



SAFECO PLAZA

1001 FOURTH AVENUE | SEATTLE, WA 98154

Q4 2026



PLACES POWERING PROGRESS

We develop state-of-the-art headquarters, premier workspaces, and destinations for forward thinking companies and communities with our core markets located in Boston, Los Angeles, New York, San Francisco, Seattle, and Washington, DC.

Our continued success for over 50 years is based on trust, a reputation for excellence, and cultivating a team of changemakers, visionaries, and inspiring people.

S&P 500

Investment Grade Company

51.1M

Square Feet Owned

3.5M

SF of Development

\$27.4B

Consolidated Market Cap

164

Properties

91%

Leased



All data as of June 30, 2026

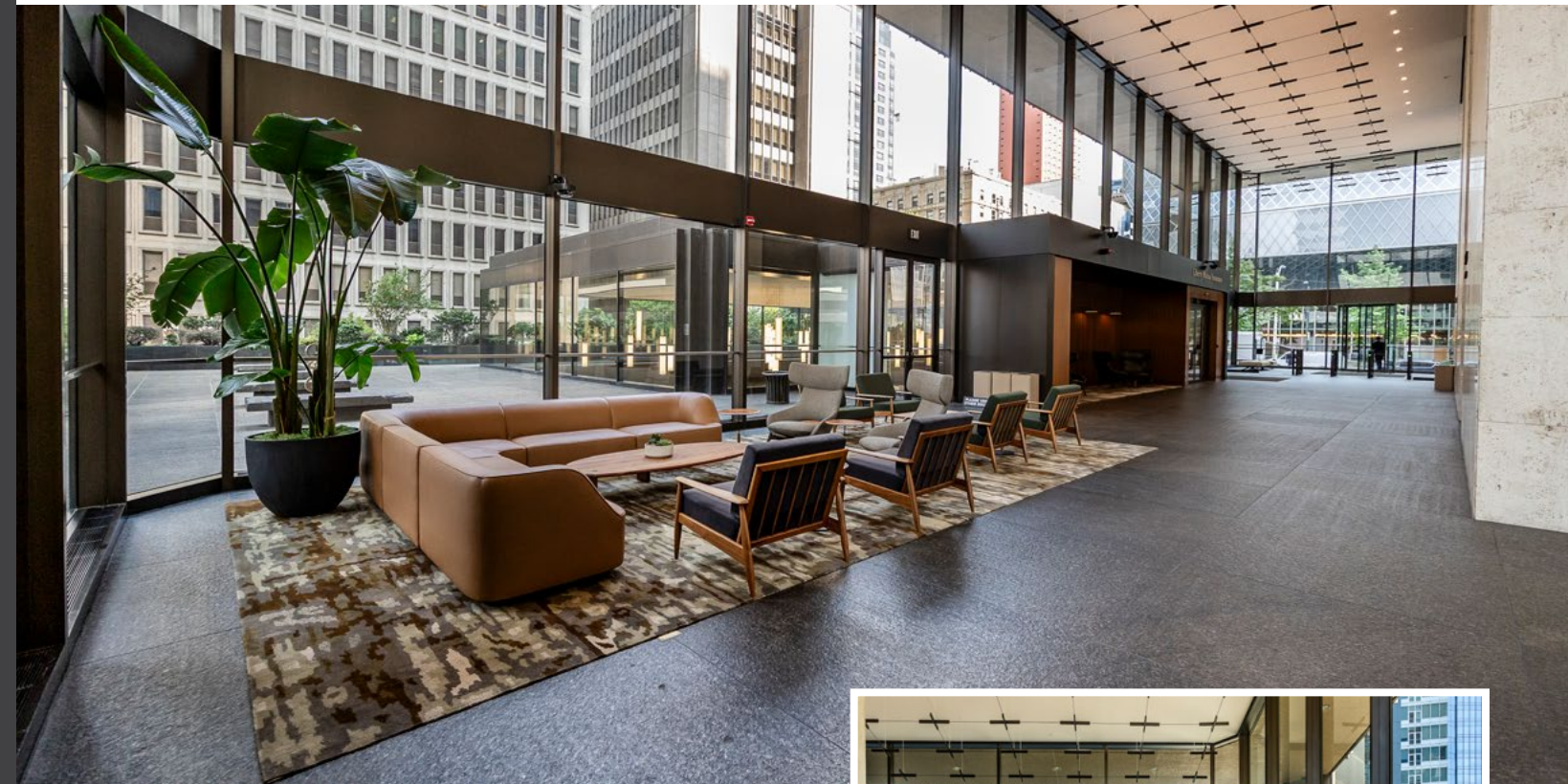


SAFECO PLAZA



AT A GLANCE

- 760,000 SF of premier workplace
- Average floor plate size is approximately 20,000 SF
- 50 story office building
- 5 levels of underground parking – 0.7:1,000 RSF parking ratio
- Iconic Grounds, Bank of America, and United States Postal Service
- 35,000 SF of building specific amenities including:
 - Large conference room and training center
 - Executive boardroom
 - Private client library
 - Fitness Club with showers and locker rooms
 - Secured Bike Hub with dedicated entrance with shower and locker rooms



FOURTH AVE LOBBY TURNSTILES

Safeco Plaza's new turnstile system offers secure, touchless access with sleek design and Apple Wallet integration—allowing clients to enter using iPhones or Apple Watches—no physical badge needed.



ICONIC GROUNDS

Newly opened, Iconic Grounds brings fresh energy to Safeco Plaza with locally crafted espresso, gourmet snacks, and global flavors—all in a sleek, modern setting at the heart of downtown Seattle.





EXECUTIVE BOARDROOM

Safeco Plaza's executive boardroom offers a refined, professional setting ideal for high-level meetings and strategic discussions. It's part of the building's full-service conference center and premium amenities.



