

PREPARED FOR:

Firms seeking Office Space

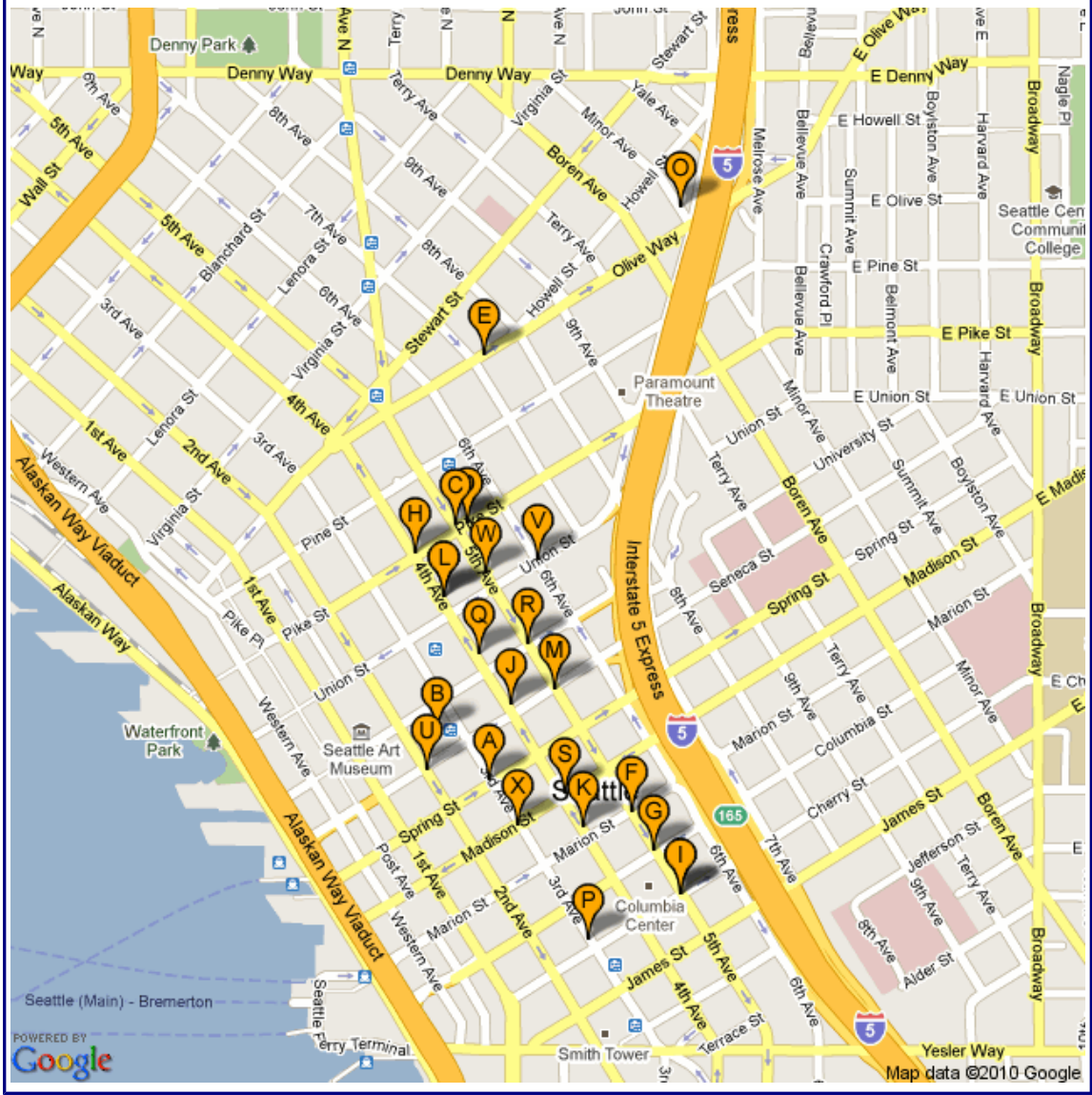
A fine selection

PREPARED BY:

Edwin Mirsky Real Estate Services

411 University Street, Suite 1200
Seattle, WA 98101







A 1111 Third Avenue, 1111 Third Avenue, Seattle 98101
Total RSF: 554,945 **Available RSF:** 290,718 **Year Built:** 1980 (ren. 1987) **Floors:** 34
Parking Ratio: 1/2,000 **Parking Rate:** \$295.00

Avail SF	Asking Rate	Comment
3,470	\$26.00 - \$32.00G	Corner suite with great southeastern outlook and abundant natural light, featuring 3 perimeter offices and large open area along expansive window line.
2,694	\$26.00 - \$32.00G	Heavily built-out office with reception area, 1 executive corner office, 6 perimeter office, 4 internal offices, conference room, kitchen area, work room and storage area.



B 1201 Third Avenue, 1201 Third Avenue, Seattle 98101
Total RSF: 1,114,849 **Available RSF:** 111,679 **Year Built:** 1988 **Floors:** 55
Parking Ratio: 1/1,500 **Parking Rate:** \$279.00 **Oper Exp:** \$12.08

Avail SF	Asking Rate	Comment
6,486	\$22.00 Gross	Sublease, term through 12/31/10. Divisible to 2,000. Open configuration with two conference rooms, server room and kitchenette. Northwestern views. Rate is fully serviced. Landlord will consider longer term.
3,146		West and Southern views in a timelessly classic office tower.



C 1505 Fifth Avenue, 1505 Fifth Avenue, Seattle 98101
Total RSF: 81,250 **Available RSF:** 43,023 **Year Built:** 1926 (ren. 1999) **Floors:** 6
Parking Ratio: 0 **Parking Rate:** Free

Avail SF	Asking Rate	Comment
12,000	\$23.40 Net	Sublease, term through 6/30/14. Divisible to 1,000. Data center space, 120 tons of A/C per floor, network data center ready, 1,500-3,000 amp panels, backup generator, raised battery floor, extended term available.



D 520 Pike Tower, 520 Pike Street, Seattle 98101
Total RSF: 374,700 **Available RSF:** 60,713 **Year Built:** 1983 (ren. 2000) **Floors:** 29
Parking Ratio: 1/1,450 **Parking Rate:** \$320.00 **Oper Exp:** \$10.77

Avail SF	Asking Rate	Comment
3,269	N/A	SE corner of the building with 4 private offices, conference room and large kitchen/file room.



E 720 Olive Way, 720 Olive Way, Seattle 98101
Total RSF: 300,709 **Available RSF:** 77,287 **Year Built:** 1981 (ren. 2004) **Floors:** 20
Parking Ratio: 1/1,500 **Parking Rate:** \$322.00 **Owner:** Hines 720 LLC

Avail SF	Asking Rate	Comment
3,291	\$28.00 - \$29.00G	Exceptional views of Lake Union looking due north on this dental floor. Adjacent to Seattle's retail & financial district. Within 2 blocks of Pacific Place and new federal courthouse. Efficient floor plates. Metro bus transfer station nearby.



F 901 Fifth Avenue Building, 901 Fifth Avenue, Seattle 98164
Total RSF: 558,553 **Available RSF:** 289,314 **Year Built:** 1972 (ren. 2007) **Floors:** 41
Parking Ratio: 1/1,700 **Parking Rate:** \$300.00 **Oper Exp:** \$8.93

Avail SF	Asking Rate	Comment
3,773	N/A	



G Bank of America Fifth Avenue Plaza, 800 Fifth Avenue, Seattle 98104
Total RSF: 906,315 **Available RSF:** 20,120 **Year Built:** 1981 **Floors:** 42 **Parking Ratio:** 1/1,500
Parking Rate: \$295.00 **Oper Exp:** \$2.50

Avail SF	Asking Rate	Comment
12,793	\$19.00 Net	Divisible to 2,865. Excellent top of building space with westerly views of Puget Sound. Conference room, built out offices and open spaces.
2,500	N/A	Executive Suite. Divisible to 500. Top-floor of B of A Plaza. Fully-furnished & fully-serviced. Breathtaking city/water views. Fully-enclosed suite features 3 private offices and open workspaces. Access to shared kitchen areas, conference rooms and lobby/reception.



