

FOURTH & MADISON

925 Fourth Avenue | Seattle, Washington 98104

NEWMARK





Tenant Lounge



Informal Conference Space



Tenant Lounge

NEW BUILDING RENOVATIONS

Revamped Lobby

Modern renovations with new turnstiles, concierge service, soft seating, and informal conference space



New Turnstiles



Concierge Service

New 4th Floor Amenities

Pickleball Court and stylish Tenant Lounge for relaxing and socializing



Pickleball Court



Fitness Center



Showers

Upgraded Fitness Center

Fully equipped gym with showers and locker rooms for ultimate convenience



BUILDING HIGHLIGHTS



LEED Gold Certification, Fitwel Certification, WELL Health - Safety Rating, and Energy Star Rating



Views of Elliott Bay, the Olympic Mountains, Space Needle, and Mt. Rainier



Floor-to-ceiling windows with 9' drop ceiling



7th floor outdoor terrace for tenants



State-of-the-art conferencing center



Fitness center with showers and lockers



24/7 on-site security



On-site parking with EV charging stations



On-site retailers include Belle Epicurean Café, Market Fresh, Sushi Kudasai, and Capelli's Barbershop



AVAILABILITIES

Suite 100	10,177 (divisible to 4,082)	Available Now
Suite 200	7,340	Available Now
Suite 300	15,848	Available Now
Suite 420	1,791	Available Now
Floor 6	38,080	Available Now
Floor 7	21,987	Available Now
Floor 8	23,431	Available Now
Floor 10	23,605	Available Now
Floor 11	23,605	Available Now
Floor 17	24,627	Available Now
Floor 18	24,627	Available Now
Floors 20/21	49,240 (divisible to 24,620)	Available Now
Suite 2220	9,445	Available Now
Suite 2250	15,168 (divisible to 5,788)	Available Now
Suite 2320*	12,730 (divisible to 5,000)	Available Now
Suite 2350*	9,505	Available Now
Suite 2520	11,596	Available Now
Suite 3240	6,219	Available Now
Suite 3250	10,431 (divisible to 4,000)	Available Now
Floor 33*	25,346	Available Now
Floor 34*	25,285	Available Now
Suite 3520	8,980 (Spec Suite)	Available Now
Suite 3540	7,496 (Spec Suite)	Available Now
Floor 36	25,038	Available 8/1/2027
Floor 37	11,598	Available Now

*Suites 2320 & 2350 combinable to 22,235 SF

*Floors 33-34 combinable to 50,631 SF



SUITE 100

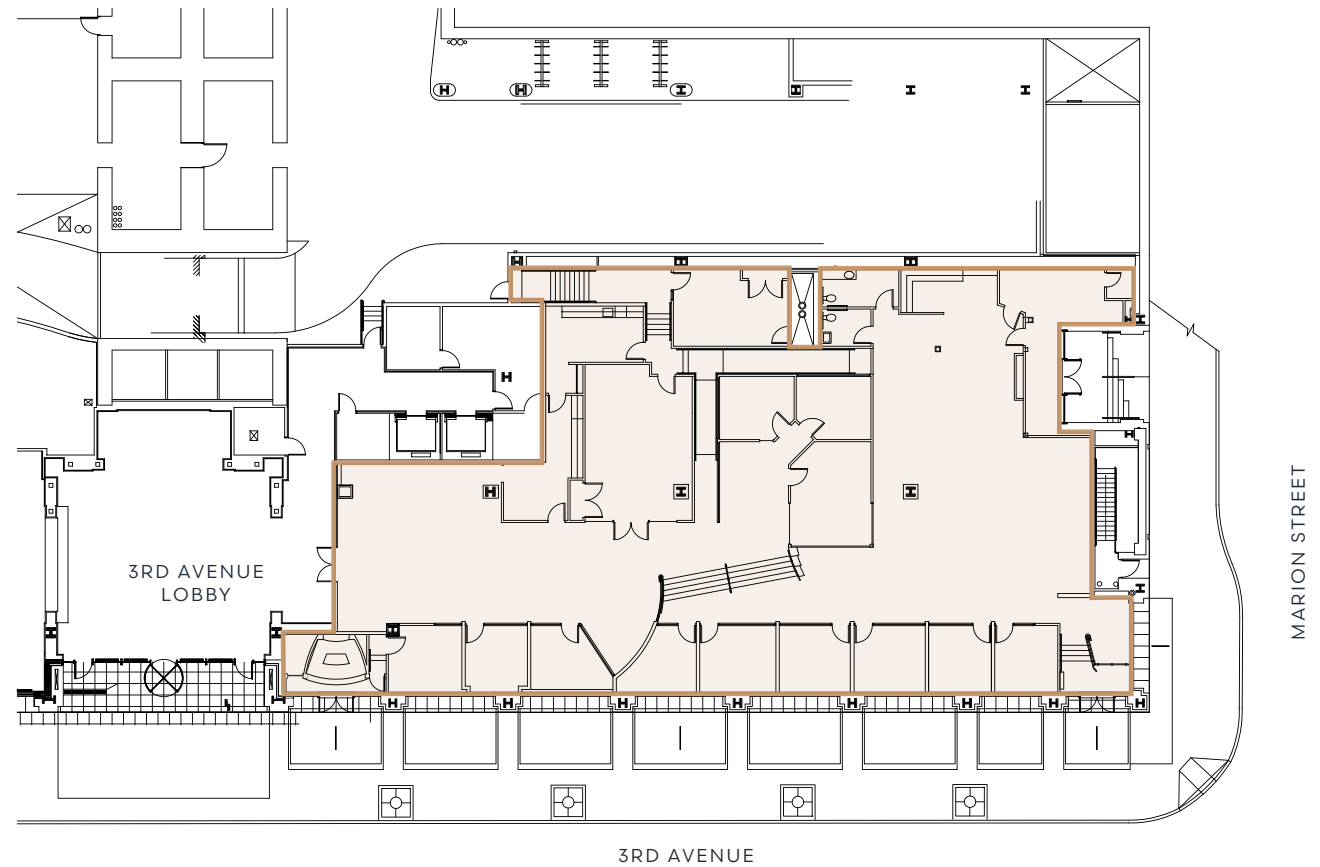
10,177 SF

(divisible to 4,082 SF)

Available now

Retail or office space

 VIRTUAL TOUR



SUITE 100

10,177 SF

Available now

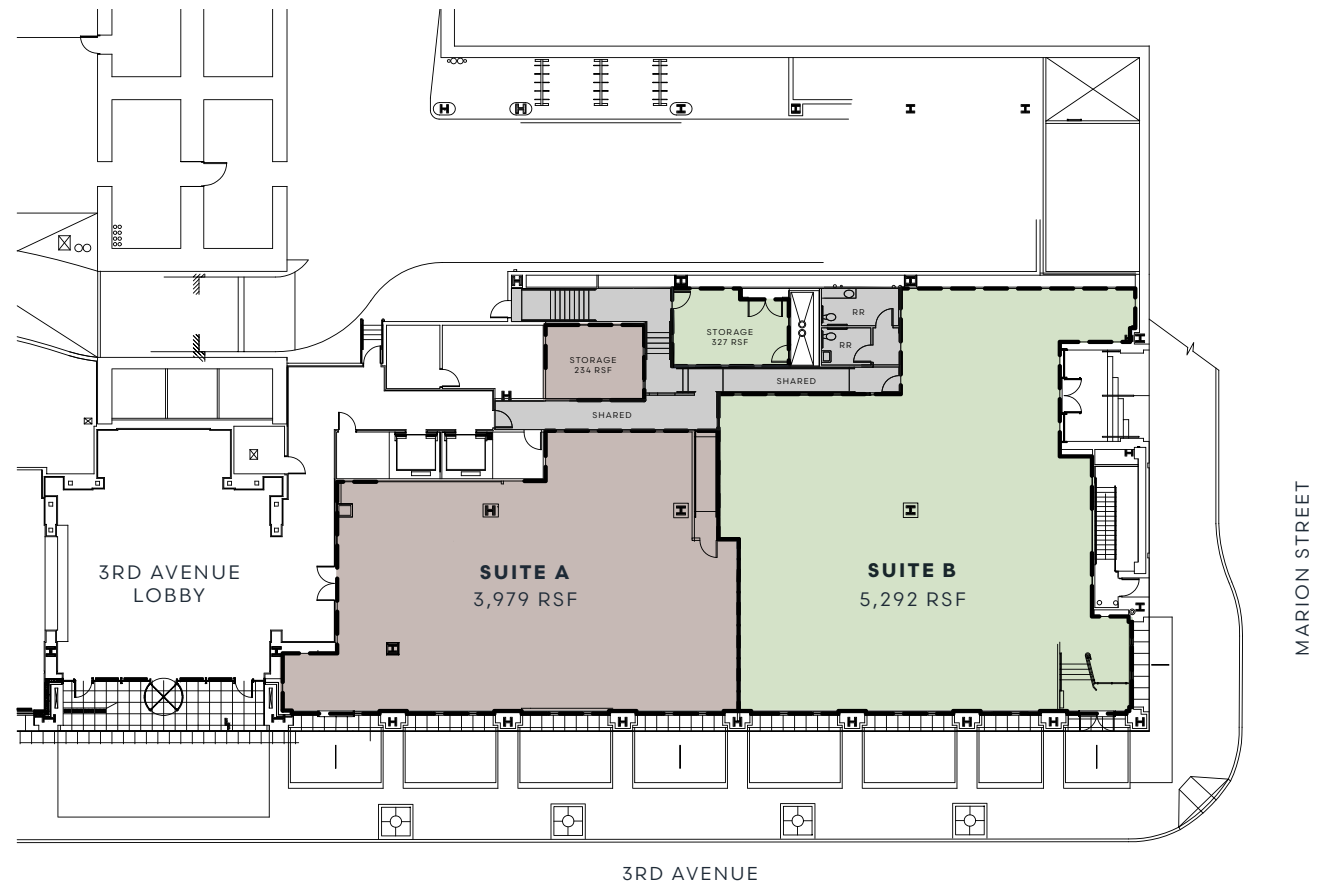
Retail or office space

Divisibility Options -

Shared Restrooms:

Suite A – 4,213 RSF

Suite B – 5,619 RSF



SUITE 100

10,177 SF

Available now

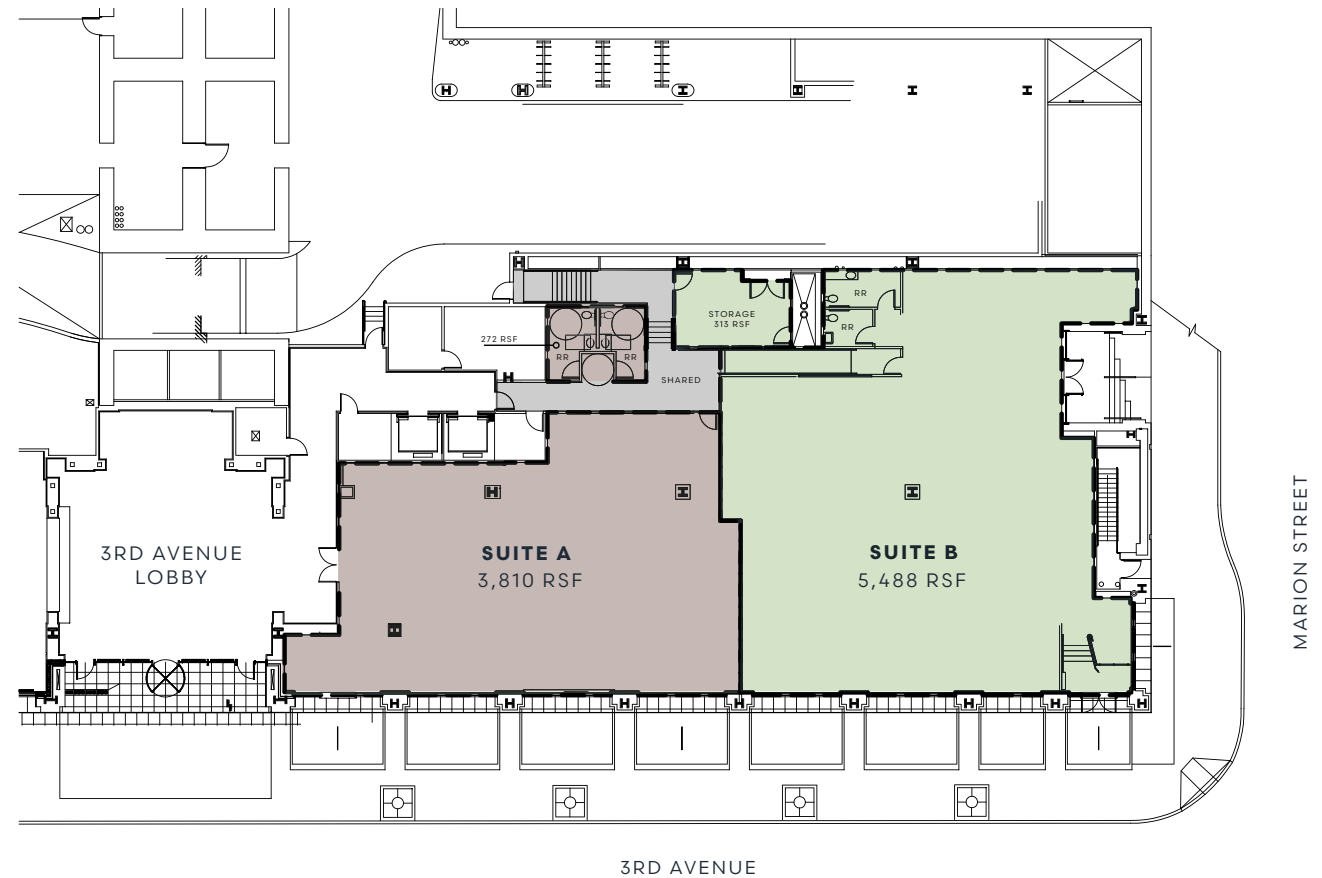
Retail or office space

Divisibility Options -

Private Restrooms:

Suite A - 4,082 RSF

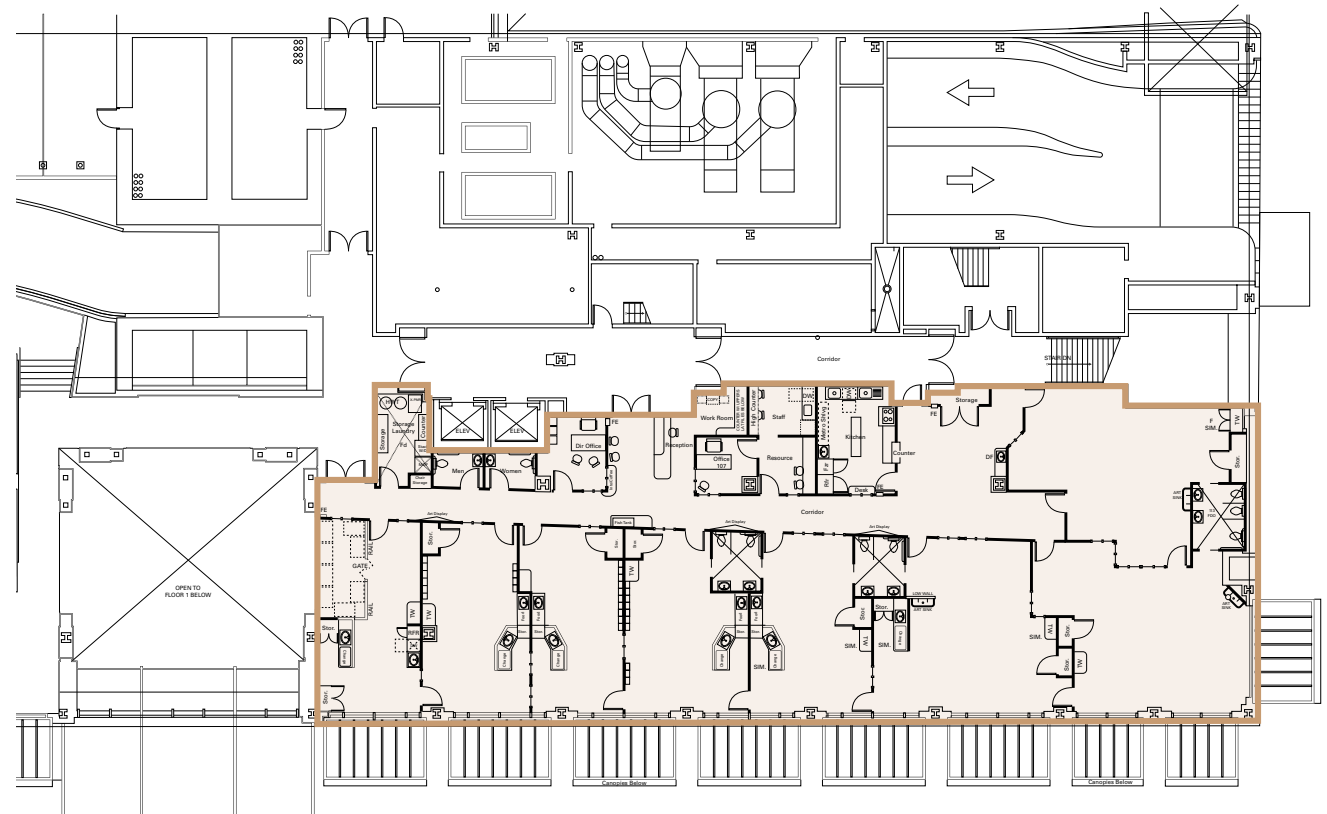
Suite B - 5,801 RSF



SUITE 200

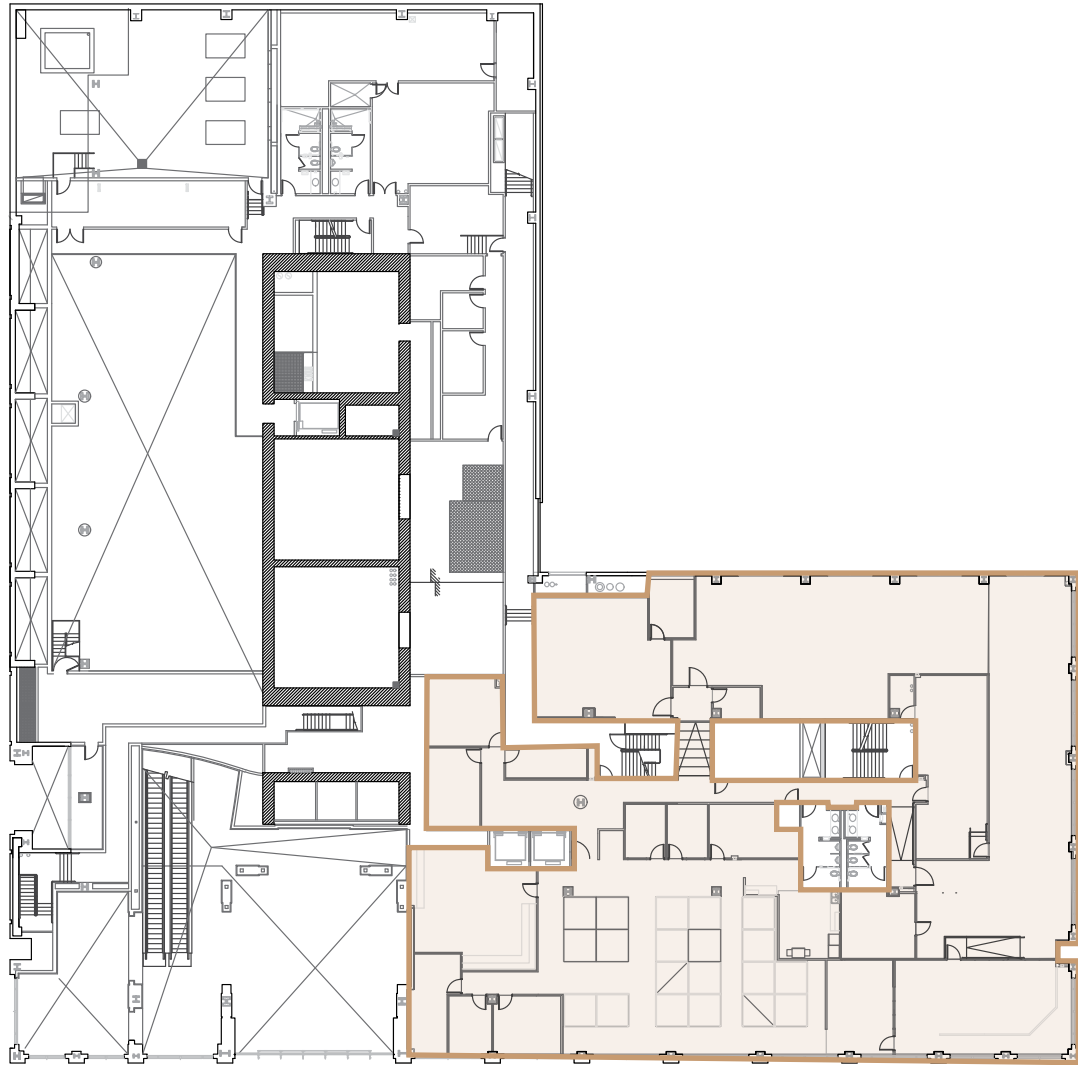
7,340 SF

Available now
Former daycare



SUITE 300

15,848 SF
