

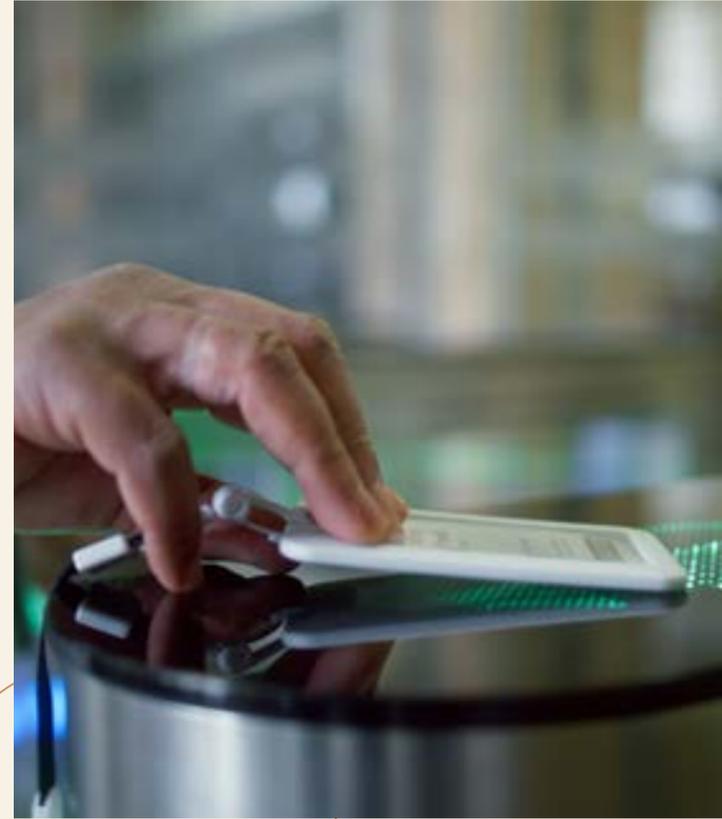
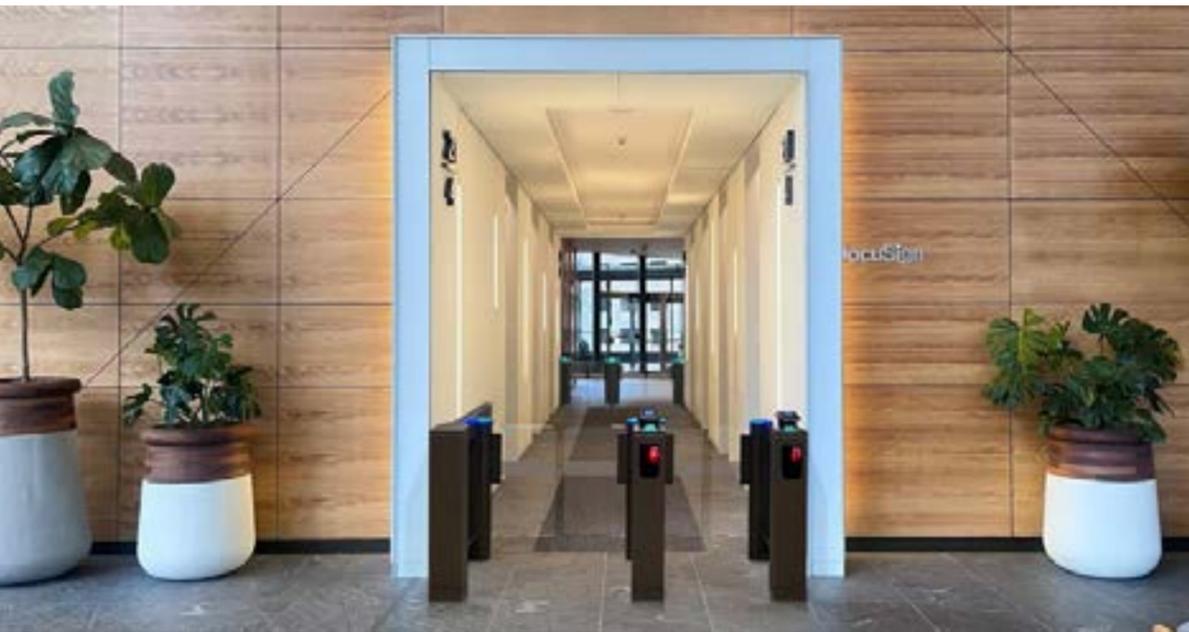
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3 R D

