

FOR LEASE

5TH & PINE

Up to 100,397 RSF of rent-ready creative space office located at the heart of downtown Seattle's financial district and vibrant retail core

413 PINE ST, SEATTLE, WA

\$28/SF FULL SERVICE

SHORT TERM DEALS AVAILABLE

KIDDER.COM

km Kidder
Mathews

SEATTLE'S 5TH & PINE BUILDING STANDS AS A *PROMINENT ARCHITECTURAL LANDMARK* IN THE HEART OF THE CITY.

Nestled amidst the bustling downtown streets, the 5th & Pine building is a hub for both locals and tourists. With its strategic location and contemporary design, the 5th & Pine building embodies Seattle's vibrant spirit and its commitment to blending tradition with innovation in the cityscape.

AVAILABLE FOR LEASE



PENTHOUSE FLOORS



GREAT CITY VIEWS



ON-SITE SECURITY



RENT READY CREATIVE SPACE



HIGH CEILING AND HIGH-END FINISHES



LARGE EXTERIOR DECKS ON 5TH FLOOR



ABUNDANT NATURAL LIGHT



BIKE STORAGE, SHOWERS AND LOCKERS

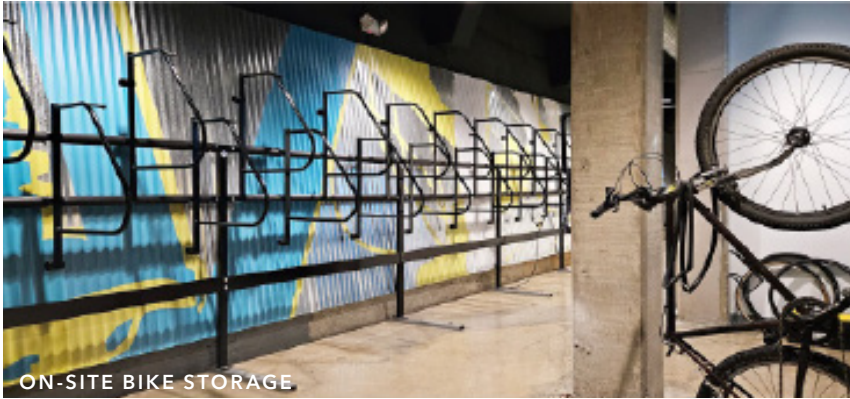
AVAILABILITIES

SUITE 200	13,379 RSF	Available 1/1/25
SUITE 300	29,020 RSF	Available 1/1/25
SUITE 400	28,837 RSF	Available Now
SUITE 500	29,161 RSF	Available Now

