METROTRACT

SEATTLE

A CENTURY-LONG PARTNERSHIP

Since 1861, the University of Washington has owned 10 of the 11 acres that currently comprise the Metropolitan Tract; in fact, it was the site of the original University campus. The campus moved to its present location on the shore of Lake Washington in 1895, but the University of Washington continued its ownership of the downtown property.

10 Min Walk Demographics

190,129	Daytime Population
16,103	Residential Population
8,748	Average Daily Hotel Guests

BLANCHARD ST
LENORA ST
VIRGINIA ST
PALLADIAN HOTEL
MOORE THEATRE
STEWART ST
OLIVE WAY
MAYFLOWER PARK HOTEL
WESTLAKE CENTER
NORDSTROM
PACIFIC PLACE
HYATT AT OLIVE 8
PARAMOUNT THEATRE
GRAND HYATT HOTEL
HOTEL THEODORE
WASHINGTON STATE CONVENTION CENTER
450K ANNUAL ATTENDEES
Westlake Station
13,069 Avg Weekday Boarding
RETAIL DISTRICT
$1.6B Annual Retail Volume
THOMPSON HOTEL
THE CHARTER HOTEL
PINE ST
3RD AVENUE
4TH AVENUE
5TH AVENUE
6TH AVENUE
7TH AVENUE
8TH AVENUE
SHERATON HOTEL
ACT THEATRE
TWO UNION
MOTIF HOTEL
INN AT THE MARKET
PALI HOTEL
2ND AVENUE
1ST AVENUE
STATE HOTEL
PIKE PLACE MARKET
15M ANNUAL VISITORS
MARKET DISTRICT
SKINNER BLDG
THE 5TH AVENUE THEATRE
300,000 Annual Visitors
UNDERGROUND CONCOURSE
INN AT THE WAC
ONE UNION
HILTON HOTEL
PCC MARKET
RAINIER SQUARE
METRO TRANSIT TUNNEL
UNION ST
PUGET SOUND PLAZA
EQUINOX RAINIER TOWER
1200 FIFTH
THE COBB
FAIRMONT HOTEL
FINANCIAL CENTER
BENAROYA HALL
430,000 ANNUAL VISITORS
University St Station
6,075 Avg Weekday Boarding
SEATTLE ART MUSEUM
427,787 ANNUAL VISITORS
SEATTLE WATERFRONT BOULEVARD
SEATTLE AQUARIUM
FOUR SEASONS HOTEL
UNIVERSITY ST
CROWNE PLAZA
KIMPTON HOTEL
W HOTEL
EXECUTIVE HOTEL
SENECA ST
HOTEL MONACO
SEATTLE PUBLIC LIBRARY
RENAISSANCE SEATTLE
SPRING ST
FUTURE STREETCAR
ELLIOT BAY
SEATTLE GREAT WHEEL
MADISON ST
MARION ST
COLUMBIA ST
THE ARCTIC CLUB
KIMPTON ALEXIS HOTEL
LOEWS HOTEL 1000
5

Design, Arts & Entertainment Meet

Located in the heart of Seattle's cultural and business core, the Metro Tract is just steps away from Seattle finest shopping, dining and entertainment options. Blending the rich architectural history of the Skinner Building with Yamasaki's design of the Rainier Tower and IBM Building, the modern design of the soon to be completed Rainier Square and the Seattle Central Library, there are few places like it. Cultural institutions like the 5th Ave Theater, Benaroya Hall and the Seattle Art Museum bookend the District. With the traffic driven by Pike Place Market and the Retail Core, it is no surprise that the Metro Tract truly feels like the cultural center point of downtown Seattle.

