

MAYNARD BUILDING

119 1ST AVE S, SEATTLE, WA 98104

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

Second Floor

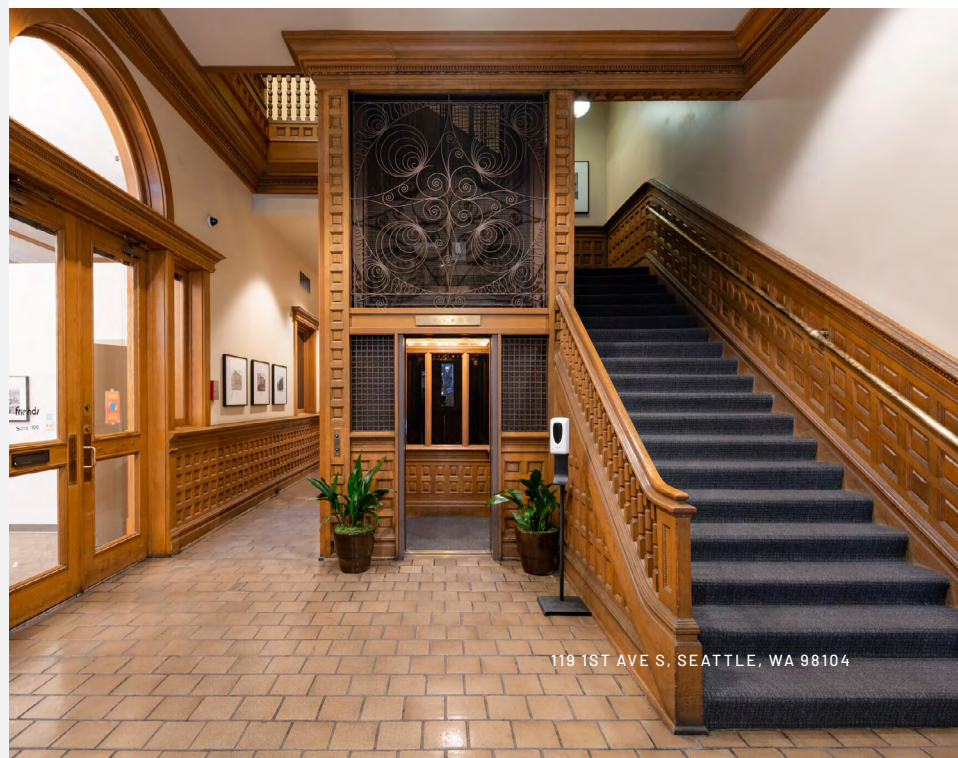
Suite 200	1,416 SF	Reception, 4 private offices, conference room, and waiting area
Suite 270	896 SF	Reception, private office, and open space

Third Floor

Suite 310	1,101 SF	Receptions and 4 private offices
Suite 330	927 SF	Reception and 3 private offices. Private offices can be leased individually.
Suite A	240 SF	\$598.75/Month Individual office space
Suite B	240 SF	\$598.75/Month Individual office space
Suite C	448 SF	\$1,120.00/Month Individual office space
Suite 370	886 SF	2 private offices & open work space

Fourth Floor

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

FOOD & DRINK

- | | |
|--|--|
| 1. Darkalino's | 20. Locus Wines |
| 2. Cookies Country Chicken | 21. Seattle Jazz Fellowship |
| 3. Fat Shack | 22. Damn the Weather |
| 4. Salumi | 23. NIRMAL's |
| 5. King Street Bar & Oven | 24. Ephesus Meze & Wine Bar |
| 6. SuperKim Crab House Muse | 25. Asia Ginger Teriyaki Restaurant |
| 7. Good Bar | 26. Taylor Shellfish Oyster Bar |
| 8. Flatstick Pub - Pioneer Square | 27. The Pharmacy |
| 9. McCoy's Firehouse Bar & Grill | 28. Xtadium |
| 10. Saigon Drip Cafe | 29. Intrigue Chocolate Co. |
| 11. Pass D Jollof | 30. Kingdome Deli |
| 12. OHSUN Banchan Deli & Cafe | 31. Amphitryon Inc |
| 13. 13 Coins Seattle | 32. Lady Yum Pioneer Square |
| 14. Matsu | 33. TAT'S DELI - Cheesesteaks, Subs & Catering |
| 15. Cowgirls Inc | 34. Muse |
| 16. General Porpoise | 35. Ivar's |
| 17. Il Terrazzo Carmine | 36. Great State Burger |
| 18. Browne Family Vineyards Tasting Room | 37. Premier Meat Pies |
| 19. The Pastry Project | 38. Cafe Paloma |
| | 39. Numero Uno Pizza |