CONFERENCE CENTER

Safeco Plaza offers versatile conference rooms for meetings, presentations, and events, with full AV support and multiple configurations.

OLYMPIC + CASCADE

Individually, each conference room seats up to 60 Guests comfortably.

Combined, seats up to 120 Guests.



LIBRARY

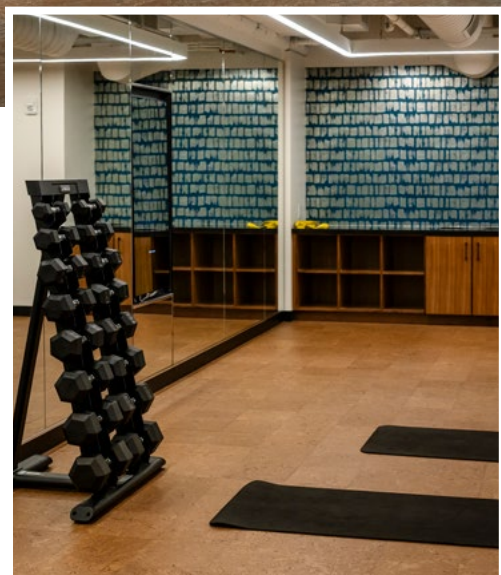
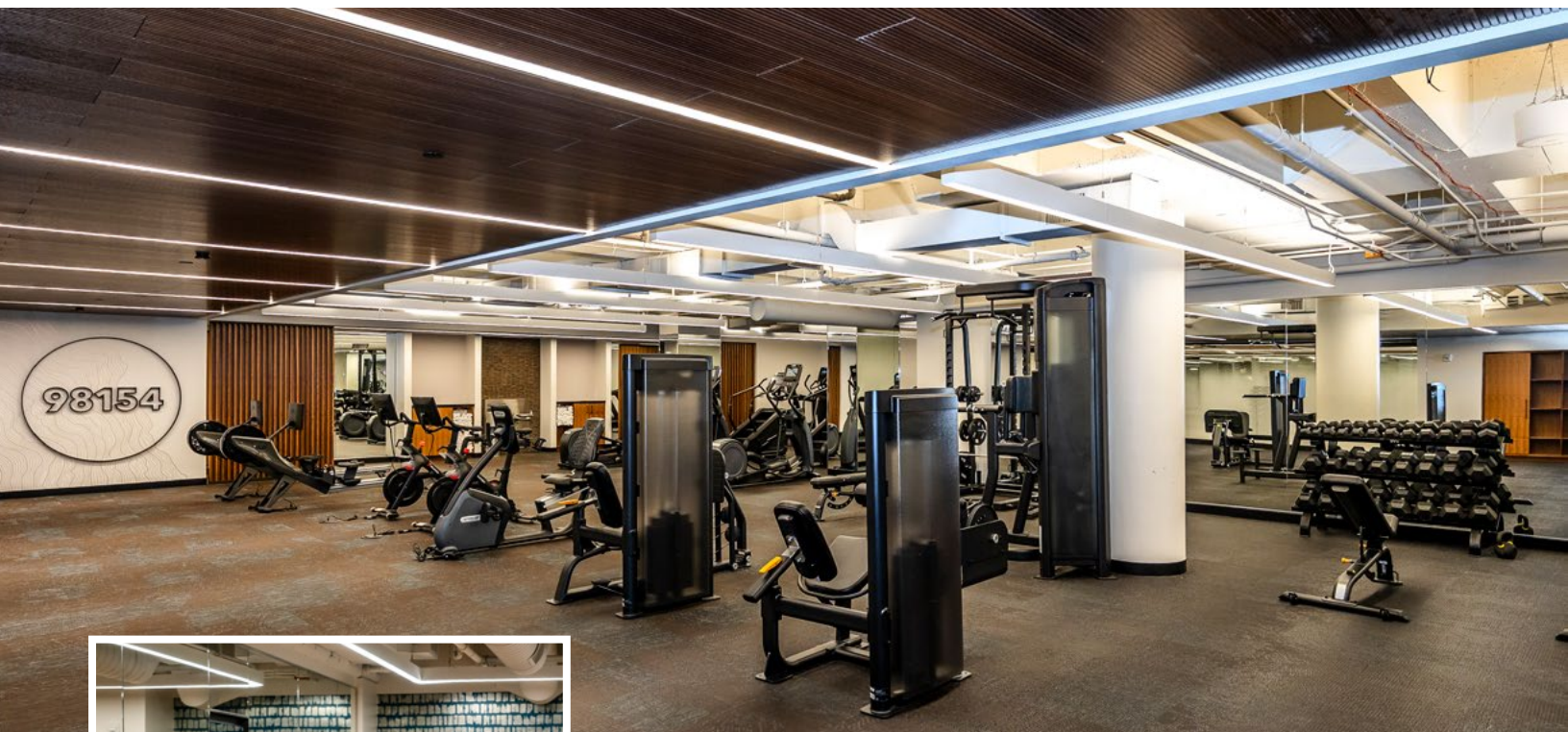
The private client library at Safeco Plaza provides a quiet, focused environment perfect for individual work or confidential consultations, complementing the building's upscale offerings.



