



FOR LEASE

401 2nd Ave S, Ste 201

FULL-FLOOR 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

LARGE OFFICE SPACE OPPORTUNITY

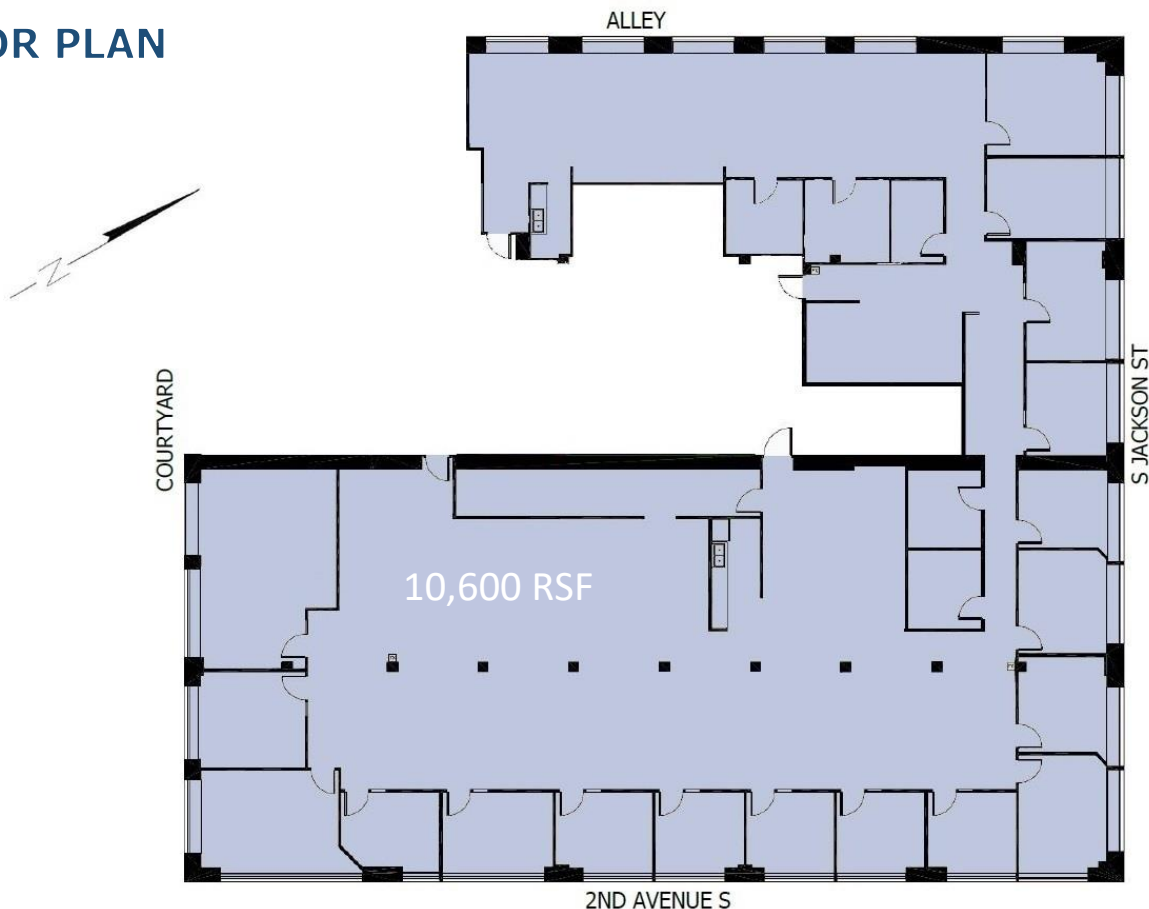
- **Suite 201, approximately 10,600 Rentable Square Feet.** Flexible space with open entry area and bullpen areas, conference/meeting room, 21 private offices, and kitchenettes. Ideal for use by large businesses, state or local government agencies, non-profits, and more.

