



U.S.
BC

CEDAR HALL

1420 5TH AVENUE SEATTLE, WA 98101

A place to gather, to eat, to
shop, to play—coming 2023.

USBankCenter.com/CedarHall

CEDAR HALL

A place to gather, to
eat, to shop, to play.
This is downtown
built with you in mind.

An inspiring new street-level
space in downtown Seattle,
Cedar Hall brings together
national, local and regional
retail experiences.



Entrance at 5th and Pike

A home for homegrown retail.

From wellness and casual dining to essentials like groceries and clothing, Cedar Hall's vast assortment offers in-person convenience catered to all.



Entering at 5th and Pike

61,176

SQ. FT.

RETAIL OVERVIEW

- Located in the downtown retail core
- Abundant below-grade parking
- Retail captures the daytime population in the building, surrounding office buildings, tourists & locals
- Easy access to I-5, light rail & metro

Meet for yoga, stay for lunch, grab an espresso for the road. Cedar Hall curates the most relevant retail, worthwhile wellness, and dining that spans from casual to fine.



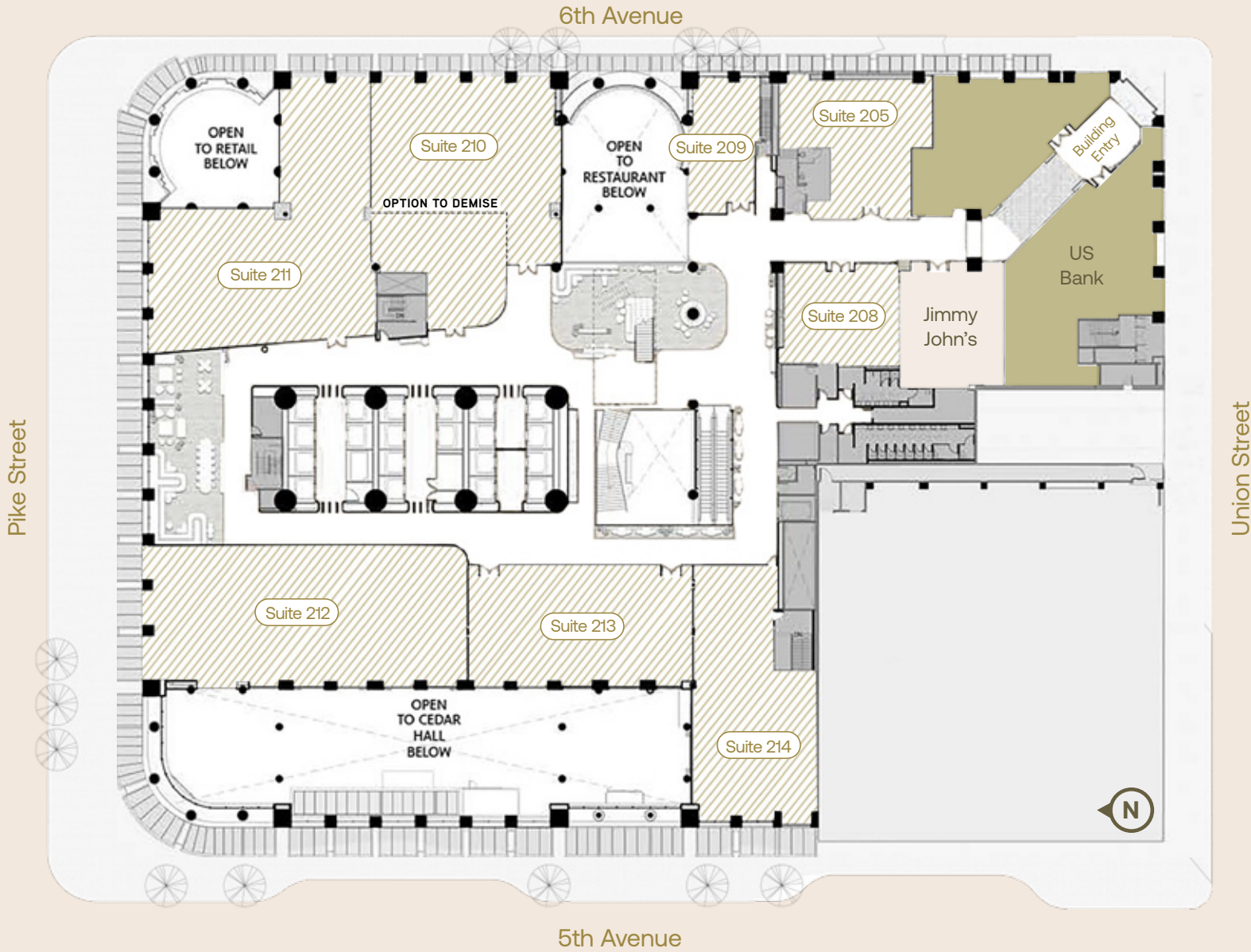
- Main Restaurant
- Retail
- Mercantile
- Coffee

