



FOR LEASE

401 2nd Ave S

OFFICE & RETAIL SPACE



COURT IN THE SQUARE : PROPERTY INFO

- **Landmark building in a historic neighborhood.** The Court in the Square property is situated in Seattle's dynamic Pioneer Square Historic District, with great accessibility and walkability. Considered "a Walker's Paradise" and "2nd most walkable neighborhood in Seattle" by Walk Score, with a Walk Score of 98.
- **Office and retail space available.** Office suites range from approximately 800 to 11,700 rentable square feet. Additional tenant storage space is also available for lease.
- **Unique architectural identity.** A seven-story, open-air glass Atrium connects the Goldsmith and North Coast buildings, giving the project a distinctive identity within the neighborhood. North Coast tenant spaces feature open beam high ceilings, with suspended lighting fixtures and exposed ductwork.
- **Services and amenities available.** A professional and experienced on-site property management and maintenance team provides service with a personal touch. A building conference room is available for use by tenants at no charge.
- **Convenient transportation hub.** Only minutes to I-5, I-90, and SR 99. Close proximity to King Street Station, with easy access to Metro bus routes, Sounder train and Link light rail.
- **Retail and dining destination.** Just on the opposite corner from a major new hotel development with 24-hour dining. The neighborhood also features unique and eclectic shopping experiences, and many chic dining options from boutique restaurants and cafes. Two restaurants and a coffee house are also available on-site for tenants and visitors.



CONTACT US

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