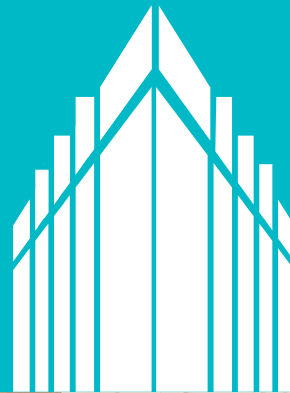


THE NEW



1411 FOURTH

LOCATED IN THE HEART of Seattle's vibrant Central Business District, 1411 Fourth Avenue is surrounded by the best restaurants, retail centers, hotels, and public transportation. The Onni Group's completed building renovations and upgrades provide tenants with a rare blend of historic beauty and modern tenant spaces in an unbeatable location.



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1411 FOURTH

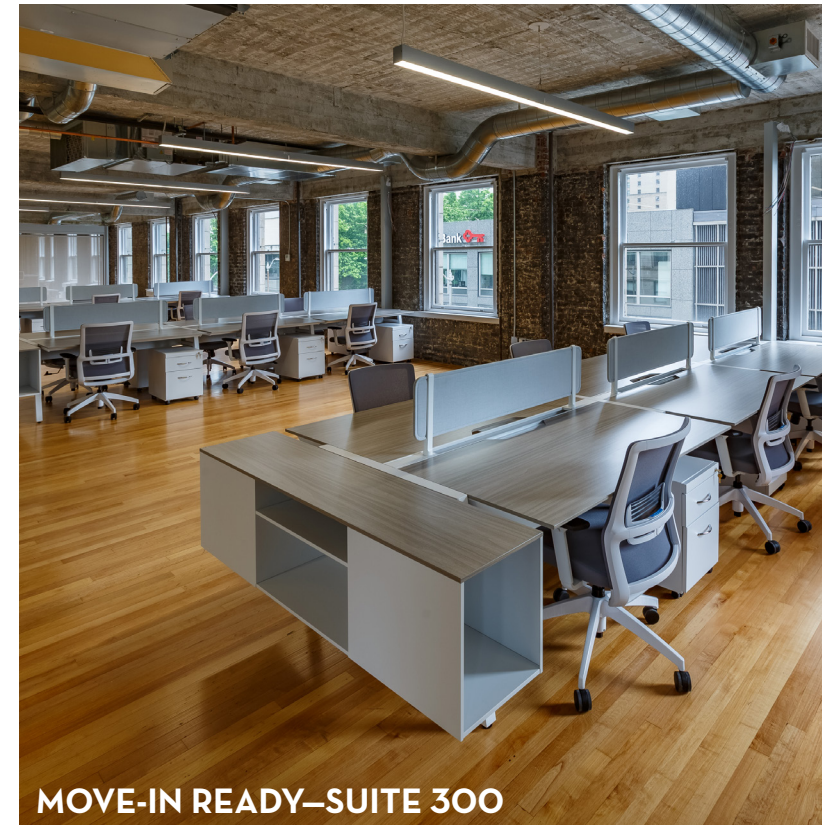
Building Features

- » Premier Downtown Location
- » Major Building Renovation
- » New Conference Center
- » New Tenant Lounge/Game Room
- » New End-of-Trip Showers
- » New Bike Room
- » Original reclaimed hardwoods, exposed brick walls, concrete ceilings, beams, and columns
- » New VRF HVAC System
- » New LED Lighting



Availabilities

Suite 1200	8,600 RSF	LEASED
Suite 1100	8,587 RSF	LEASED
Suite 600	8,582 RSF	Now
Suite 400	8,595 RSF	Now
Suite 300	7,973 RSF	Now
Suite 200	12,490 RSF	Now