KIDDER MATHEWS



ON-SITE SHOWERS



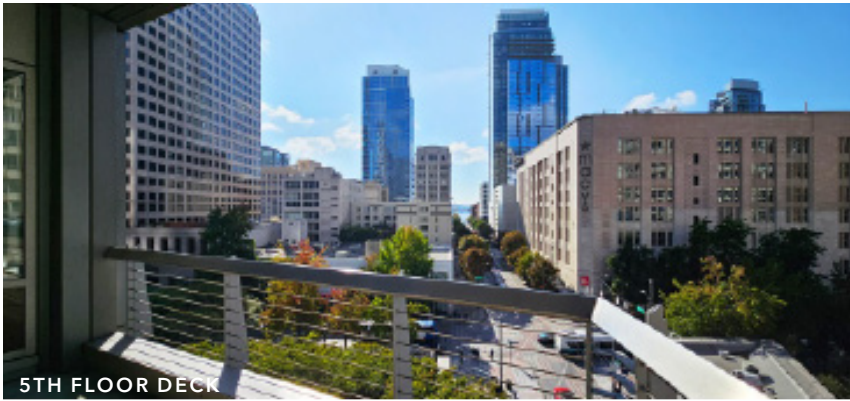
ON-SITE BIKE STORAGE



BUILDING LOBBY



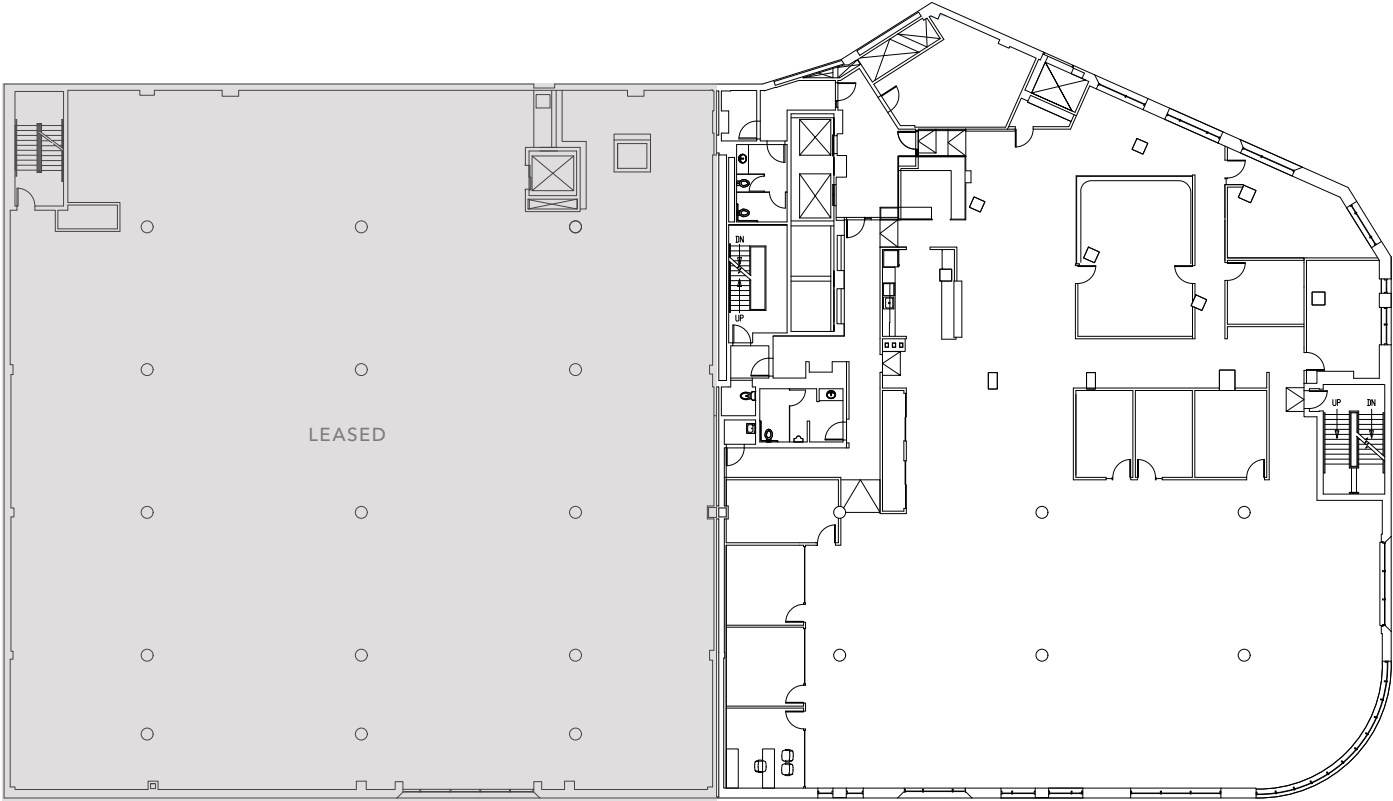
ON-SITE LOCKERS



5TH FLOOR DECK