H Century Square, 1501 Fourth Avenue, Seattle 98101
Total RSF: 536,328 **Available RSF:** 122,145 **Year Built:** 1985 **Floors:** 30 **Parking Ratio:** 1/1,000
Parking Rate: \$310.00

Avail SF	Asking Rate	Comment
43,009	\$33.00 - \$36.00G	Divisible to 2,201. Two full floors available now with connecting staircase.



I Columbia Center, 701 Fifth Avenue, Seattle 98104
Total RSF: 1,527,107 **Available RSF:** 508,749 **Year Built:** 1985 (ren. 2005) **Floors:** 76
Parking Ratio: 1/2,000 **Parking Rate:** \$338.00

Avail SF	Asking Rate	Comment
3,968	N/A	8 PO's, large conf. room, reception area, kitchenette, internal work area. Incredible views of the Puget Sound and Downtown Seattle.



J Financial Center, 1215 Fourth Avenue, Seattle 98161
Total RSF: 336,601 **Available RSF:** 66,578 **Year Built:** 1973 **Floors:** 27 **Parking Ratio:** 1/1,800
Parking Rate: \$305.00

Avail SF	Asking Rate	Comment
5,253	\$22.00 Gross	Divisible to 3,000. Elevator lobby exposure. Three private offices, kitchenette with open space. Southeast corner.



K Fourth & Madison, 925 Fourth Avenue, Seattle 98104
Total RSF: 845,533 **Available RSF:** 71,766 **Year Built:** 2002 **Floors:** 40 **Parking Ratio:** 1/ 900
Parking Rate: \$270.00

Avail SF	Asking Rate	Comment
8,049	\$24.00 - \$26.00N	Divisible to 4,000. Shell Condition.



L Fourth & Pike Building, 1424 Fourth Avenue, Seattle 98101
Total RSF: 99,491 **Available RSF:** 39,390 **Year Built:** 1926 (ren. 2009) **Floors:** 10
Parking Ratio: N/A

Avail SF	Asking Rate	Comment
4,825	N/A	Divisible to 975. Combination of Suites 515 and 527. Suite 527 has an entry off the elevator. These two suites combined are on the northeast corner, offer a high ceiling with exposed HVAC, lighting and sprinklers. Looks on to building garden area.



M IBM Building, 1200 Fifth Avenue, Seattle 98101
Total RSF: 224,949 **Available RSF:** 55,837 **Year Built:** 1964 (ren. 2002) **Floors:** 20
Parking Ratio: 1/1,800 **Parking Rate:** \$305.00

Avail SF	Asking Rate	Comment
3,581	\$25.00 Gross	Built out corner suite with private offices and reception area. Northern views.



N Joshua Green Building, 1425 Fourth Avenue, Seattle 98101
Total RSF: 112,000 **Available RSF:** 57,015 **Year Built:** 1909 (ren. 2009) **Floors:** 10
Parking Ratio: N/A

Avail SF	Asking Rate	Comment
48,210	\$25.00 - \$30.00G	Divisible to 935. Completely renovated historic office building with new HVAC, plumbing, restrooms, windows, and structural updates. Above standard ceiling heights, operable windows, excellent Seattle CBD location.



O Metropolitan Park East (II) Tower, 1730 Minor Avenue, Seattle 98101
Total RSF: 363,725 **Available RSF:** 66,911 **Year Built:** 1988 (ren. 2005) **Floors:** 20
Parking Ratio: N/A **Parking Rate:** \$195.00

Avail SF	Asking Rate	Comment
3,294	\$25.00 - \$26.00G	Elevator lobby exposure into this heavily built-out suite with views of the Space Needle and Elliott Bay. Reception area, large kitchen, work room, conference room and perimeter private offices.



P Pacific Building, 720 Third Avenue, Seattle 98104
Total RSF: 130,479 **Available RSF:** 30,742 **Year Built:** 1970 (ren. 2008) **Floors:** 23
Parking Ratio: 1/750 **Parking Rate:** \$225.00

Avail SF	Asking Rate	Comment
8,225	\$22.00 - \$24.00G	Divisible to 4,000. Full floor with a 5.3% load factor, mix of privates and work station space, conference and work rooms, kitchen and server room.



