

FOR SUBLEASE







From coffee to cocktails.

At the center of collaboration
and entertainment.



In the heart of Downtown Seattle, Rainier Square's prime location offers more than 1,000 hospitality & food service establishments within a 1-mile radius.



Most convenient commute in the city



WATERFRONT REDEVELOPMENT

5 MIN DRIVE
6 MIN WALK



COLMAN FERRY

5 MIN DRIVE
15 MIN WALK



PIKE PLACE MARKET

3 MIN DRIVE
5 MIN WALK



T-MOBILE PARK

5 MIN DRIVE
10 MIN BIKE
25 MIN WALK



LUMEN FIELD

5 MIN DRIVE
10 MIN BIKE
10 MIN LIGHT RAIL
20 MIN WALK



LINK LIGHT RAIL

1 BLOCK AWAY
& 86 BUSES ON
4TH AVE



PARKING STALLS

1,000 TOTAL;
400 FOR OFFICE
TENANTS

Rainier Square has it all

1.7M

TOTAL RSF

70K

RSF RETAIL INCLUDING FONTÉ BAR / COFFEE,
MENDOCINO FARMS, FOGO DE CHÃO,
PCC MARKETS, PICKLEBALL, AND EQUINOX

189

RESIDENTIAL UNITS

733K+

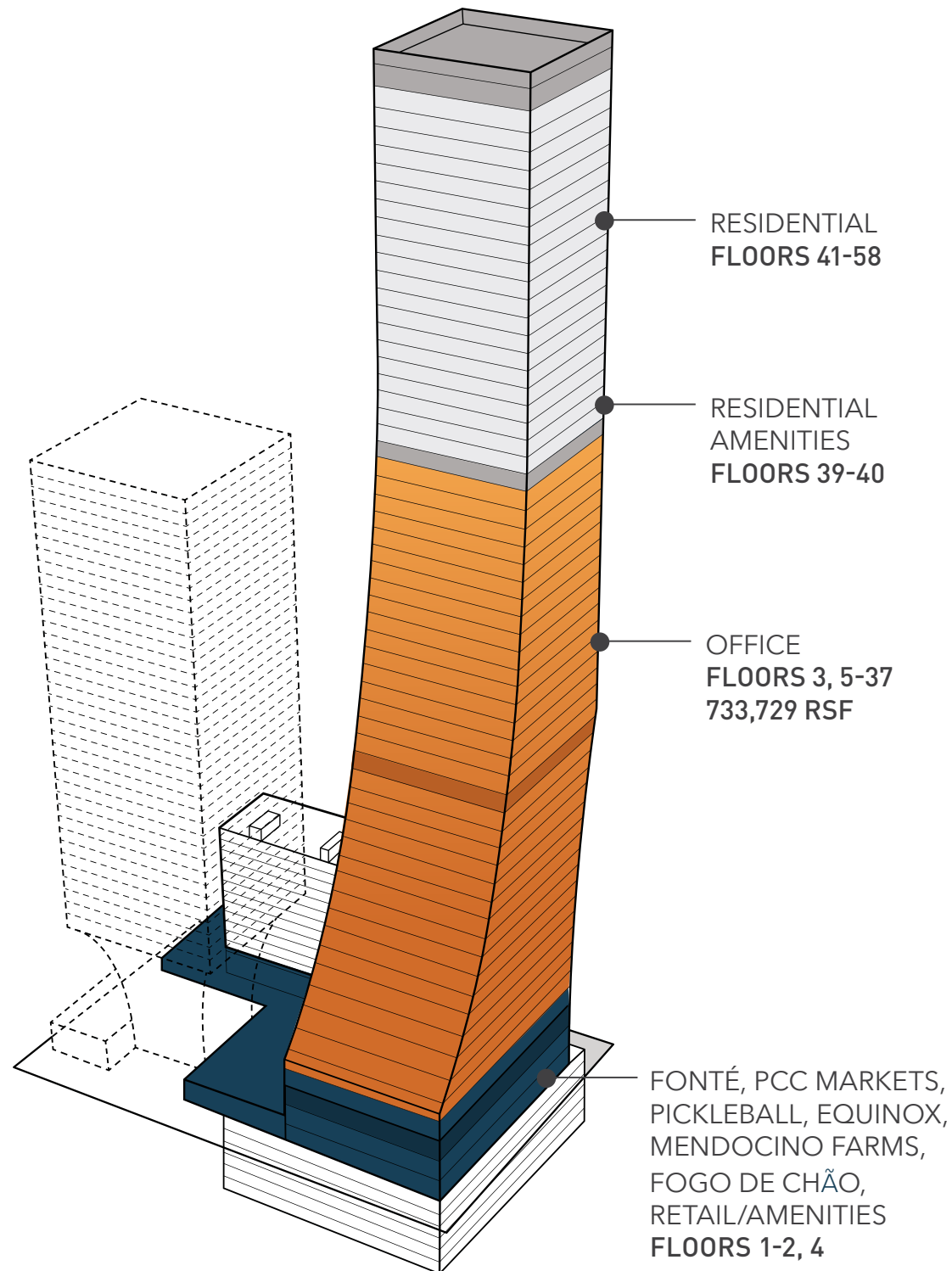
