seattle Selfie Museum
14. Noi Thai Cuisine
15. Von's 1000 Spirits
16. Ancient Grounds
17. Skalka
18. Japonessa Sushi Cocina
19. Seattle Art Museum
20. Wild Ginger
21. The 5th Avenue Theater
22. Gelatiamo
23. Benaroya Hall
24. Capital Grille
25. Tulio
26. Seattle Public Library
27. Metropolitan Grill
28. Pioneer Square
29. Lumen Field
30. Safeco Field

Hotels

1. Fairmont Olympic Hotel
2. Kimpton Hotel Vintage Seattle
3. Kimpton Hotel Monaco Seattle
4. Executive Hotel Pacific
5. Renaissance Seattle Hotel
6. Hotel 1000, LXR Hotels & Resorts
7. The Alexis Royal Sonesta Hotel Seattle



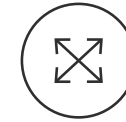
DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	74,205	232,650	477,968
Projected 2026 population	89,939	265,442	530,229
Est. percentage of growth	3.92%	2.67%	2.10%
Daytime population	175,829	359,230	627,328
Households	47,170	131,050	236,662
Median age	37.4	37.8	36.8
Median household income	\$81,972	\$102,351	\$102,864
Average household income	\$126,896	\$145,351	\$146,633

Source: Esri 2022

RETAIL SPACES

Rising 41 stories above the Seattle CBD, 901 Fifth blends classic high-rise architecture with a contemporary sensibility. This Class A+ office building offers intimate floor plates with high ceilings and expansive city, mountain, and Puget Sound views. Tenants benefit from a host of onsite amenities including a high-tech conference center, new state-of-the-art fitness center, secure bike storage, coffee shop/deli, renovated lobby, valet parking, and a beautifully landscaped outdoor terrace.



