

MAYNARD BUILDING

119 1ST AVE S, SEATTLE, WA 98104

CAVAN O'KEEFE

206.395.2903

cavan.okeefe@nrmk.com

DANIEL SEGER

206.487.5163

daniel.seger@nrmk.com

BRODY O'KEEFE

206.604.7928

brody.okeefe@nrmk.com

MARTIN SMITH INC

NEWMARK



BUILDING HIGHLIGHTS



97
WALK SCORE

100
TRANSIT SCORE

90
BIKE SCORE

Historic Charm in Pioneer Square

- Located in the heart of Seattle's vibrant Pioneer Square district
- Classic brick-and-beam architecture with timeless character

Exceptional Office Environment

- Open floor plans with high ceilings and abundant natural light
- Exposed brick and large windows for a creative workspace

Convenient & Accessible Location

- Steps from top restaurants, coffee shops, and retail amenities
- Easy access to public transit, including light rail and bus routes
- Close proximity to major business hubs and waterfront

Modern Upgrades & Amenities

- Well-maintained building
- High-speed Internet availability and updated mechanical systems
- Secure entry
- Local ownership and management

AVAILABILITIES

First Floor

Suite 100	2,497 SF	Reception, conference room, kitchen, 2 private offices, & open work space
Suite 110	3,136 SF	Open space with mezzanine level
Suites 100 + 110	5,633 SF	Raised first floor retail/flex/office space

Second Floor

Suite 200	1,784 SF	Reception, 5 private offices, conference room, and waiting area
Suite 260	2,152 SF	Reception, 5 private offices, conference rooms, and open work space
Suite 270	896 SF	Reception, private office, and open space
Suites 260 + 270	3,048 SF	

Third Floor

Suite 370	886 SF	2 private offices & open work space
-----------	--------	-------------------------------------

Fourth Floor

Suite 400	1,138 SF	Reception, 2 private offices, & open work spaces
-----------	----------	--