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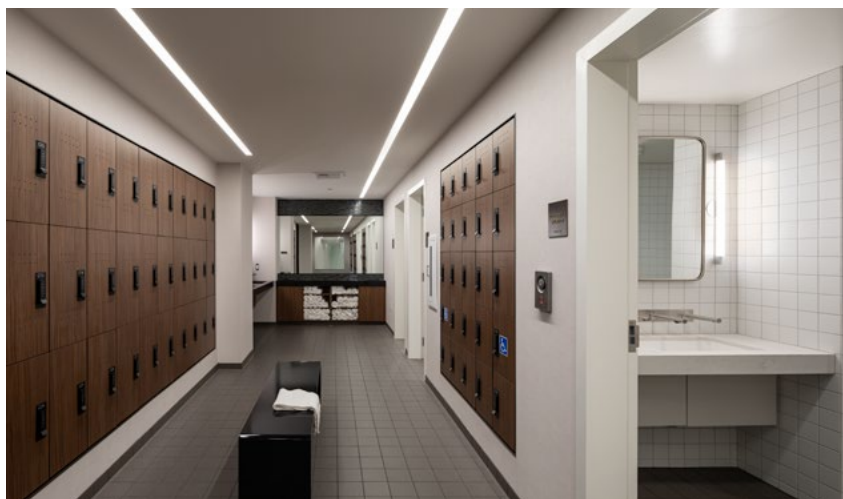
THIRD AVE LOBBY

The Third Avenue lobby at Safeco Plaza offers a sleek, modern entrance with touchless turnstiles and a spacious design—setting the tone for a premium office experience.



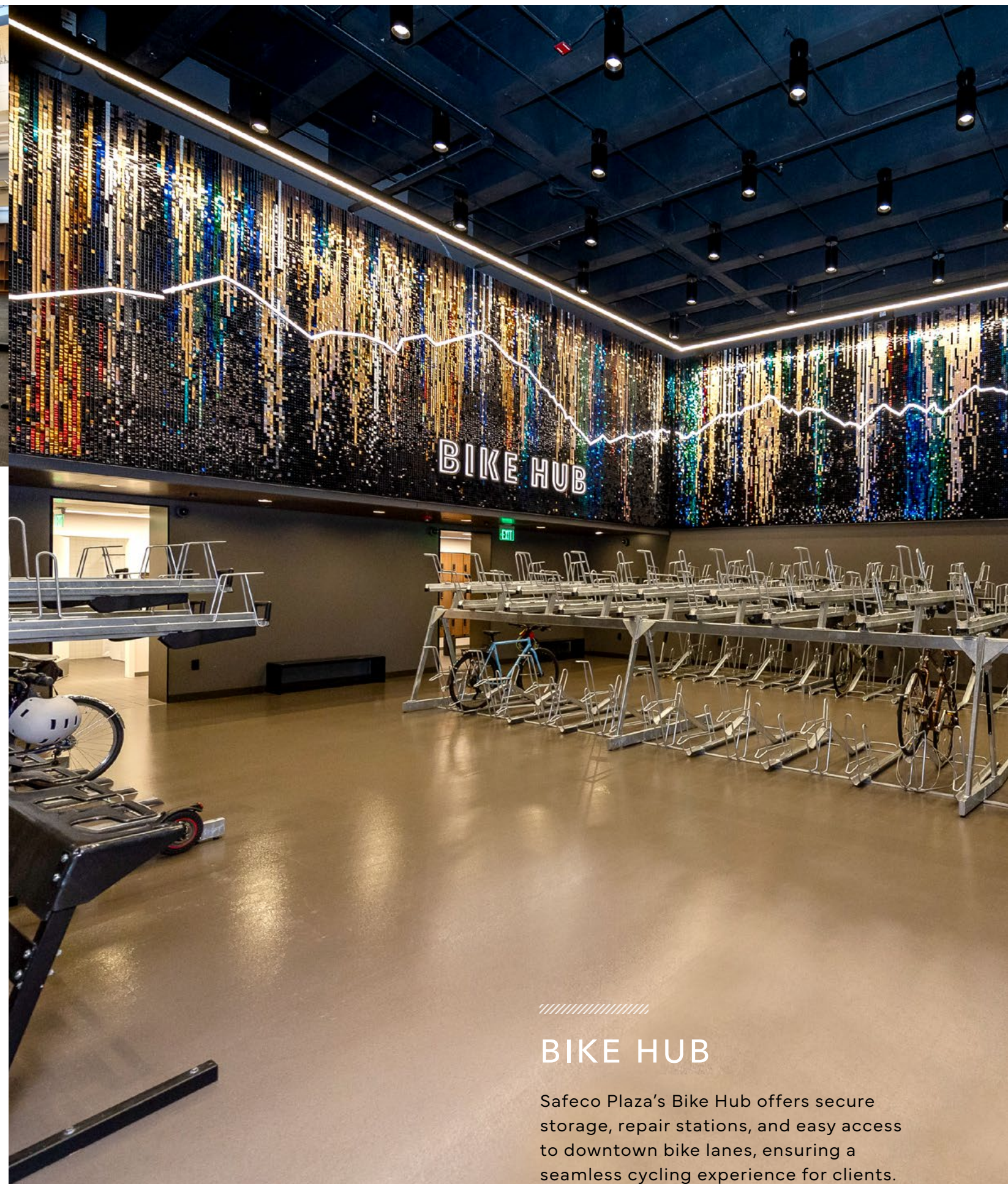
FITNESS CLUB

The state-of-the-art fitness club at Safeco Plaza offers top-tier equipment, dedicated studio space, and modern locker rooms, providing clients with a convenient and energizing wellness experience just steps from their office.