Available now



SUITE 420

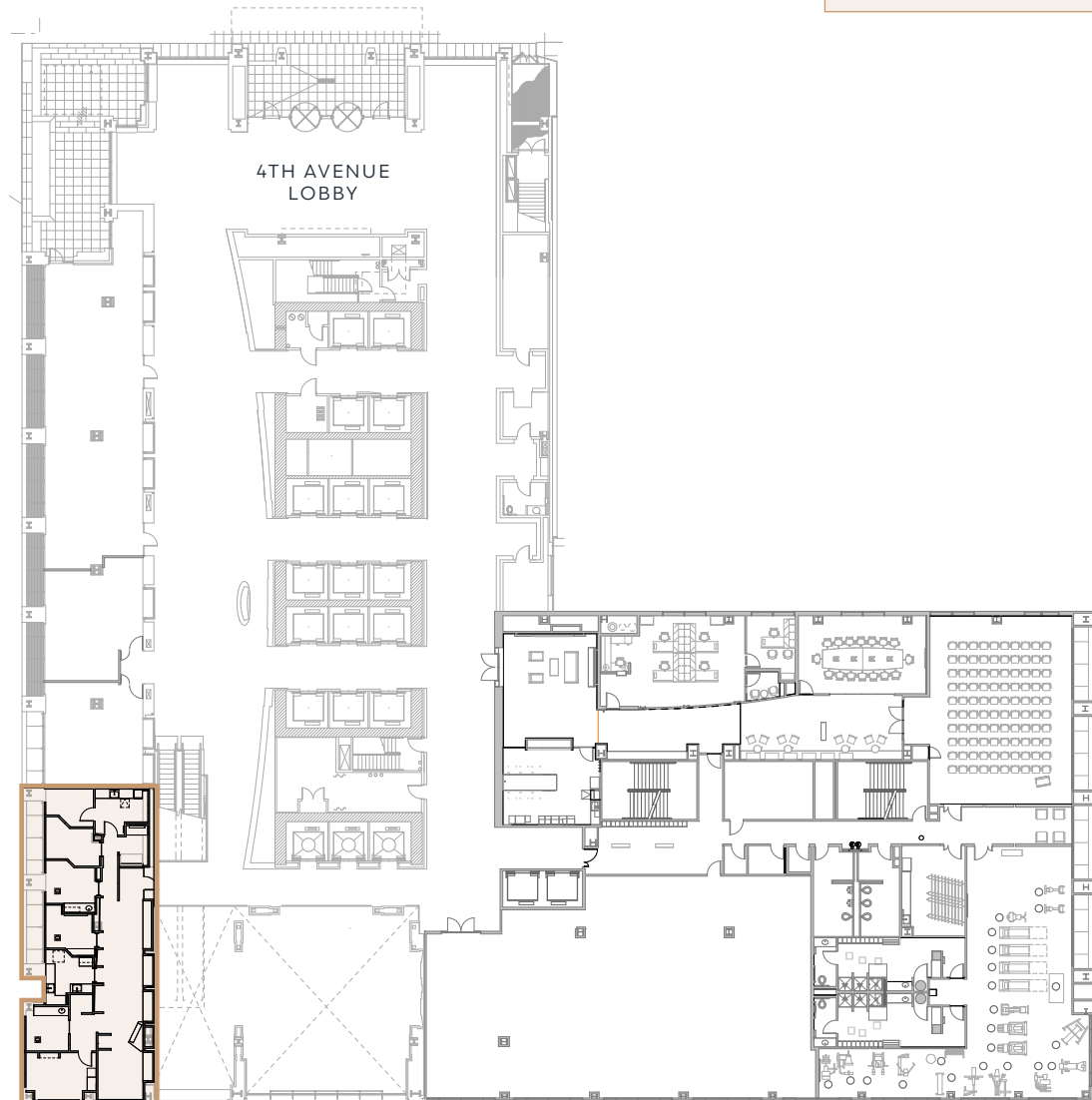
1,791 SF

Available now

Retail or office space

Former dental office

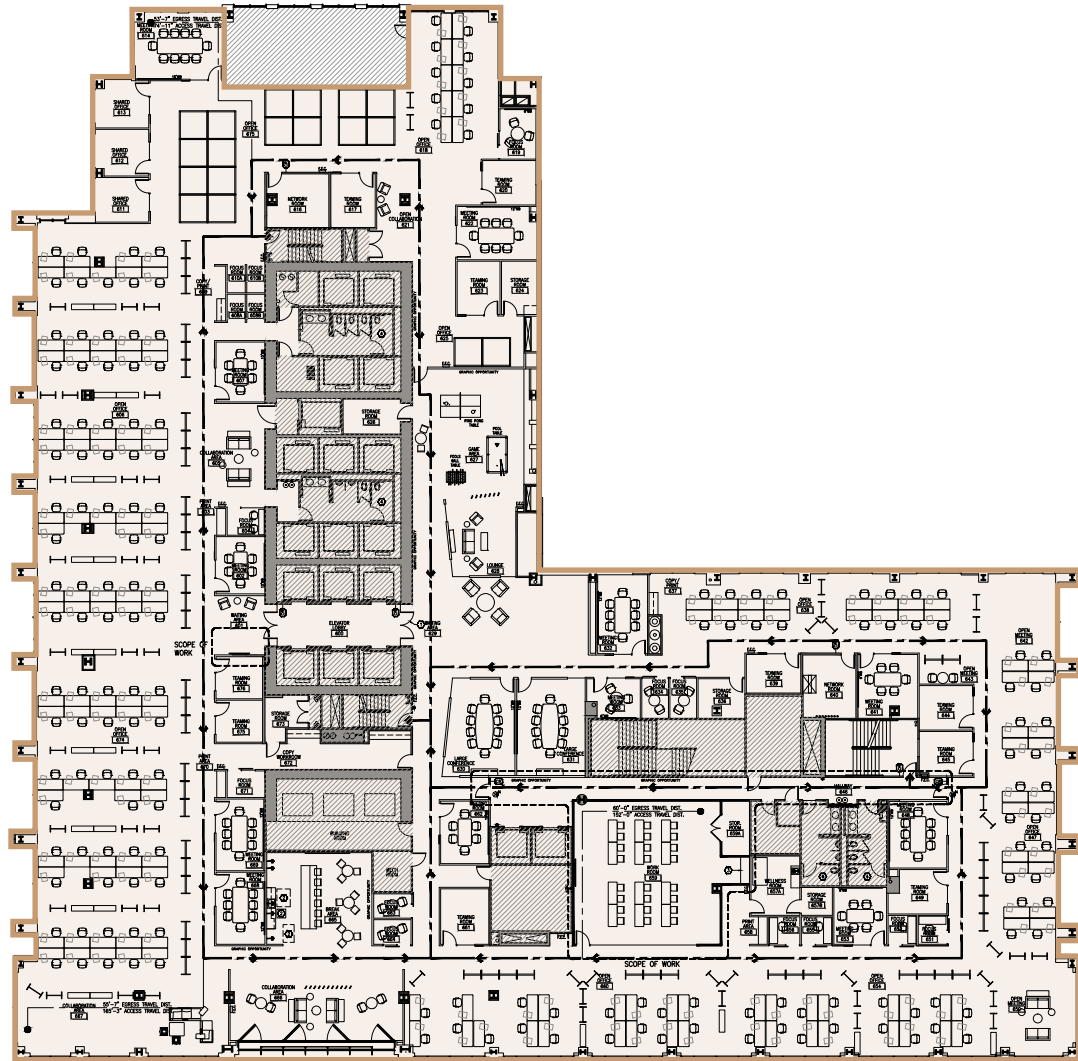
 [AVAILABILITIES PAGE](#)