THE NEIGHBORHOOD



NEARBY PLACES

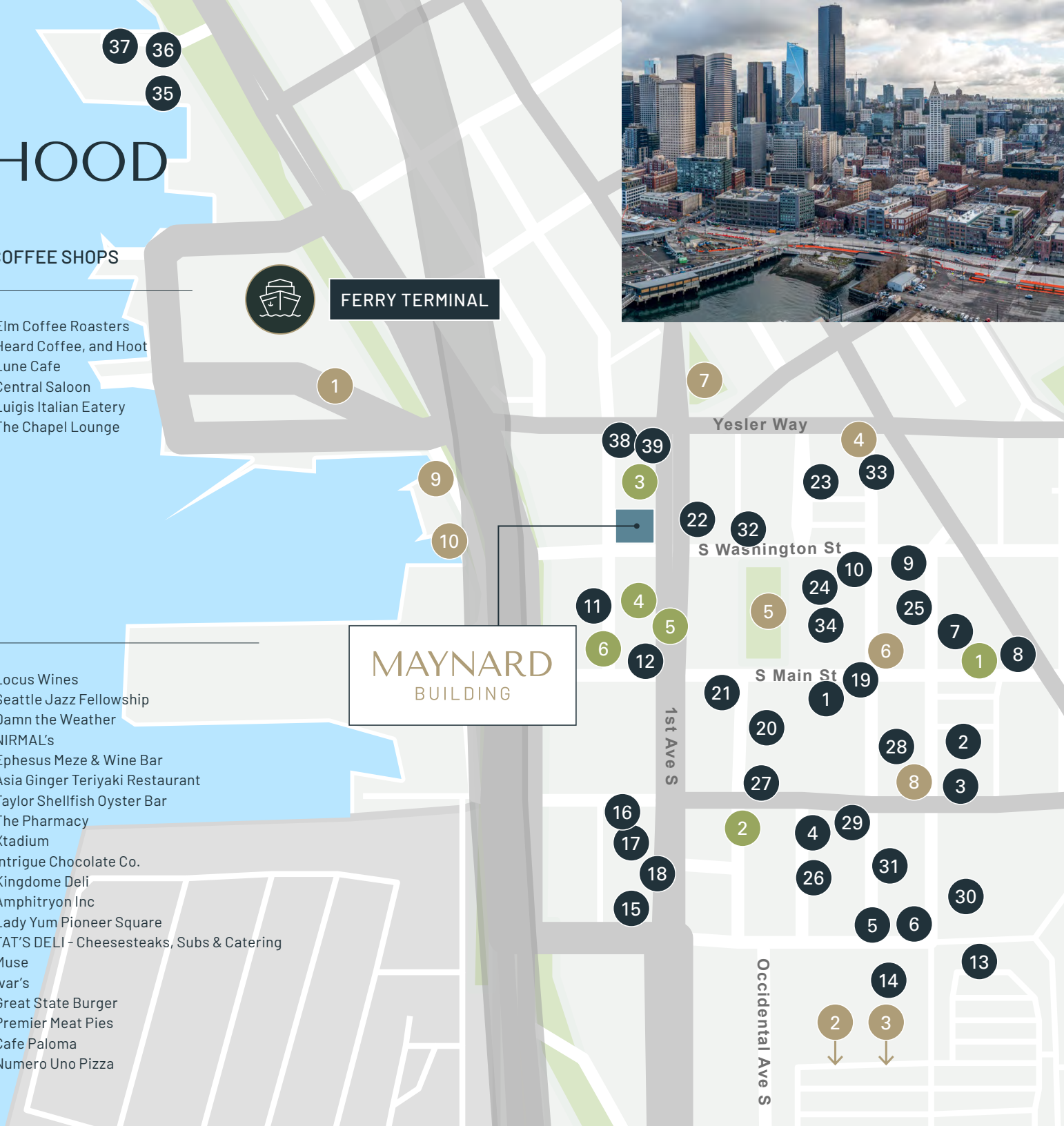
1. Colman Dock
2. Lumen Field
3. T-Mobile Park
4. King Street Station
5. Occidental Square
6. Waterfall Garden
7. Pioneer Park
8. Klondike Gold Rush National Historical Park
9. Pioneer Square Habitat Beach
10. Washington Street Public Boat Landing

COFFEE SHOPS

1. Elm Coffee Roasters
2. Heard Coffee, and Hoot
3. Lune Cafe
4. Central Saloon
5. Luigis Italian Eatery
6. The Chapel Lounge

FOOD & DRINK

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Darkalino's 2. Cookies Country Chicken 3. Fat Shack 4. Salumi 5. King Street Bar & Oven 6. SuperKim Crab House Muse 7. Good Bar 8. Flatstick Pub - Pioneer Square 9. McCoy's Firehouse Bar & Grill 10. Saigon Drip Cafe 11. Pass D Jollof 12. OHSUN Banchan Deli & Cafe 13. 13 Coins Seattle 14. Matsu 15. Cowgirls Inc 16. General Porpoise 17. Il Terrazzo Carmine 18. Browne Family Vineyards Tasting Room 19. The Pastry Project | <ol style="list-style-type: none"> 20. Locus Wines 21. Seattle Jazz Fellowship 22. Damn the Weather 23. NIRMAL's 24. Ephesus Meze & Wine Bar 25. Asia Ginger Teriyaki Restaurant 26. Taylor Shellfish Oyster Bar 27. The Pharmacy 28. Xtadium 29. Intrigue Chocolate Co. 30. Kingdome Deli 31. Amphitryon Inc 32. Lady Yum Pioneer Square 33. TAT'S DELI - Cheesesteaks, Subs & Catering 34. Muse 35. Ivar's 36. Great State Burger 37. Premier Meat Pies 38. Cafe Paloma 39. Numero Uno Pizza |
|---|--|



