



U.S.
BC

U.S. BANK CENTER

1420 5TH AVENUE SEATTLE, WA 98101

Offering a center for your
business—coming 2023.

USBankCenter.com

U.S.
BC

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
the best of Pacific Northwest
city life for all.



Tenant Office Lobby



BUILDING OVERVIEW

- 44 stories
- Sweeping views of Elliott Bay, downtown Seattle, the Olympic and Cascade Mountains, and Lake Union
- Efficient floors plates and unique building design maximize light and allow for 18 corner offices per floor
- Building conference room
- LEED® Gold and ENERGY STAR® certified (2016)
- 24/7 building security and responsive on-site building management



PUBLIC EXPERIENCE

- Open air retail
- Renovated seating and lounge spaces
- New local art
- New local and national retail experiences
- Rotating retail pop-ups

PRIVATE EXPERIENCE (TENANT)

- New conferencing facilities
- New wellness facilities (fitness center and fitness lounge)
- New tenant event spaces and lounges
- New tenant lobby experience (including tower security and turnstiles)



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.



Availabilities

FLOOR PLAN	TOUR	SUITE	SIZE	AVAILABLE	COMMENTS
		1275	4,127 SF	Now	Move-in ready spec suite. Furnished, customizable space that is fully wired with open path access system in place.
		1350	10,726 SF	Now	Open layout with two private decks.
		1400	12,634 SF	Now	Move-in ready suite with law firm build-out.
		2300	22,400 SF	Now	Full floor available with excellent views. Open space ready for tenant improvements.
		2600	13,650 SF	Now	Perimeter private offices, interior open space and large conference room. Views of Elliott Bay and the Olympic Mountains.
		3020	9,120 SF	Now	Western views with heavy build-out.
		3110	5,697 SF	Now	New spec suite with mix of private offices and open space. Polished concrete floors, exposed ceiling and kitchen with eastern and southern views.
		3270	5,118 SF	Now	Elevator lobby exposure with south and east facing views. Mix of private offices and open layout.
		3300	23,411 SF	Available with 90 Days Notice	Full floor with perimeter offices and excellent views.
		4400	11,064 SF	Now	Full floor available with unparalleled views. Open space ready for tenant improvements.





Building Lobby



Tenant Lounge





U.S. Bank Center offers flexible workspaces where your business can thrive. With Cedar Hall just a few stories below, your company will join a growing community of local makers, movers, and shakers.

BUSINESS OFFERING

We reimagined the office
so you don't have to.

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.



AMENITIES

From
bustle to
backyard.



- World class buildouts
- Gym and locker rooms
- Bike storage
- Starbucks and other local favorites
- Upcoming lobby renovation including retail & work space
- 1 / 1,200 RSF Parking ratio





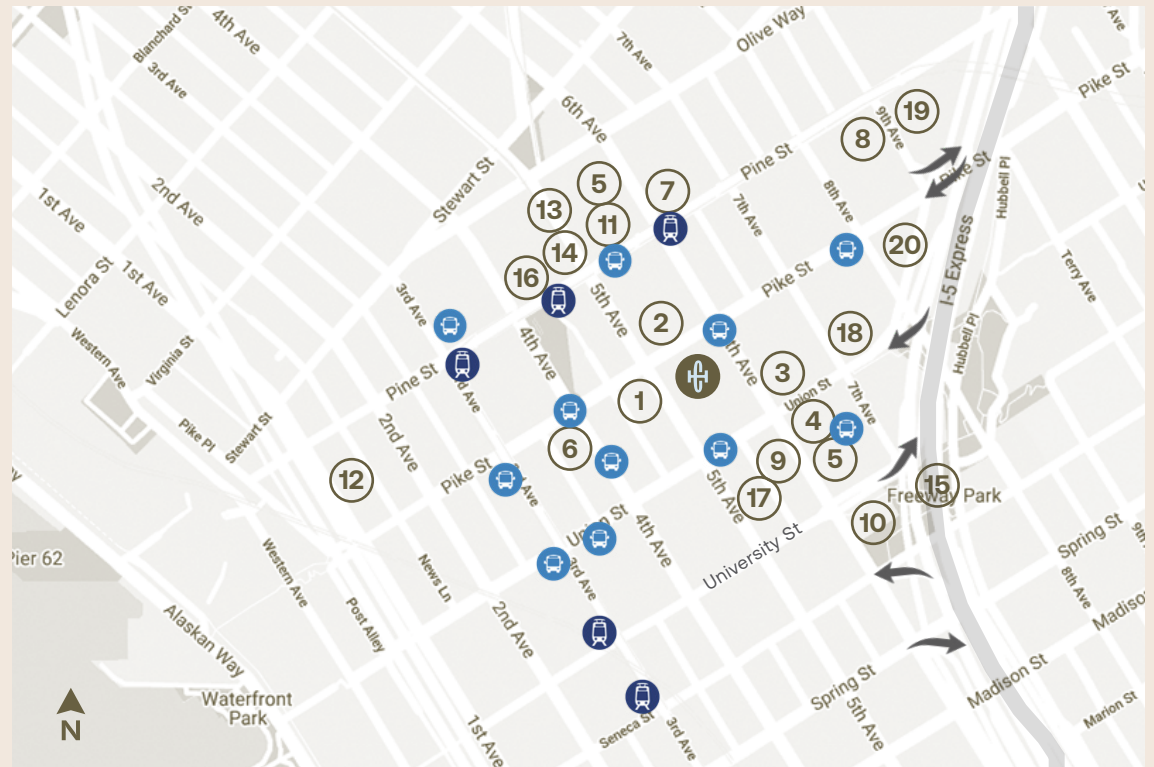
14205TH AVENUE

NEIGHBORHOOD MAP

We're in good company.

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

- | | |
|-----------------------|---|
| 1 - Starbucks | 8 - Dough Zone |
| 2 - Monorail Espresso | 9 - Washington Athletic Club |
| 3 - Loulay | 10 - Voxx Coffee |
| 4 - Cortina | 11 - Nordstrom |
| 5 - Evergreens | 12 - Pike Place Market |
| 6 - RN74 | 13 - Monorail |
| 7 - Din Tai Fung | 14 - Link Light Rail |
| | 15 - Freeway Park |
| | 16 - Westlake Center |
| | 17 - The 5 th Avenue Theatre |
| | 18 - ACT Theatre |
| | 19 - Paramount Theatre |
| | 20 - Washington State Convention Center |





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Seattle, WA 98101

CEDAR HALL

CBRE



OFFICE LEASING

Scotta Ashcraft
scotta.ashcraft@cbre.com
+1 206 292 6063

Nick Carkonen
nick.carkonen@cbre.com
+1 206 292 6039

Leah Masson
leah.masson@cbre.com
+1 206 292 6080

EQ PROPERTY MGMT.

Amy Baker, General Manager
O (206) 624-8800
D (206) 652-1930

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