541,190 SF
building



41
stories



58
hotels within
1-mile radius



259,631
employees in
2-mile radius



38,978 SF
residents in
downtown Seattle

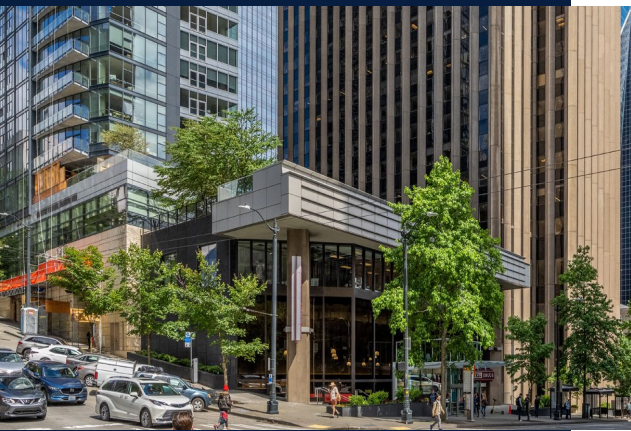
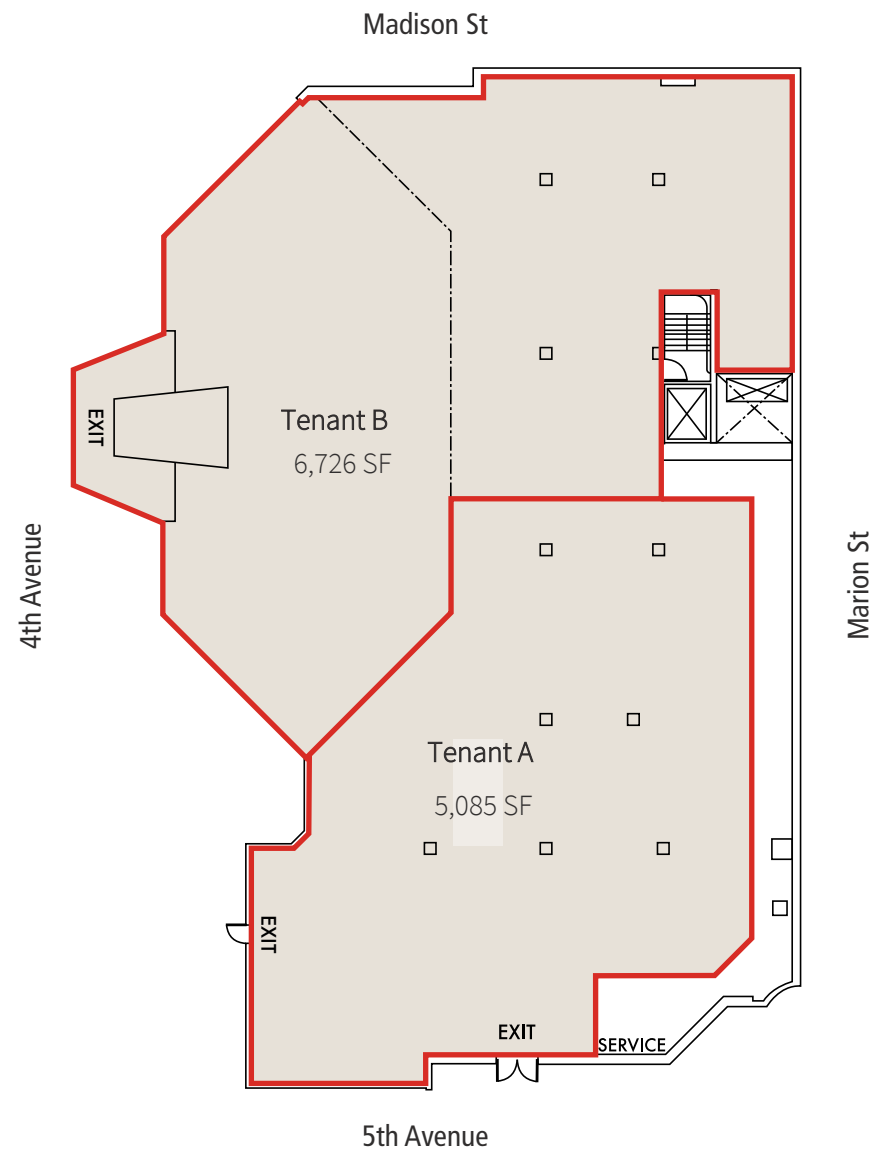


FLOOR PLANS & HIGHLIGHTS

Full Floor Plan

Highlights

- + Parking available for retail
- + Situated along transit lines for premium access by customers and employees
- + Exciting identity with 23'+ ceiling heights allowing for premium visibility
- + Direct loading dock access
- + Can be demised