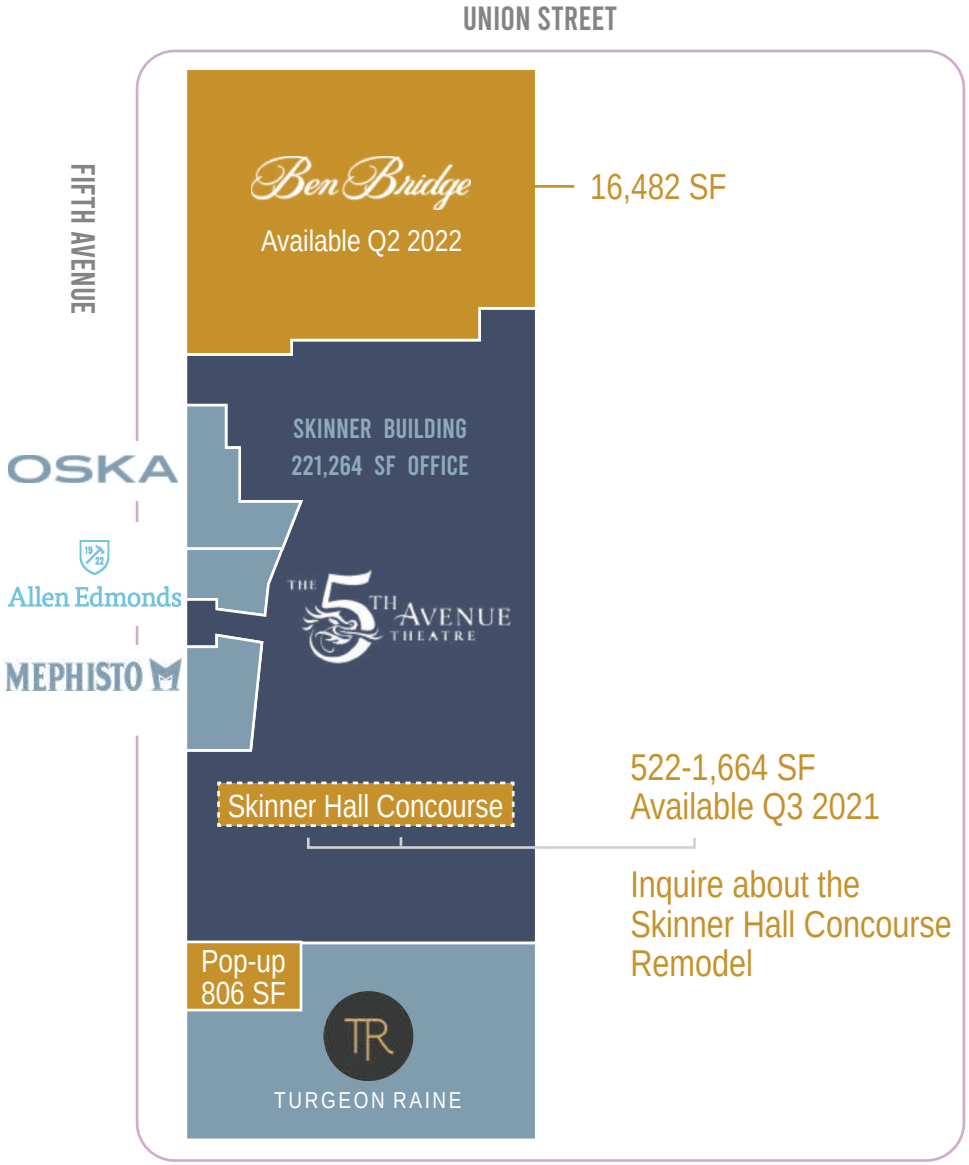
15 M
Annual Pike Place Market Visitors

4.4M
Annual Museum Visitors

4.2 M
Annual Performance Visitors

Pike Place Market · Seattle Art Museum · The 5th Avenue Theatre · The Paramount · Benaroya Hall · ACT A Contemporary Theatre · The Showbox

UNION STREET
SEATTLE VISION CARE
KeyBank
330 SF
PUGET SOUND PLAZA
258,731 SF OFFICE
Kudedon
2,223 SF
divisible to
1,886 SF+357 SF
VISIONS NORTHWEST
PENDLETON
Bank of America
THE COBB
2,758 SF
THE CAPITAL GROUP
PCC COMMUNITY MARKETS
EQUINOX
RAINIER SQUARE
722,000 SF OFFICE
188 UNITS RESIDENTIAL
OPENING Q2 2021
AVAILABLE Q2 2021
1/2/3
300 -1,795 SF
(CONCOURSE)
±122,000 SF OFFICE
RAINIER TOWER
540,000 SF OFFICE
LEASED
(Tenant to be announced)
OSKA
Allen Edmonds
MEPHISTO
Ben Bridge
Available Q2 2022
16,482 SF
SKINNER BUILDING
221,264 SF OFFICE
THE 5TH AVENUE THEATRE
522-1,664 SF
Available Q3 2021
Skinner Hall Concourse
Pop-up
806 SF
TR
TURGEON RAINE
UNIVERSITY STREET
purple
CAFÉ AND WINE BAR
FOURTH AVENUE
FINANCIAL CENTER
324,461 SF
OFFICE
THE ORIGINAL DELI
WELLS FARGO
Silberman Brown
FOXS
LULY YANG
NINA-MCLEMORE
Brick & Mortar
4th Ave Espresso Bar
TOURBILLON
BOUTIQUE
Penelope SPA
Fairmont
HOTELS & RESORTS
450 ROOMS
SHUCKERS
FIFTH AVENUE
BIKE STORAGE
6,654 SF
MUSTARDSEED CAFE
1200 FIFTH
209,846 SF OFFICE
SENECA STREET



SKINNER BUILDING

Home to the 5th Ave Theater and it's 300,000+ annual visitors, the Skinner building is one of the most recognizable historic buildings in downtown Seattle. The timeless architectural details are obvious throughout, while still offering the ability for new retail tenants to put their own unique stamp within their storefronts. Lease expirations were lined up to coincide with the Rainier Square redevelopment and now offer retailers the rare opportunity for a corner position in the market. The concourse level will undergo a complete renovation with anticipated delivery for Tenant Improvements in Q3 2021.

OFFICE SQ.FT.

216,000 SQ.FT.

AVAILABLE SQ.FT.

