

FOR LEASE

REEDO BUILDING

*Move-in Ready
Creative Office Space
Available for Lease in
Stadium District*

542 1ST AVENUE SOUTH
SEATTLE, WA

REEDOBUILDING.COM

OWNED BY

N NICOLA
REAL ESTATE

EXCLUSIVELY LEASED BY

km Kidder
Mathews



BUILDING FEATURES

Creative renovated brick and timber space

Penthouse amenity with a 3,500 SF wrap-around deck, pool table, ping pong, kitchen, and seating areas available to all tenants

Plug and play - move in ready

Most spaces are available as furnished with adjustable desks, chairs, monitors, task lighting, conference tables, and other furnishings

Exceptional access to I-5, I-90, and I-99

Walkable to Link, King St. Station, buses, and the Ferry Terminal

Adjacent to variety of restaurants, hotels, bars, and other amenities

Located in Seattle's Stadium District and near the newly revitalized Waterfront District

Views of Elliot Bay and Downtown Seattle

Shower(s) and private bathrooms on each floor

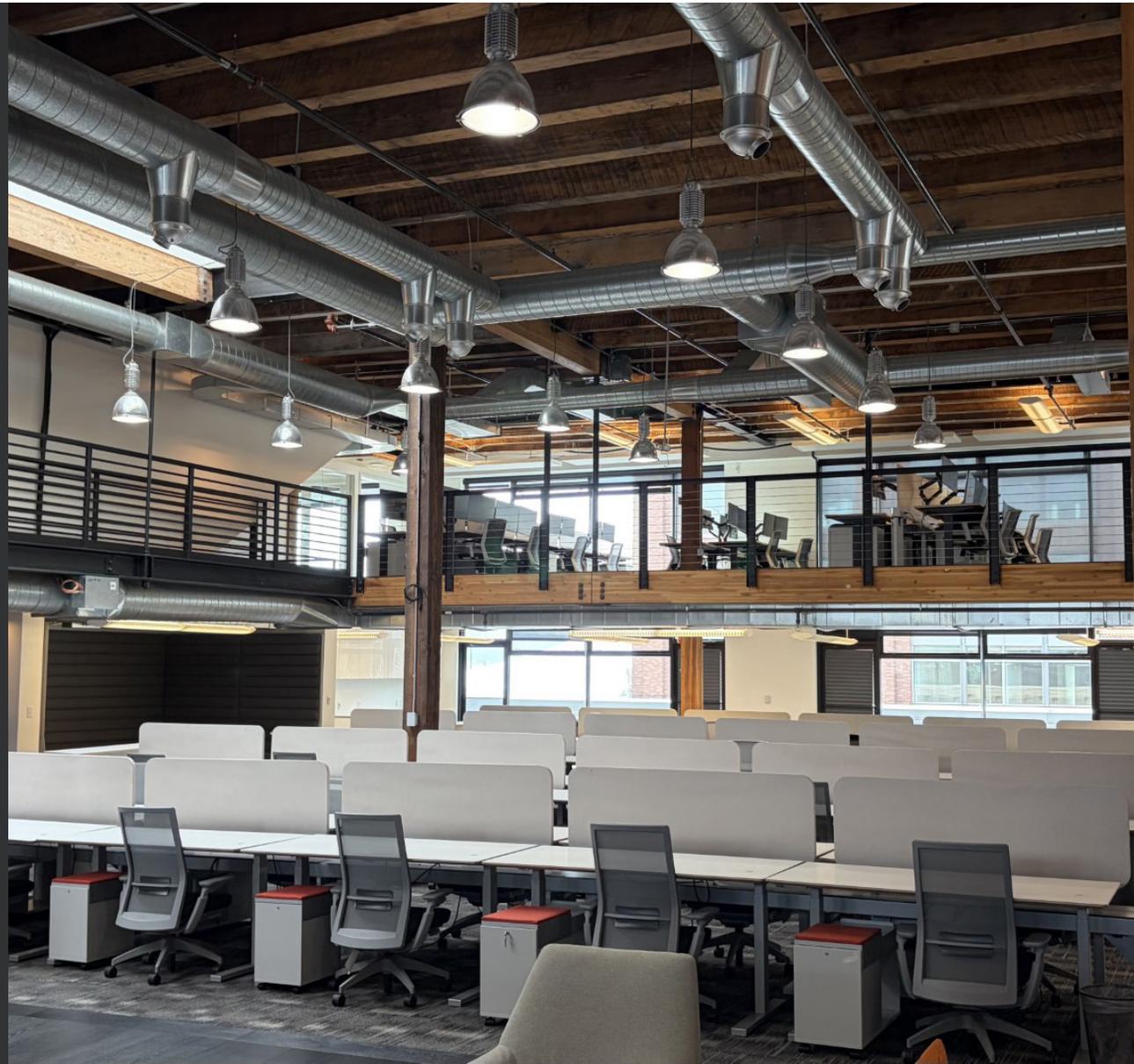
35,018 SF
AVAILABLE

The Reedo Building, ideally located in the heart of Seattle's Stadium District, has state-of-the-art infrastructure with a creative brick & beam look.

OFFICE AVAILABILITY

3RD FLOOR*	14,432 SF
4TH FLOOR*	13,858 SF
4TH MEZZANINE*	6,728 SF
TOTAL	35,018 SF

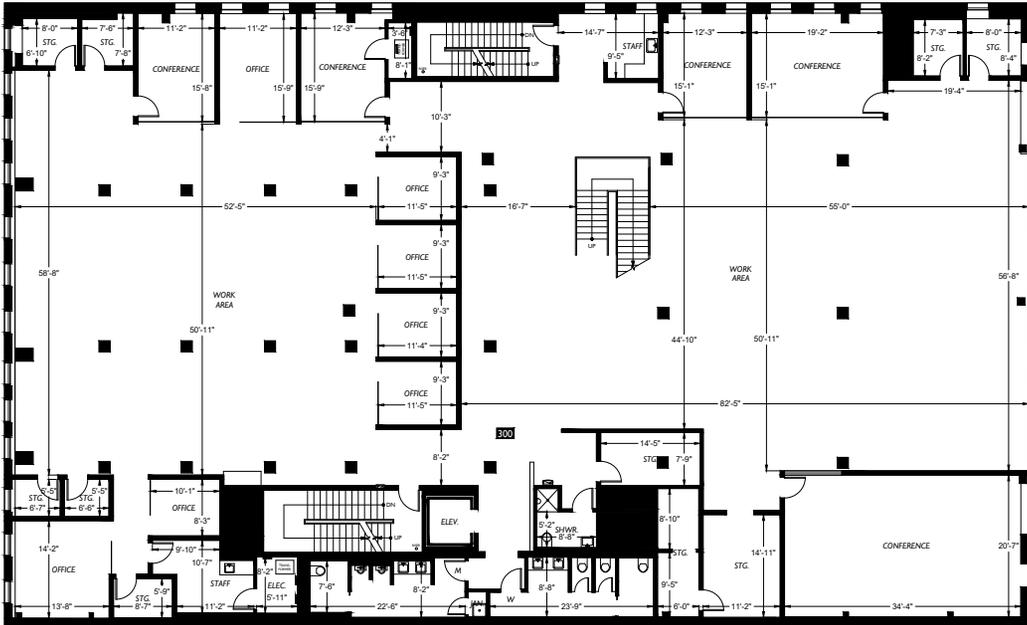
*Floors have an interconnecting stairwell and are offered as a single space. The total SF from the 3rd Floor to the Mezzanine, with the stairwell, is 35,018 SF.



REEDO BUILDING



THIRD FLOOR PLAN



SPACE FEATURES

- Open work space
- Seven private offices/meeting rooms
- Five conference rooms
- Multiple storage rooms
- Connecting stairwell to the fourth floor
- One shower
- Private bathrooms