PROJECT
COMPLETION
Q1 2023

BUILDING PLAN Level 1

Suite 101	4,660 RSF	Suite 105	1,034 RSF
Suite 102	3,564 RSF	Suite 106	303 RSF
Suite 103	292 RSF	Suite 107	6,928 RSF
Suite 104	1,513 RSF	Suite 108	8,000 RSF

Asking Rate	Call for rates
NNN Estimate	\$15.83 PSF
Improvements	Negotiable
Parking	Abundant below-grade parking



- Retail
- Financial
- Existing Retail

PROJECT
COMPLETION
Q1 2023

BUILDING PLAN Level 2

Suite 205	778 RSF
Suite 208	1,498 RSF
Suite 209	1,244 RSF
Suite 210	5,382 RSF*

* Demisable

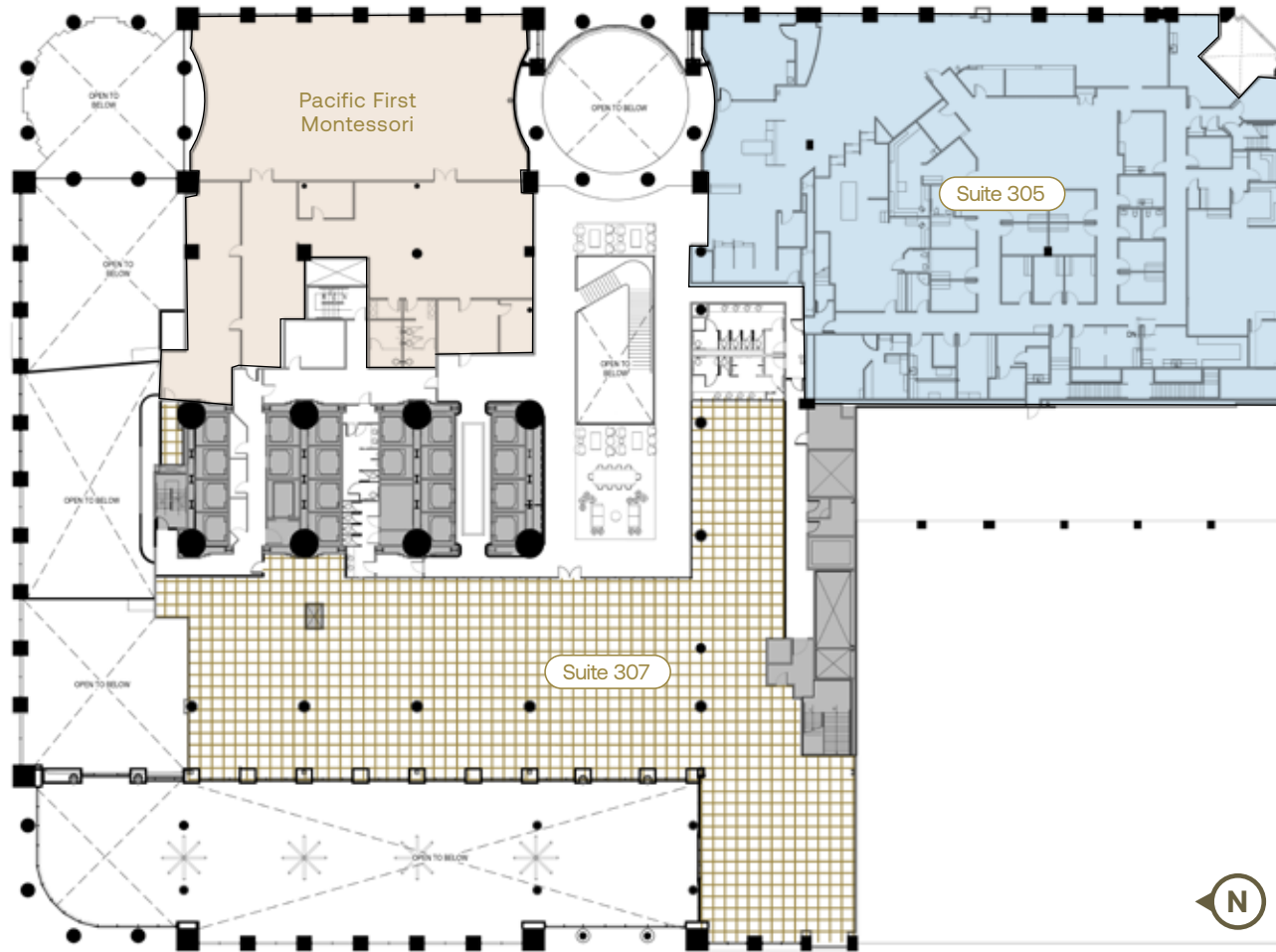
Suite 211	5,288 RSF
Suite 212	5,576 RSF
Suite 213	3,439 RSF
Suite 214	3,210 RSF

Asking Rate	Call for rates
NNN Estimate	\$15.83 PSF
Improvements	Negotiable
Parking	Abundant below-grade parking




6th Avenue



Pike Street



Union Street

-  Wellness
-  Healthcare
-  Daycare

PROJECT
COMPLETION
Q1 2023

5th Avenue

BUILDING PLAN Level 3

Suite 305	17,445 RSF
Suite 307	14,507 RSF*

* Demisable

Asking Rate	Call for rates
NNN Estimate	\$15.83 PSF
Improvements	Negotiable
Parking	Abundant below-grade parking
Available	Suite 305 - Q1 2022 (Pending phasing of building remodel)

RESTAURANTS & RETAIL

Active new street-level storefronts in downtown Seattle and the interior Cedar Hall brings together national, local and regional retail experiences.

The thoughtful design of the building's renovation offers flexibility and endless opportunities to allow for several retail uses including wellness, medical, fitness, entertainment and retail goods in the center of the City's density.

Cedar Hall's unique food & beverage assortment offers in-person convenience, from casual dining to grab & go options, groceries and more. Operable storefronts allow for open-air dining and activity in Cedar Hall for patrons during favorable weather months.

A built-in customer base with class A office above mixed with the local and regional traffic from many of Seattle's adjacent landmarks, including Pike Place Market and the Convention Center, create a unique and exceptional destination to work, play and eat.



Entering at 5th and Pike



Cedar Hall Retail





Spruce Room & Tenant Lobby



LANDMARK STATUS

A Landmark Reimagined.

Built as a communal meeting place for art, culture, and retail, the new iteration of U.S. Bank Centre is a long-awaited realization of its original purpose.



Entrance at 5th & Pike Street.