2ND FLOOR

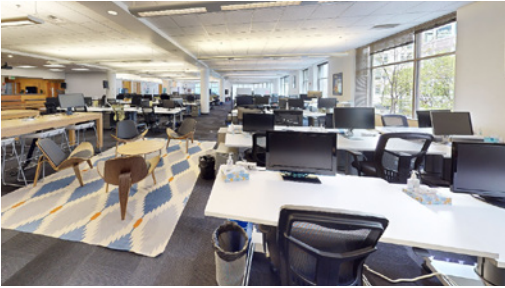
SUITE 200



13,379 RSF

AVAILABLE

AVAILABLE FOR LEASE

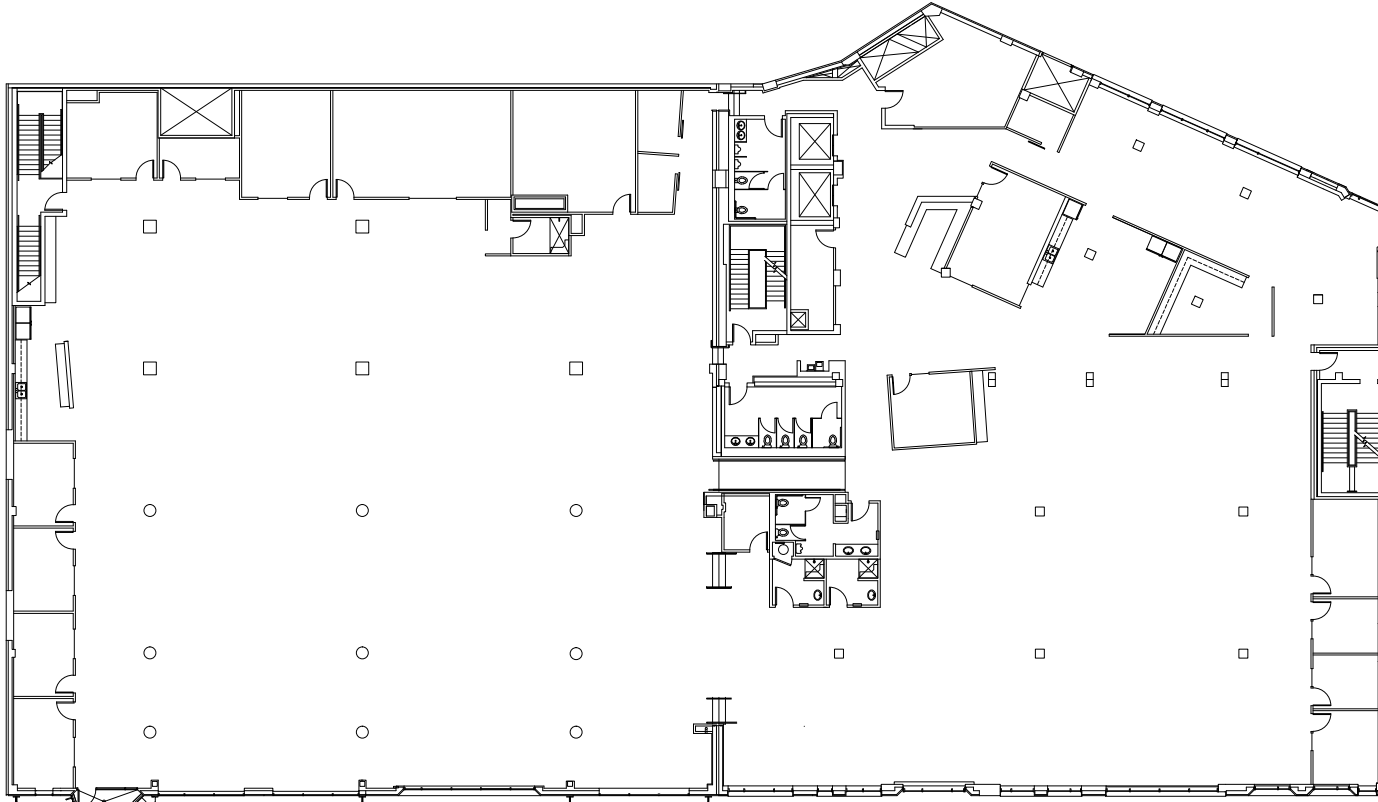


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FULL 3RD FLOOR

