

FOR LEASE

REEDO BUILDING | FULL BUILDING OPPORTUNITY

542 1ST AVENUE SOUTH | SEATTLE, WA 98104



CAMERON
KENT

206.838.7737
ckent@ewingandclark.com

EWING & CLARK
INCORPORATED

PROPERTY DETAILS

542 1ST AVENUE S | SEATTLE, 98104



PROPERTY DETAILS

- Plug and play office headquarters sublease available.
- All furniture and equipment available. Turnkey opportunity.
- Exposed brick and timber throughout. Internal staircase connecting floors 3 & 4.
- Rooftop penthouse with expansive outdoor deck and incredible views.
- **Square footage:**
 - Rooftop Penthouse: 1,478 sf
 - 4th floor (+mezzanine): 20,122 sf
 - 3rd floor: 14,087 sf
 - 2nd Floor: 13,980 sf
 - Total: 49,667
- Floor 2 may be leased separately.
- 3 years remaining, additional term available.
- Excellent location directly across from Lumen field and 1 block from Waterfront.
- Walk score: 94 Transit score: 100
- **Rate: Negotiable, call broker.**
- Available now, please call broker for more information and to arrange a tour.

SECOND FLOOR PHOTOS

542 1ST AVENUE S | SEATTLE, 98104



SECOND FLOOR PHOTOS

542 1ST AVENUE S | SEATTLE, 98104



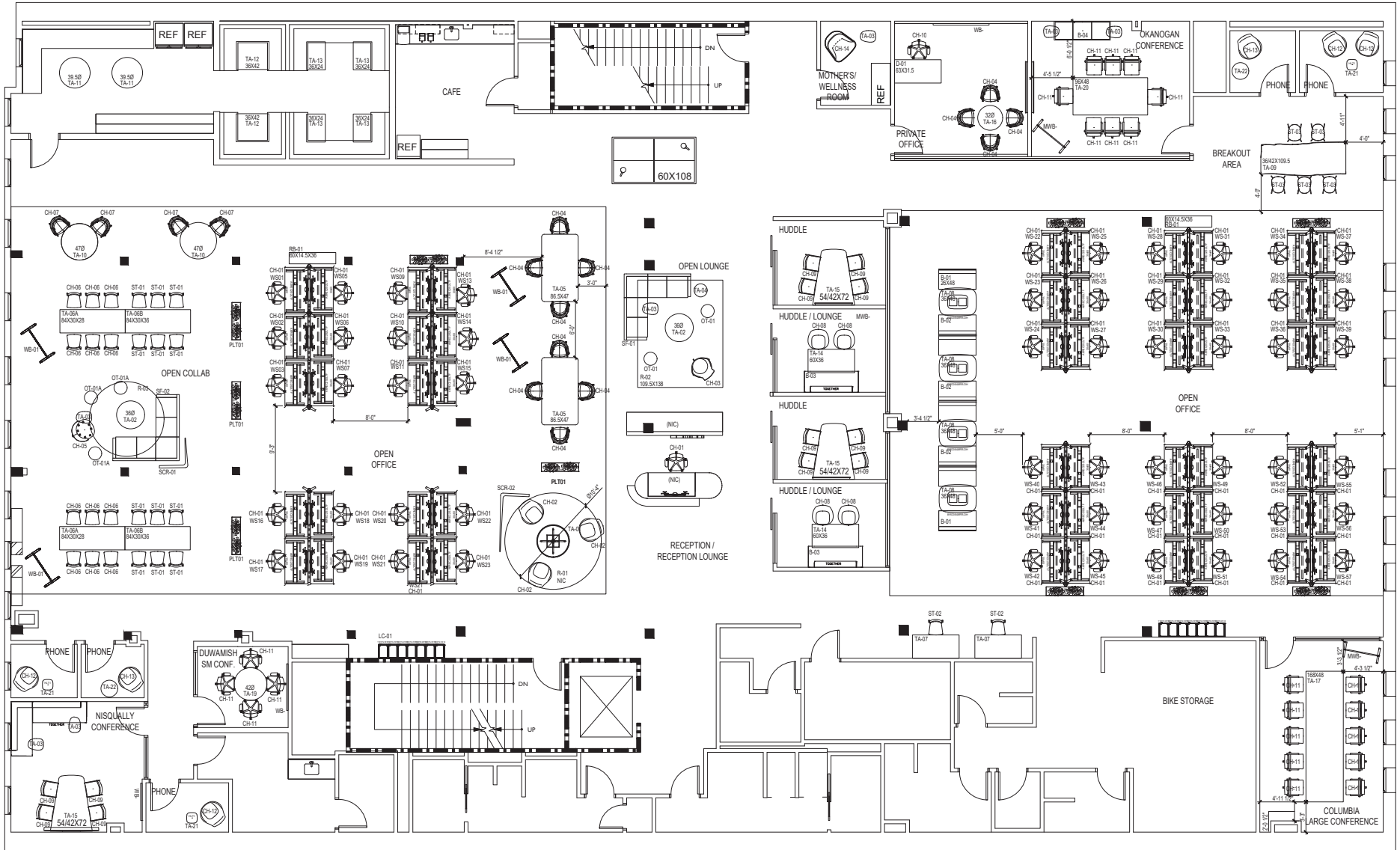
FLOORS 3, 4, & ROOFTOP PENTHOUSE PHOTOS

542 1ST AVENUE S | SEATTLE, 98104



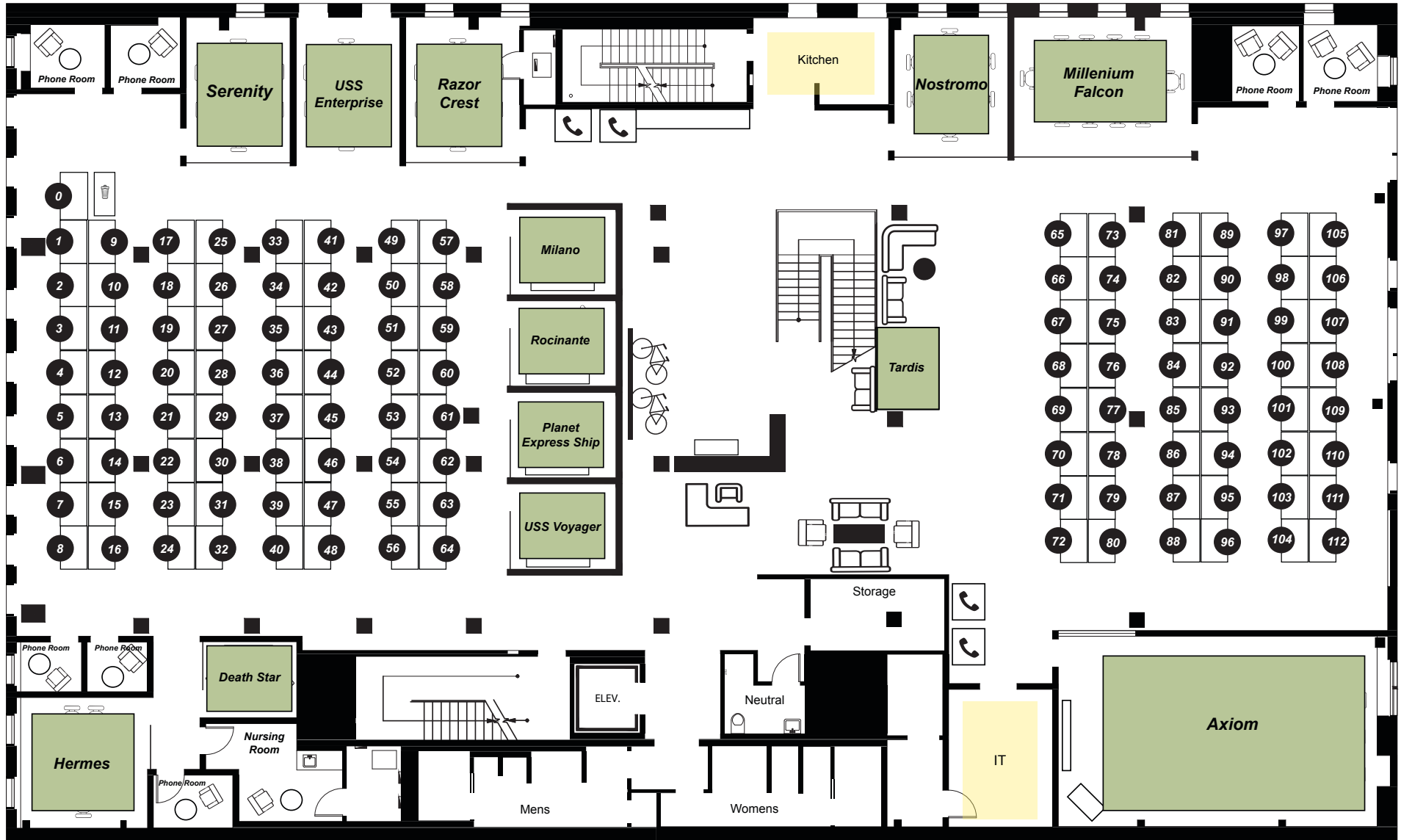
FLOOR PLAN - SECOND FLOOR

542 1ST AVENUE S | SEATTLE, 98104



