

800 5TH AVE

RISING ABOVE
EXPECTATIONS

—

SEATTLE

—

WASHINGTON

Hines

800 5TH AVE

Re-Imagined
Re-Defined
Re-Developed

Positioned in Seattle's Downtown core at 5th & Marion, 800 Fifth Avenue is the place to connect, create, and innovate in a re-burgeoning central Downtown location.

Unrivaled Access

Less than 3 minutes to the freeway

Unparalleled Sustainability

LEED Platinum and Energy Star



Exceptional Amenities

Surrounded by restaurants, hotels, and a myriad of lunch options for your work / life balance.

Rare Long Term Ownership

Developed, owned, operated and managed by Hines since 1981.

800 5TH AVE

Contemporary, yet timeless renovations with premier finish materials meeting or exceeding any office lobby in downtown Seattle

- Newly designed exterior building entry and new structural curtain wall system at the main building entrance.

- Newly renovated, best-in-class lobby including granite floors, marble walls with walnut accents at elevator lobbies and a new feature staircase with Wenge hardwood flooring leading up to a new spacious upper level seating area.

Unparalleled Convenience

- Starbucks
- Deli & Sundries Shops
- ATM
- UPS Store /Copy, Mail, Packaging and Shipping
- Conference Center on 38th Floor
- Premium Bicycle Parking
- Electric Bicycle Rental Program
- Reserved Executive Level Parking with Direct Lobby Access
- Fifth Avenue Fitness
- WELLBEATS™ Virtual Fitness
- “Fitz” Amazon Lockers
- Pedestrian Tunnel and Concourse with Direct Access to a 3-Level Atrium with over 30 Food, Retail & Service Options
- Outdoor Plaza and Garden Area with seating during summer months
- 24/7 Security
- LEED Platinum
- Energy Star





Quality Throughout

800 5th Avenue will provide an unforgettable first and best impression to those who enter the building.

Best-in-Class Lobby Renovation:

- New Granite Flooring
- White Marble Walls with Walnut Accents
- Grand Staircase with Wenge Hardwood Flooring
- New Spacious Upper Level Seating Area