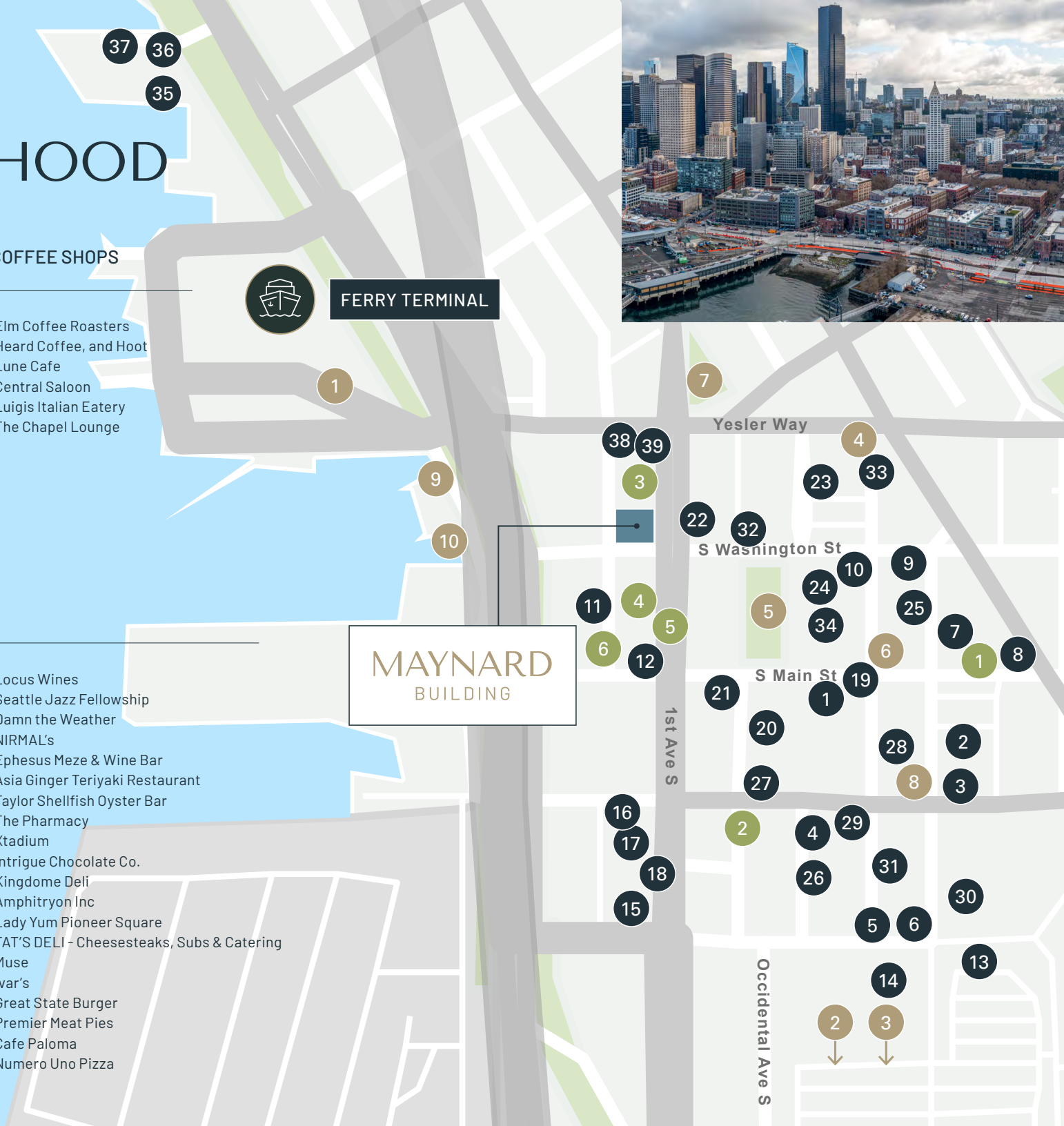
COFFEE SHOPS

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

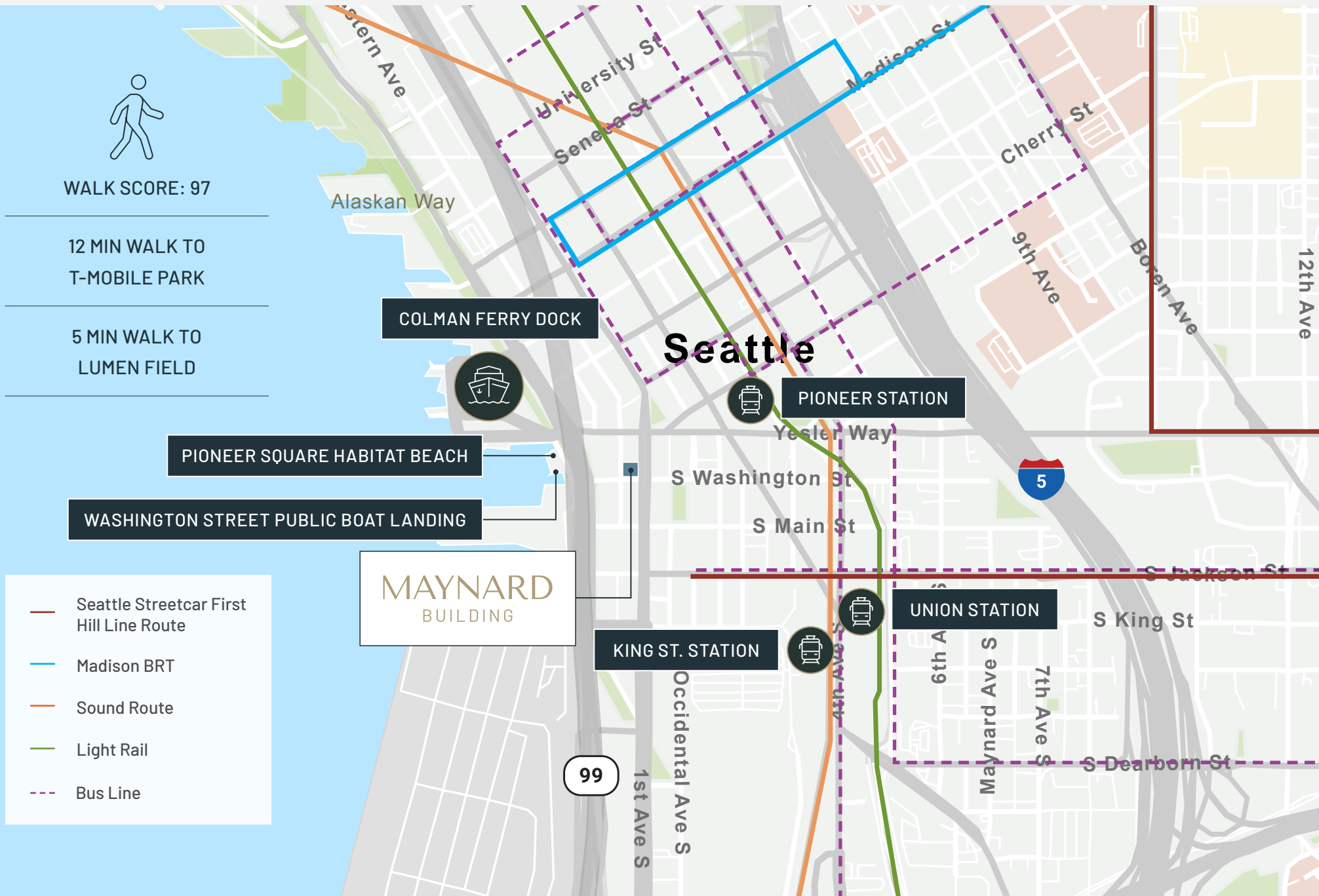


FERRY TERMINAL

MAYNARD
BUILDING



NEARBY TRANSPORTATION



FIRST FLOOR

Suites 100 + 110

5,633 SF

Suite 100

3,136 SF

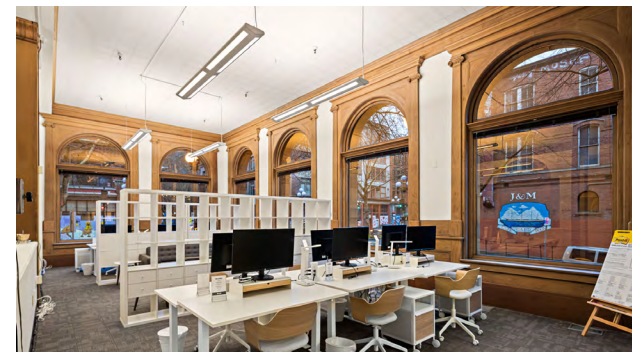
Suite 110

2,497 SF

Raised Street Level Space.

Potential Showroom, Creative Office Space.

Large window Signage Opportunities along 1st Ave.