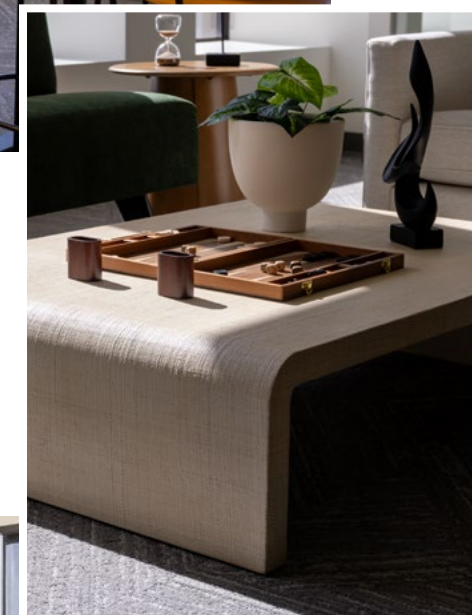
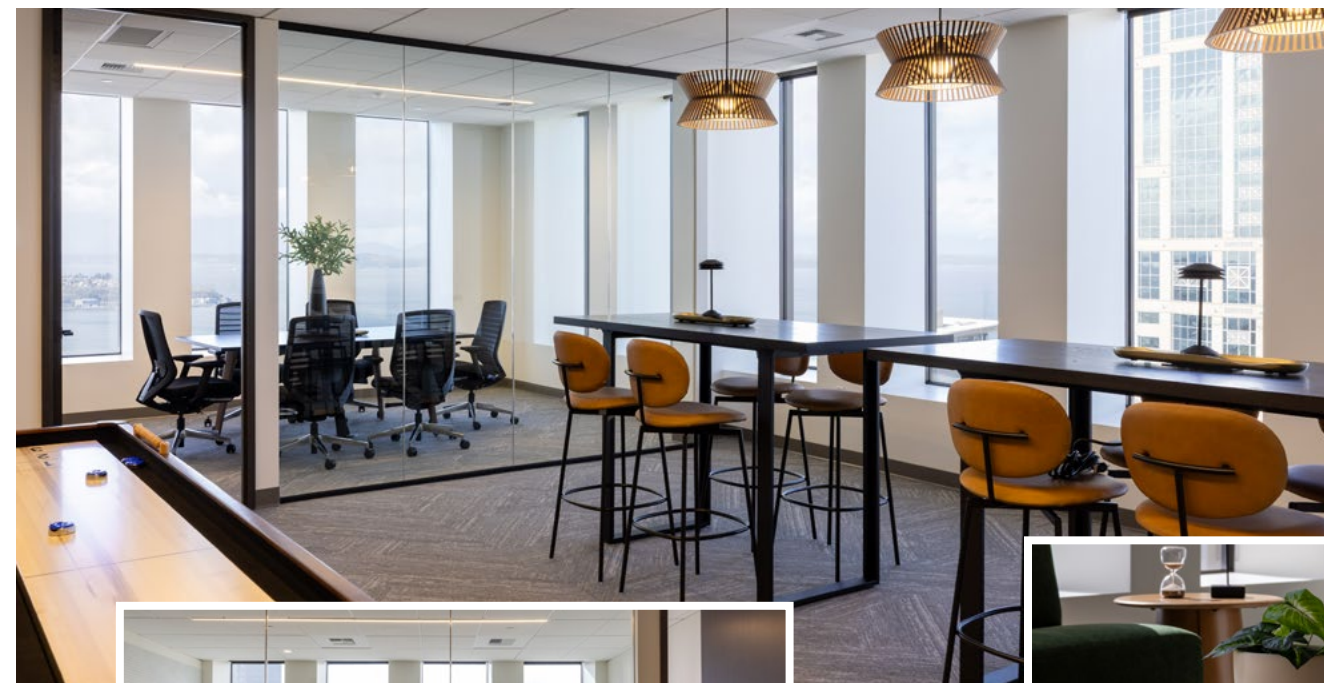
LOCKER ROOMS

Modern locker rooms with private showers, spacious changing areas, and secure storage provide comfort and convenience for busy professionals.



BIKE HUB

Safeco Plaza's Bike Hub offers secure storage, repair stations, and easy access to downtown bike lanes, ensuring a seamless cycling experience for clients.



EXQUISITE PRE-BUILT SUITES

Rising above the city, move-in-ready suites are unveiled by an elegant elevator lobby. Warm wood detailing with integrated lighting sets a refined tone, while acoustically tailored meeting rooms and a thoughtful mix of open spaces and private offices support effortless productivity. Elevated by hardwood floors, stone accents, bespoke cabinetry, and booth seating with downtown views, these suites offer a rare blend of sophistication and performance.



