



# FACT SHEET

## JESSE OTTELE

Executive Managing Director  
t 206-452-4529  
jesse.ottele@nrmk.com

## CAVAN O'KEEFE

Senior Managing Director  
t 206-395-2903  
cavan.okeefe@nrmk.com

## LOCATION

- 925 Fourth Avenue, Seattle, Washington 98104
- Bounded by Third Ave., Fourth Ave., Madison St., and Marion St.
- Located in Seattle's Central Business District
- Walking distance to downtown amenities, mass transit including the ferry terminal, and the waterfront

## AMENITIES

- Views of Elliott Bay, the Olympic Mountains, Space Needle, and Mt. Rainier
- Fitness Center with showers and lockers
- Bright Horizon's childcare on-site
- Outdoor terrace and deck on 7th Floor, available to tenants
- Floor-to-ceiling windows with 9' drop ceilings
- On-site retail: Belle Epicurean café and bakery, Sushi Kudasai, Capelli's Gentleman's Barbershop, and Market Fresh
- Conference center, including large training room, available to tenants
- Urban edible garden and bee hives
- Coming Soon: Indoor Pickleball court on 4th Floor
- Coming Soon: Outdoor putting green on the 7th floor terrace

## BUILDING INFORMATION

- 845,533 SF
- 39-story, Class A+ office
- LEED Platinum, Fitwell, and WELL Health-Safety Rating certifications
- Built in 2002
- 24-hour security guards in and around building
- State-of-the-art HVAC system with 100% fresh air capability
- Distributed Antenna System (DAS) boosts cellular service and maximizes coverage for Verizon and T-Mobile currently, with more providers to join soon
- Telecommunications providers including Lumen, AT&T, Zayo, Comcast, and Cogent Communications

## TRANSPORTATION

- Direct access to Third Avenue transit corridor
- 2 blocks to University Street Link Light Rail Station
- 2 blocks from I-5 access
- 4 blocks to Colman Ferry Terminal
- Easy access to nearby bike lanes, including those on Second Ave. and Fourth Ave.
- 100 Transit Score and 99 Walk Score

## PARKING

- 1/1,500 parking ratio
- Garage access via Madison St. and Marion St.
- Electric vehicle charging stations
- Bike parking available in secured racks or bike lockers