Workspace
calibrated to you

Improved & secure tenant entry

Guidepost turnstile installation, in conjunction with a lobby security desk located between Starbucks and Wells Fargo, create a secure space for tenants as they arrive. Turnstile entry is compatible with Alta Open as well as tenant internal access badges.



Lobby floor plan



PROPOSED GUIDEPOST TURNSTILE LOCATIONS VIEWPOINT

999

3RD

999 3rd is where you work—inspired, modern, and resourceful. Take yourself on a tour of the spaces and amenities that make your day.

A FULL CITY BLOCK
AT 999 3RD AVENUE
SEATTLE, WASH. 98104

985,958

TOTAL SQ. FT.

47

STORIES

700+

PARKING STALLS



New improvements - coming soon

Elevator design improvements

Shorter wait times, design upgrades and more!

Modern parking upgrades

License plate reader entry for an elevated arrival experience and 10 additional EV charging stations on levels A+B.

Additional amenities & on-site meeting space

Large conference center with seating for up to 100 people, meeting rooms and an additional tenant lounge.



Terraced plaza

Your new front porch is alive with local restaurants and retail, the perfect excuse to grab a quick bite or walk to happy hour with coworkers.

Our walkable location also encourages you to get out of the office and wander to the market, waterfront or Pioneer Square.



TENANT LOBBY



GYM



LOCKER ROOMS



A GATEWAY TO THE NEW WATERFRONT WITH AN ACTIVATED URBAN PATIO.

Amenities that matter

- Renovated lobby, gym, locker rooms, game room, bike storage and service
- Renovated terraced plaza with retail and work space
- The Nines—a peaceful tenant retreat/lounge
- Starbucks, Homegrown, and other local favorites
- 700+ parking spaces



GAME ROOM



BIKE STORAGE

Comfortably modern

The Nines—a natural retreat with access to thoughtful community areas designed for recharging and connection.



In 2026, we'll be extending that community space, adding a new tenant lounge, conference center for up to 100 people, and meeting spaces that continue to provide a modern, comfortable environment for our tenants to gather, collaborate and relax.



CURATED SPACE FOR COLLABORATION OR FOCUS



SOPHISTICATED AND MODERN DESIGN



999
3RD

The neighborhood



Ease doesn't stop at your commute. We elevate your work experience through premium office spaces, thoughtfully curated amenities and a variety of lunch options to fuel your productivity.

- 1** HOMEGROWN - ON-SITE LUNCH / DINNER
- 2** DONBURI HOUSE - ON-SITE LUNCH
- 3** STARBUCKS - ON-SITE BREAKFAST / LUNCH
- 4** HITCHCOCK BREAKFAST / LUNCH
- 5** METROPOLITAN GRILL LUNCH / DINNER
- 6** CHARLOTTE RESTAURANT & LOUNGE LUNCH / DINNER
- 7** POLAR BAR SOCIAL
- 8** SUSHI KUDASAI LUNCH
- 9** ALL WATER SEAFOOD & OYSTER BAR BREAKFAST / LUNCH / DINNER
- 10** TOP POT DOUGHNUTS BREAKFAST
- 11** OYSTER CELLAR HAPPY HOUR / DINNER
-  ON-RAMP TO I-5
-  FERRY TERMINAL
-  2ND AVE BIKE LANE
-  PIONEER SQUARE
-  PIKE PLACE MARKET
-  LIGHT RAIL STATION



ON-SITE DINING OPTIONS INCLUDING HOMEGROWN AND STARBUCKS



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Incredible workspaces

With spacious floor plans that allow for flexibility in design and usage, each office features all the comforts of work.