RSF OFFICE

1,000

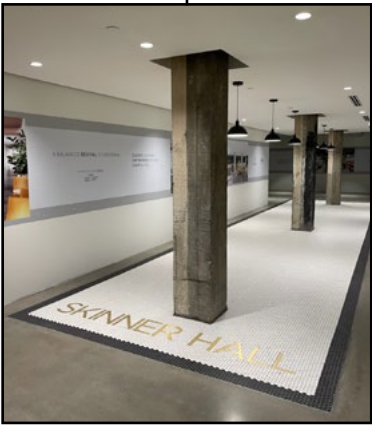
PARKING STALLS

400

DEDICATED OFFICE PARKING STALLS



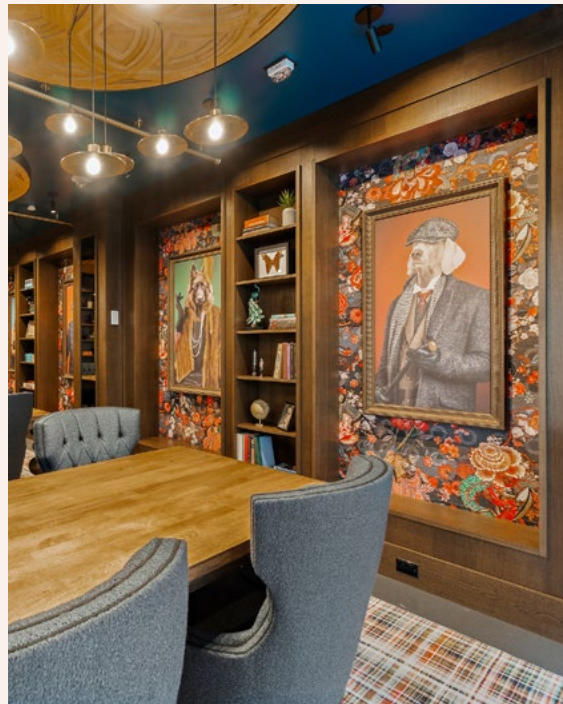
Street Level





Designed For Collaboration & Entertainment

Featuring a Grand Hall connecting Rainier Square to all complex amenities, including The Fonté Bar for coffee, wine and food, Rainier Tower and 400 University office buildings, and the tunnel connection to One and Two Union Square. The courtyard deck and rotating art exhibit showcasing local artists make the second floor of Rainier Square a nucleus of activity and community.



THE
FONTÉ
BAR



URBAN
PICKLEBALL



EQUINOX

Mendocino
Farms

« FOGO DE CHÃO »





Unprecedented outdoor space
for relaxation and collaboration

Level 3

Offering white glove service for tenants, with on-site property management, engineering and security from the country's leading sublandlord.