FLOOR 6

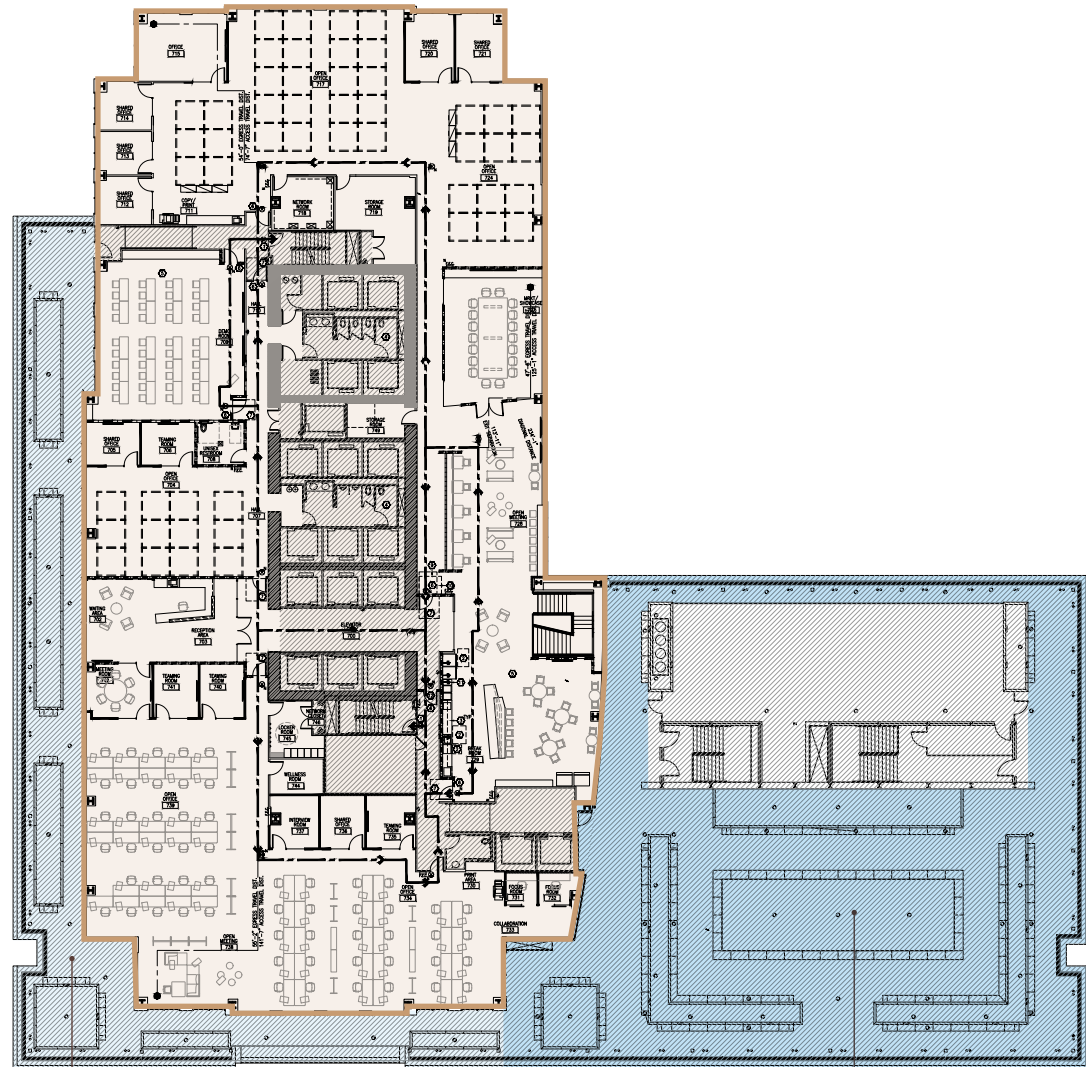
38,080 SF
Available now

 VIRTUAL TOUR



FLOOR 7

21,987 SF
Available now



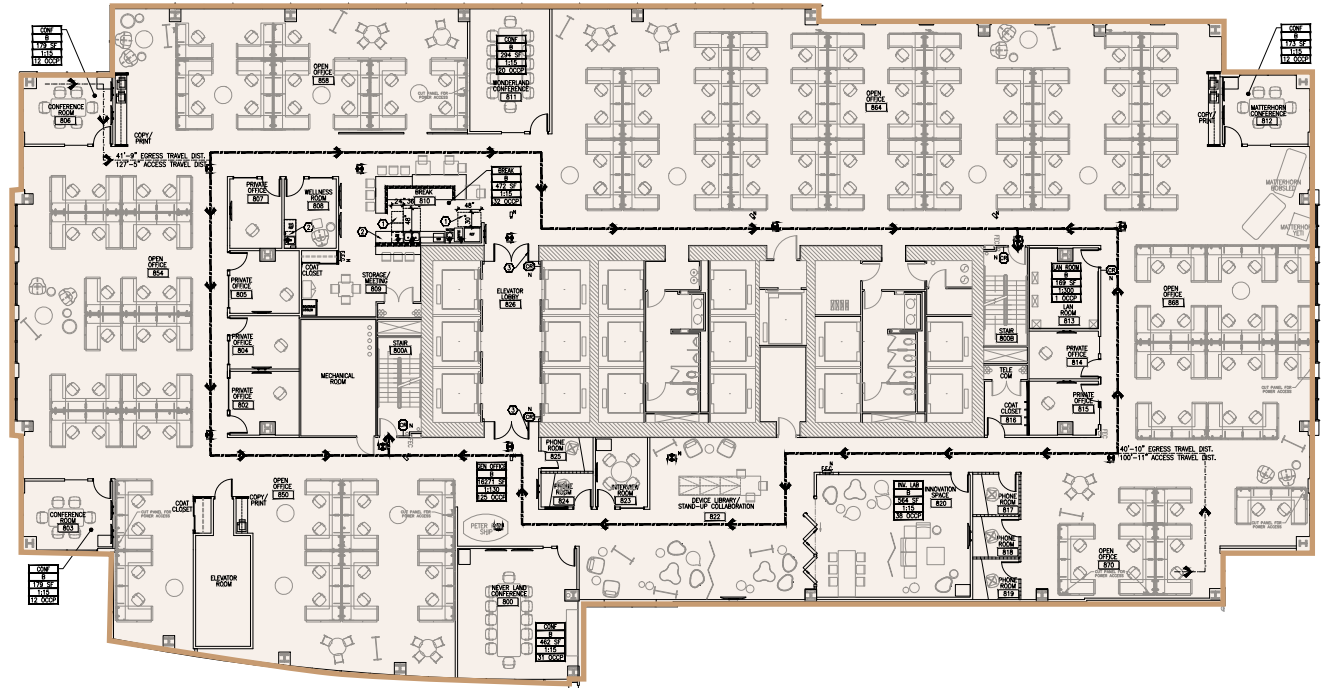
POTENTIAL DECK FOR
7TH FLOOR TENANT

TENANT AMENITY DECK



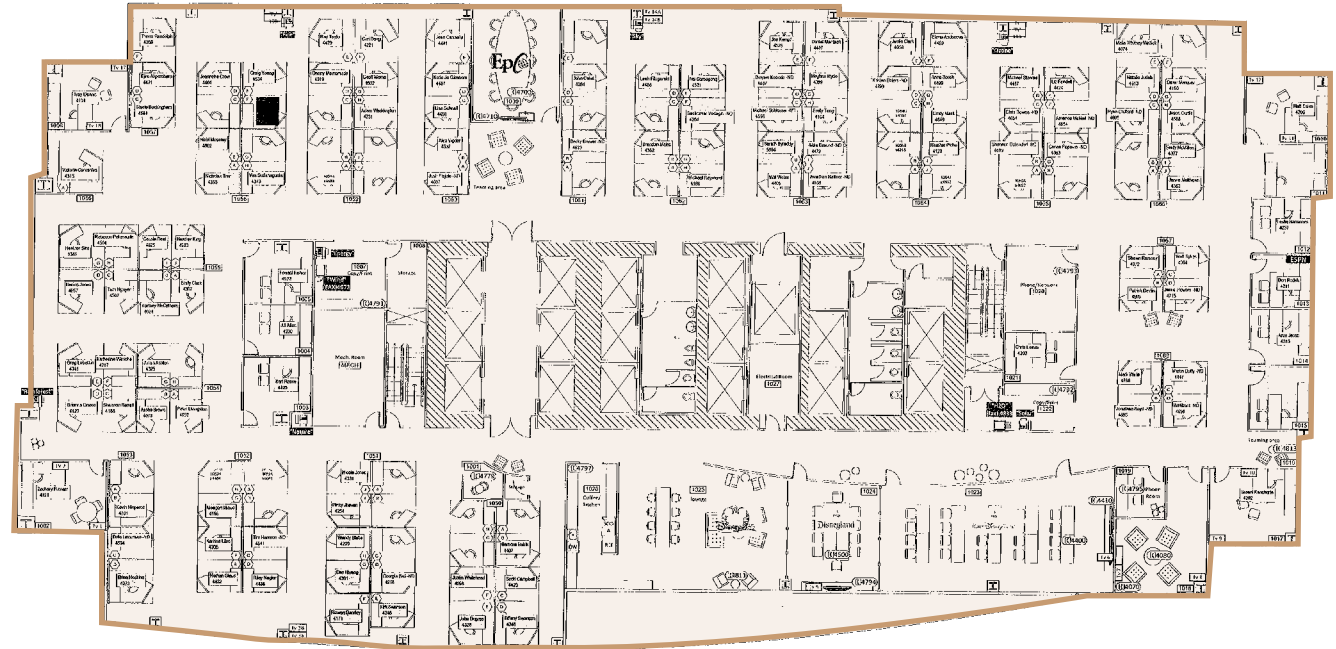
FLOOR 8

23,431 SF
Available now



FLOOR 10

23,605 SF
Available now



FLOOR 11

23,605 SF
Available now

 VIRTUAL TOUR



FLOOR 17

24,627 SF
Available now

 VIRTUAL TOUR

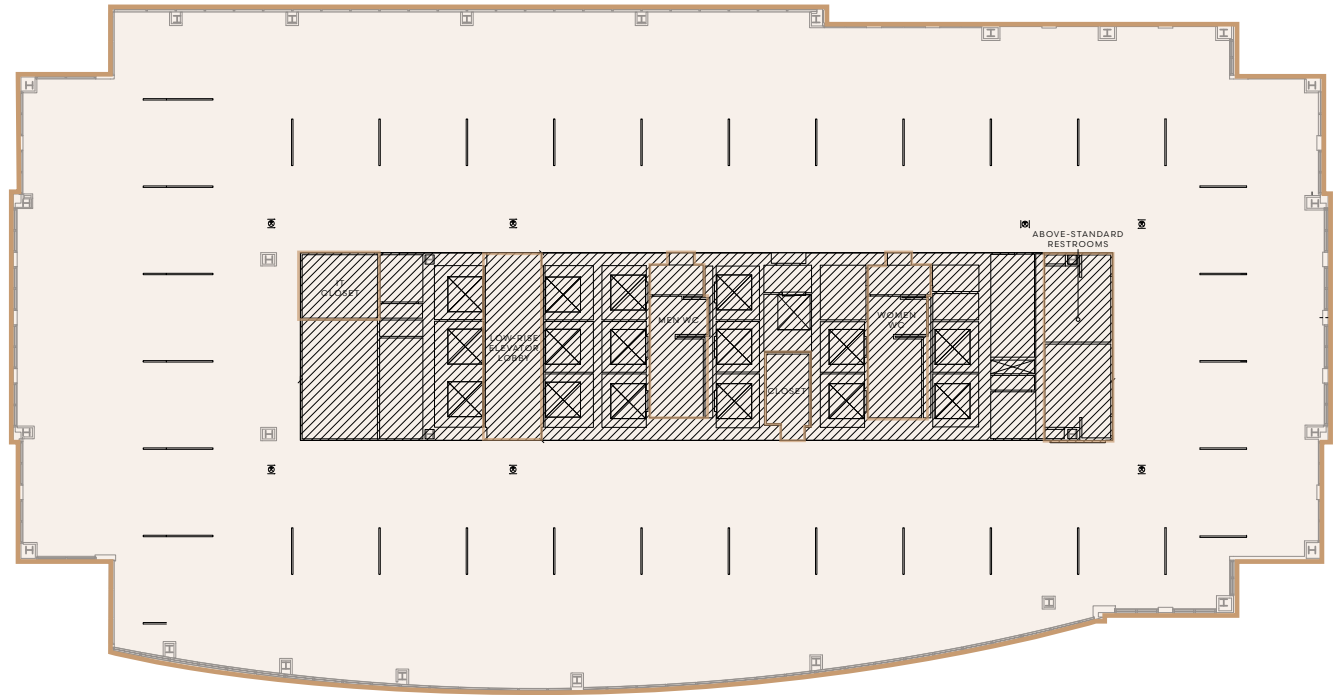


FLOOR 18

