

MTS⁹

1800 Ninth Avenue | Seattle, WA



Experience an office environment that supports growth and flexibility

Axis9 is the place to position your team to thrive. Located at the crossroads of Seattle's Central Business District and South Lake Union, our vision is to provide a modern workspace that elevates productivity, fosters collaboration, and attracts talent—all with convenient access to key amenities, transportation, and flexible leasing options.

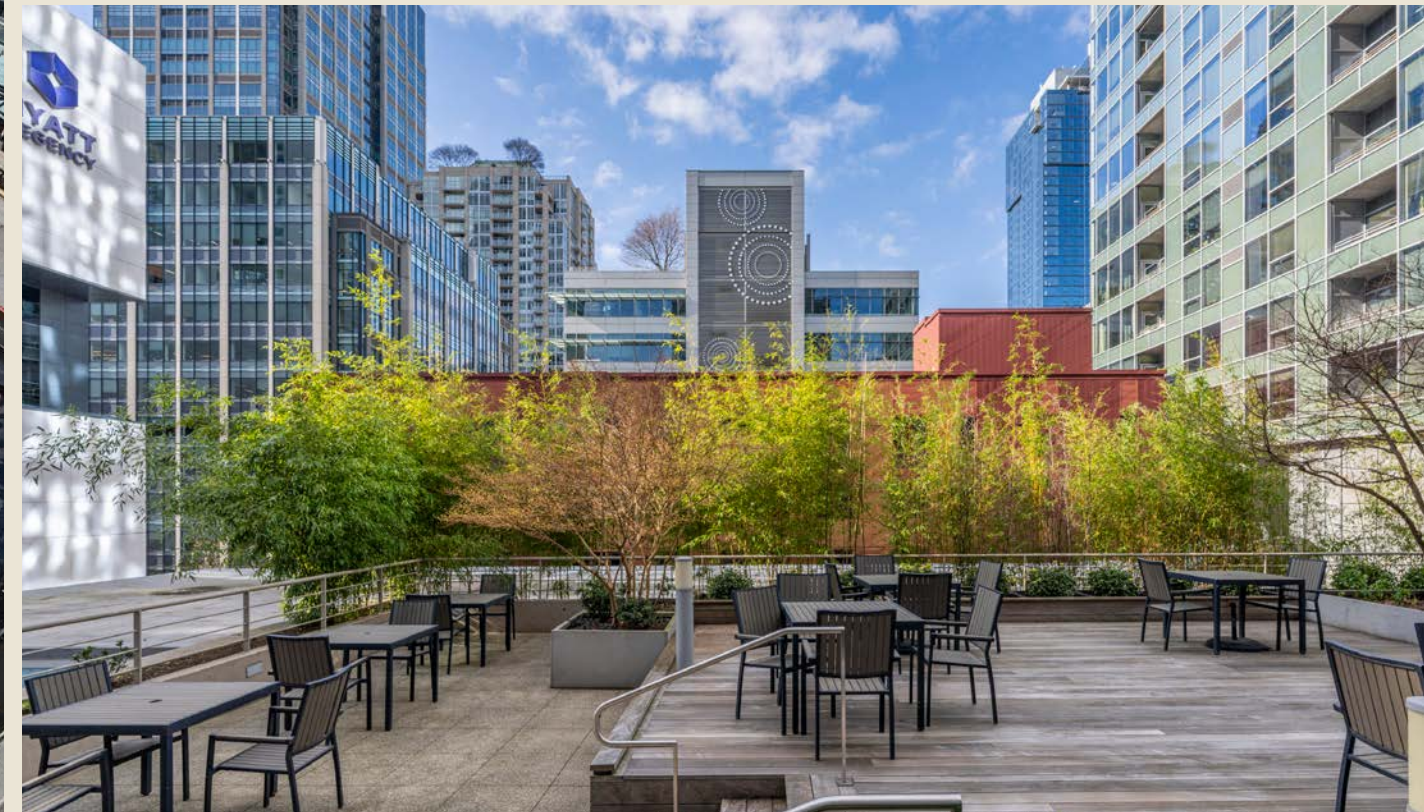


HIGHLIGHTS

Axis9 is an office environment that fuels growth and flexibility. Our existing features and planned building improvements will foster efficient workspaces, unmatched comfort, and exceptional convenience.