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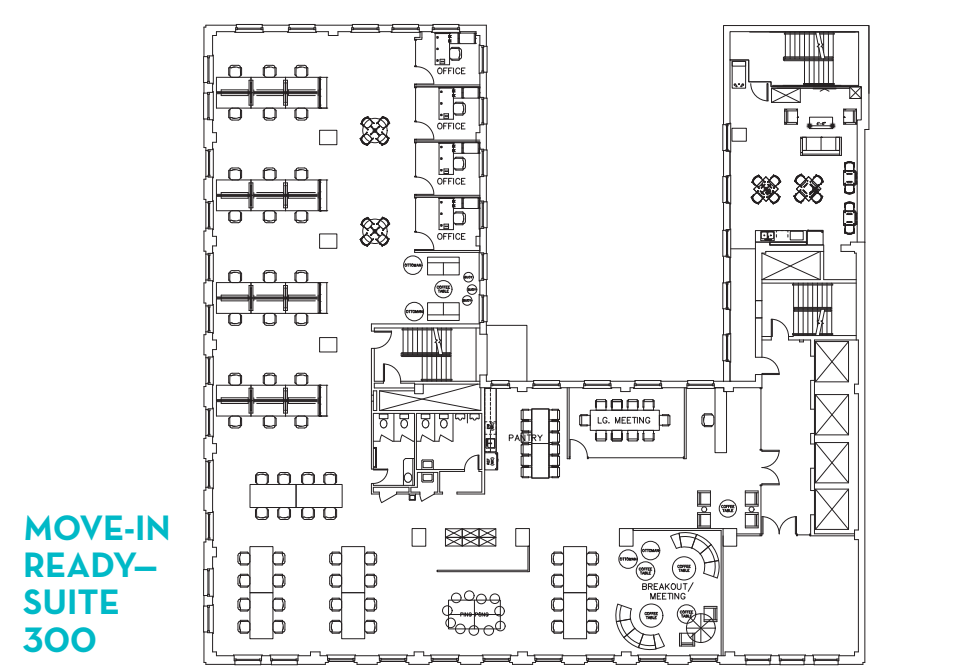
CONFERENCE CENTER



TENANT LOUNGE



TOP-OF-THE-LINE FINISHES



**MOVE-IN
READY-
SUITE
300**



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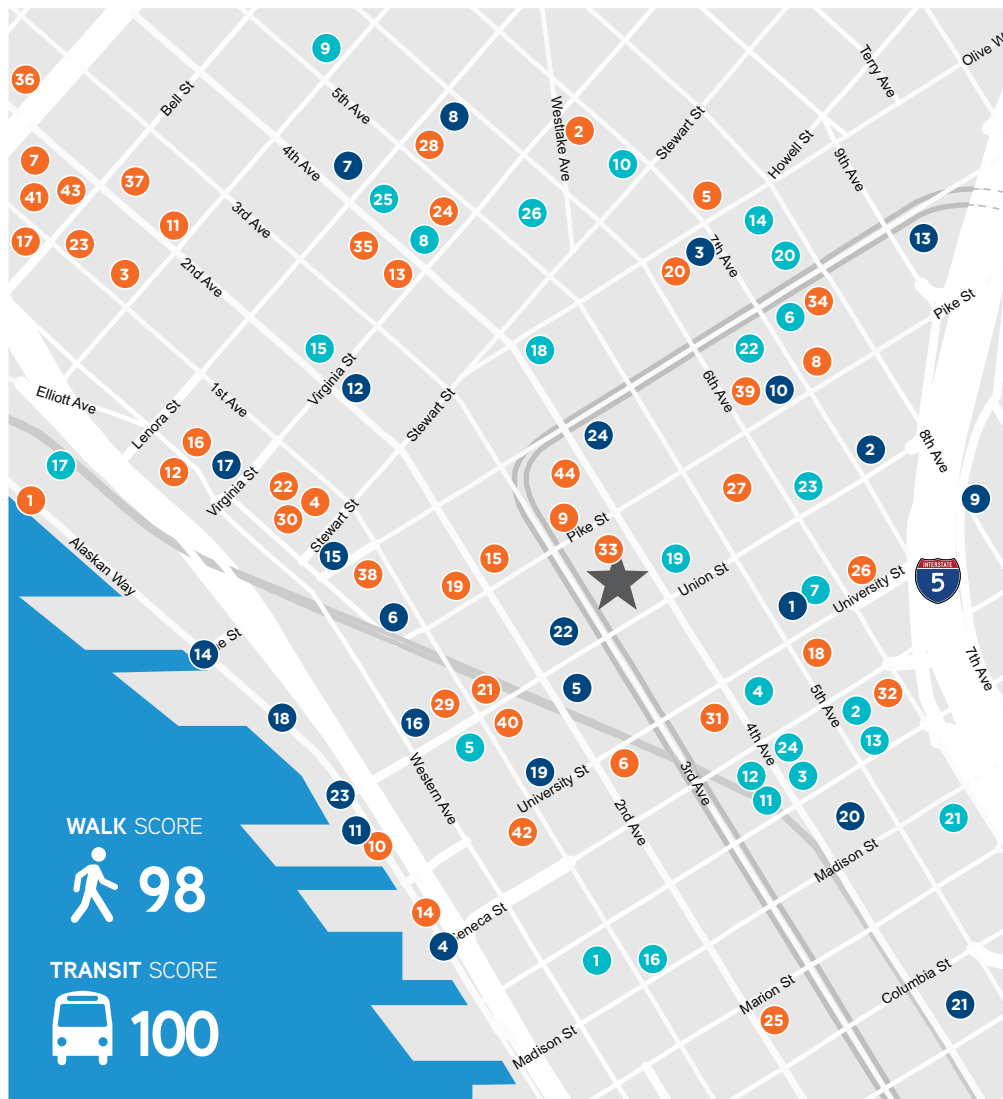
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Neighborhood amenities.