BUILDING AVAILABILITY



SAFECO PLAZA

FLOOR	SUITE	RSF
41	4100	4,440
41*	4130	1,757
36	3600	20,816
32	3200	19,795
23	2300	19,790
22	2200	19,795
21*	2100	19,789

*Fully Furnished

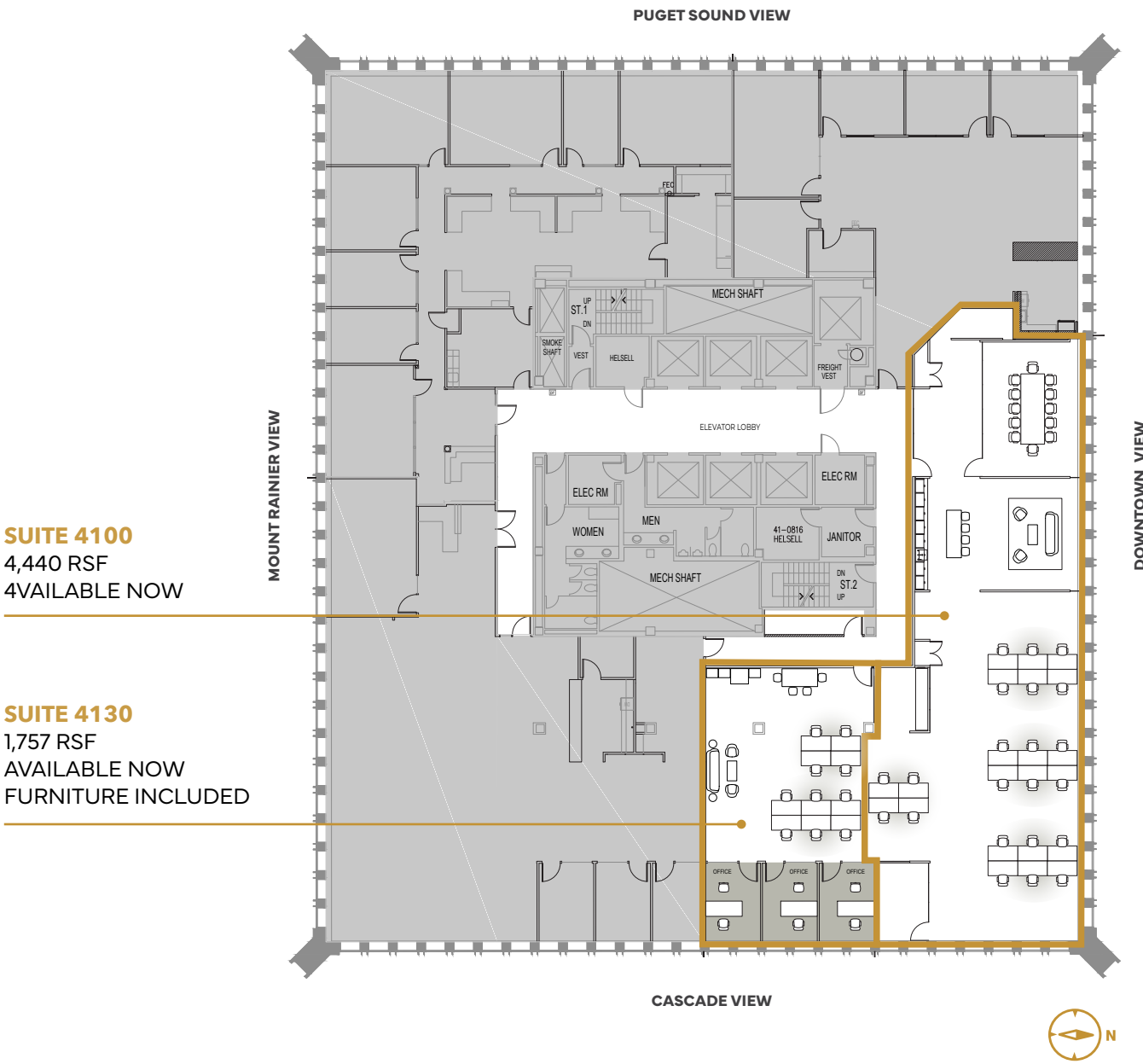
- Flexible, efficient, virtually column-free floor plates
- Breathtaking city and Mt. Rainier views
- 9'-5" ceiling heights
11'-6" slab-to-slab

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FLOORS 21-23
CONTIGUOUS
BLOCK OF
59,374 RSF