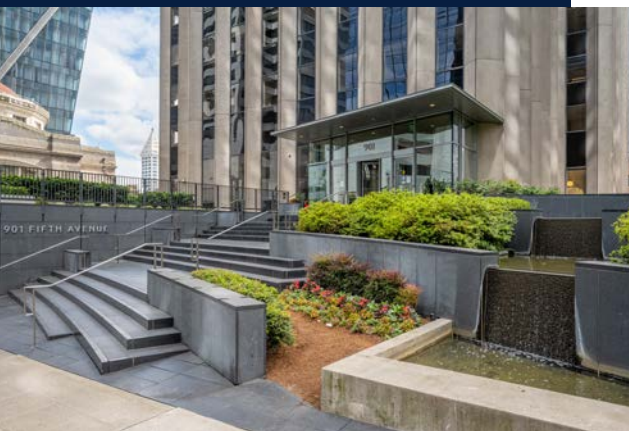
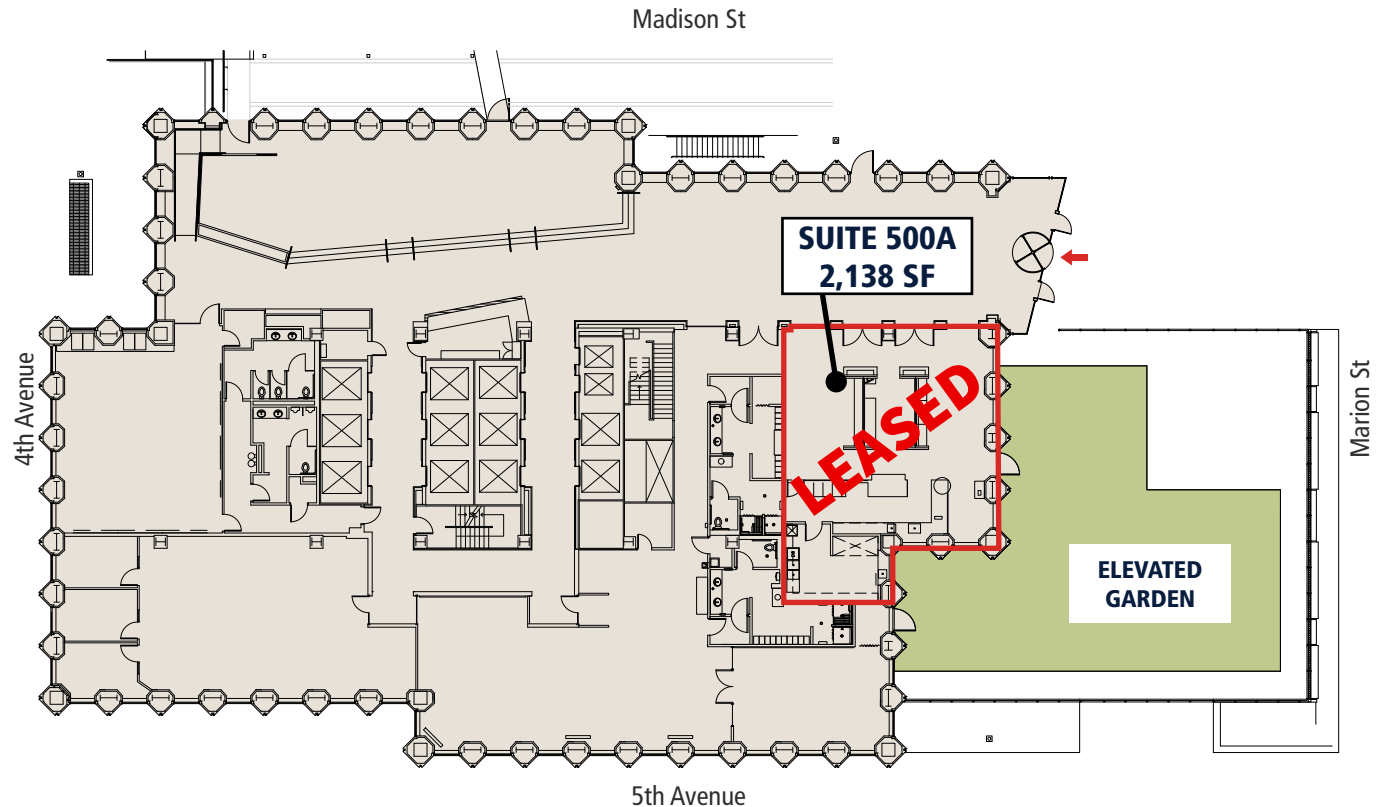


FLOOR PLANS & HIGHLIGHTS

SUITE 100 | Proposed Demising Plan

Highlights

- + Building features two elevated garden areas
- + Parking available for retail
- + New cafe opening fall 2023 on the 5th Avenue side of the property
- + Direct access from building lobby
- + Street parking available adjacent to exterior retail entries



PREMIER LOCATION

- + One block from I-5 with easy access to both northbound and southbound lanes
- + Close proximity to ferries, light rail and mass transit
- + Surrounded by a wide variety of Seattle's finest restaurants and easy grab & go dining options