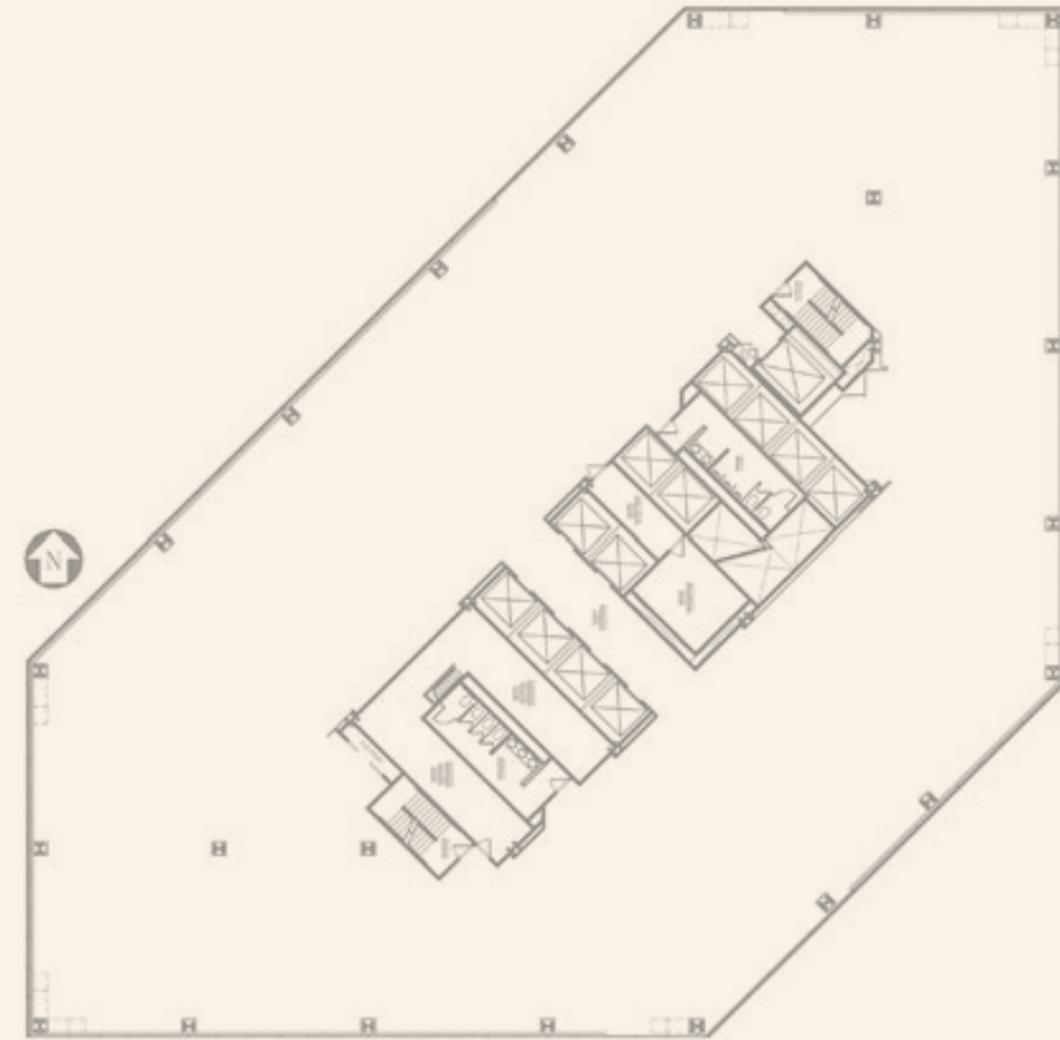


DRAMATIC WATER VIEWS

ABUNDANT NATURAL LIGHT THROUGHOUT

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Typical floor plate



985,958
TOTAL SQ. FT.

22,000
AVG. FLOOR PLATE SQ. FT.

47
STORIES

999

3RD



LEASING

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