FLOOR 41 | AVAILABLE NOW



SUITE 4100
4,440 RSF
4 AVAILABLE NOW

SUITE 4130
1,757 RSF
AVAILABLE NOW
FURNITURE INCLUDED

SUITE 4130



FLOOR 36

AS-BUILT | AVAILABLE NOW

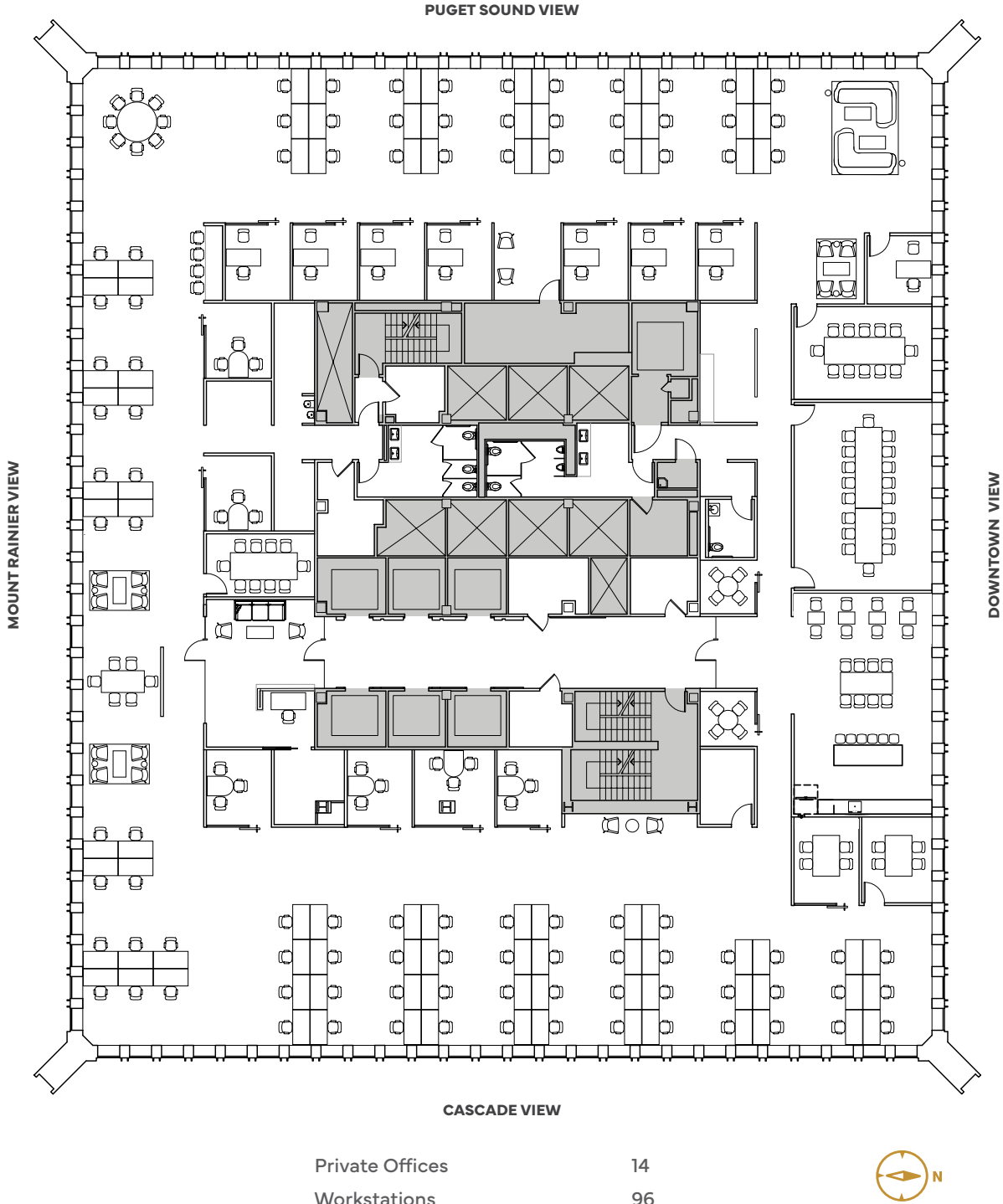
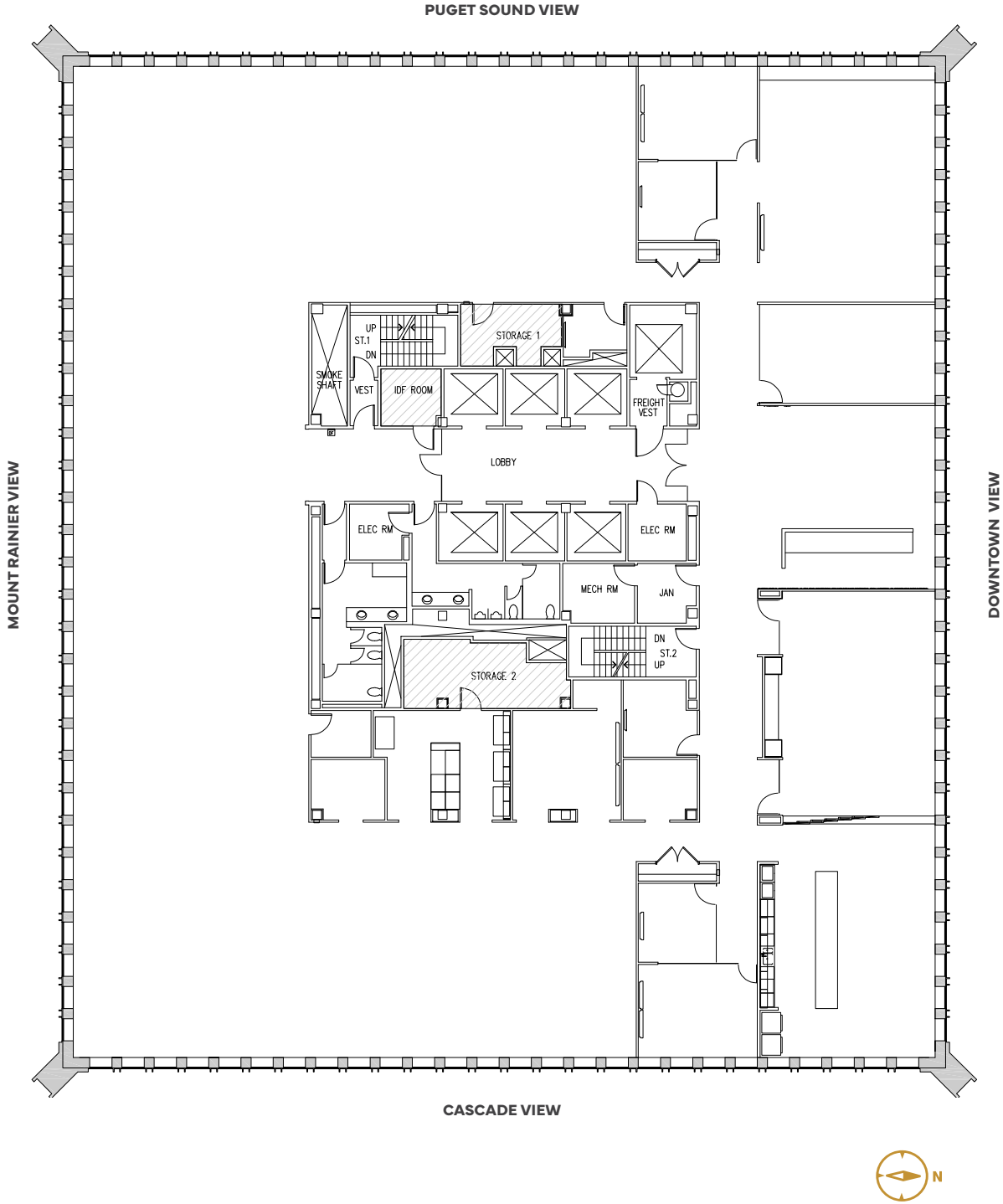
20,816 RSF