24,627 SF

Available now
Shell condition with
open ceiling

 VIRTUAL TOUR



FLOOR 20

24,620 SF
Available now



INTERNAL STAIRCASE
CONNECTING TO
FLOOR 21

**Floors 20-21 combinable
to 49,240 SF*



FLOOR 21

24,620 SF
Available now



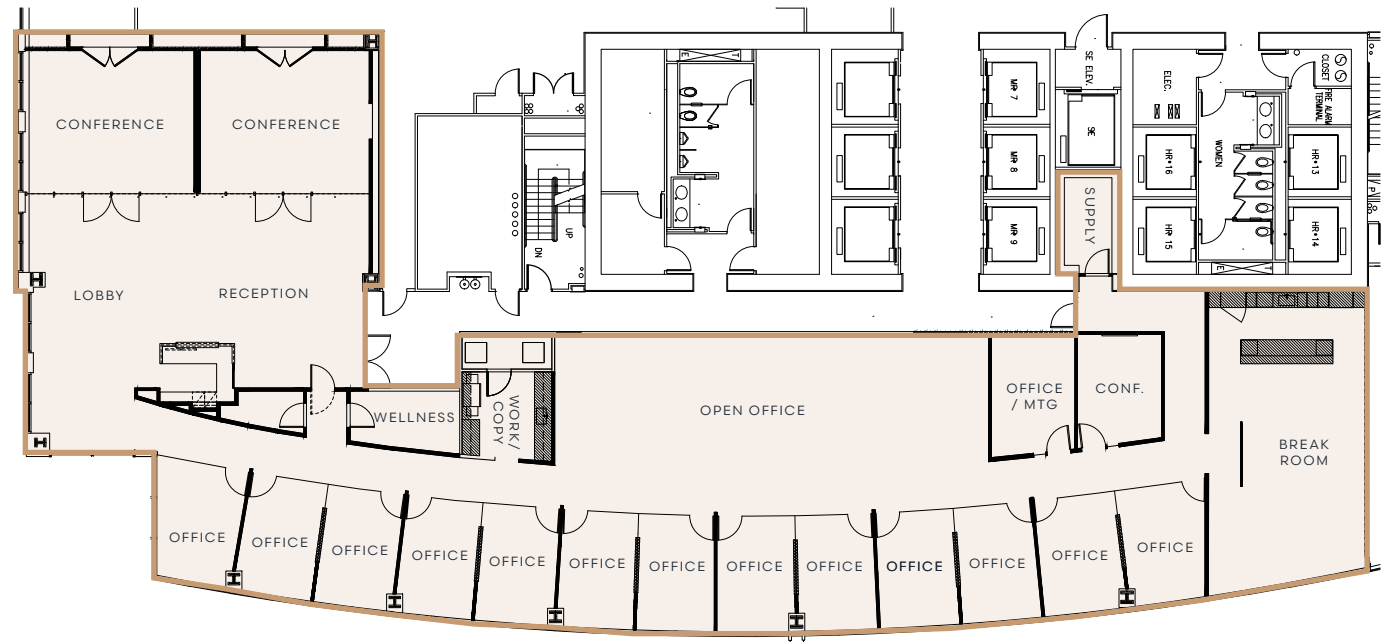
INTERNAL STAIRCASE
CONNECTING TO
FLOOR 20

**Floors 20-21 combinable
to 49,240 SF*



SUITE 2220

9,445 SF
Available now



SUITE 2250

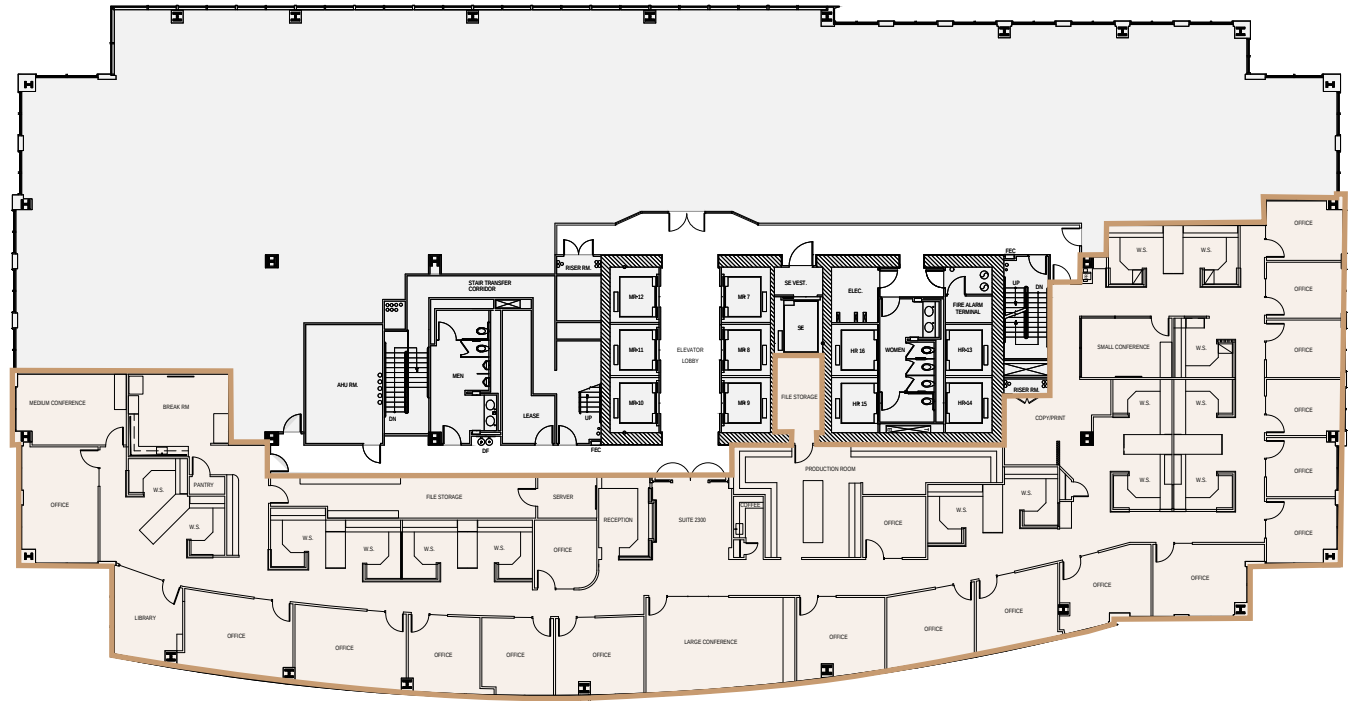
15,168 SF

(divisible to 5,788 SF)

