

AGGRESSIVE PLUG & PLAY SPACE - \$32 GROSS

PALMER COURT

1000 1st Ave S. Seattle, WA 98134

NEWMARK

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BUILDING HIGHLIGHTS

Stunning views of Elliott Bay, downtown
and stadiums

Market ready, creative office space with
exposed ceilings and plug & play furniture

On-site bike storage and shower facilities

Branding and signage ability in view of the
thousands of drivers and sports fans

Easy access to I-5 and I-90 via Edgar
Martinez Way

Efficient 10,000SF floorplates allowing
mid-size companies the ability to control
the identity and space

Unparalleled Stadium district location on
the edge of Pioneer Square and CBD with
direct access to the revitalized waterfront

Parking: multiple surface lots and garages



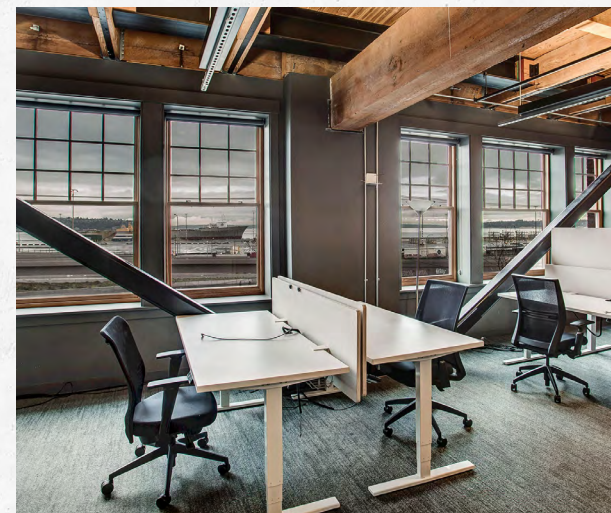
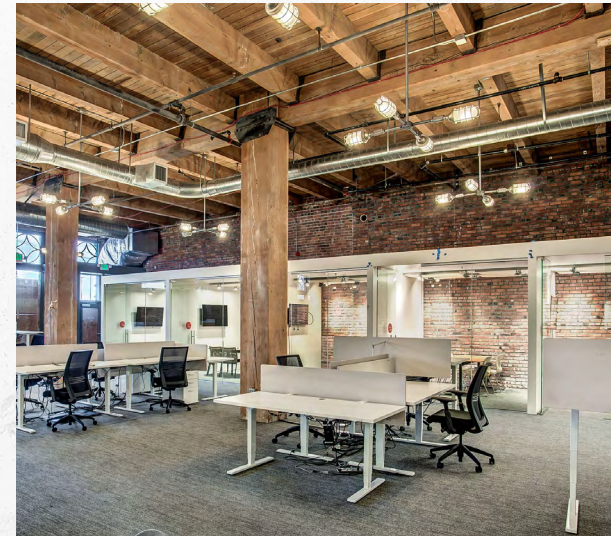
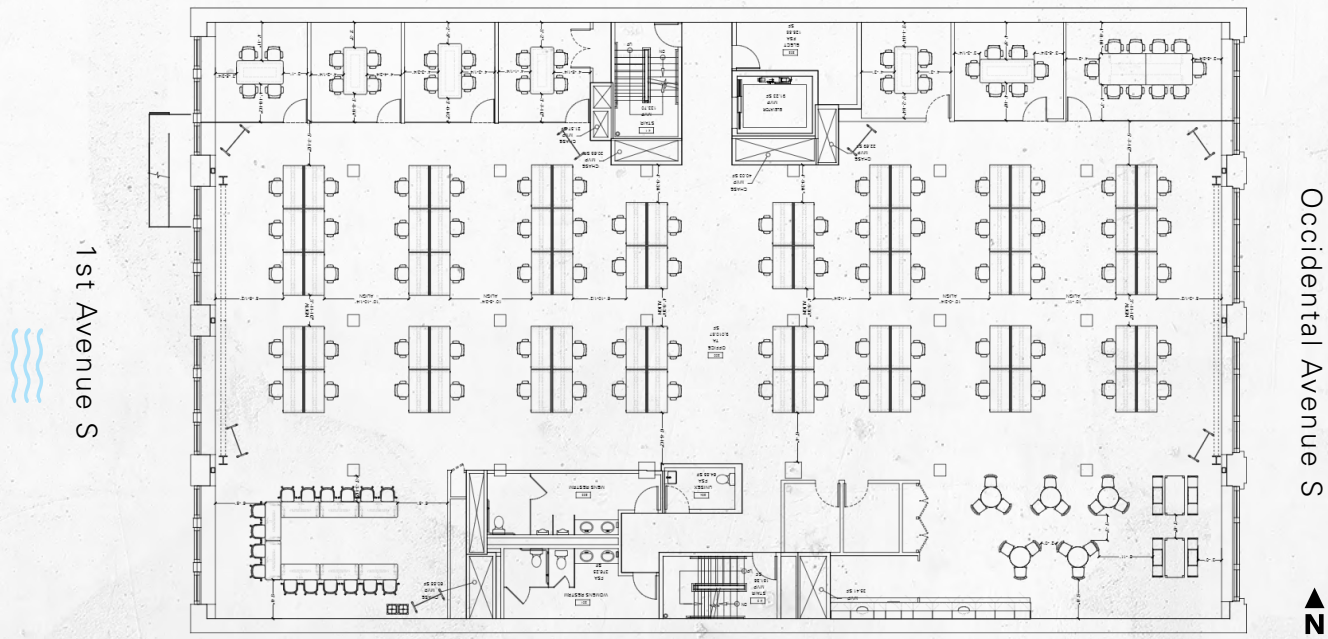