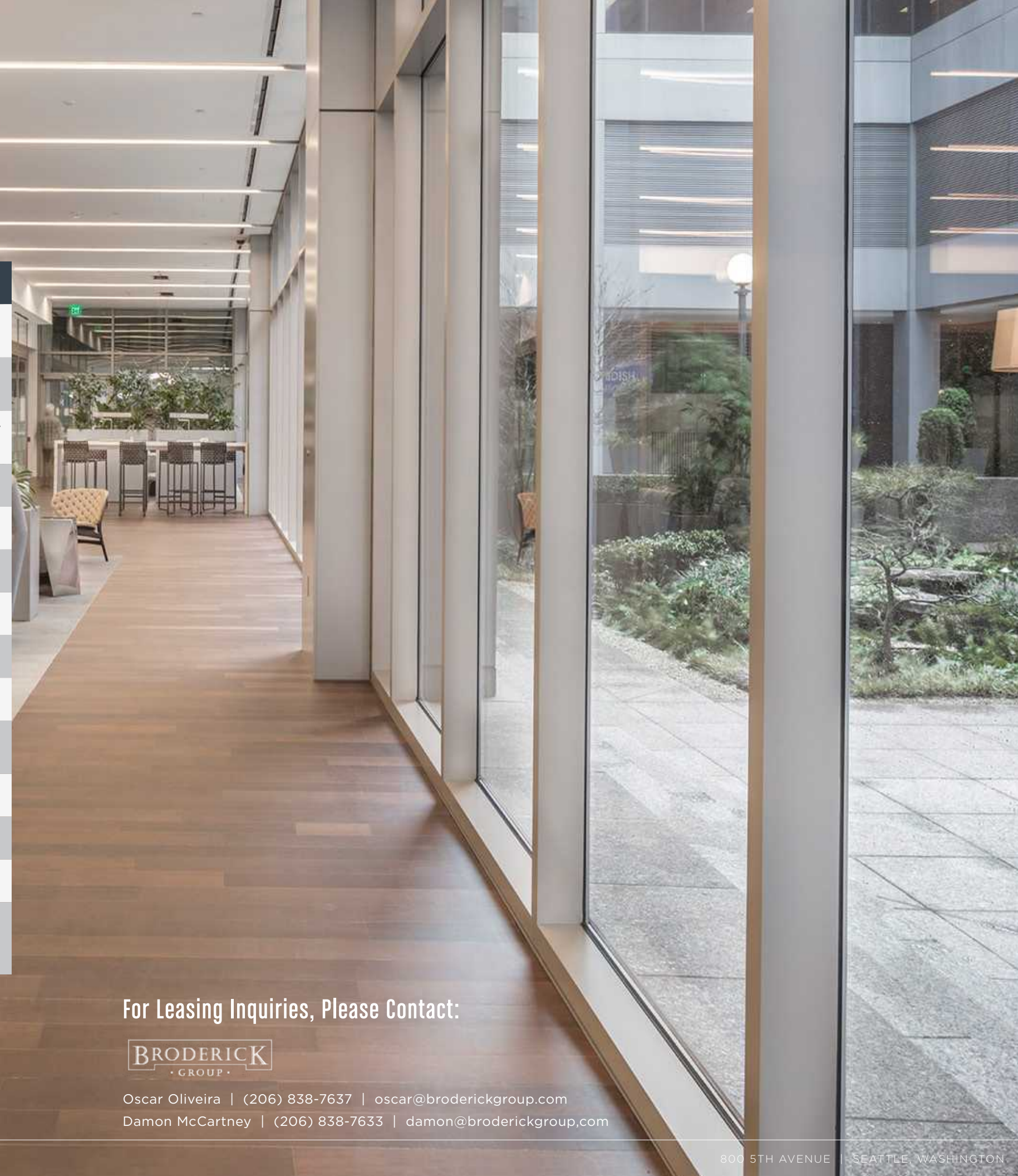
Similar Quality throughout the Building:

- 9' finished ceilings and windows
- New restrooms throughout the building with Code+1 capacity on floors 6 and above
- New Central Plant offering a projected energy savings of 10% over previous equipment

800
5TH
AVE

Available Suites

Floor/Suite	RSF	Available	Comments
4100	13,255	now	Beautiful city and water views. 18,955 RSF contiguous available on floor.
4130	5,700	now	Beautiful city and water views. 18,955 RSF contiguous available on floor.
39	±7,250	now	Breathtaking view. Currently in shell condition and ready for tenant improvements.
37	1,494	now	City and water views.
28	22,010	now	Full floor. Excellent views.
27	22,010	now	Full floor. Excellent views.
26	22,010	now	Full floor. Excellent views.
25	22,010	now	Full floor. Excellent views.
25-28	88,040	now	4 full floors.
24	7,814	now	Rent-ready space. Excellent views to North and East. ▶ Click or visit ow.ly/4QFn30fq75M for Virtual Tour
16	8,806	now	NE partial floor suite with city and eastern water views.
15	21,485	now	Full floor.
15-16	30,291	now	1 full floor and 1 partial floor.
4	40,180	now	Full floor. New windows allow for outstanding natural light throughout large floor plate. ▶ Click or visit bit.ly/2umPnzD for Virtual Tour