Available now



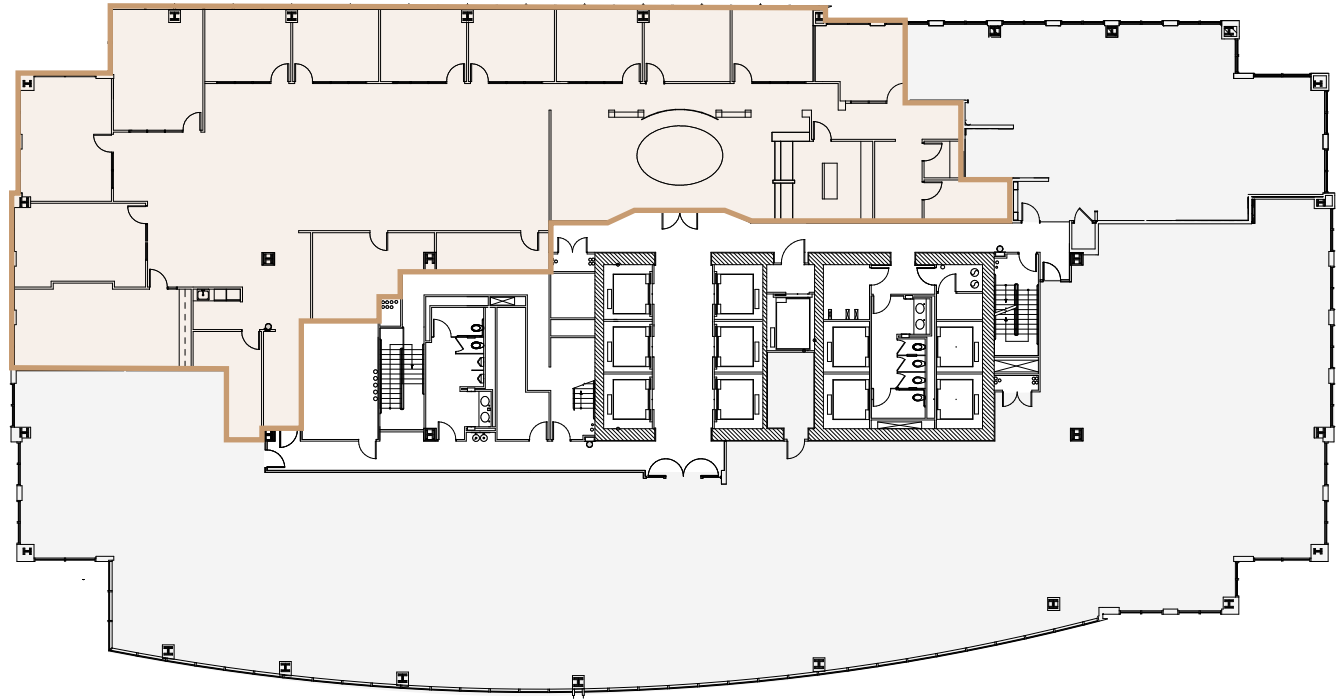
Law Firm build-out



SUITE 2350

9,505 SF*

Available now

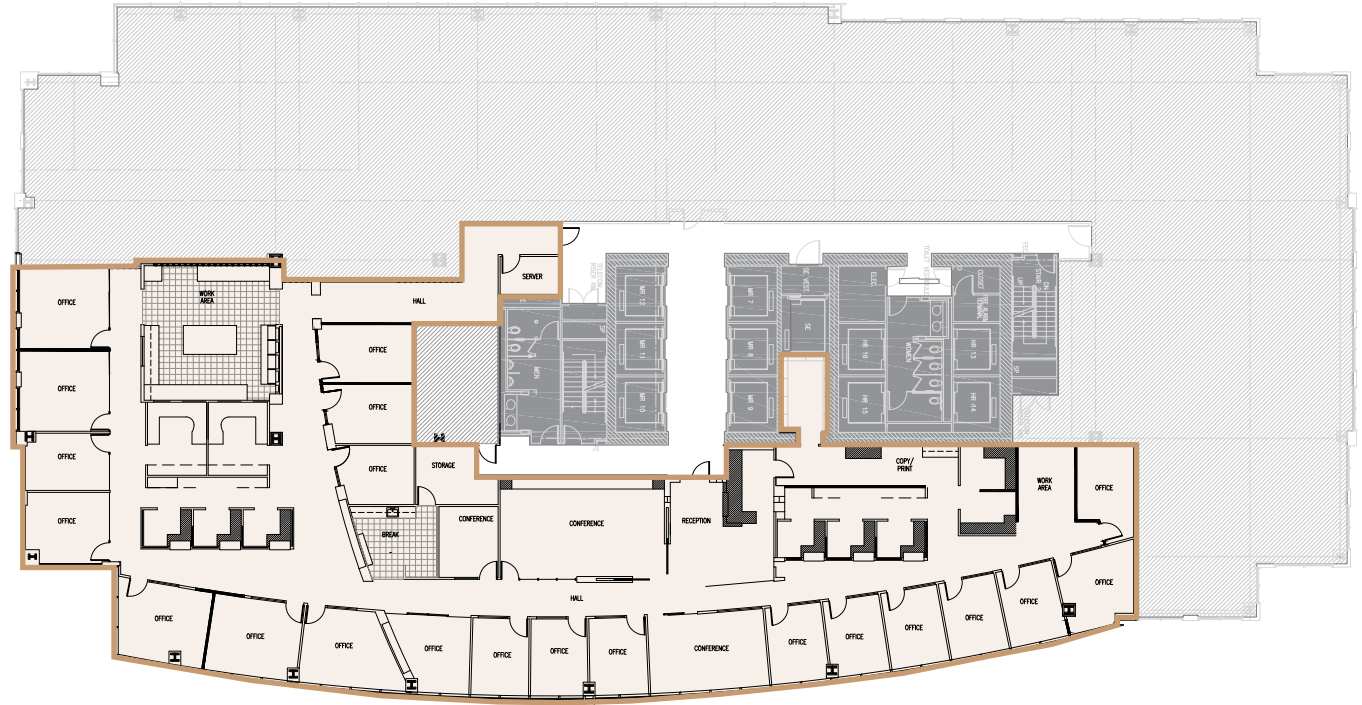


**Suites 2320 & 2350
combinable to 22,235 SF*



SUITE 2520

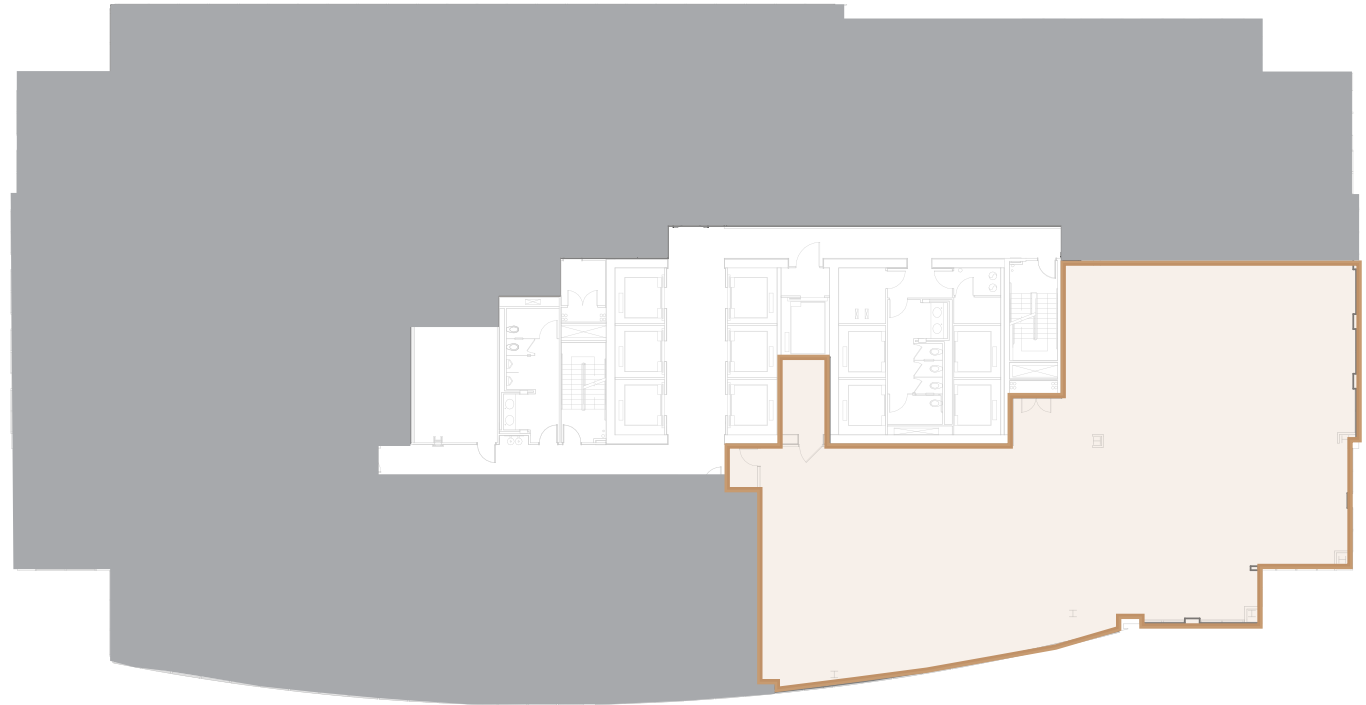
11,596 SF
Available now



SUITE 3240

6,219 SF

Available now

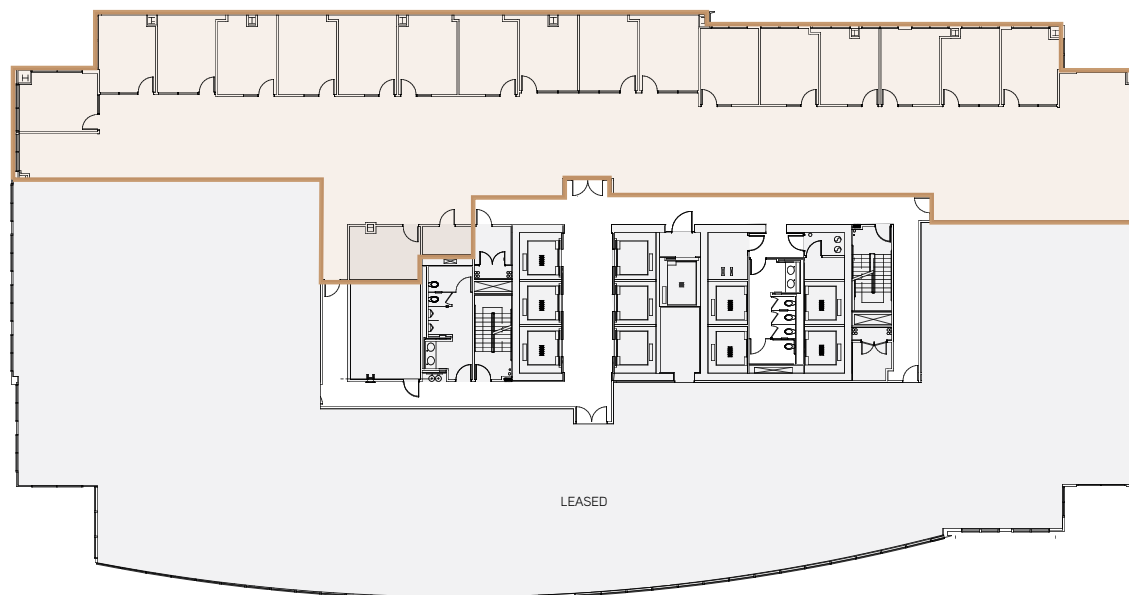


SUITE 3250

10,431 SF

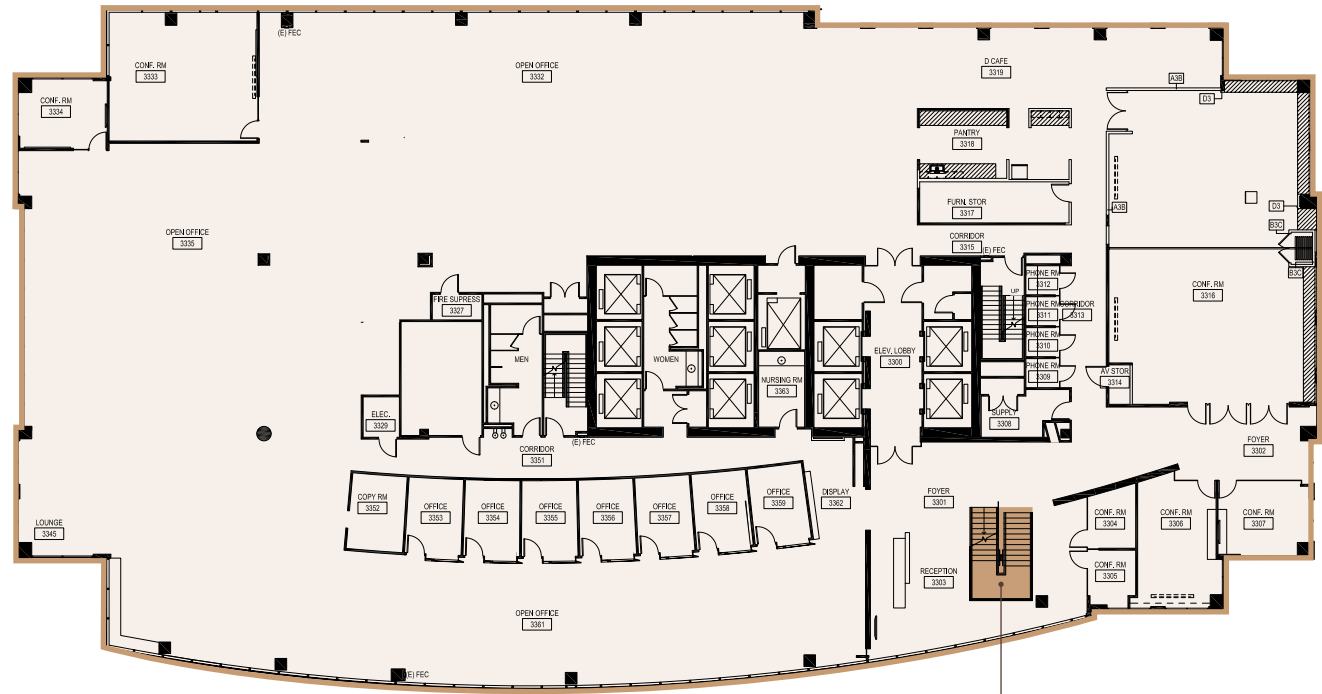
(divisible to 4,000 SF)