CURRENT AVAILABILITIES

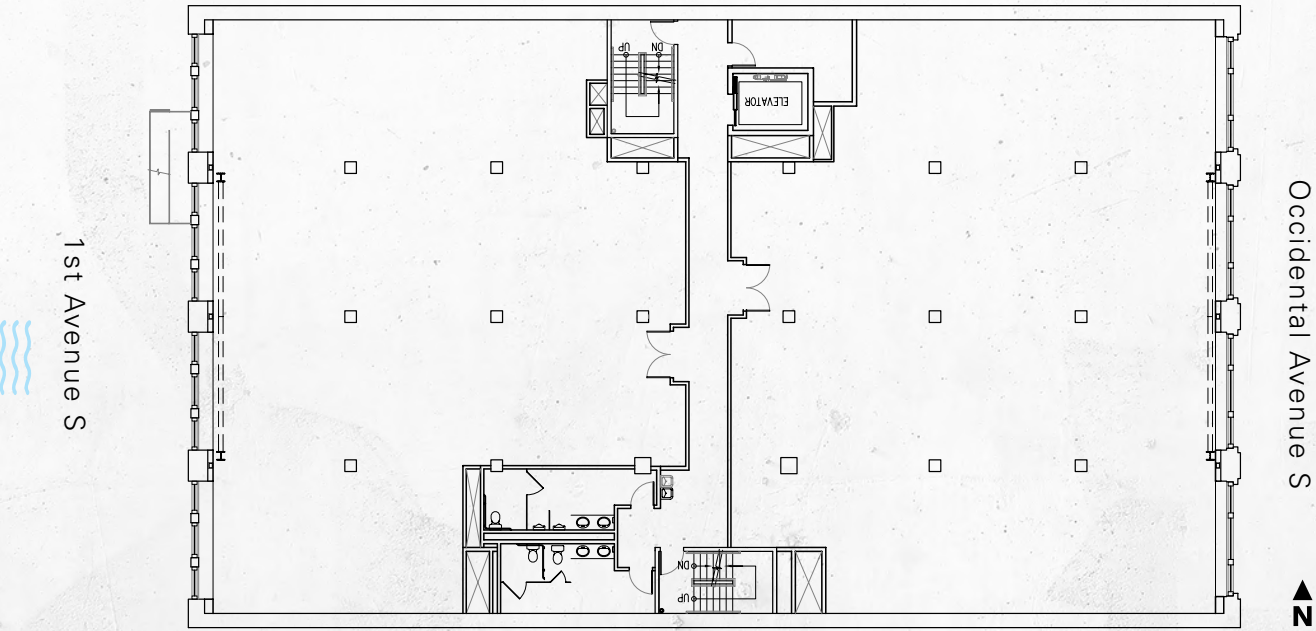
Suite	Size	
Floor 1	8,340 RSF	
Floor 2	10,037 RSF	
Floor 3	10,037 RSF	
Floor 4	10,037 RSF	Virtual Tour
Floor 5	10,037 RSF	Virtual Tour
Floor 6	10,037 RSF	Virtual Tour
FULL BUILDING AVAILABLE 58,525 RSF		