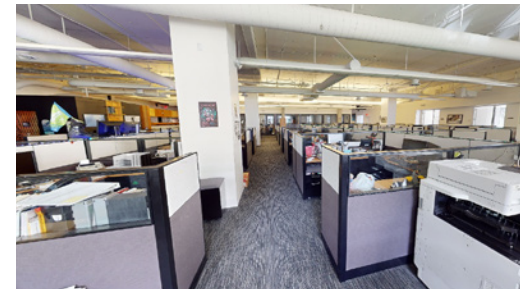
SUITE 300



29,020 RSF

AVAILABLE

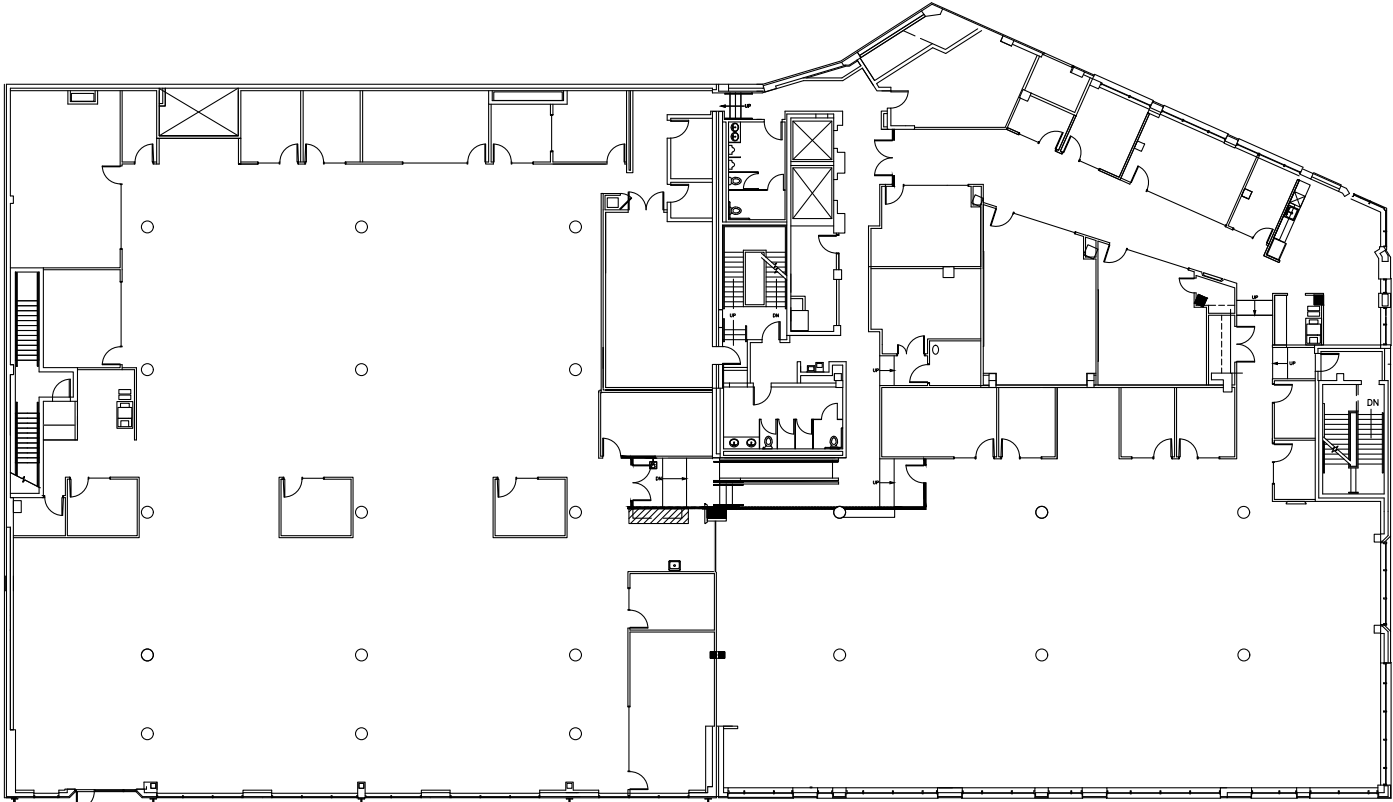
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FULL 4TH FLOOR