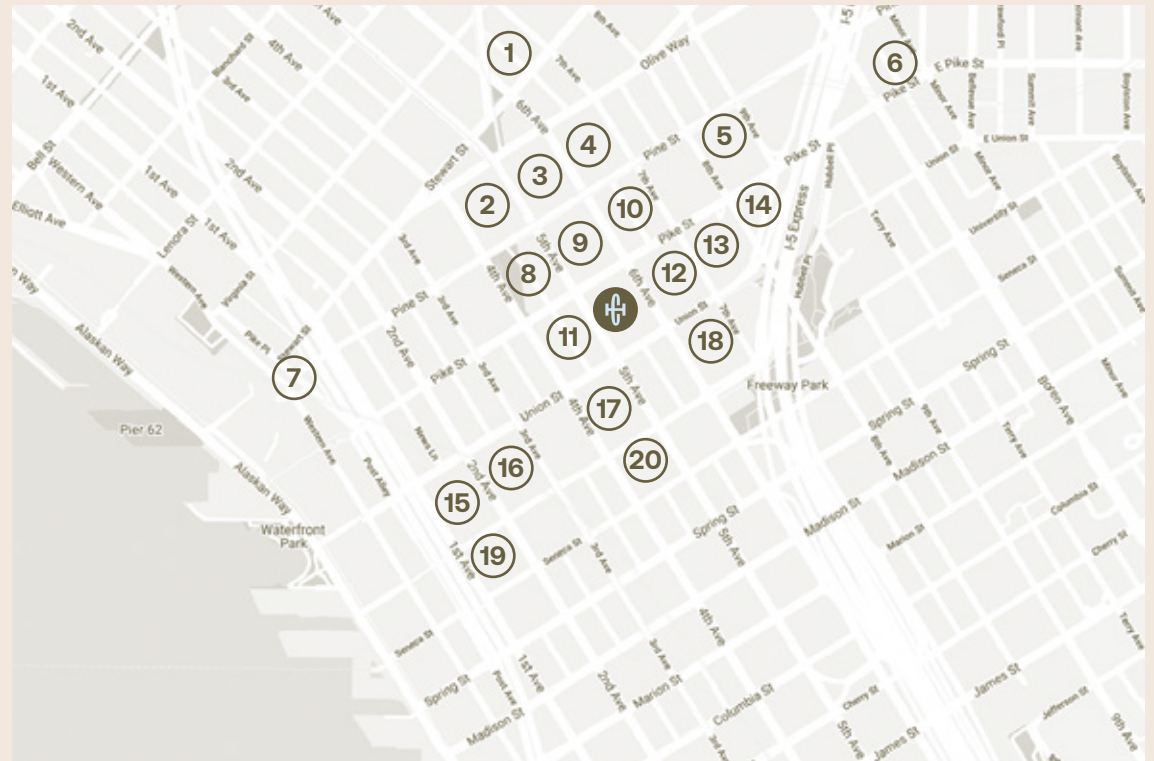
14205TH AVENUE

NEIGHBORHOOD MAP

We're in good company.

Within walking distance of Seattle staples like Pike Place Market and Pacific Place, Cedar Hall has the best neighbors in the Northwest.

- | | |
|------------------------|------------------------------|
| 1 - Le Caviste | 8 - Arc'teryx |
| 2 - Westlake Center | 9 - The North Face |
| 3 - Nordstrom Flagship | 10 - Nike |
| 4 - Pacific Place | 11 - Starbucks |
| 5 - Dough Zone | 12 - Sheraton |
| 6 - Starbucks Roastery | 13 - ACT Theatre |
| 7 - Pike Place Market | 14 - WA State Convention Ctr |
| | 15 - Seattle Art Museum |
| | 16 - Benaroya Hall |
| | 17 - Rainier Square |
| | 18 - Cortina |
| | 19 - The Village @ 2+U |
| | 20 - Fairmont Olympic Hotel |





Cedar Hall Along 5th Avenue

CEDAR HALL

1420 5th Avenue
Seattle, WA 98101

NEWMARK



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