KEY FEATURES

- Welcoming lobby with on-site 24/7 security personnel for peace of mind and protection
- Class A building with sustainable features underway, LEED Silver certification and upgraded building systems
- Flexible, column-free floor plates with center core systems
- Tenant exclusive luxury amenities floor - L4
- On-site five level parking garage with above-market parking availability
- Open air rooftop terrace
- Bike storage and repair station for sustainable commuters



IMPROVEMENTS

Lake Washington Partners (LKWP) is planning an extensive building renovation.

Following an estimated completion of Q1 2026, tenants will have premier access to:

- New fourth floor tenant amenity center complete with an air bar, conference rooms, training center, lounge areas perfect for coffee meetings and comfortable lunches, advanced soundproof podcasting studio, and a quiet time library room.
- A rooftop terrace with access to Wi-Fi, multiple seating options, and lush landscaping.
- 10,000 SF modernized fitness center with a pickle ball court, yoga room, full-service locker rooms and showers, new equipment, and a red light therapy room.

Fitness Center Matterport Tour

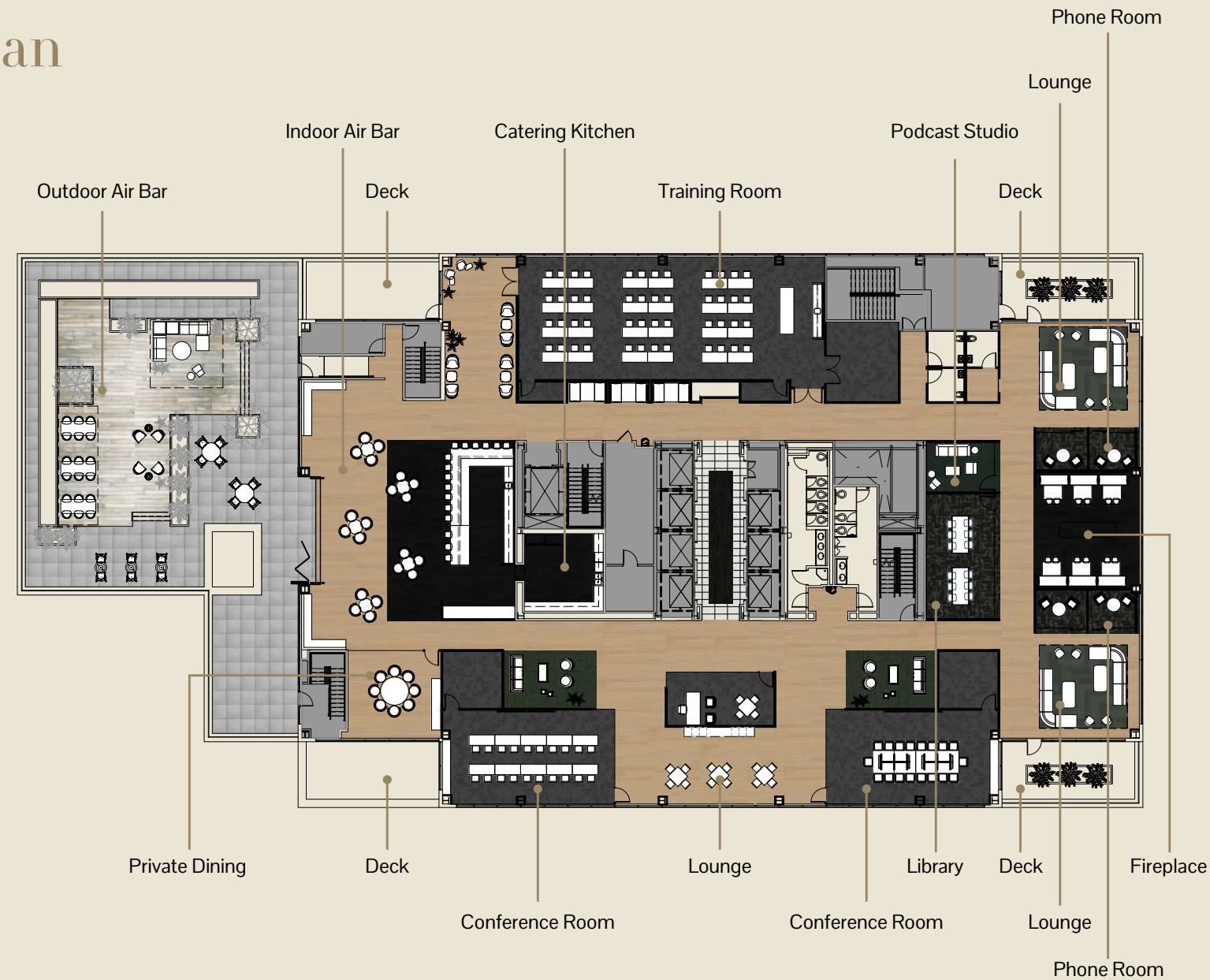
For tenants looking for move-in ready space or the ability to customize floors, LKWP will immediately offer the following:

- LV 10: Three remaining ~5,000 SF move-in ready spec suites.
- LV 9: 10,000 SF suite in warm shell condition ready for tenant design.



LEVEL FOUR AMENITIES

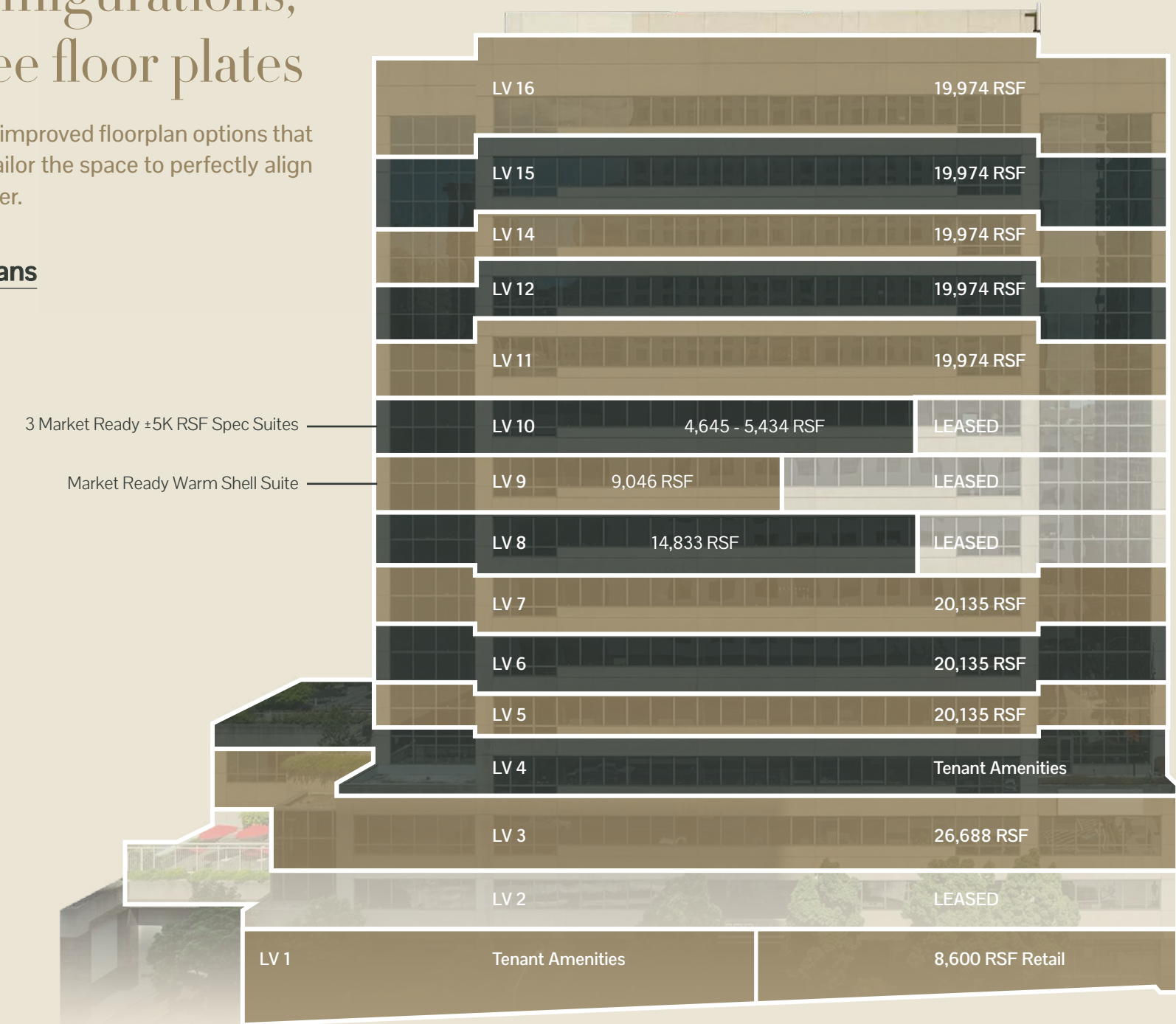
Floorplan



Flexible configurations, column-free floor plates

Choose from a variety of improved floorplan options that will accommodate and tailor the space to perfectly align with your unique character.

[Click to View Floorplans](#)



MARKET READY SPEC SUITES

Level 10 - Suite 1030

[View Matterport Tour](#)

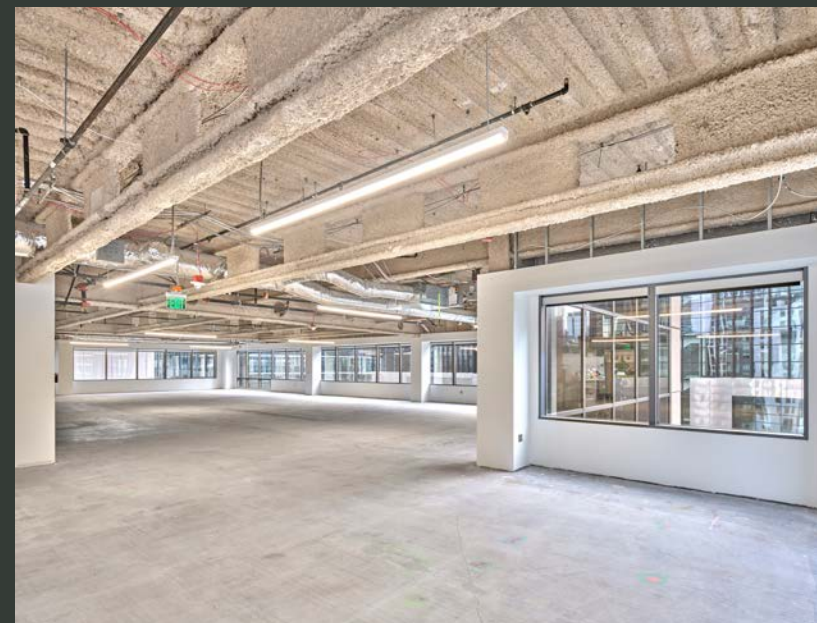


Level 10 - Suite 1020

[View Matterport Tour](#)

Level 10 - Suite 1000

[View Matterport Tour](#)



MARKET READY WARM SHELL SUITE

Level 9 - Suite 910

[View Matterport Tour](#)

LOCATION

Located at the intersection of the Central Business District, Denny Triangle, and Capitol Hill, Axis9 provides prime accessibility to Seattle's key neighborhoods. This central location ensures easy access to the city's major office, retail, and cultural areas, fostering a thriving and dynamic work environment.

Office, Retail, and More

Within walking distance to the city's most significant office buildings, high-end retail shops, dining, and cultural landmarks.

Convention Center

Directly across the street from the new \$2 billion expansion, bringing increased foot traffic, enhanced connectivity, and added prestige to the neighborhood.

South Lake Union

A hub for tech and innovation, offering seamless networking opportunities and amenities that cater to professionals in the greater South Lake Union area.

Ongoing Investments

Streetscape improvements along Pike & Pine, new green spaces, and upgraded pedestrian infrastructure promote a more connected and safe neighborhood.



99

Walk Score

100

Transit Score

AXIS9

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axis9seattle.com

LEASING CONTACTS

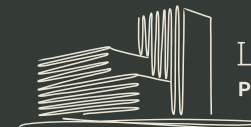
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OWNERSHIP



Lake Washington
PARTNERS



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