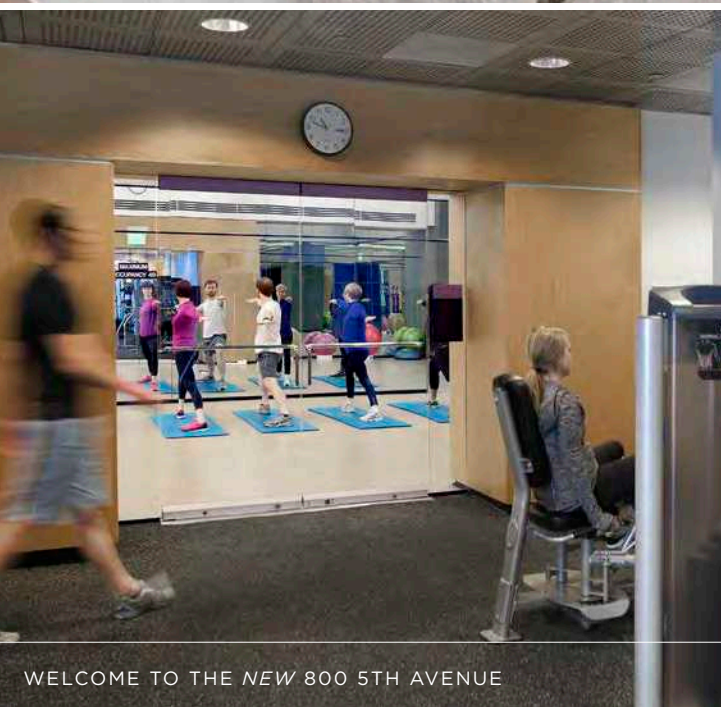
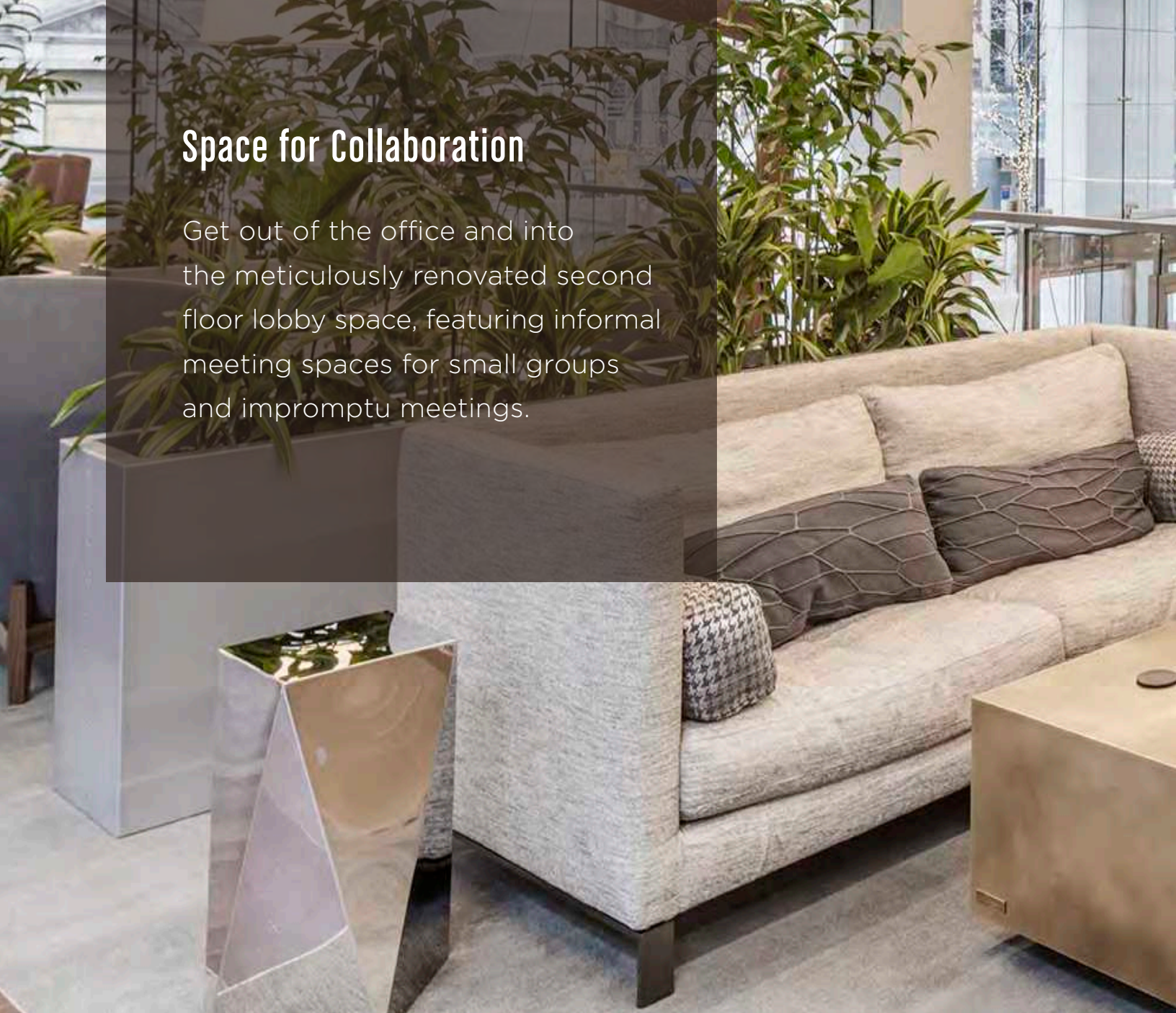
For Leasing Inquiries, Please Contact:



Oscar Oliveira | (206) 838-7637 | oscar@broderickgroup.com
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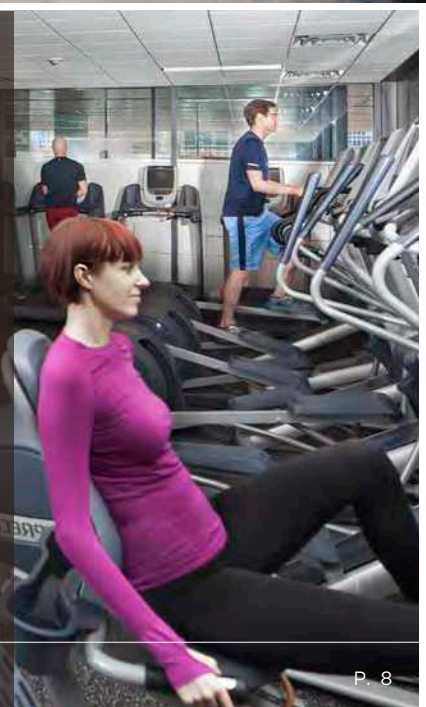
Space for Collaboration

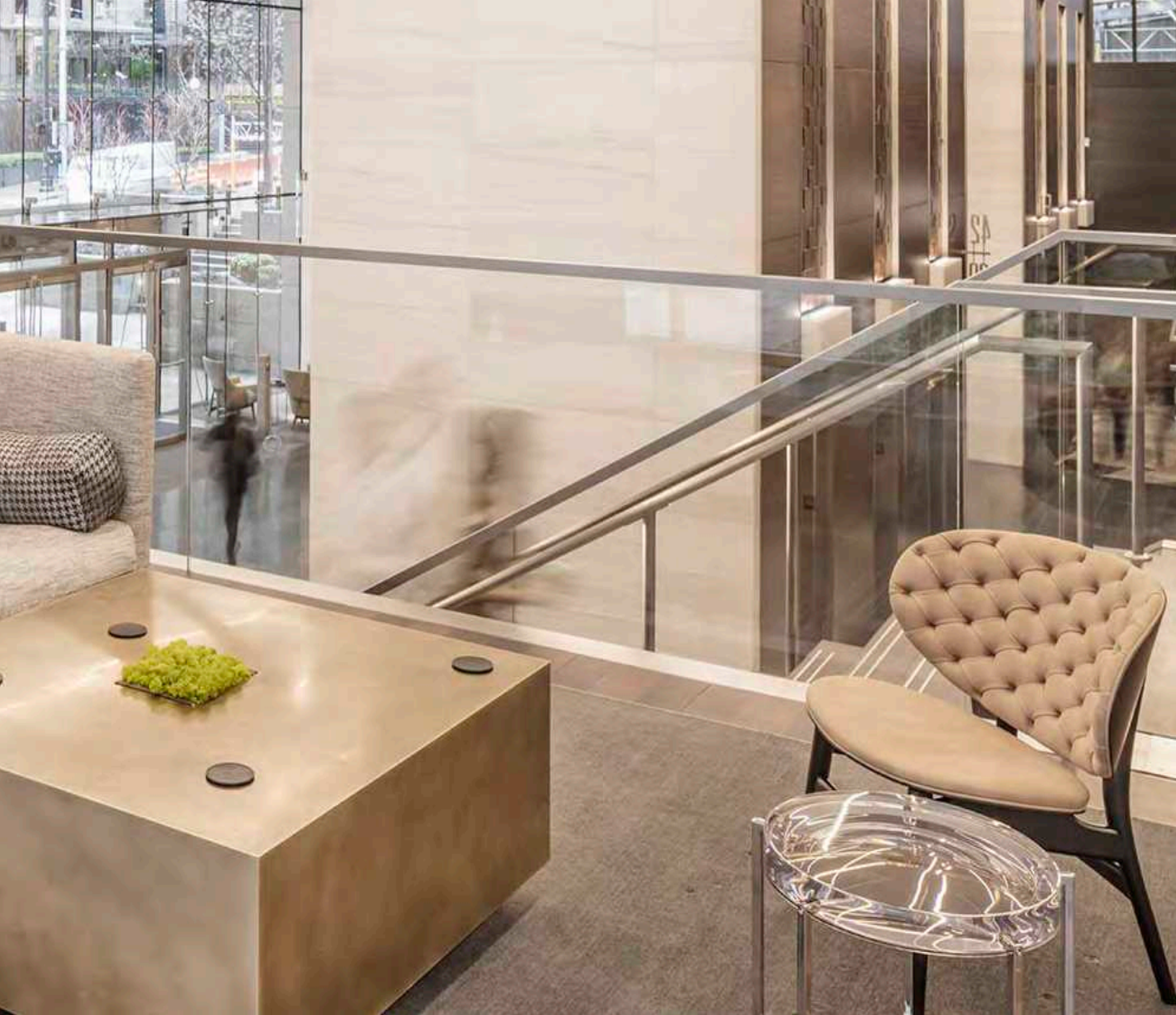
Get out of the office and into the meticulously renovated second floor lobby space, featuring informal meeting spaces for small groups and impromptu meetings.



Work | Life | Wellness

- Fifth Avenue Fitness features the latest fitness technology, wellness studio, lockers, and shower facilities with towel service.
- WELLBEATS™ Virtual Fitness programming and personal training services available.
- Premium Bike Lockers along with Fifth Avenue Fitness membership for those who bike to work.





Space for Meetings

- Fully furnished conference center on the 38th floor featuring a large training room with state-of-the-art audio /visual presentation systems and seating for up to 100, as well as a board room for up to 20, and a kitchenette room for staging.



Walker's and Rider's Paradise

WalkScore

TransitScore

Traveling to and from 800 5th Avenue is a breeze!
With a WalkScore of **99** and a TransitScore of **100**,
800 5th Avenue is convenient for those that walk,
drive, or ride to work!