16,482 SQ.FT.
522 - 1,664 SQ.FT. (Located in Concourse)
806 SQ.FT

Please inquire for rates

RAINIER TOWER

The 41-story Rainier Tower, designed by famed architect Minoru Yamasaki (World Trade Center Architect), is an architectural icon with its tapered concrete pedestal. At the pedestal base flanking the office lobby is the flagship 5th & University retail space. The concourse level has several new small spaces that will be available in 2021.

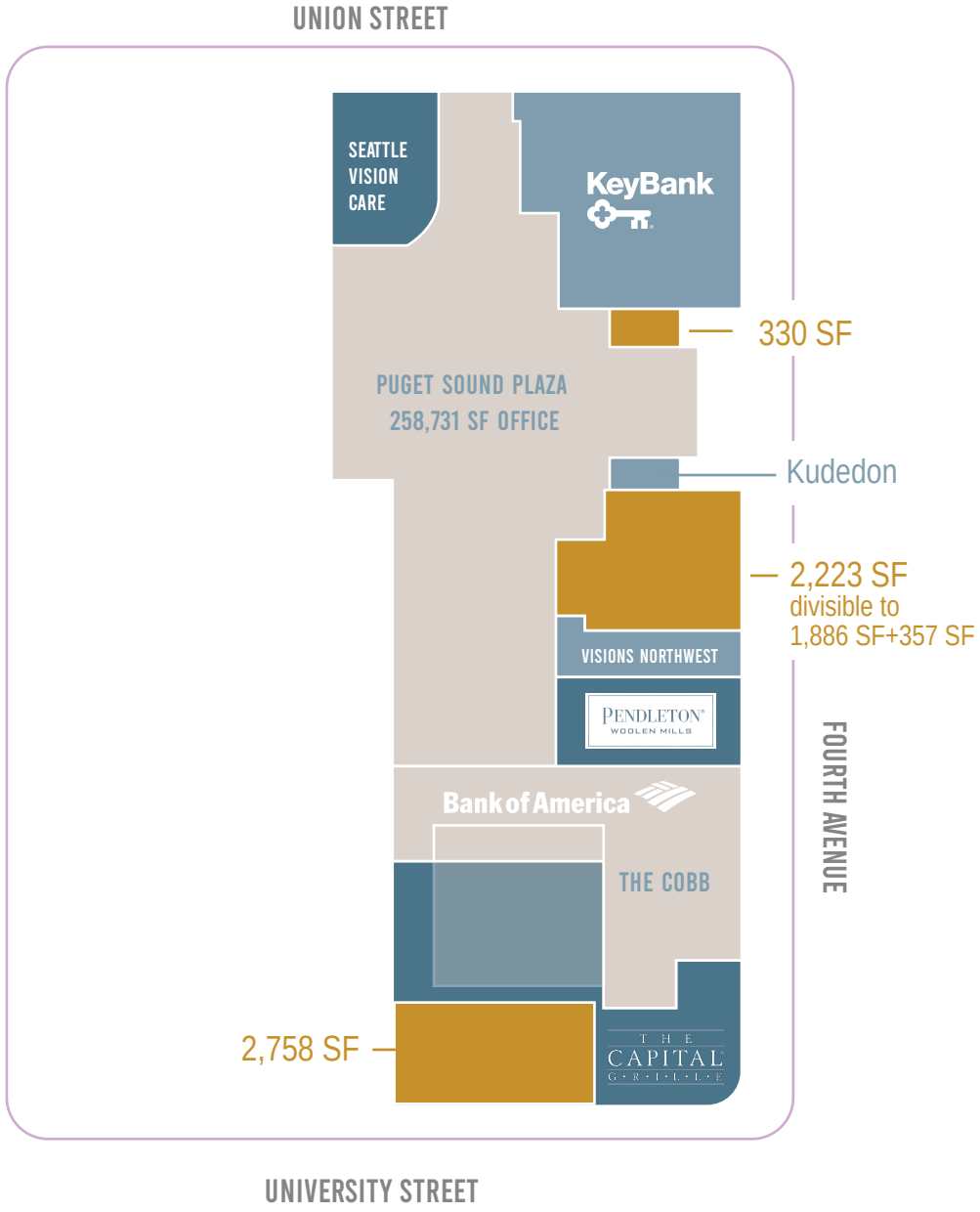
OFFICE SQ.FT.

540,000 SQ.FT.

AVAILABLE SQ.FT.

300 - 1,795 SQ.FT.

Please inquire for rates



COBB BUILDING/ PUGET SOUND PLAZA

The 11-story Cobb Building is one of the original Urban campus buildings in the 10-acre UW tract. The building has been converted to high-end apartments. It maintains the original terra cotta Beaux Arts façade and art deco design features. The available space on University St can be vented with either Type 1 or 2 hoods and would co-tenant with the Capital Grille.

COBB RESIDENTIAL UNITS

91 Units

PUGET SOUND PLAZA OFFICE

270,000 SF

AVAILABLE SQ.FT.

330 - 2,758 SQ.FT. Call For Rates

SHOP
EAT
DRINK
EXPLORE

METROTRACT

SEATTLE

RAINIER TOWER
FINANCIAL CENTER
SKINNER BUILDING
1200 FIFTH
PUGET SOUND PLAZA
THE COBB

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