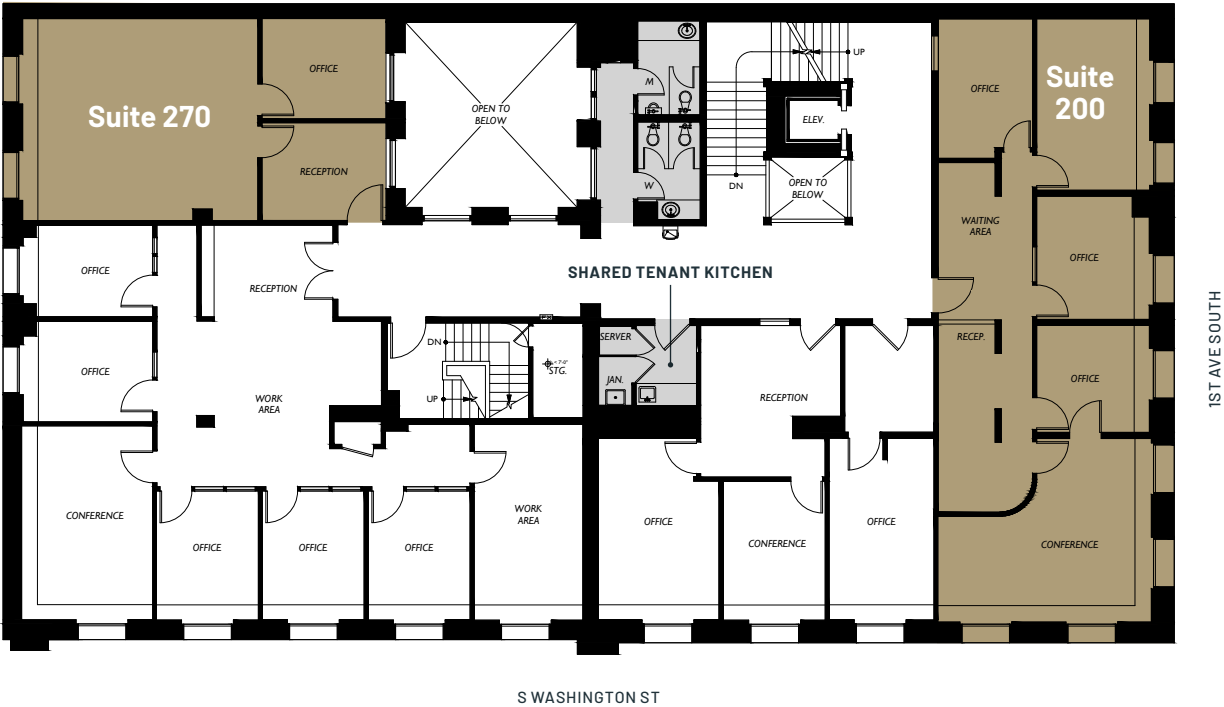


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SECOND FLOOR

Suite 200
1,416 SF

Suite 270
896 SF



THIRD FLOOR

Suite 310