LOCATION



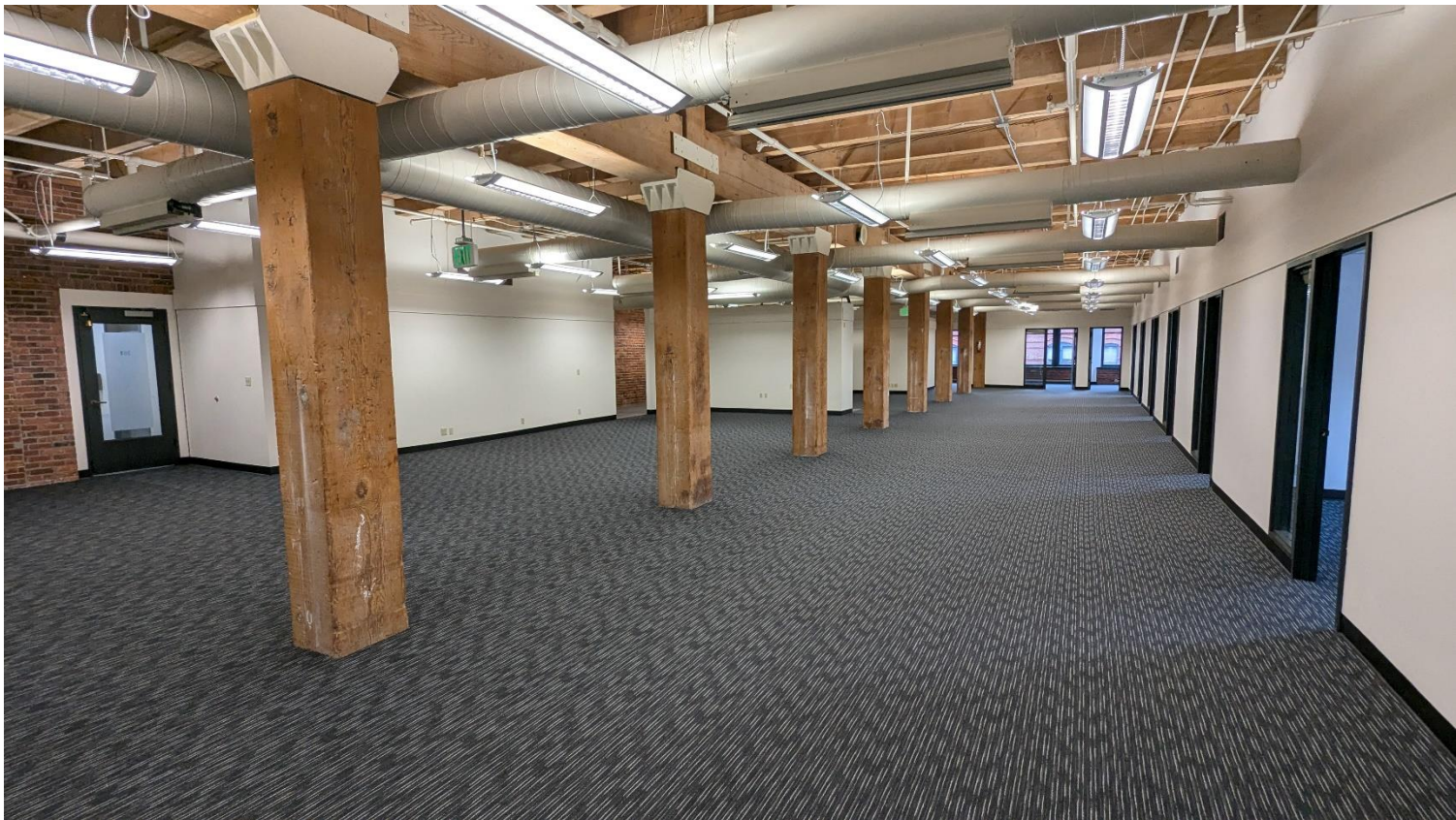
Source: Google Maps

FLOOR PLAN



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INTERIOR



INTERIOR - CONTINUED



DEAL POINTS

- **Competitive market commissions to outside brokers.**
* *\$2.50 per RSF/year commission to broker who can get a lease signed for the space by December 31, 2025.*
- **Market-comparable asking rate \$28, gross lease.**
- **Shorter or longer lease terms available.**
- **Move-in ready.**
- **Space can be built out with our in-house construction crew if needed.**
- **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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