EXAMPLE CURRENT FURNITURE LAYOUT

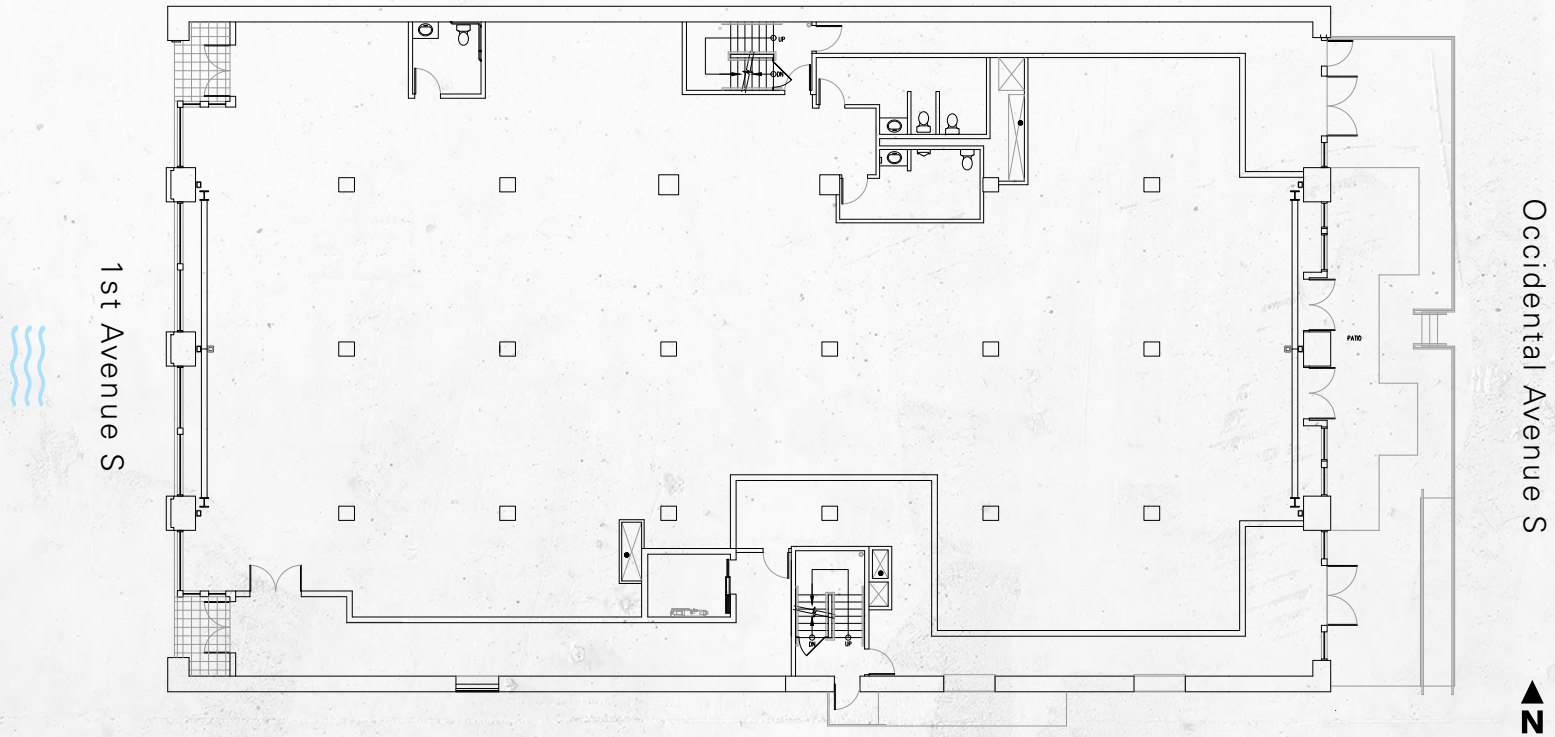


EXAMPLE DEMISING PLAN