FLOOR PLAN - THIRD FLOOR

542 1ST AVENUE S | SEATTLE, 98104



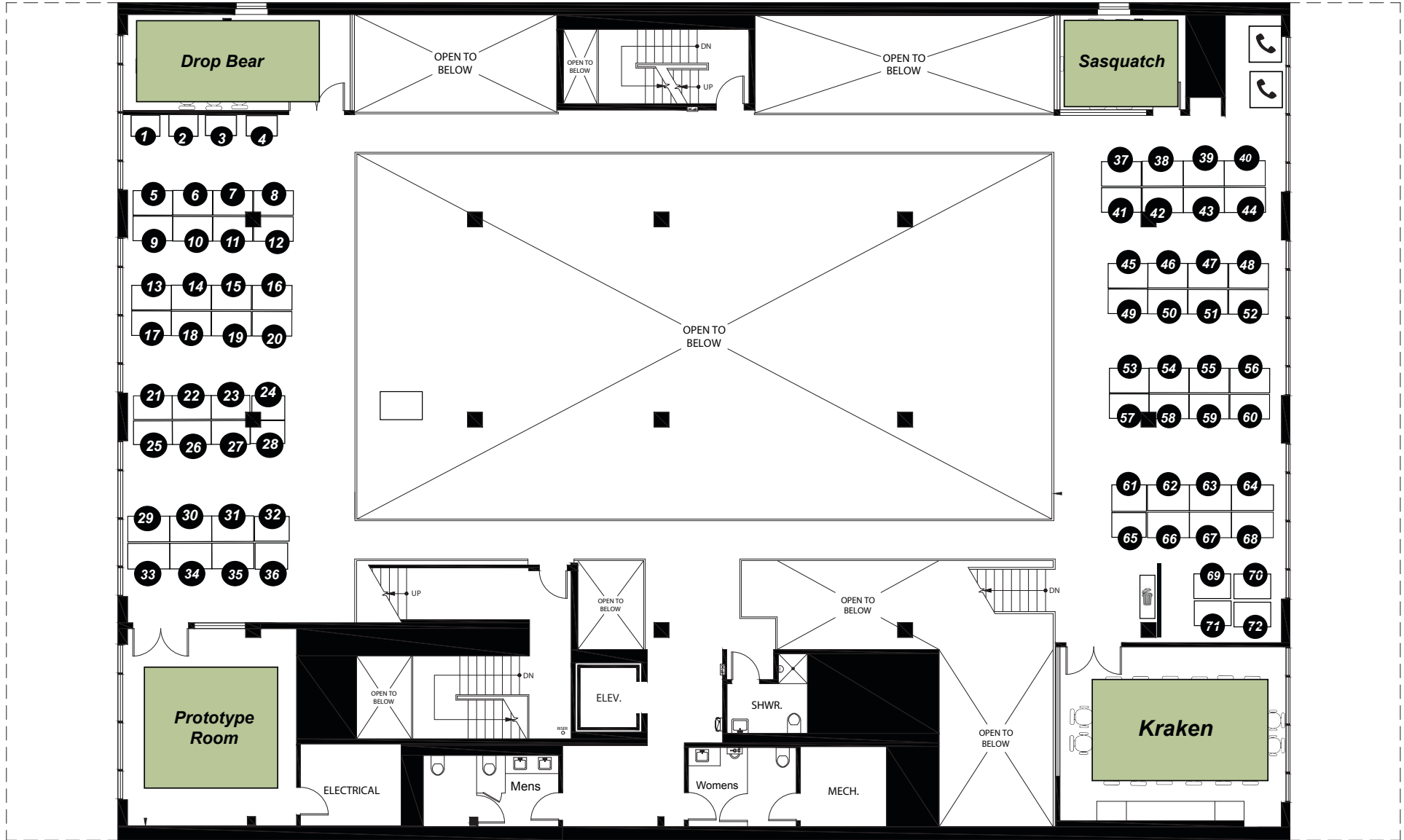
FLOOR PLAN - FOURTH FLOOR

542 1ST AVENUE S | SEATTLE, 98104



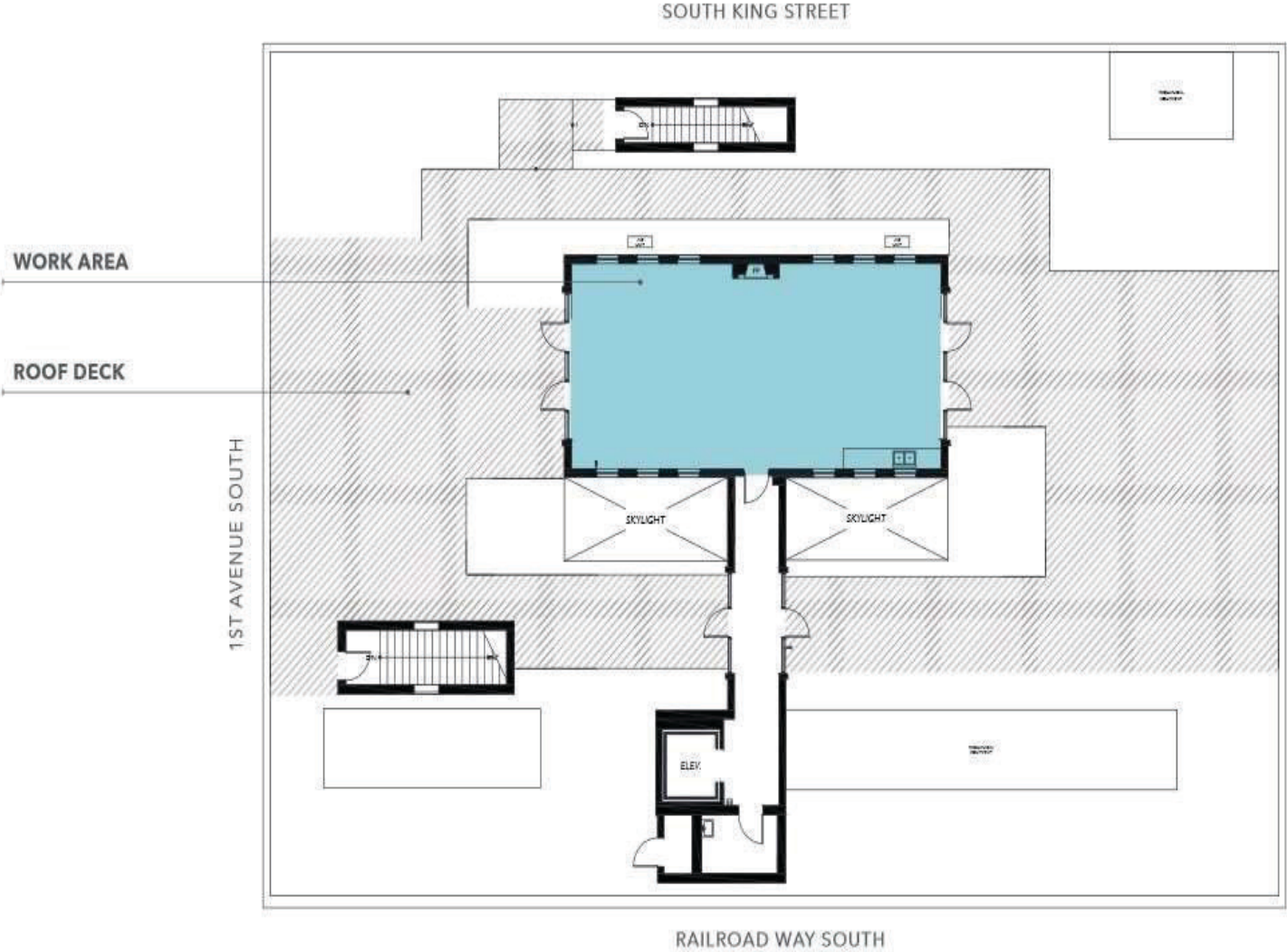
FLOOR PLAN - FOURTH FLOOR MEZZANINE

542 1ST AVENUE S | SEATTLE, 98104



FLOOR PLAN - PENTHOUSE

542 1ST AVENUE S | SEATTLE, 98104



AERIAL IMAGE

542 1ST AVENUE S | SEATTLE, 98104



AERIAL MAP

542 1ST AVENUE S | SEATTLE, 98104