1,101 SF

Suite 330

927 SF

Suite 370

886 SF

Private Offices

Suite A

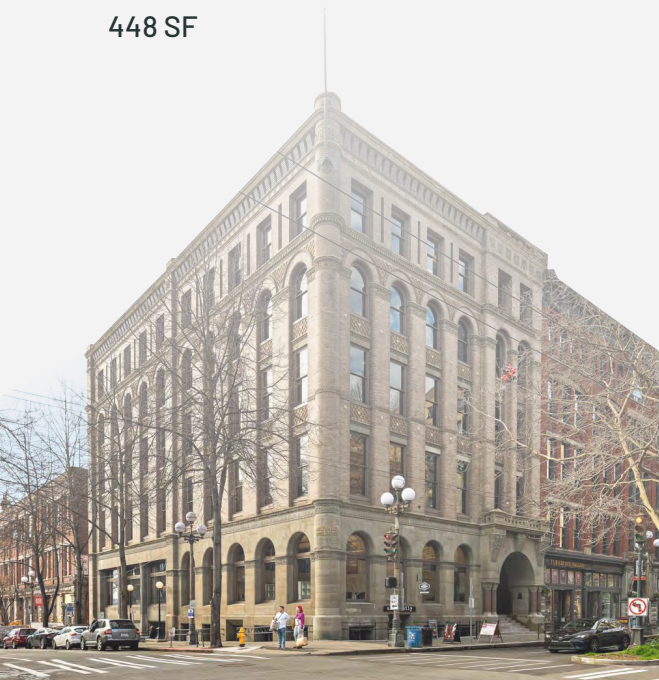
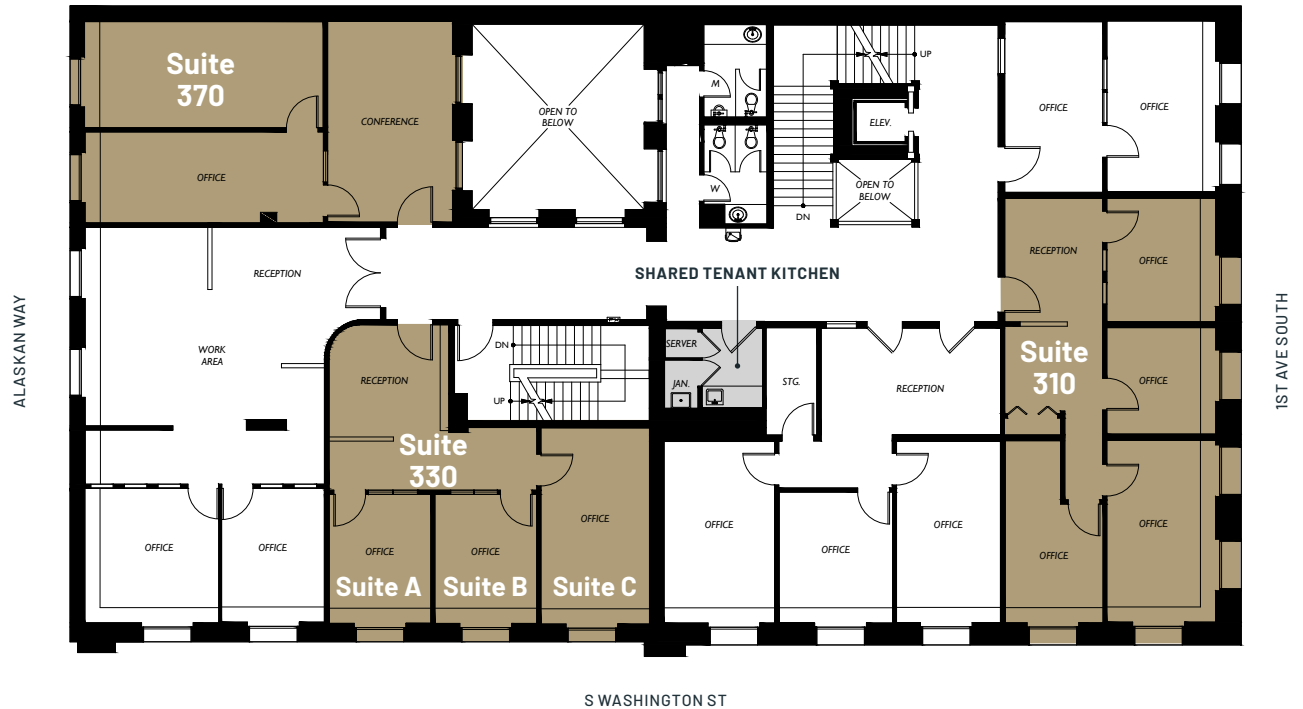
240 SF