FLOOR 1

8,340 RSF

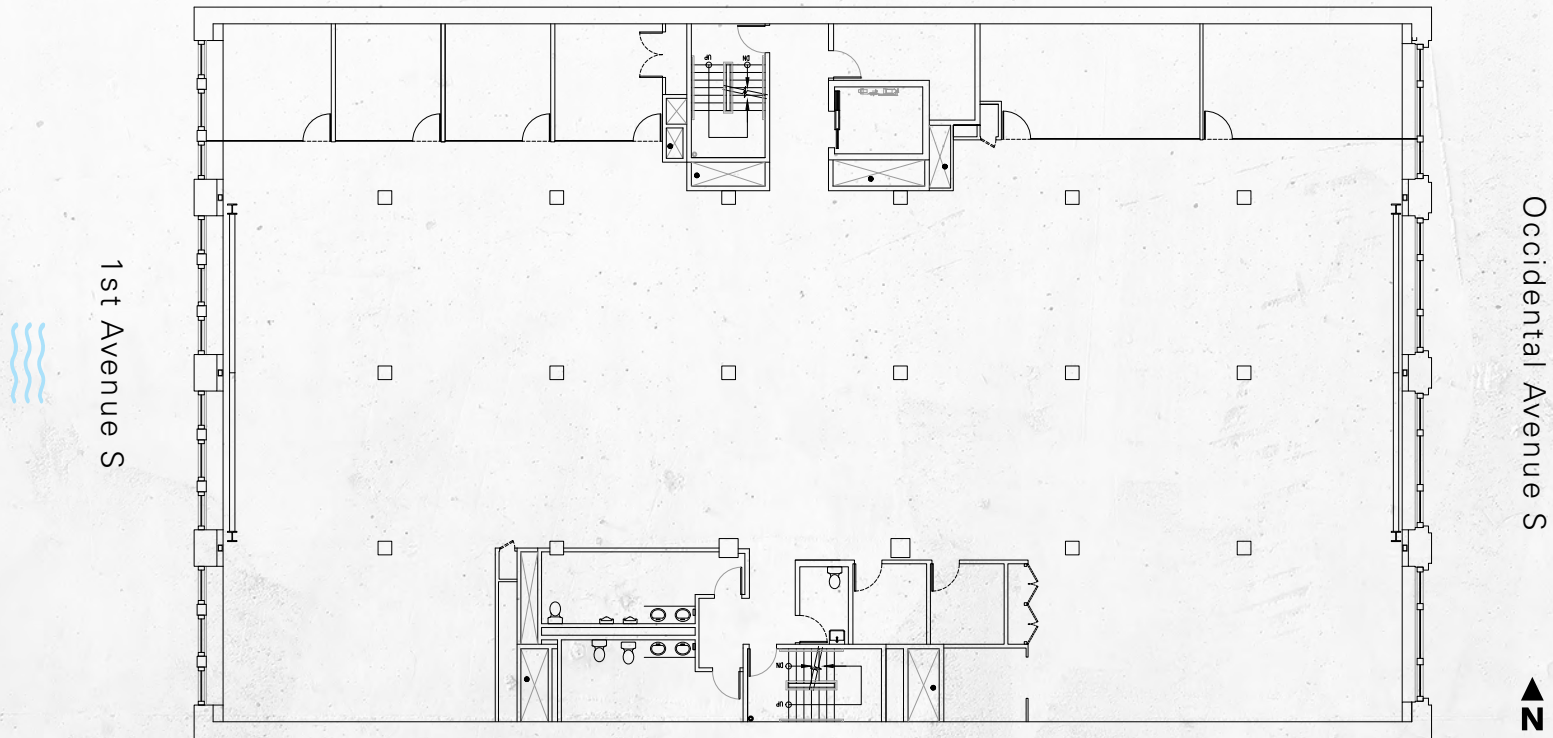


FLOOR 2

10,037 RSF

(Div. to 4,757 RSF)