NEARBY TRANSPORTATION



WALK SCORE: 97

12 MIN WALK TO
T-MOBILE PARK

5 MIN WALK TO
LUMEN FIELD

COLMAN FERRY DOCK

Seattle

PIONEER STATION






PIONEER SQUARE HABITAT BEACH

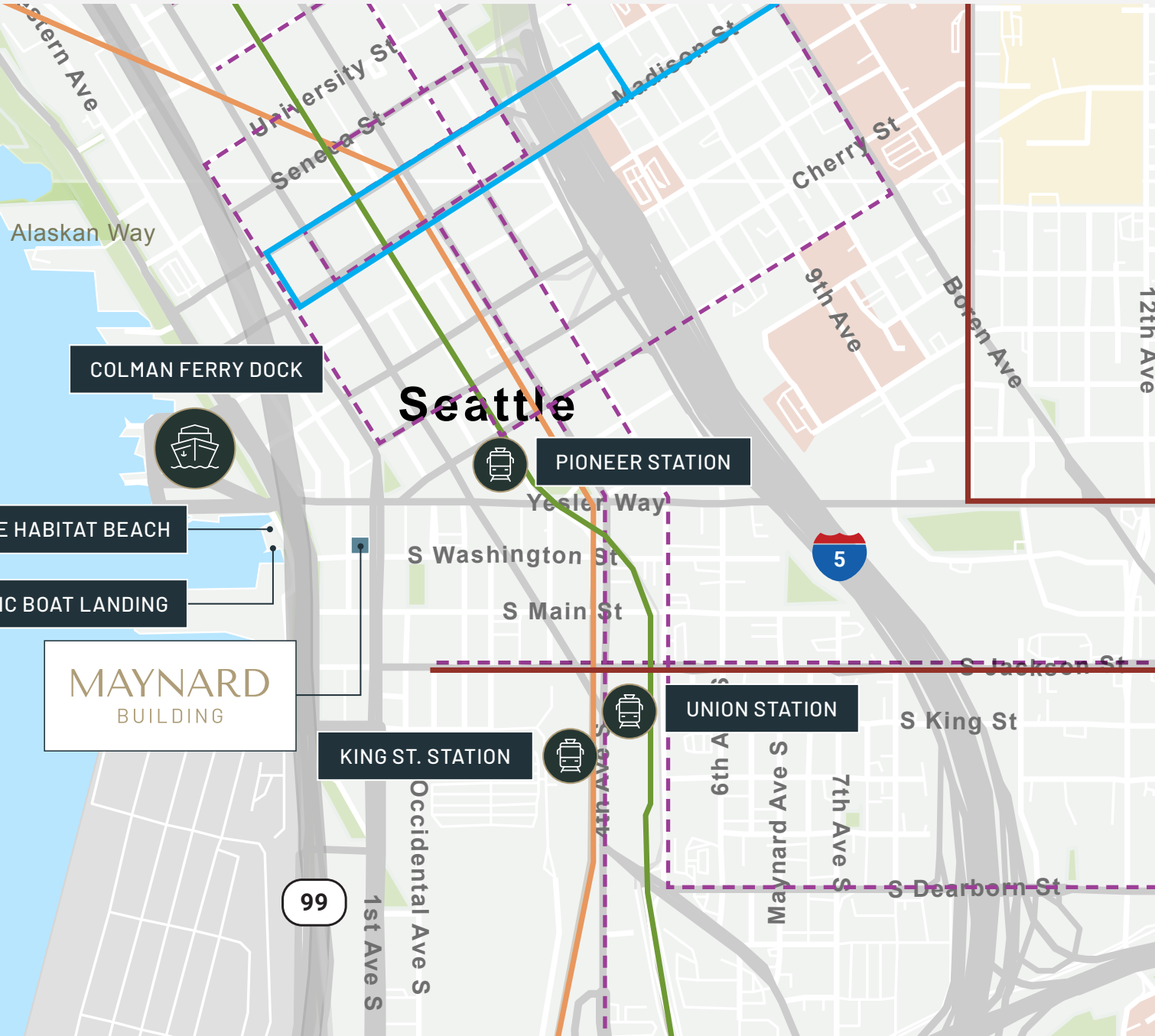
WASHINGTON STREET PUBLIC BOAT LANDING

MAYNARD
BUILDING