LOCATION

901 Fifth stands in the heart of the action.

- 1** minute drive to freeway access
- 1** minute walk to Seattle Central Library
- 8** minute walk to Seattle Art Museum
- 9** minute walk to Benroya Hall
- 10** minute walk to Pioneer Square
- 15** minute walk to Pike Place
- 17** minute walk to Lumen Field
- 23** minute walk to T-Mobile Park

LEAVE THE CAR BEHIND

100
Transit score

Light rail
Downstairs

Zipcar
On-site

Adjacent hotels

KIMPTON
HOTELS & RESTAURANTS

Fairmont
OLYMPIC HOTEL

HOTEL 1000
SEATTLE

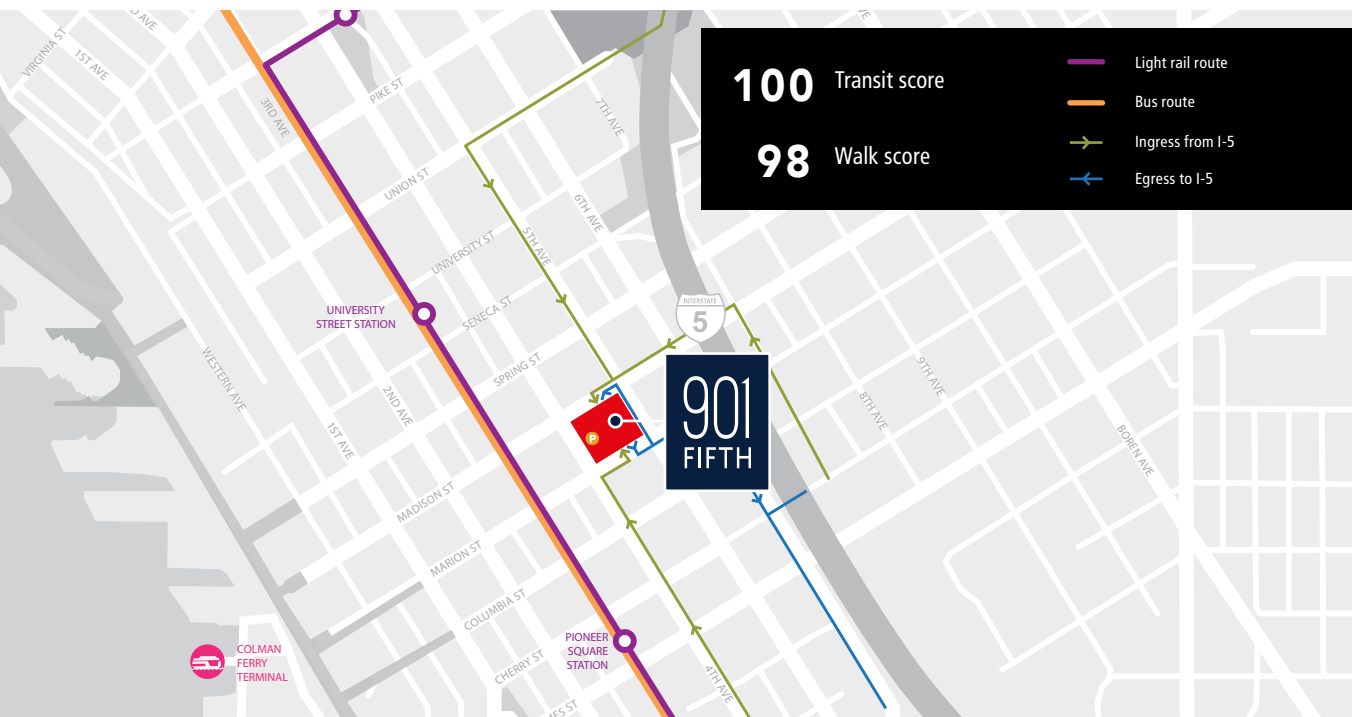
L X R
HOTELS & RESORTS

W
SEATTLE

LOTTE HOTELS
SEATTLE

Hilton
HOTELS & RESORTS
Seattle

RENAISSANCE
SEATTLE HOTEL



901
FIFTH



VANBARTON
GROUP

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.