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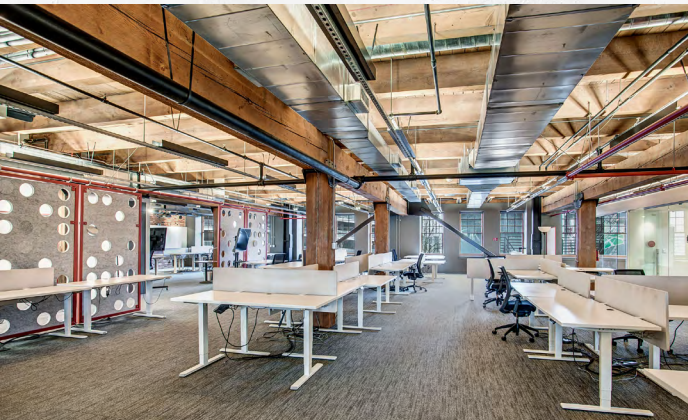
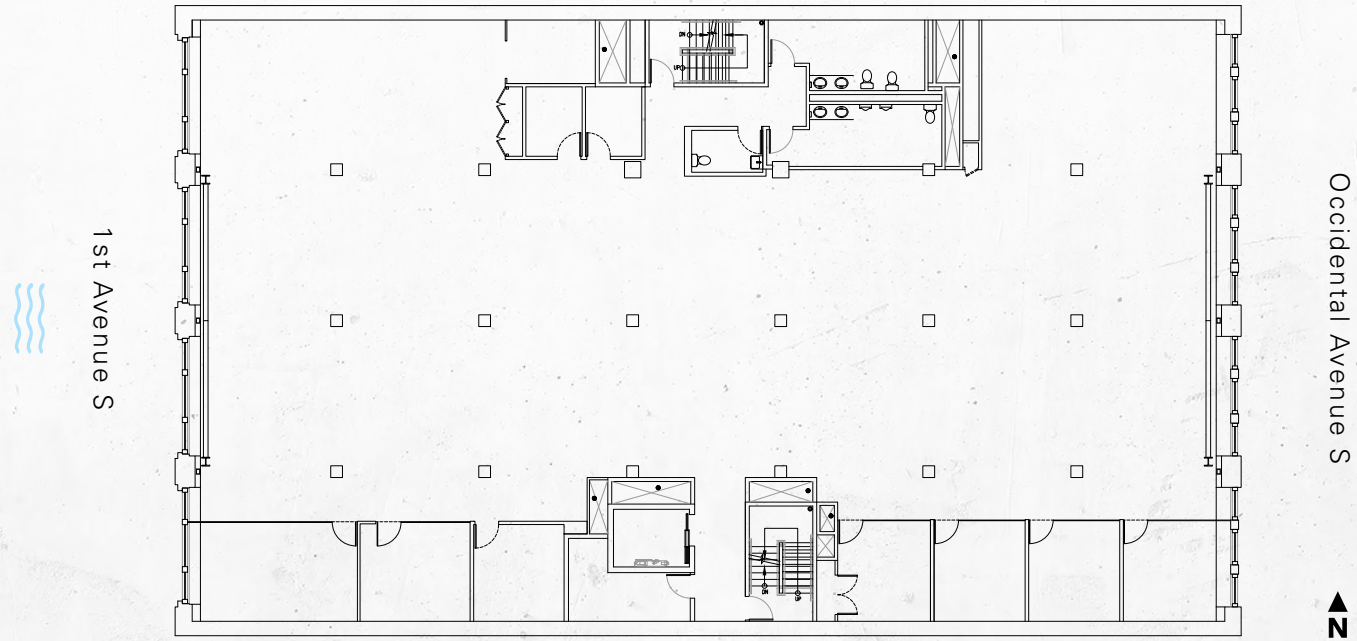


FLOOR 3

10,037 RSF

(Div. to 4,775 RSF)

Virtual Tour



FLOOR 4

10,037 RSF

(Div. to +/- 5,000 RSF)