14,432 SF

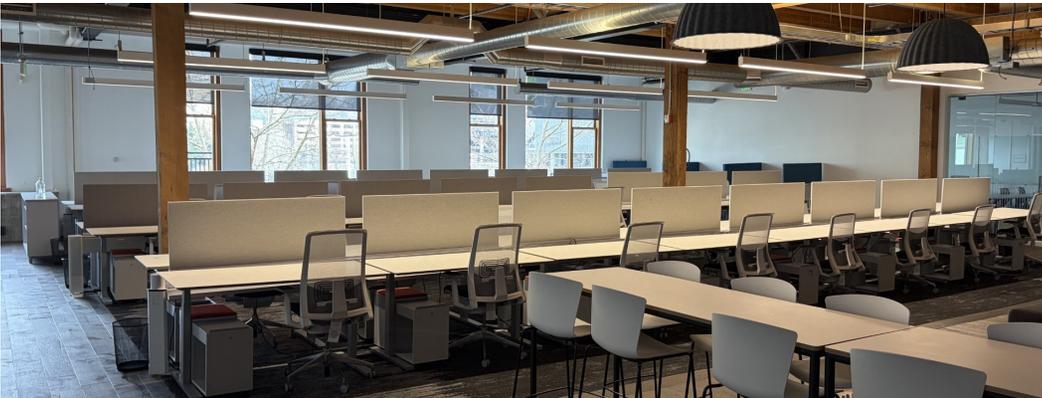
AVAILABLE

NOW

AVAILABLE

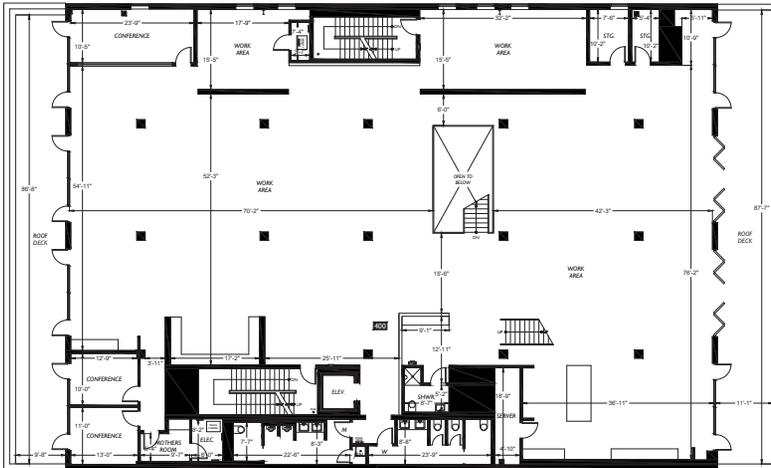
35,018 SF

FLOORS 3, 4 + MEZZANINE

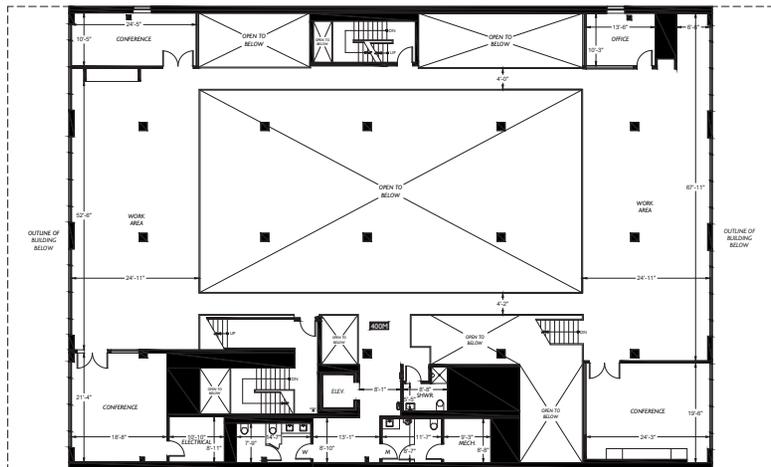


MEZZANINE AND FOURTH FLOOR PLAN

FOURTH FLOOR



MEZZANINE



Space Features

- Two decks (one with a retractable wall)
- Six conference rooms and one private office
- Break area
- Open work space
- Storage space
- Two showers
- Private bathrooms
- Skylights
- Available now

20,586 SF

AVAILABLE

35,018 SF

FLOORS 3, 4 + MEZZANINE

HIGHLY- ACCESSIBLE LOCATION

Close to Pioneer Square's best amenities

2 blocks to King Street Station and International District Station with rail, light rail, and bus tunnel access

Exceptional access to I-5, I-90, and SR-99

Various parking options

2 blocks to Ferry Terminal at Colman Dock

Adjacent to stadiums and the revitalized, pedestrian-friendly waterfront

93
WALK SCORE

92
BIKE SCORE

100
TRANSIT SCORE



REEDO BUILDING

Owned by

N NICOLA
REAL ESTATE

Exclusively leased by

JEFF HUNTINGTON
First Vice President
206.296.9619
jeff.huntington@kidder.com

TODD BATTISON
Senior Vice President
206.296.9621
todd.battison@kidder.com

REEDOBUILDING.COM

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

**km Kidder
Mathews**