



FOR LEASE

401 2nd Ave S, Ste 400

11,685 RSF OF OFFICE SPACE

\$2.50 commission available *



COURT IN THE SQUARE : PROPERTY INFO

- **Historic leasing destination, convenient transportation hub.** A landmark office building in the historic Seattle district of Pioneer Square, adjacent to the two largest sporting venues in the City on one side, and the newly beautified waterfront on the other. "A Walker's Paradise" with a walkscore.com score of 97. Only minutes to I-5, I-90, and SR 99. Close to King Street Station, with easy access to Metro bus routes, Sounder train, Link light rail, and First Hill Streetcar.
- **Retail and dining destination.** On-site restaurants and café available for tenants and visitors, including a new sandwich shop by in-demand venue operator Europa Events, set to open soon. Also near a major new 5-Star Populus Hotel with 24-hour restaurant, as well as unique neighborhood boutique retailers and many chic dining options.
- **Unique architectural identity.** The attractive central Atrium has served as a popular venue for weddings, corporate events, and more for years, and gives the property a distinctive identity within the neighborhood.
- **Services and amenities available.** A professional and experienced on-site property management and maintenance team provides service with a personal touch. Building conference room available at no charge.

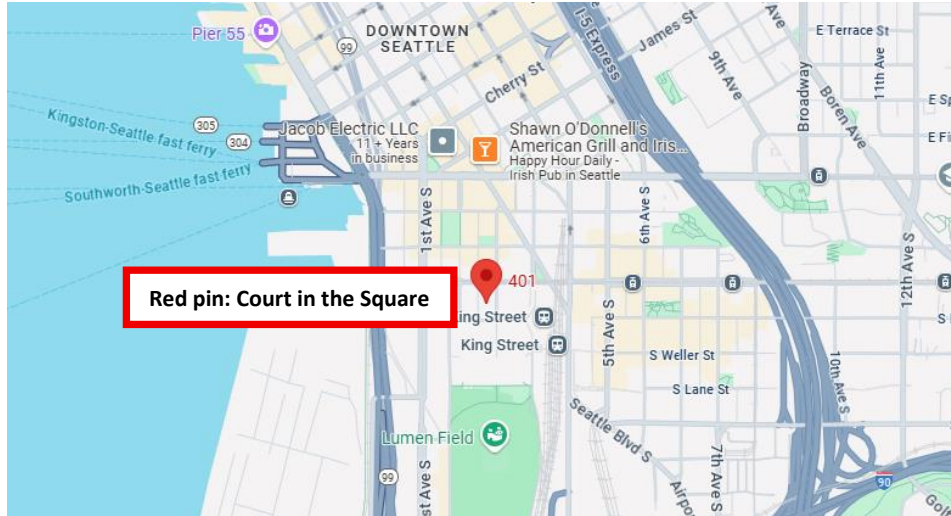


401 2nd Avenue South, Suite 200, Seattle, WA 98104 • 206-639-5520

FULL FLOOR OFFICE SPACE OPPORTUNITY

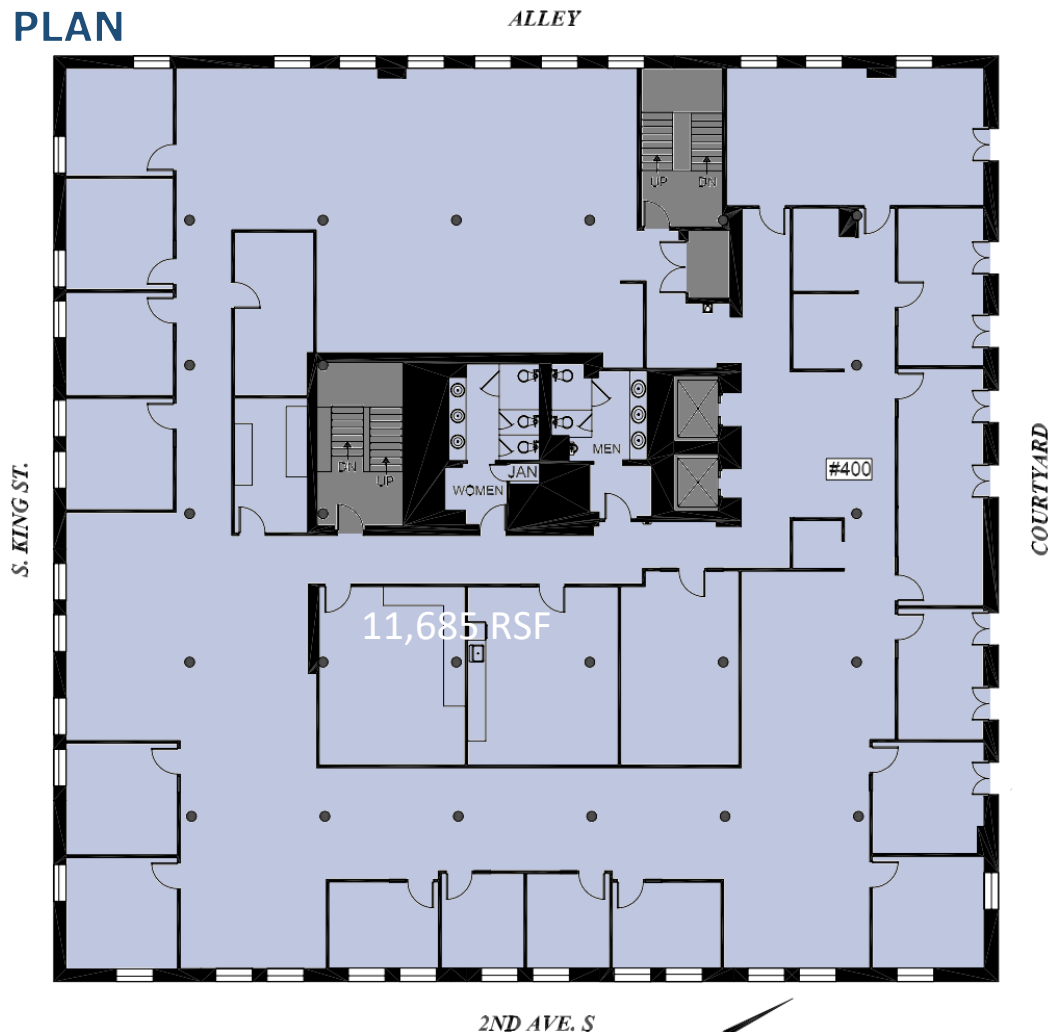
- **Suite 400, approximately 11,685 Rentable Square Feet.** Dedicated full floor office suite only accessible to tenant of that floor with card key. Includes private offices, kitchenette and in-suite private restrooms, conference room, and roof deck access with exceptional views of downtown Seattle. Ideal for use by local professional services, branch offices of national corporations, non-profits, and more.

LOCATION



Source: Google Maps

FLOOR PLAN



DEAL POINTS

- **Competitive market commissions to outside brokers.**
* \$2.50 per RSF/year commission to broker who can get a lease signed for Suite 400 by December 31, 2025.
- **Market-comparable asking rate \$27.50, gross lease.**
- **Shorter or longer lease terms available.**
- **Currently under renovation, anticipate ready for move-in by end of 2025.**
- **Great opportunity for custom build-out to suit tenant-specific needs.**
- **Free rent and TIs are negotiable on a case-by-case basis.**



CONTACT US

RON BIANCO

Sr. Operations Manager/
Designated Broker

O: 206-622-7833

M: 206-639-5520

rbianco@crossbeamrms.com



www.crossbeaminvestments.com/commercial



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