Available June 2026

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FLOOR PLAN COMING SOON

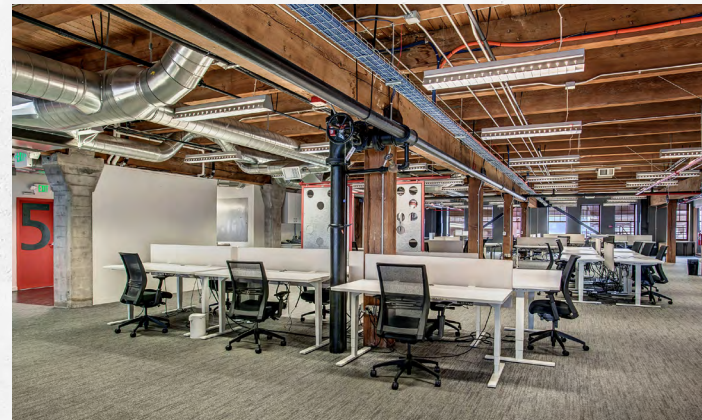
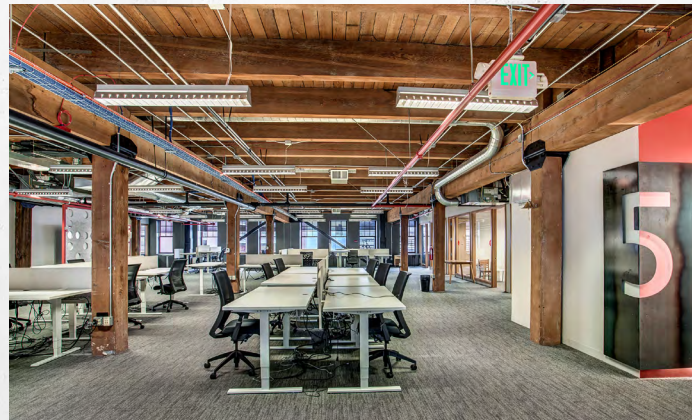
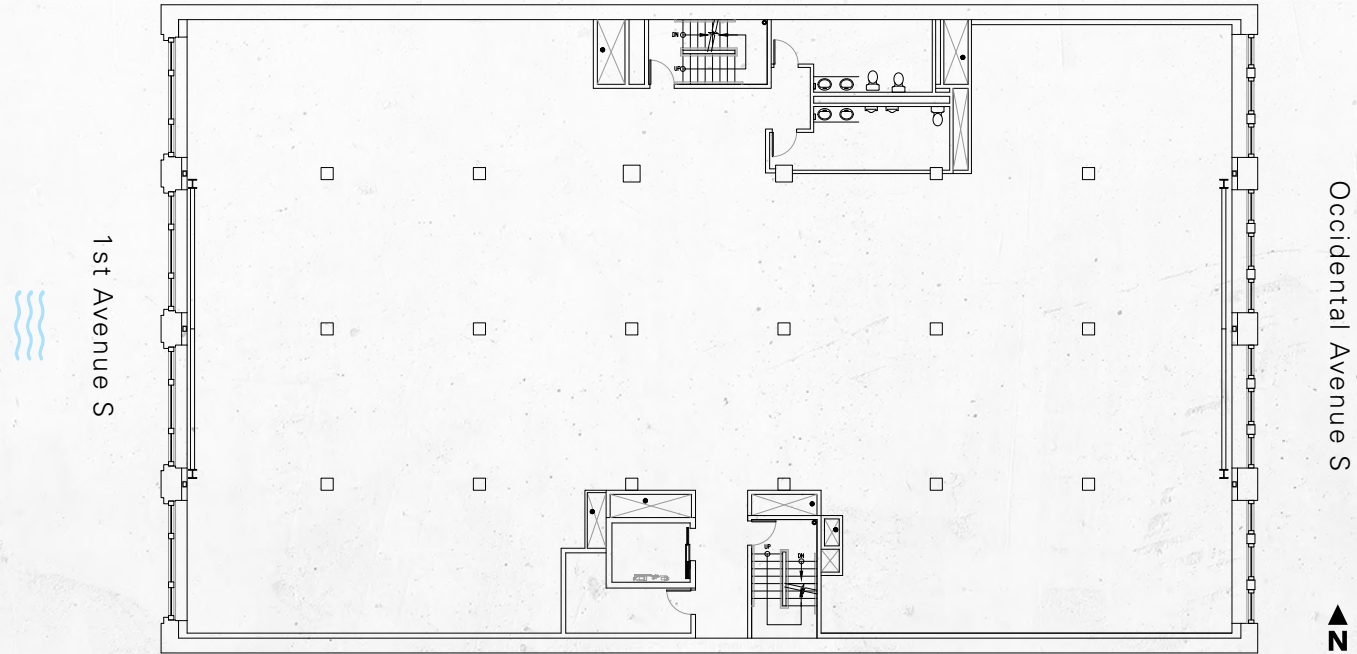
FLOOR 5

10,037 RSF

(Div. to 4,712 RSF)