SUITE 400



28,837 RSF

AVAILABLE

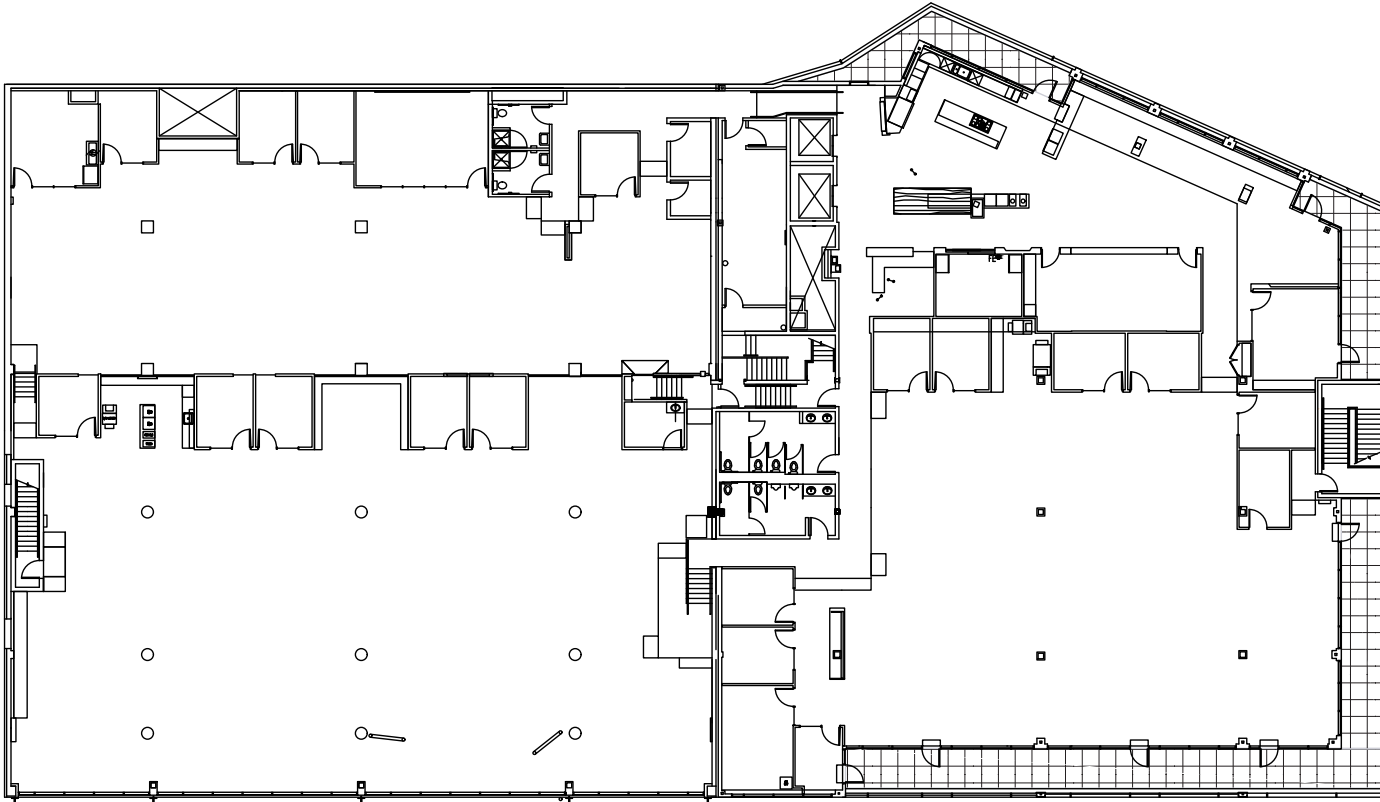
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5TH & PINE

FULL 5TH FLOOR

SUITE 500



29,616 RSF

AVAILABLE

AVAILABLE FOR LEASE



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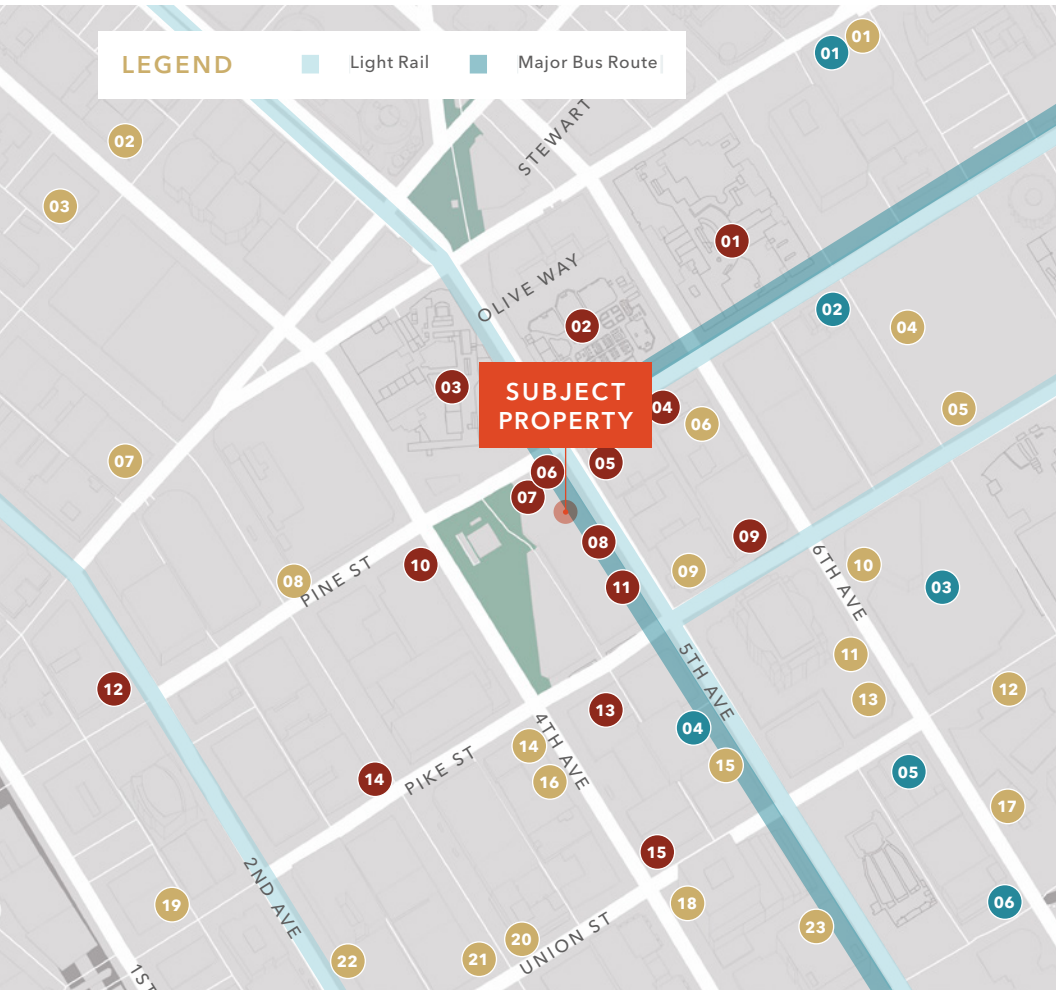
5TH & PINE