Additionally, Rainier Square's third level features:



Conference center
with capacity for 100
Board Room Conference for 10-12



Catering facility with
food prep



Direct roof
deck access



Speakeasy tenant
lounge



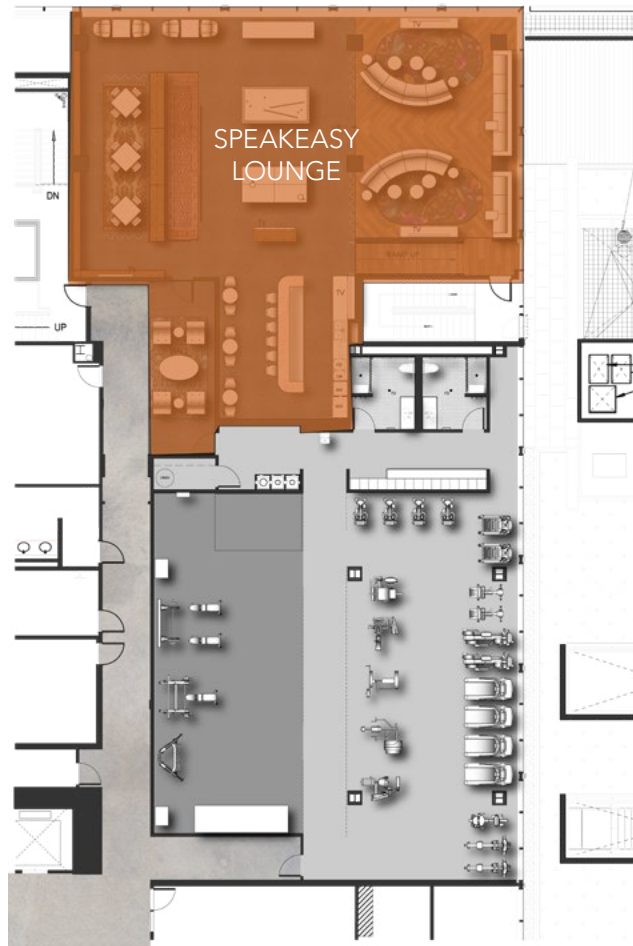
Subtenant fitness
center



Subtenant Speakeasy Lounge

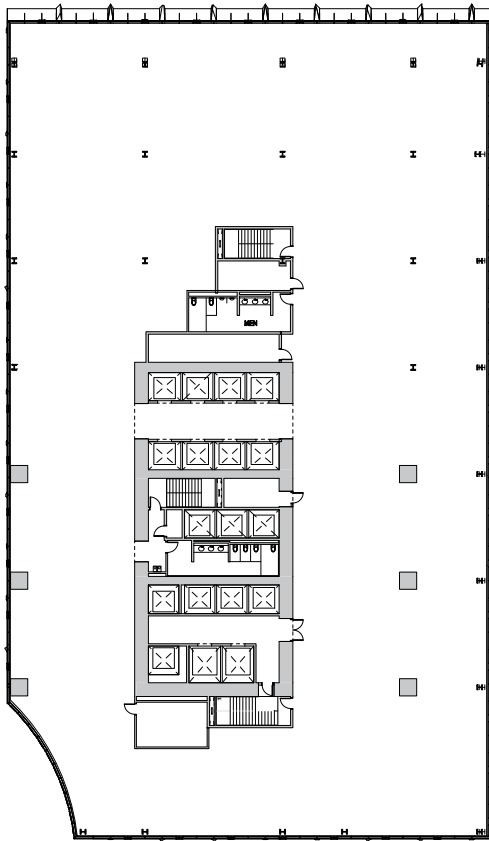
An exclusive subtenant lounge providing an atmosphere to attract and retain your employees.