FLOOR 21

AS-BUILT | AVAILABLE NOW

19,789 RSF

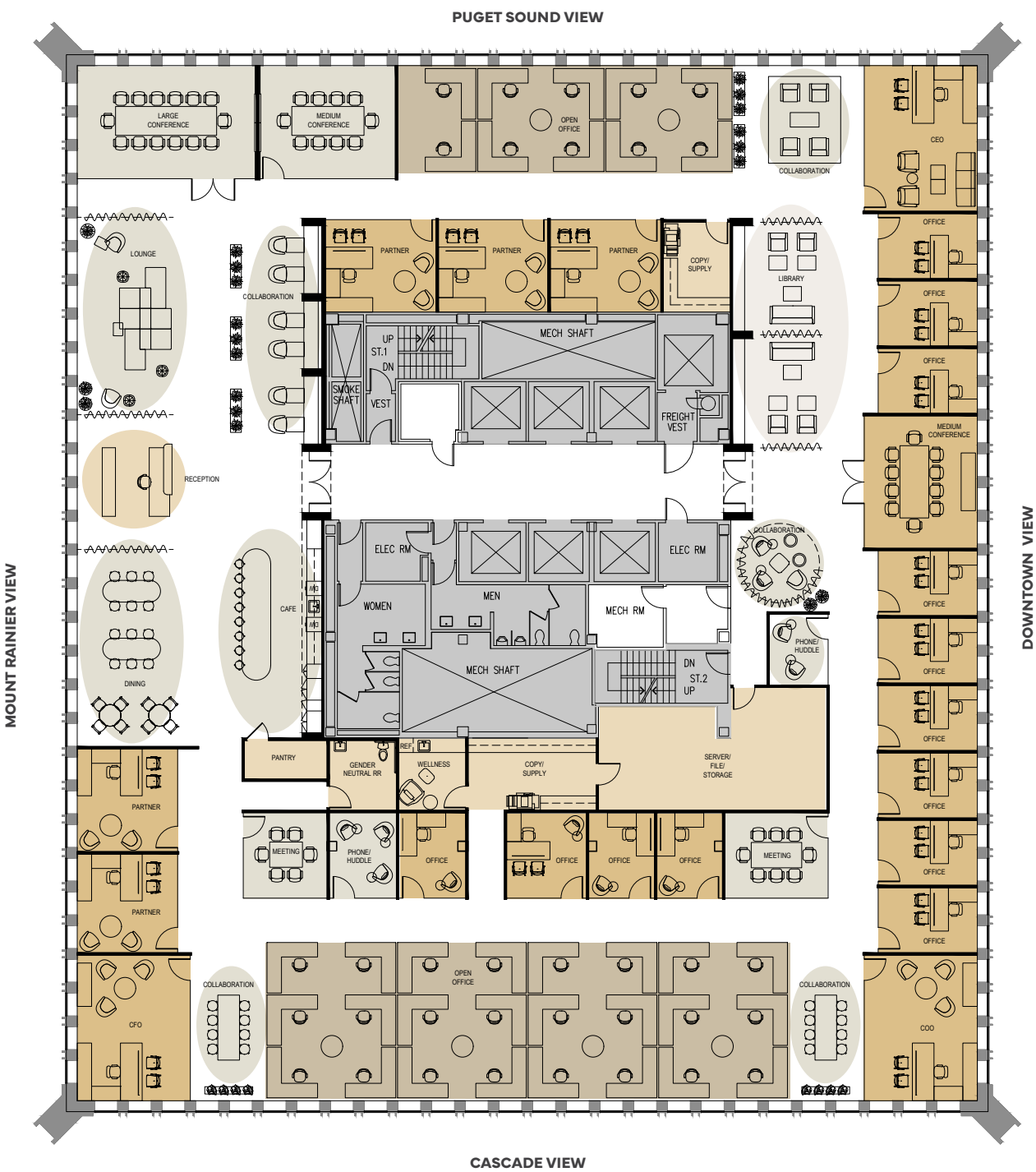
FURNITURE INCLUDED



Private Offices	14
Workstations	96
Reception	01
Total	111

FULL FLOOR PROFESSIONAL BUILD-OUT

FLOOR 32 | 19,795 RSF

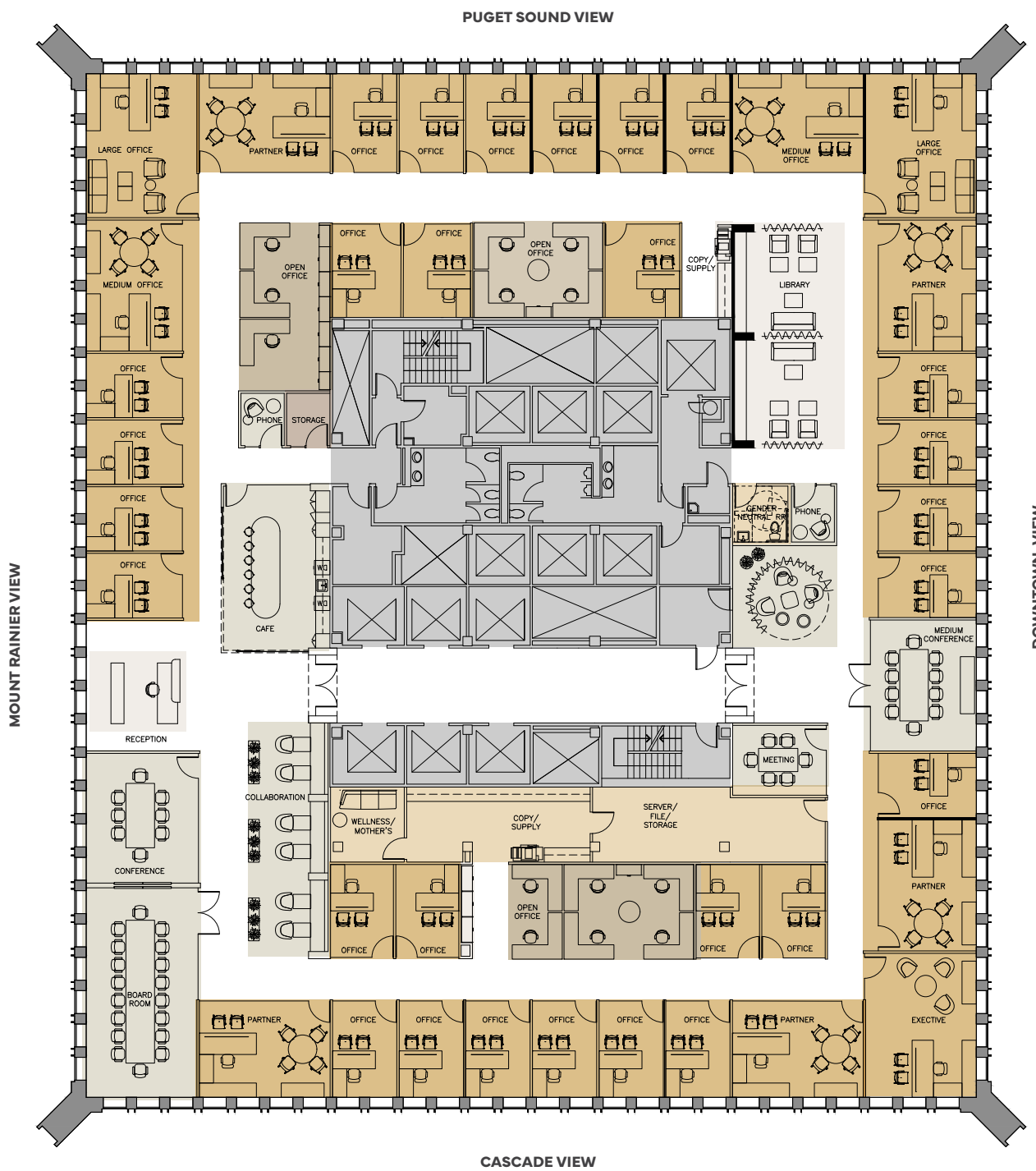


Offices	20	Library	1
Workstations	34	Phone/Huddle	2
Conference Rooms	5	Cafe	1
Collaboration	5	Copy/Support	6



OFFICE INTENSIVE BUILD-OUT

FLOOR 32 | 19,795 RSF



Offices	35	Library	1
Workstations	22	Phone/Huddle	2
Conference Rooms	4	Cafe	1
Collaboration	2	Copy/Support	4
Reception	1		





NEARBY AMENITIES

- 1. Iconic Grounds
- 2. Columbia Food Co
- 3. W Living Room
- 4. Seattle Public Library
- 5. Vault Cafe
- 6. Market Fresh
- 7. Monorail Espresso
- 8. Columbia Tower Club
- 9. Jimmy John's
- 10. Juicy Cafe
- 11. Evergreens
- 12. Pegasus Coffee Bar
- 13. Metropolitan Grill
- 14. All Water Seafood & Oyster Bar
- 15. Storyville Coffee
- 16. Bookstore Bar & Cafe
- 17. Seattle Ferry Terminal
- 18. Ivar's
- 19. Great State Burger
- 20. Starbucks
- 21. Elliott's Oyster House
- 22. Wing Dome
- 23. The Seattle Great Wheel
- 24. The Crab Pot
- 25. Seattle Aquarium
- 26. Pike Place Market
- 27. Seattle Art Museum
- 28. Mendocino Farms
- 29. The Fonte Bar
- 30. Fogo de Chao
- 31. Museum of Illusions
- 32. Washington Athletic Club
- 33. Seattle Convention Center
- 34. Pacific Place
- 35. Nordstrom
- 36. Westman's Bagel and Coffee
- 37. Marin
- 38. Pacific Provisions
- 39. 1928 Tap & Grill



- 40. Chase Bank
- 41. Suit Supply
- 42. Joe & The Juice
- 43. PCC
- 44. Freya
- 45. Olympia Coffee
- 46. Carmines
- 47. Barnes & Noble
