

OFFICE
SPACE
FOR
LEASE



Winner of the BOMA International
"Office Building of the Year" TOBY for 2007

Energy Star Rated at 94



Fourth & Madison

925 FOURTH AVENUE :: SEATTLE WASHINGTON

CBRE

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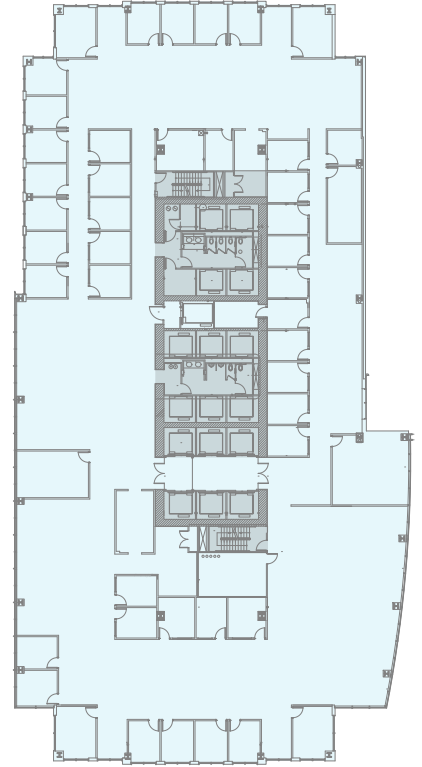
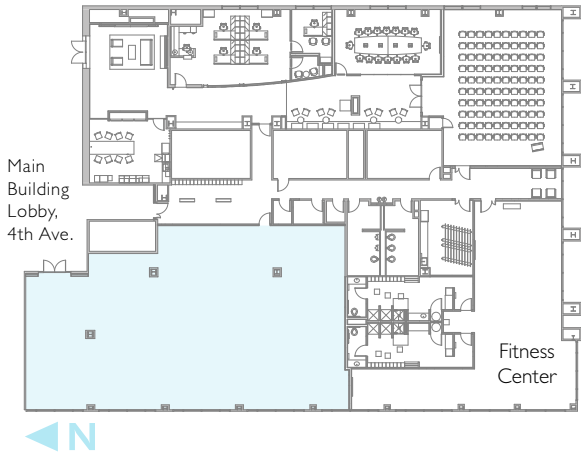
PRESTIGIOUS FOURTH & MADISON ADDRESS

- 40-story building
- Four levels secure parking; 1/1,500 SF valet parking for visitors
- Five story atrium lobby off of Third Avenue
- Highly transparent floor-to-ceiling glass on all floors with 9' ceilings
- On-site child care (Bright Horizons)
- Rooftop garden and deck located on Floor 7; available for tenant functions
- State-of-the-art HVAC system with 100% fresh air capability
- Central location within easy walking distance to all of downtown's amenities
- Views of Mt. Rainier; Puget Sound, the Olympic Mountains, sports stadiums and downtown skyline
- Excellent mass transit access via Third Avenue and the ferry terminal
- New fitness center and building conference room
- On-site retail:
 - Simon's Naturally
 - Capelli's Gentleman's Barbershop
 - Sushi Kudasai
 - Market Fresh
 - Regal Financial Bank & ATM

FLOOR	SIZE	AVAILABLE
4	5,490 SF	Now
		Double-height ceiling, main lobby exposure
7	22,118 SF	January 1, 2015
8	23,570 SF	LEASE PENDING
9	23,741 SF	LEASE PENDING
17	24,648 SF	January 1, 2015
18	6,980 SF	Now
		Term through 1/31/17
22	14,115 SF	Now
		Divisible to 7,000 SF
25	5,553 SF	Now
		Northwest corner
35	12,368 SF	Now
		Divisible to 3,500 SF
36	24,515 SF	Now
		Floor 35-36 contiguous up to 36,883 SF
37	3,720 SF	Now

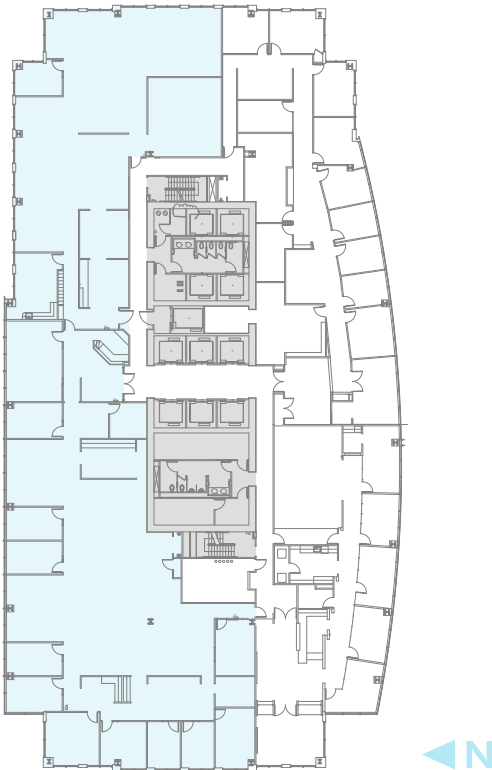
FEATURED AVAILABILITIES

4th Floor
5,490 SF



9th Floor
LEASE PENDING

22nd Floor
14,115 SF



36th Floor
24,515 SF



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