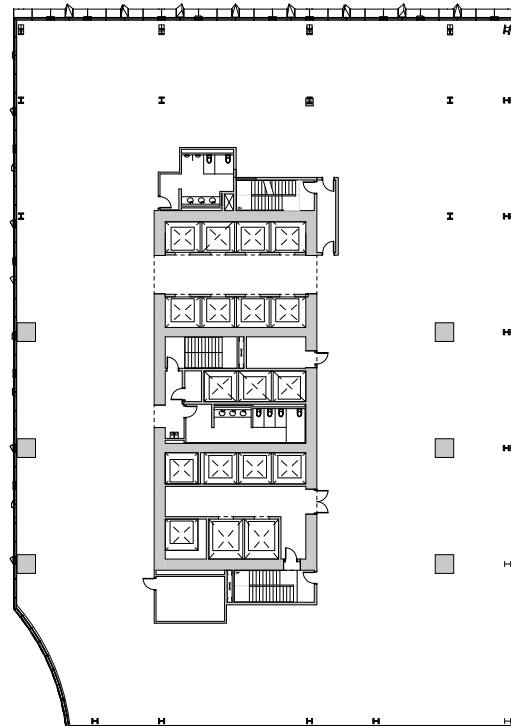


Subtenant Fitness Center





« **Floor 6**
32,419 RSF
Representative plan



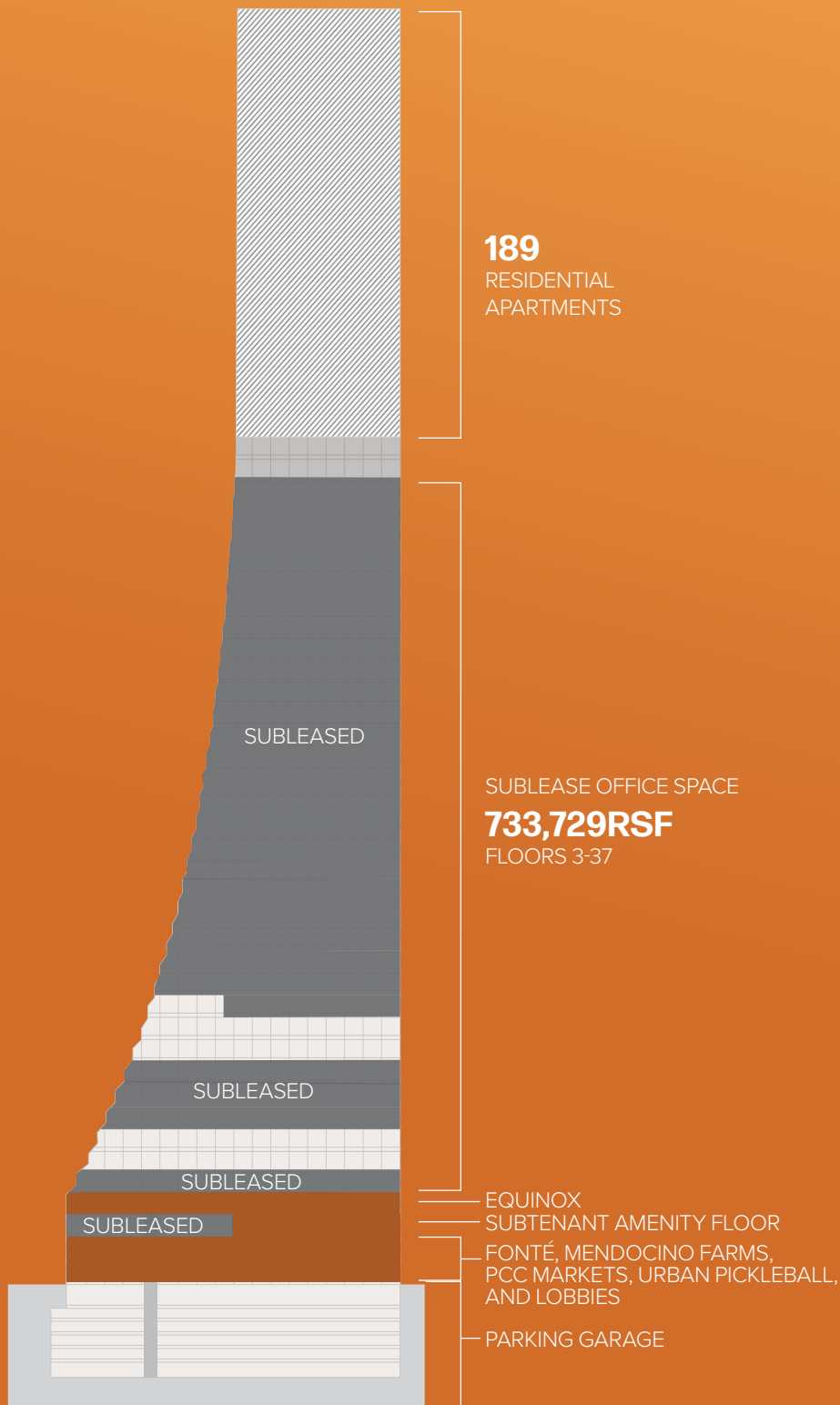
Floor 12 »
26,059 RSF
Representative plan