- 48. Purple Cafe
- 49. The George
- 50. 4th Ave Espresso Bar
- 51. Caffee Migliore
- 52. Original Deli
- 53. Ghost Note Coffee
- 54. Retro Coffee
- 55. Red Bowls
- 56. Rita's Cafe
- 57. Top Pot Donuts
- 58. Central Cafe & Juice Bar
- 59. Asian Express
- 60. Elemental Pizza
- 61. Henjoy
- 62. Jack's BBQ
- 63. Nirmal's Express
- 64. Piroshky Piroshky
- 65. Poke Lover
- 66. Soup and Ladle
- 67. Sushi Kudasai
- 68. Twice Burger





COMMUTE SMART

DOWNTOWN ACCESS THAT PUTS YOUR COMMUTE FIRST

Just 1,100 feet from I-5's north and south on-ramps, this central downtown location offers an enviable head start on the daily commute. Faster access in every direction means shorter travel times, day in and day out—supporting a smoother routine and a more productive workday.

MORE WAYS TO GET WHERE YOU WANT TO BE

Getting around couldn't be easier. With more than 100 transit options within a 10-minute walk, this downtown hub delivers exceptional access to regional bus routes, light rail, and commuter services. The result is unmatched flexibility for employees—and a powerful advantage for attracting and retaining top talent.



Two LINK light rail stations within a five-minute walk; just a 10-minute walk to the Sounder train.



Just blocks to the Ferry Terminal and the Waterfront.



The 3rd Avenue transit corridor is steps away, with more than 116 bus routes nearby and access to the Sound Transit Lightrail.



SAFECO PLAZA

safecoplazaseattle.com



CHECK OUT THE VIDEOS

Scan QR Code to view

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• GROUP •

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