Suite B

240 SF

Suite C

448 SF

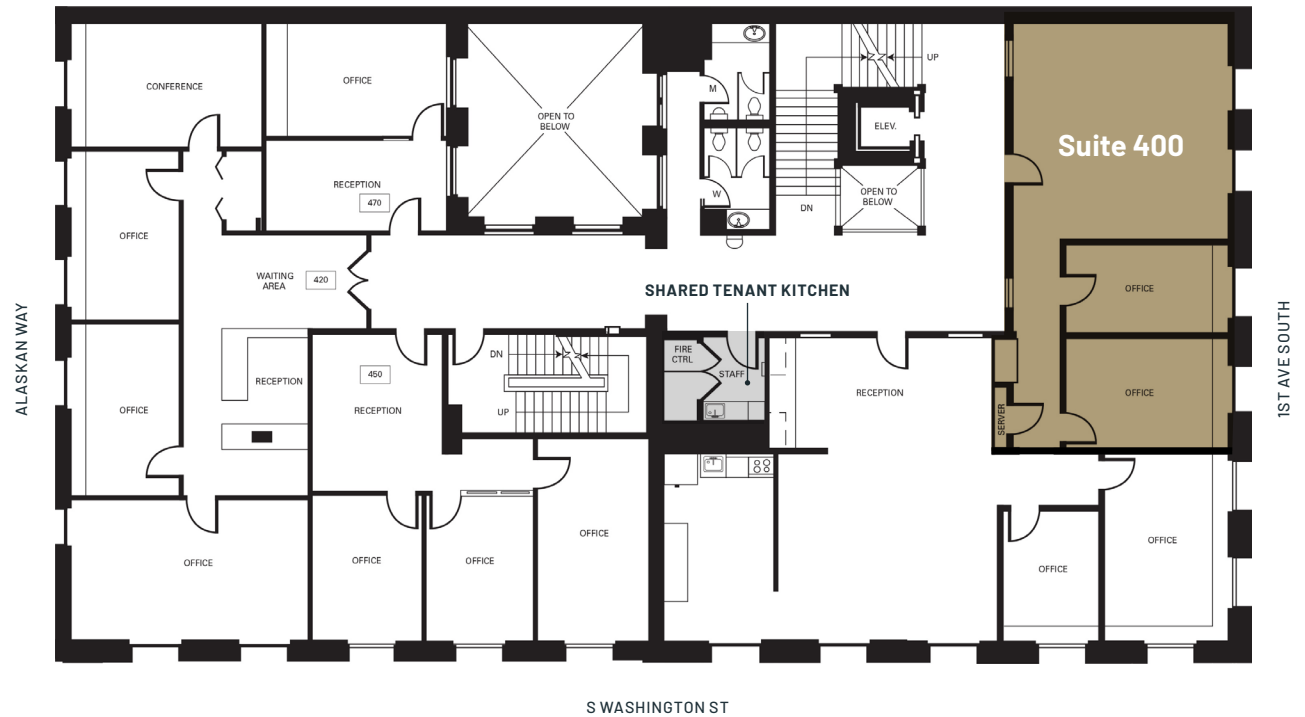


FOURTH FLOOR

Suite 400

1,138 SF

Furnished space



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NEWMARK

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