KING ST. STATION

UNION STATION

-  Seattle Streetcar First Hill Line Route
-  Madison BRT
-  Sound Route
-  Light Rail
-  Bus Line



FIRST FLOOR

Suites 100 + 110

5,633 SF

Suite 100

2,497 SF

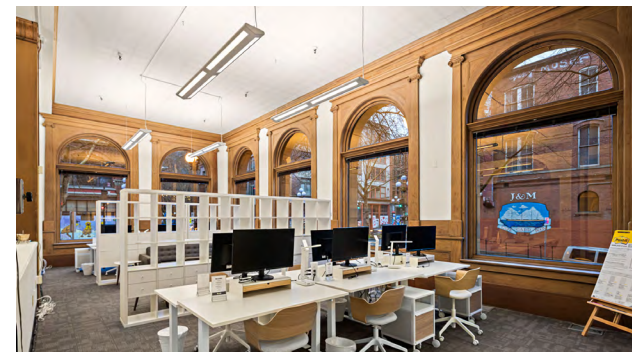
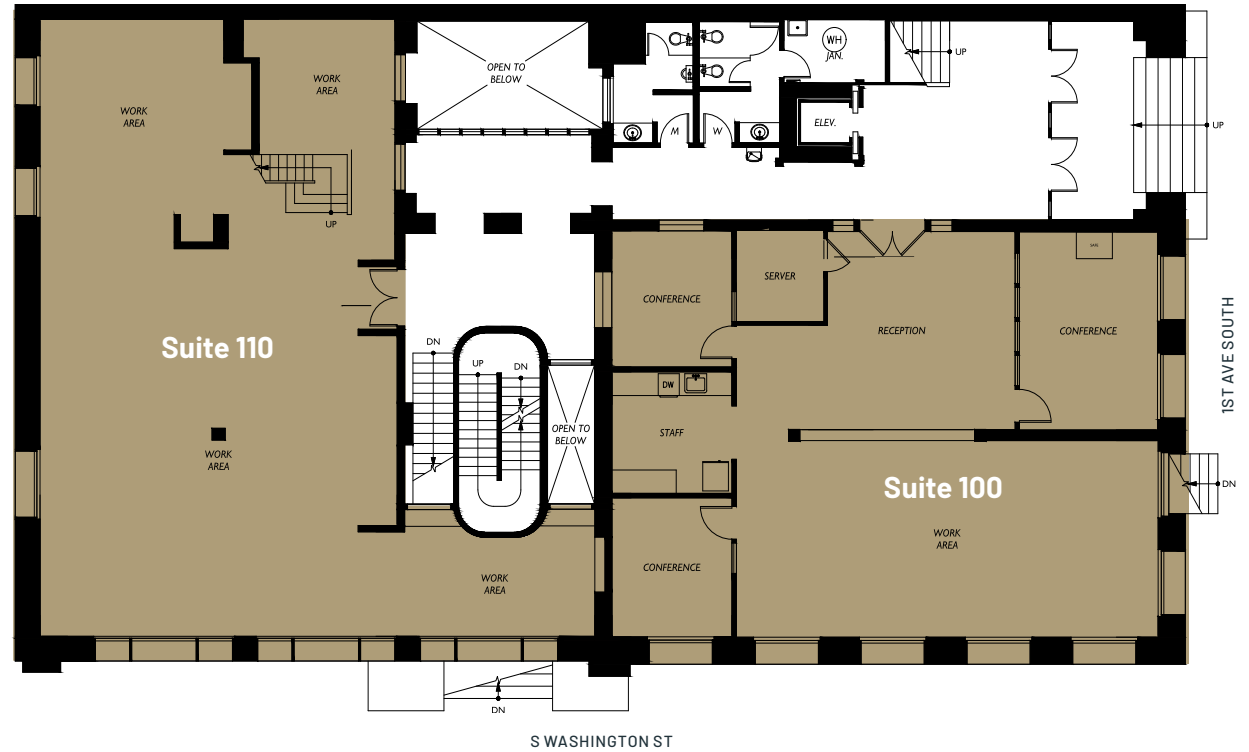
Suite 110