Virtual Tour



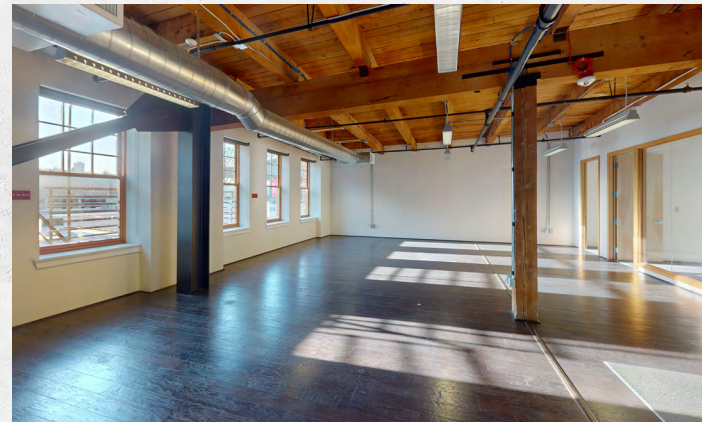
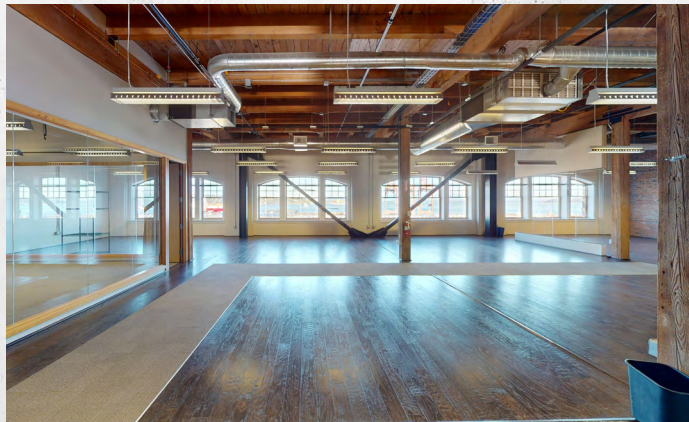
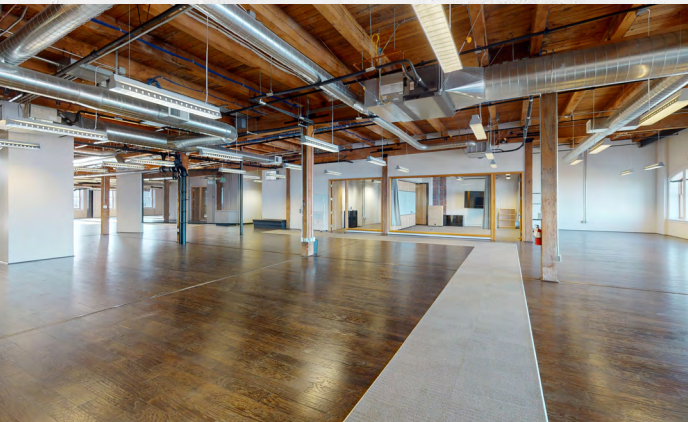
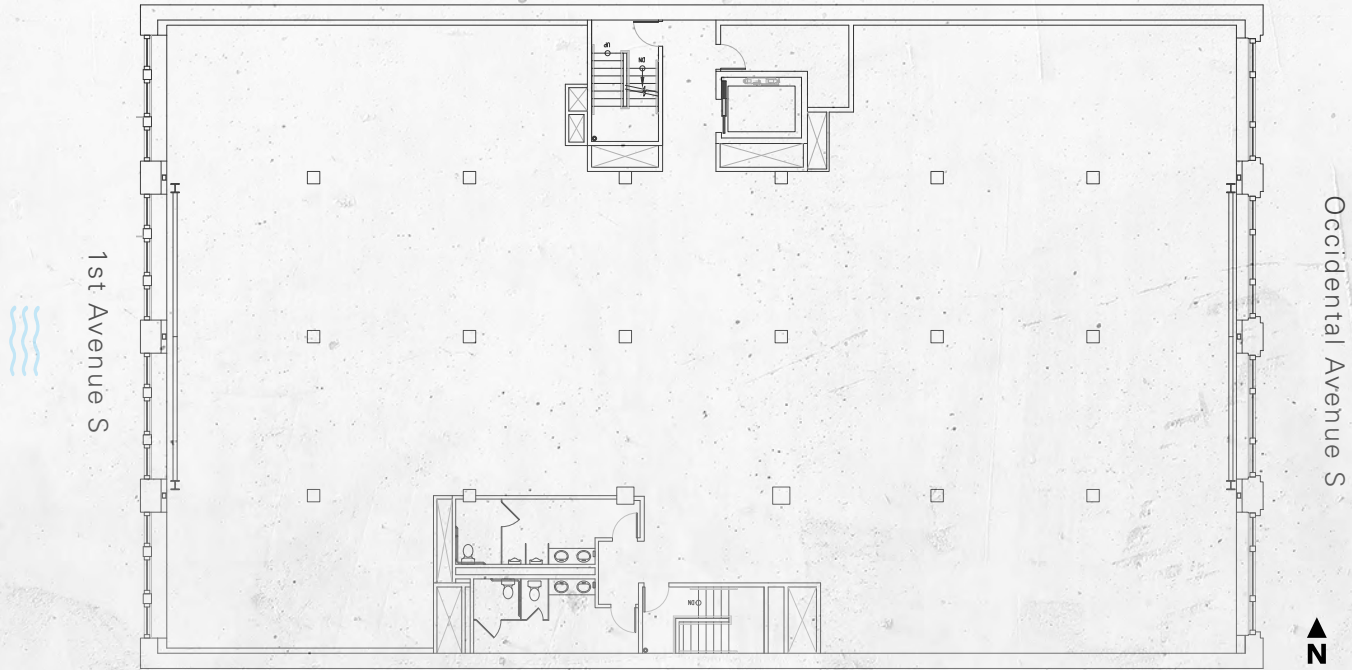
FLOOR 6

