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1420 FIFTH AVENUE

US BANK CENTRE

1420 FIFTH AVENUE, SEATTLE, WA 98101

BUILDING HIGHLIGHTS



Sweeping views of Elliott Bay, downtown Seattle, the Olympic and Cascade Mountains, and Lake Union



Efficient floors plates and unique building design maximize light and allow for 18 corner offices per floor



Light-filled, three-level lobby atrium with Wi-Fi and seating areas throughout



Numerous restaurants, retail, and service amenities on-site



LEED® Gold and ENERGY STAR® certified (2016)



Central downtown location, one block from Pacific Place and the Convention Center



Responsive on-site building management provided by CBRE



Sample tenant build out

AVAILABILITIES

Suite	Area	Available	Comments
1275	4,040 SF	Now	Warm shell condition; new carpet and paint and ready for tenant improvements
1350	10,409 SF	Now	Open layout with two private decks
2020	8,311 SF	Now	Perimeter private office and internal work room and kitchen, views of Lake Union
3100	16,549 SF	1/2018	Dense law firm/consulting build-out with 19 perimeter and seven interior offices for a total of 26 offices and two large conference rooms
3270	2,036 SF	1/2018	South and east facing views; mostly open layout with one private office
3640	3,798 SF	11/2017	Law firm build-out in southeast corner, view suite
4400	9,773 SF	Now	Full floor available; cold shell condition

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AMENITIES AVAILABLE AT US BANK CENTRE



Modern fitness center with showers, lockers, and towel service



112-person conference room



Numerous on-site sit down and quick serve restaurants



Childcare and preschool
(Pacific Montessori)



Healthcare and pharmacy
(Group Health Downtown Clinic)



Retail and services including banking, shoe repair, a sundries store, and a barbershop



Bicycle storage



Electric vehicle charging stations



Auto detailing



24/7 building security and access



Wi-Fi throughout the lobby/atrium

Superior on-site amenities



Food Options at US Bank Centre

- + Palomino Restaurant & Bar
- + Palomino Café
(quick serve lunch)
- + Sushi Kudasai
- + Jimmy John's
- + Starbucks
- + Toss'd
- + Soups!
- + Wildfire Taqueria
- + TCBY & Mrs. Fields

US Bank Centre is a city within the city, with on-site amenities that help you take care of business without stepping out into the rain



Retail and Services at US Bank Centre

- + US Bank (full service branch + ATM)
- + City Centre Gifts & Sundries
- + Group Health Downtown Seattle Medical Center (services include primary care, lab services, pharmacy, eye care and physical therapy)
- + Midtown Chiropractic & Rehabilitation
- + Fitness center with showers, lockers and towel service available to tenants at no cost
- + Simone David Barbershop
- + Mr. Detail Auto Salon (available in the parking garage)
- + Old Style Shoe Shine
- + Pacific First Montessori (childcare and preschool)
- + American Eagle Outfitters
- + Seattle Luggage Co.
- + Aerosoles
- + Facèré
- + Road

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LOCATION HIGHLIGHTS



World-class transit: Transit Score of 100/100 per Walkscore.com



Convenient access to I-5 and SR-99



1/1,200 RSF parking ratio



Electric vehicle charging stations available in the parking garage



On-site showers, lockers, and bike storage—along with excellent bike lanes—make for an easy bike commute



Walk Score of 98 per Walkscore.com; walking distance to Pike Place Market, the Nordstrom flagship, Pacific Place, Westlake Center, Freeway Park, and more

All Access



Whether by car, cycle, on foot or via transit, US Bank Centre is the nexus of the downtown core, giving unprecedented access to the best that Seattle has to offer.



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