Q Puget Sound Plaza, 1325 Fourth Avenue, Seattle 98101
Total RSF: 272,257 **Available RSF:** 30,861 **Year Built:** 1960 (ren. 1988) **Floors:** 21
Parking Ratio: 1/1,800 **Parking Rate:** \$305.00

Avail SF	Asking Rate	Comment
2,927	\$18.00 Gross	Newer finishes, four private offices. Southeast corner.



R Rainier Tower, 1301 Fifth Avenue, Seattle 98101
Total RSF: 538,529 **Available RSF:** 90,909 **Year Built:** 1977 **Floors:** 40 **Parking Ratio:** 1/1,800
Parking Rate: \$305.00

Avail SF	Asking Rate	Comment
10,536	N/A	Sublease, term through 10/31/17. Divisible to 3,000. 12th floor is first stop on elevator bank. Competitively priced with ample tenant improvement allowance, Class A high-rise, View space available, Puget Sound views and Upgraded lobby.



S Safeco Plaza, 1001 Fourth Avenue, Seattle 98154
Total RSF: 754,455 **Available RSF:** 119,672 **Year Built:** 1969 (ren. 2002) **Floors:** 50
Parking Ratio: 1/1,500 **Parking Rate:** \$320.00 **Oper Exp:** \$12.00

Avail SF	Asking Rate	Comment
2,884	\$15.00 - \$18.00N	Shell space with great views of the Cascade Mountains. Several restaurants & a coffee shop. Sundry shop. Post office. Health club. Dry cleaners.



T Seattle Municipal Tower, 700 Fifth Avenue, Seattle 98104
Total RSF: 990,547 **Available RSF:** 2,910 **Year Built:** 1990 **Floors:** 63 **Parking Ratio:** 1/1,300
Parking Rate: \$240.00

Avail SF	Asking Rate	Comment
2,910	\$26.00 Gross	Sublease. 3 year term. New carpet - "as-is" tenant improvements. Open area with 2 conference rooms and a kitchen. 62nd floor (highest) with fantastic views! Creative "top of the world" space.



U Second & Seneca Building (Safeco Center), 1191 Second Avenue, Seattle 98101
Total RSF: 434,362 **Available RSF:** 69,504 **Year Built:** 1991 **Floors:** 22 **Parking Ratio:** 1/1,500
Parking Rate: \$320.00

Avail SF	Asking Rate	Comment
3,453	\$32.00 - \$36.00G	Mix of offices and open space. High-end build-out with fully height windows. May be combined with Suite 1450 for 5,005 RSF.



V Two Union Square, 601 Union Street, Seattle 98101
Total RSF: 1,126,428 **Available RSF:** 106,221 **Year Built:** 1989 **Floors:** 56
Parking Ratio: 1/2,500 **Parking Rate:** \$320.00

Avail SF	Asking Rate	Comment
2,500	N/A	Executive Suite. Divisible to 250. City and Water View. 2 months free on 18 month term. Flexible terms, even month to month. Fully furnished furniture. Receptionist, lobby, common areas, kitchens included. sign today, move in tomorrow.



W U.S. Bank Centre, 1420 Fifth Avenue, Seattle 98101
Total RSF: 931,243 **Available RSF:** 81,687 **Year Built:** 1989 **Floors:** 44 **Parking Ratio:** 1/1,200
Parking Rate: \$200.00

Avail SF	Asking Rate	Comment
5,390	N/A	Sublease, term through 3/31/14. Divisible to 2,090. Mostly open layout. Seattle's premier Class A office location, Heart of Seattle's central business district, Convenient freeway/transit access. Knoll furniture system available. 5,390 rsf is divisible to 3,300 and 2,090 RSF. Plug and Play!!



X Wells Fargo Center, 999 Third Avenue, Seattle 98104
Total RSF: 945,765 **Available RSF:** 226,412 **Year Built:** 1983 **Floors:** 47
Parking Ratio: .69/1,000 **Parking Rate:** \$338.00

Avail SF	Asking Rate	Comment
3,517	N/A	Available sooner than 5/1/10 if early move in date is necessary, elevator lobby exposure w/ reception, 5 PO's on glass line, larger internal resource/production room, 2 internal conference rooms.