10,037 RSF

(Div. to 4,694 RSF)

Virtual Tour

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THE NEIGHBORHOOD

1 block

from T-Mobile Park Stadium and adjacent to Seattle Lumen Field Stadium

1 block

from the future Seattle Waterfront

1 block

from Union Station

5 blocks

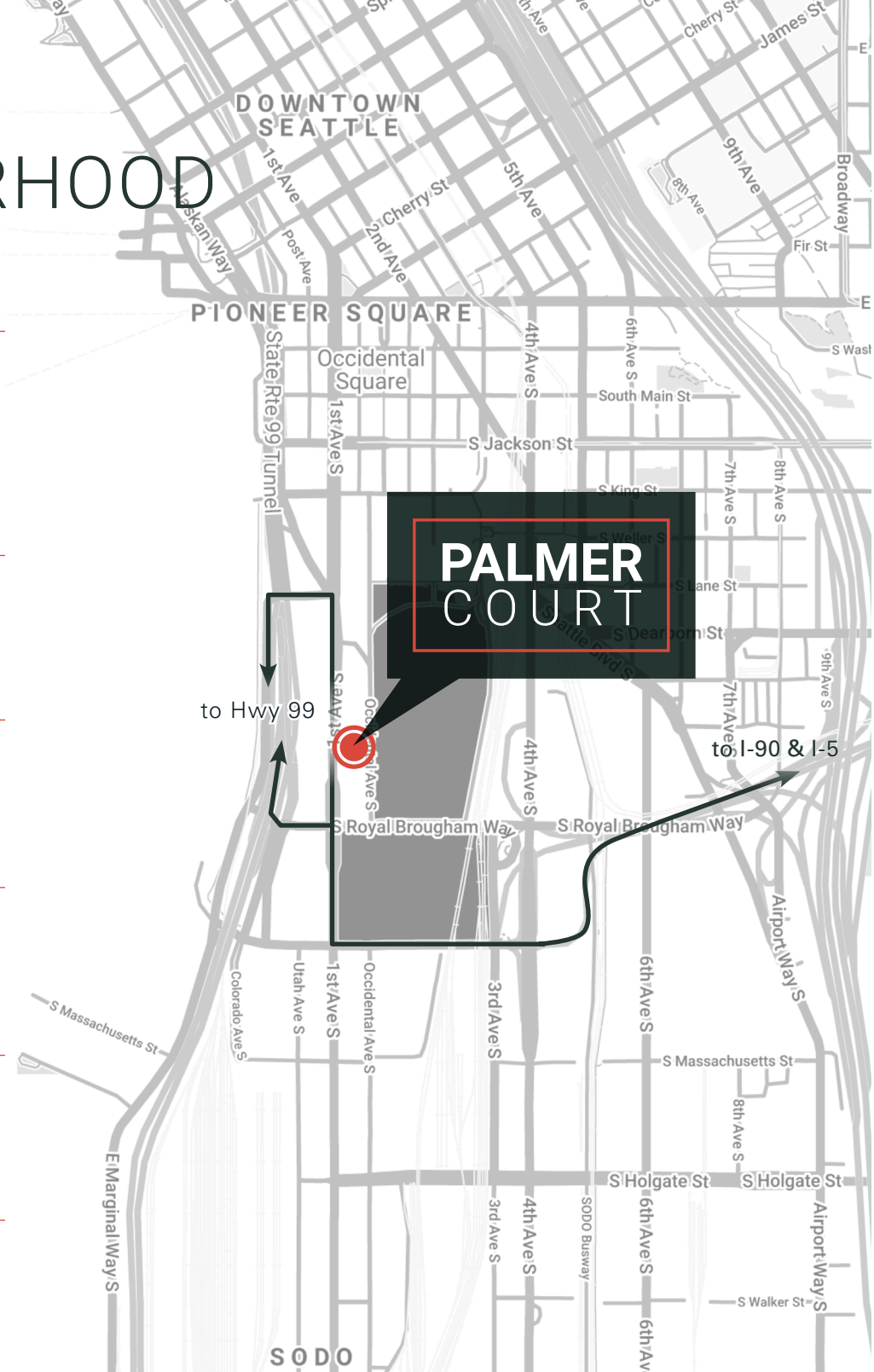
to I-5 and I-90 access points

6 blocks

from Pioneer Square amenities

20+

restaurants, coffee shops and retail amenities within a 5 minute walk



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