3,136 SF

Raised Street Level Space.

Potential Showroom, Creative Office Space.

Large window Signage Opportunities along 1st Ave.



SECOND FLOOR

Suite 200
1,784 SF

Suite 260
2,152 SF

Suite 270
896 SF

Suites 260 + 270
3,048 SF



S WASHINGTON ST

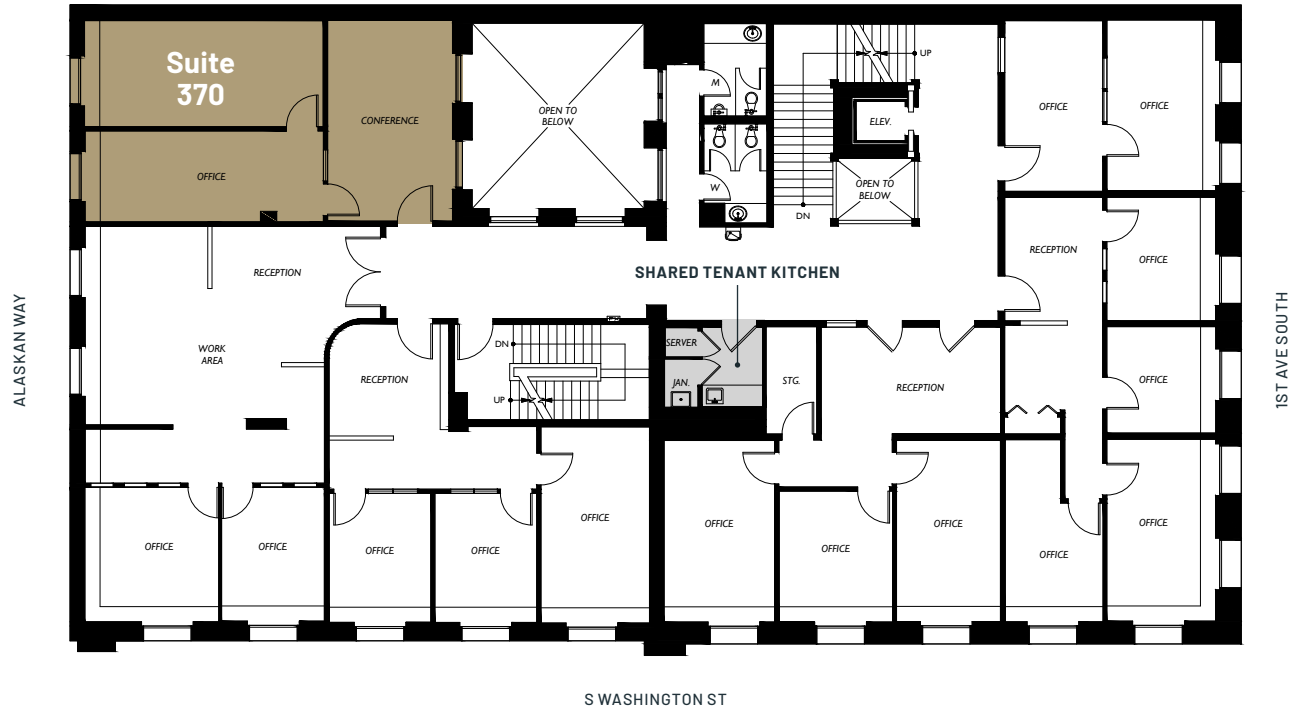
1ST AVE SOUTH



119 1ST AVE S, SEATTLE, WA 98104

THIRD FLOOR

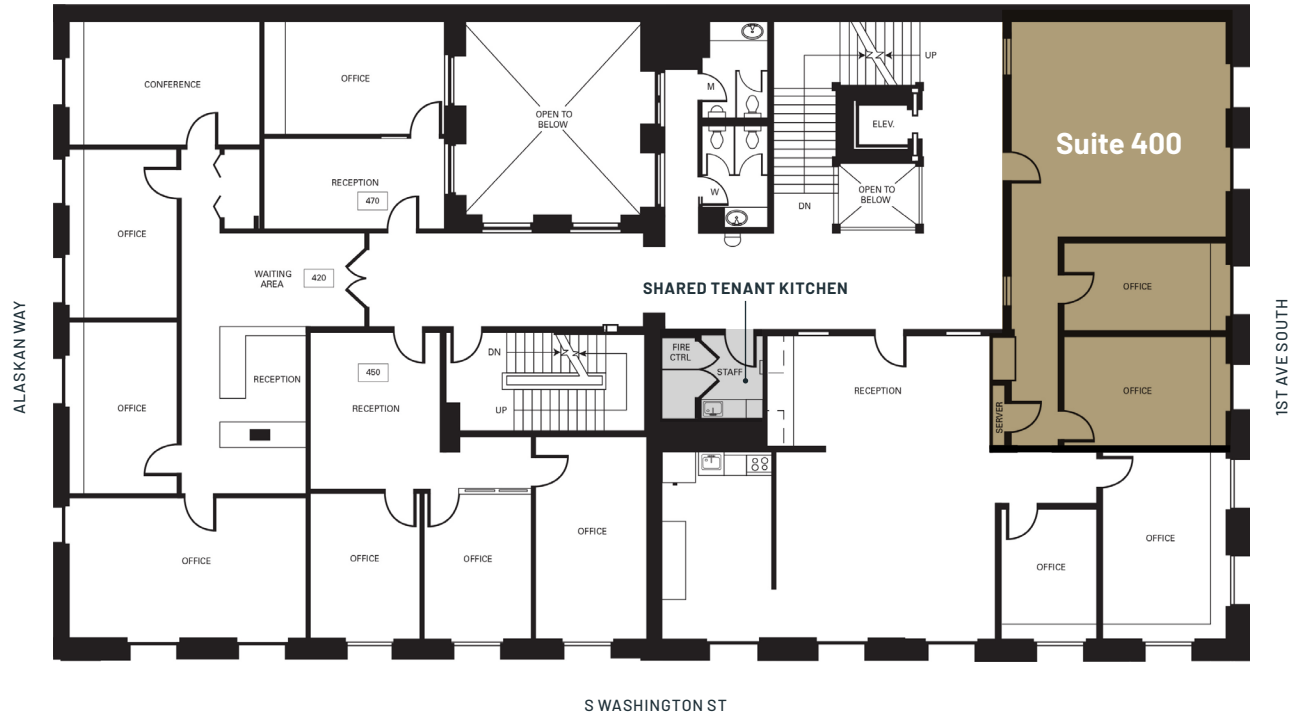
Suite 370
886 SF



FOURTH FLOOR

Suite 400
1,138 SF

Furnished space



MAYNARD BUILDING

119 1ST AVE S, SEATTLE, WA 98104

CAVAN O'KEEFE

206.395.2903

cavan.okeefe@nmrk.com

DANIEL SEGER

206.487.5163

daniel.seger@nmrk.com

BRODY O'KEEFE

206.604.7928

brody.okeefe@nmrk.com

NEWMARK

MARTIN SMITH INC

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. www.nmrk.com | 8725394908 4/2025