Rainier Square

10'
FINISHED CEILINGS

13'9"
DECK-TO-DECK

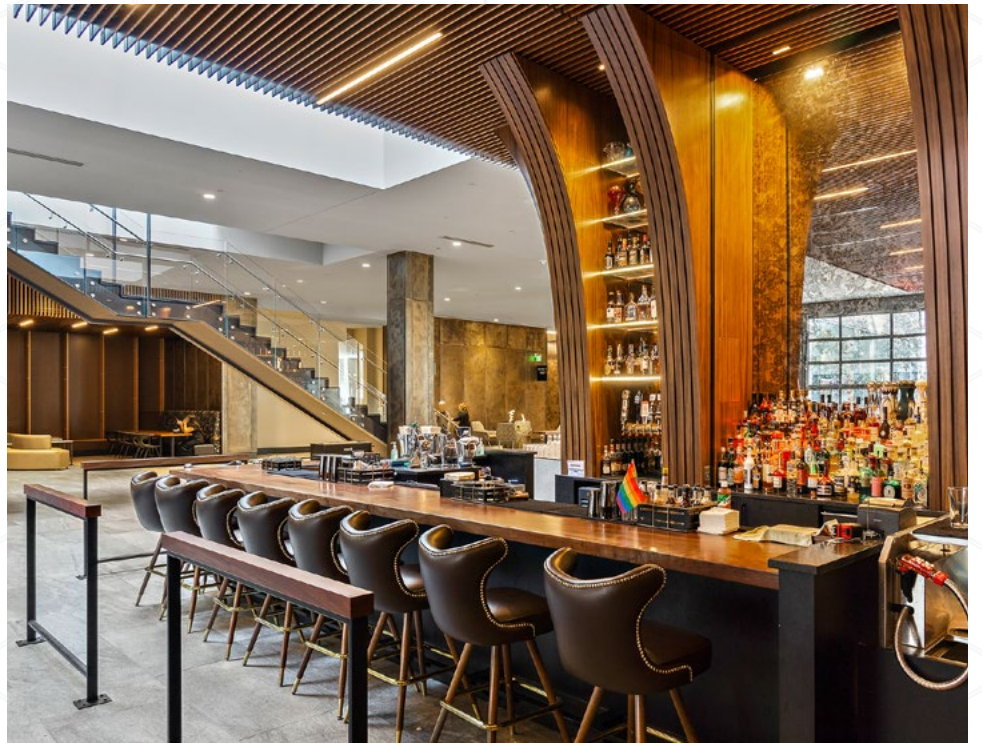
Flexible
EFFICIENT FLOOR PLATES



FLOOR	RSF	STATUS
Floor 37		Subleased
Floor 36		Subleased
Floor 35		Subleased
Floor 34		Subleased
Floor 33		Subleased
Floor 32		Subleased
Floor 31		Subleased
Floor 30		Subleased
Floor 29		Subleased
Floor 28		Subleased
Floor 27		Subleased
Floor 26		Subleased
Floor 25		Subleased
Floor 24		Subleased
Floor 23		Subleased
Floor 22		Subleased
Floor 21		Subleased
Floor 20		Subleased
Floor 19		Subleased
Floor 18		Subleased
Floor 17		Subleased
Floor 16		Subleased
Floor 15		Subleased
Floor 14	4,587	-
Floor 12	26,059	-
Floor 11	26,888	-
Floor 10		Subleased
Floor 9		Subleased
Floor 8		Subleased
Floor 7	31,458	Pending
Floor 6	32,419	-
Floor 5		Subleased
Floor 4	Equinox	-
Floor 3	Sublease Amenity Floor	Subleased
Floor 2	Grand Hall / Office Lobby / Fonté/ Urban Pickleball, Equinox	-
Floor 1	Street Level / Retail / PCC Markets	-

121,411 SF AVAILABLE

*As of February 2025



The Benefits



**The Fonté Bar / Coffee,
Mendocino Farms,
Fogo de Chão, PCC Markets**



Urban Pickleball



Equinox



Exclusive Subtenant Amenities:

- + Conferencing Center
- + Board Room
- + Fitness Center
- + Speakeasy Subtenant Lounge
- + Multiple programmed outdoor spaces
- + 286 Bike Storage Spots & 16 Showers in Locker Area



**400 Subtenant Parking Stalls
1,000 Stalls Onsite**



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