BE AT THE *HEART OF SEATTLE*



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100

TRANSIT SCORE
World-class public transportation

99

WALK SCORE
Daily errands don't require a car

100

BIKE SCORE
Very Bikable

NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Ruth's Chris Steak House
- 02 Lola
- 03 Serious Pie
- 04 Starbucks
- 05 The Cheesecake Factory
- 06 Spin
- 07 Retro Restaurant & Lounge
- 08 Victrola Coffee
- 09 Monorail Espresso
- 10 Starbucks
- 11 Sushi Kudasai
- 12 Cortina
- 13 Jimmy John's
- 14 Burbon Steak
- 15 Elephant & Castle
- 16 Veggie Grill
- 17 MOD Pizza
- 18 Mendocino Farms
- 19 Luke's Lobster
- 20 Gelatiamo
- 21 Wild Ginger
- 22 Tiger Sugar
- 23 Fonte

SHOPPING

- 01 Pacific Place Mall
- 02 Nordstrom
- 03 Westlake Center Mall
- 04 Pandora
- 05 Ben Bridge
- 06 AllSaints
- 07 Sephora
- 08 Anthropologie
- 09 The North Face
- 10 Uniqlo
- 11 Urban Outfitters
- 12 H Mart
- 13 Arc'teryx
- 14 Walgreens
- 15 Men's Warehouse

HOTELS

- 01 Grandy Hyatt
- 02 Hotel Theodore
- 03 Sheraton Grand
- 04 Hotel Motif
- 05 Inn at the WAC
- 06 Hilton Seattle

Seattle continued its remarkable path to recovery following the challenges posed by the COVID-19 pandemic and other social and economic upheavals. The city's resilience and sense of community were on full display as business flourished, tourism rebounded, and the tech industry thrived.

The city's vibrant cultural scene once again graced its stages and streets, while its picturesque natural surroundings beckoned outdoor enthusiasts. With a renewed spirit of unity and progress, Seattle stood as a shining example of a city that not only weathered adversity but emerged stronger and more determined than ever.

AN IMPROVED AND SAFER WESTLAKE PARK

The Metropolitan Improvement District, managed by the Downtown Seattle Association, ensures the safety, vibrancy, and quality of life in downtown Seattle,

including Westlake Park. They offer services like guiding and security escorts, collaborating with law enforcement, social service agencies, and park maintenance all year round from 7:30 am to 9:00 pm, 362 days annually.

Additional security measures include

- Iron & Oak Security is on-site in Westlake Park 7 days/week beginning at 7:30 am, and are in the neighborhood until 9:00 pm
- MID's SafeWalk security escorts service is available every day

5TH & PINE

Exclusively leased by

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