Available now



25,346*

Available now



INTERNAL STAIRCASE
CONNECTING TO
FLOORS 34 AND 35

25,285 SF*

Available now



INTERNAL STAIRCASE
CONNECTING TO
FLOORS 33 AND 35

*Floors 33-34 combinable
to 50,631 SF



SUITE 3520

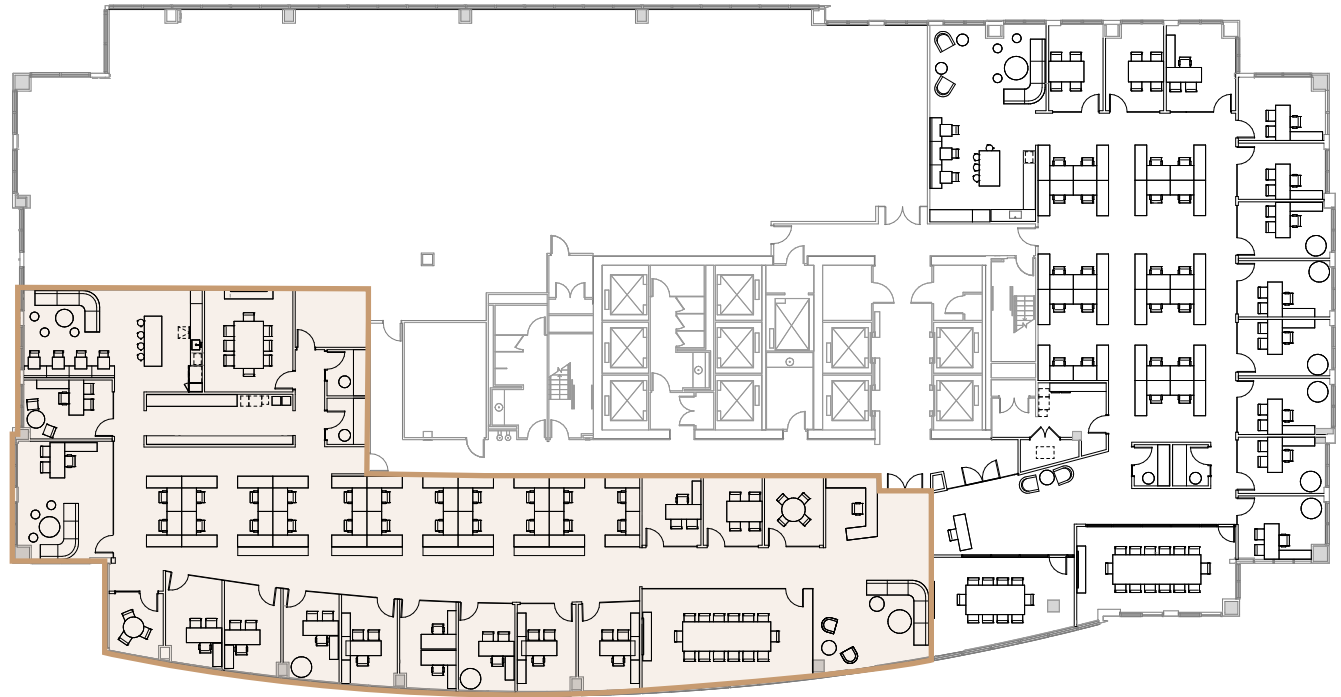
8,980 SF

Spec Suite

Furnished

Available now

 VIRTUAL TOUR



SUITE 3540

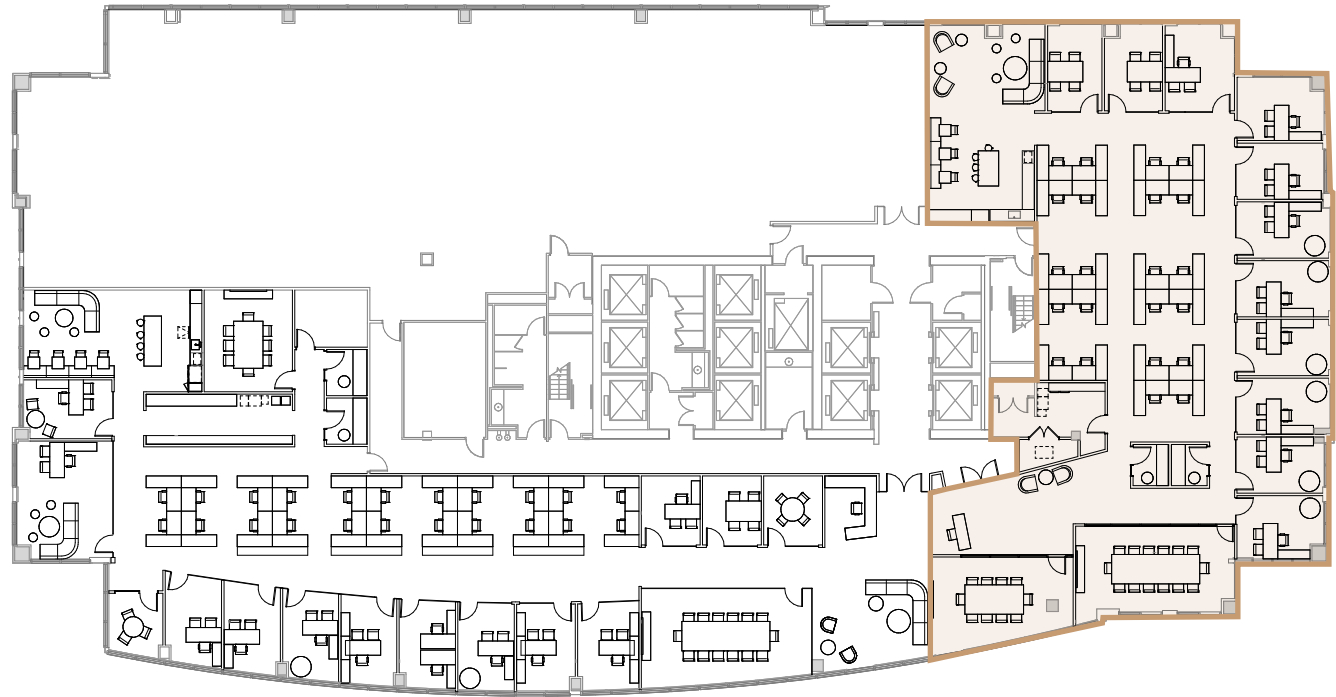
7,496 SF

Spec Suite

Unfurnished

Available now

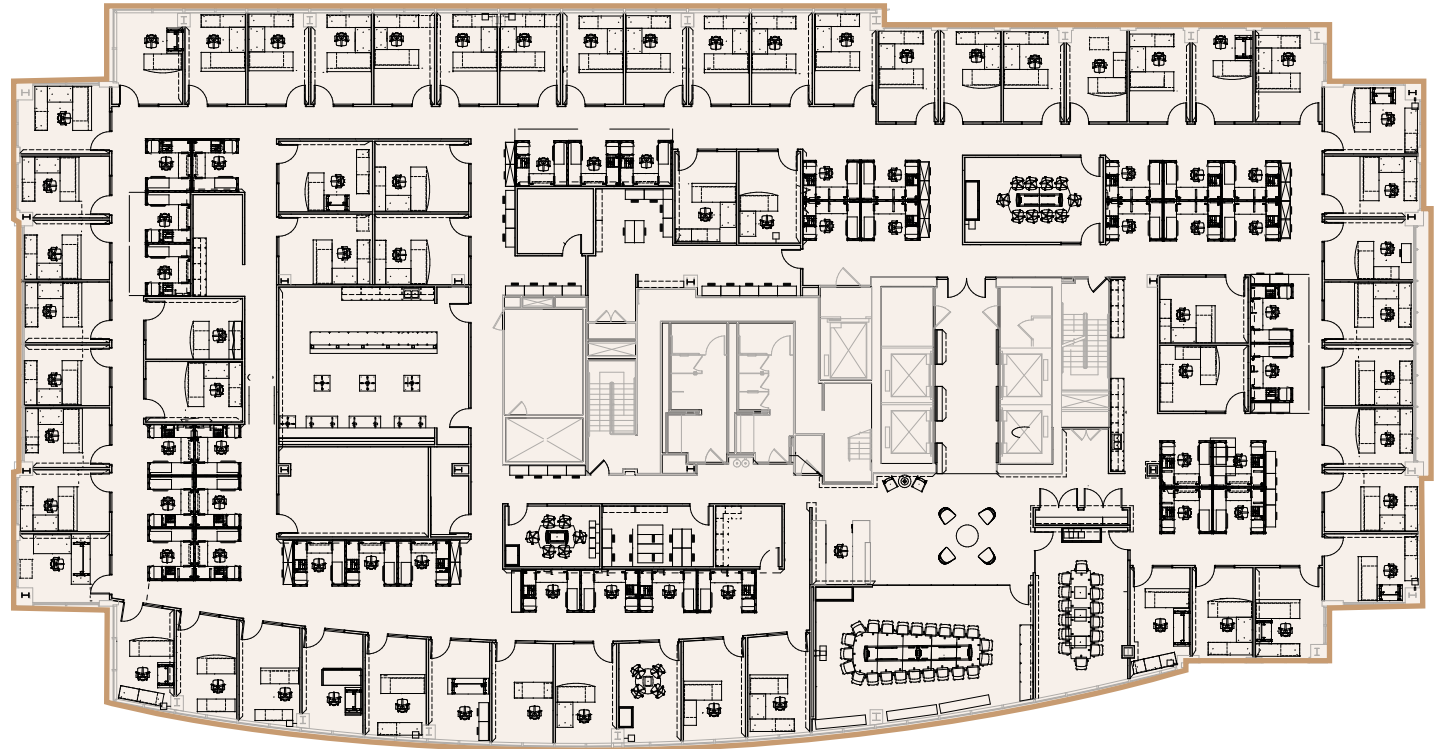
 VIRTUAL TOUR



SUITE 3600

25,038 SF

Available 8/1/27



FLOOR 37

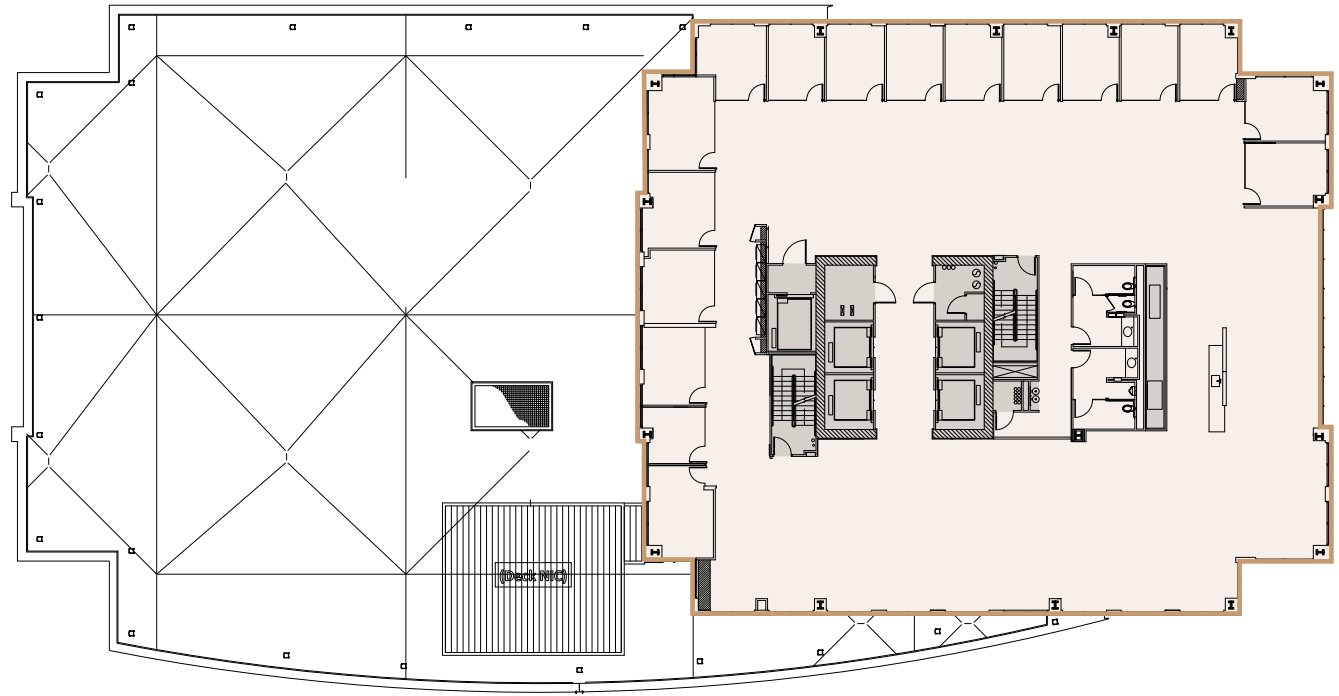
11,598 SF

Full floor

Perimeter private offices

Available now

 VIRTUAL TOUR



FOURTH & MADISON

925 Fourth Avenue | Seattle, Washington 98104

JESSE OTTELE

Executive Managing Director

t 206-452-4529

jesse.ottele@nmrk.com

CAVAN O'KEEFE

Executive Managing Director

t 206-395-2903

cavan.okeefe@nmrk.com

NEWMARK

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. 8/25 9750546771