1411 FOURTH



RESTAURANTS

1. Anthony's Pier 66
2. Barolo Ristorante
3. Bathtub Gin & Co.
4. Biscuit Bitch
5. Blueacre Seafood
6. The Brooklyn
7. Buckley's in Belltown
8. The Cheesecake Factory
9. Chipotle
10. The Crab Pot
11. The Crocodile
12. Cutters Crabhouse
13. Dahlia Lounge
14. Elliott's Oyster House
15. Elysian Bar
16. Etta's
17. The Grill from Ipanema
18. Hamanasa
19. Hard Rock Cafe
20. Il Fornaio
21. Japonessa
22. Kell's Irish
23. Local 360
24. Lola
25. Metropolitan Grill
26. MOD Pizza
27. Palomino
28. Palace Kitchen
29. Pike Place Brewing
30. The Pink Door
31. Puple Cafe and Wine Bar
32. Regatta Bar and Grill

33. RN74
34. Ruth's Chris Steak House
35. Serious Pie
36. Shiro's Sushi
37. Shorty's
38. Steelhead Diner
39. Tap House Grill
40. Taste
41. Tavolata
42. Von's
43. Wasabi
44. Yard House

ENTERTAINMENT / CULTURE

1. 5th Avenue Theatre
2. ACT Theatre
3. AMC Pacific Place
4. Argosy Cruises
5. Benaroya Hall
6. Can Can Cabaret
7. Cinerama
8. Dimitriou's Jazz Alley
9. Freeway Park
10. GameWorks
11. The Great Wheel
12. Moore Theatre
13. Paramount Theatre
14. Piers 62 & 63
15. Pike Place Market
16. Road Dog Tours
17. Savor Seattle Food Tours
18. Seattle Aquarium
19. Seattle Art Museum

20. Seattle Public Library
21. Sky View Observatory
22. The Triple Door
23. Waterfront Park
24. Westlake Park

HOTELS

1. Alexis Hotel
2. Crowne Plaza
3. Executive Hotel Pacific
4. Fairmont Olympic
5. The Four Seasons
6. Grand Hyatt Seattle
7. Hilton Seattle
8. Hotel Andra
9. Hotel Five
10. Hotel Max
11. Hotel Monaco
12. Hotel Seattle
13. Hotel Vintage
14. Hyatt at Olive 8
15. Kimpton Palladian
16. Loew's Hotel 1000
17. Marriott Waterfront
18. Mayflower Park Hotel
19. Motif Seattle
20. The Paramount Hotel
21. Renaissance Seattle
22. The Roosevelt
23. Sheraton Hotel
24. W Seattle
25. Warwick Seattle
26. The Westin



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