99

100



Surrounding Amenities



Restaurant /Bar

- 2 Lobby Court
- 3 Maxwell's Restaurant
- 13 Sushi Kudasai
- 22 Bebas & Amigos
- 23 Chew Chews
- 32 McCormick's Fish House & Bar
- 35 J.J.'s Gourmet Burgers
- 35 Elemental Pizza
- 35 Kigo Kitchen
- 39 Juno



Shopping /Retail

- 7 Bartell Drugs
- 25 7Eleven
- 30 Rite Aid Pharmacy
- 35 Cellular Town
- 35 Busy Shoes



Lifestyle

- 8 Silicon Valley Bank
- 9 UPS
- 14 Downtown Dentistry
- 15 Capelli's Barbershop
- 17 Northwest Bank
- 18 YMCA - Facility / Child Care
- 19 The Rainier Club
- 20 De La Serna Jewelry & Watch Repair
- 26 FedEx
- 31 Budget Car Rental
- 35 Worksite Massage
- 35 Zebra Print & Copy
- 35 Vogue Dry Cleaning
- 35 Columbia Vision Center
- 35 Quality Show Repair
- 36 OXBox Gym
- 41 Pike Place Market Express
(June - Sept)



Deli /Grab & Go

- 5 Café Five
- 10 TJ's Deli
- 16 Market Fresh Salad Bar
- 24 Core Bistro
- 27 Red Bowl
- 29 Subway
- 34 Specialty's Cafe
- 35 Jimmy John's
- 35 Asian Express
- 35 FroYo Fresh
- 35 Juicy Café
- 35 Basil Box
- 35 Ziti's Italiano
- 35 City Soups
- 35 Bowls & Noodles
- 35 Moghul Express
- 35 BiBimBap King
- 35 Piroshky Piroshky
- 35 Fiesta Mexicana
- 35 Ray's Gourmet Delicatessen
- 38 Piroshki on 3rd
- 42 Einstein Bros Bagels



Coffee

- 11 Starbucks
- 21 Starbucks
- 33 Starbucks
- 28 Cherry Street Coffee
- 34 Specialty's Cafe
- 37 Top Pot Doughnuts



Hotel /Apartments

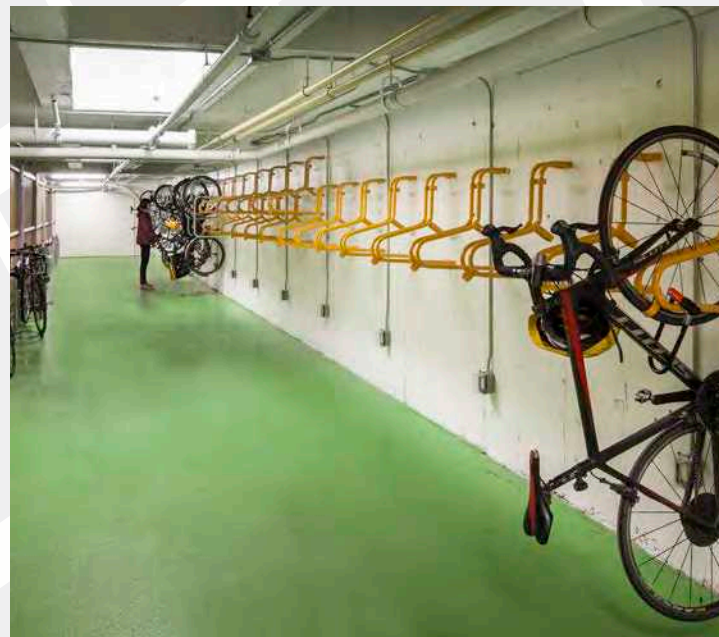
- 1 Renaissance Seattle Hotel
- 6 SLS Hotel
- 40 Arctic Club Hotel

Superior Accessibility

Time Saved = Productivity

The average travel time by car to I-5 North or South bound is **3 minutes or less.**

800 5th Avenue is within close proximity to the Washington State Ferry Terminal for those who travel via ferry and offers bike storage if traveling by bicycle.



AVERAGE TRAVEL TIME IS 3 MINUTES OR LESS TO I-5

-  FROM I-5 SOUTH BOUND TO 800 5TH AVENUE
-  FROM I-5 NORTH BOUND TO 800 5TH AVENUE
-  TO I-5 NORTH OR SOUTH BOUND





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The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.