



1012 FIRST AVE.

THE STANDARD

SEATTLE WASHINGTON

NEWMARK

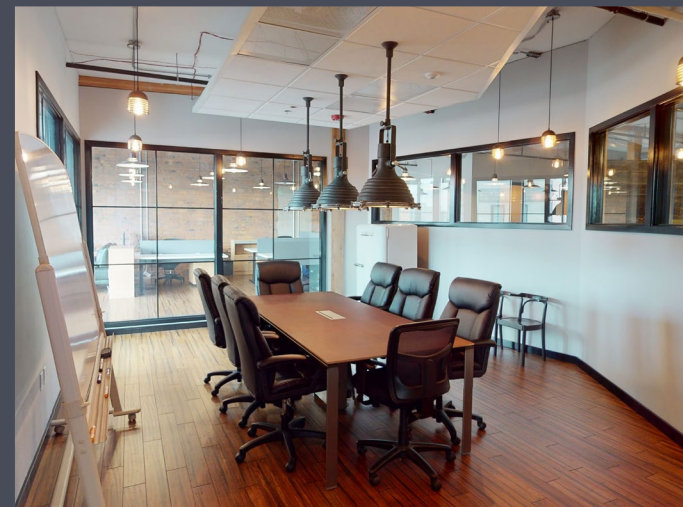
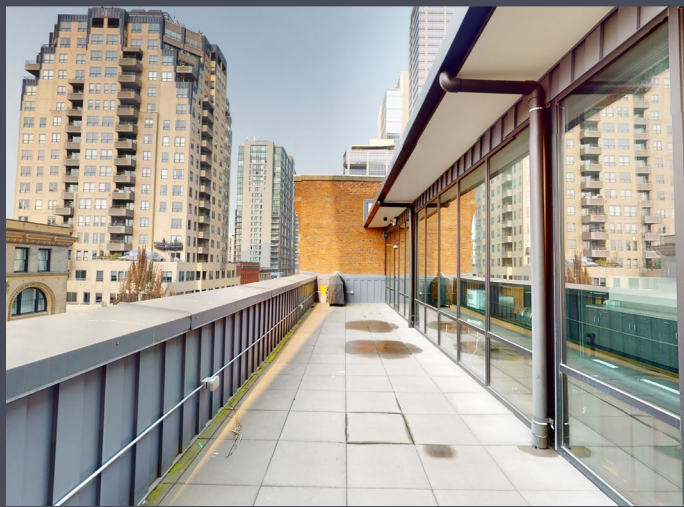
DAVID MARKS 206-430-1929 DAVID.MARKS@NMRK.COM

BUILDING FEATURES

- Underwent full building renovation in 2016
- In the heart of the Downtown Central Business District
- Located just two blocks from the waterfront
- Creative office space features exposed brick and beam construction
- High ceilings with large operable windows
- Secure bike storage and shower facility

NEW BUILDING... HISTORIC BONES

- Full building renovation including lobby /common areas
- Full seismic retrofit
- New centralized HVAC cooling system & services
- New modern ADA compliant restrooms
- New fire & life safety system
- New mechanical, electrical, and plumbing



SURROUNDING AMENITIES



DELI / GRAB-N-GO

- 1 **Potbelly** 1111 3rd Ave
- 2 **Market Fresh** 925 4th Ave Ste 420
- 3 **Red Bowls** 812 3rd Ave
- 4 **Top Pot** 720 3rd Ave
- 5 **Homegrown Sandwich Shop**
999 3rd Ave
- 6 **Cafe Sister's Garden**
999 3rd Avenue Plaza #10
- 7 **Blue Water Taco Grill** 1000 2nd Ave
- 8 **Post Alley Pizza** 1123 Post Ave
- 9 **Top Pot** 888 Western Ave Suite E
- 10 **Original Deli** 1215 4th Ave #A-B
- 11 **BB's Teriyaki** 1111 3rd Ave
- 12 **Thai 2 go** 823 3rd Ave #105



RESTAURANT / BAR

- 1 **Purple Cafe & Wine Bar** 1225 4th Ave
- 2 **Metropolitan Grill** 820 2nd Ave
- 3 **Fonte** 1321 1st Ave
- 4 **Nijo** 83 Spring St
- 5 **The Diller Room** 1224 1st Ave
- 6 **Vons 1000 Spirits** 1225 1st Ave
- 7 **Goldfinch Tavern** 99 Union St
- 8 **Tulio** 1100 5th Ave
- 9 **TRACE Market** 1112 4th Ave
- 10 **Noi Thai Cuisine** 1303 1st Ave



LIFESTYLE

- 1 **Capellis** 925 4th Ave #404
- 2 **Melange Market** 1201 3rd Ave
- 3 **Peter Lopez Salon** 1201 3rd Ave
- 4 **Sensa Salon** 1123 1st Ave
- 5 **Colman Bldg Barber Shop**
810 Post Ave
- 6 **The Bicycle Repair Shop**
928 Alaskan Way
- 7 **Sal Floral Design** 1219 1st Ave



RETAIL

- 1 **The Finerie** 1006 Western Ave
- 2 **A Mano** 1115 1st Ave
- 3 **Brick + Mortar** 1210 4th Ave



HOTEL

- 1 **Alexis Hotel** 1007 1st Ave
- 2 **Hotel 1000** 1000 First Avenue
- 3 **W Seattle** 1112 4th Ave



COFFEE HOUSE

- 1 **Pegasus Coffee** 1218 3rd Ave
- 2 **Local Coffee Spot** 808 3rd Ave
- 3 **Ancient Grounds** 1220 1st Ave
- 4 **Storyville Coffee** 94 Pike St #34
- 5 **Caffe Migliore.** 1215 4th Ave
- 6 **Starbucks** 999 3rd Ave



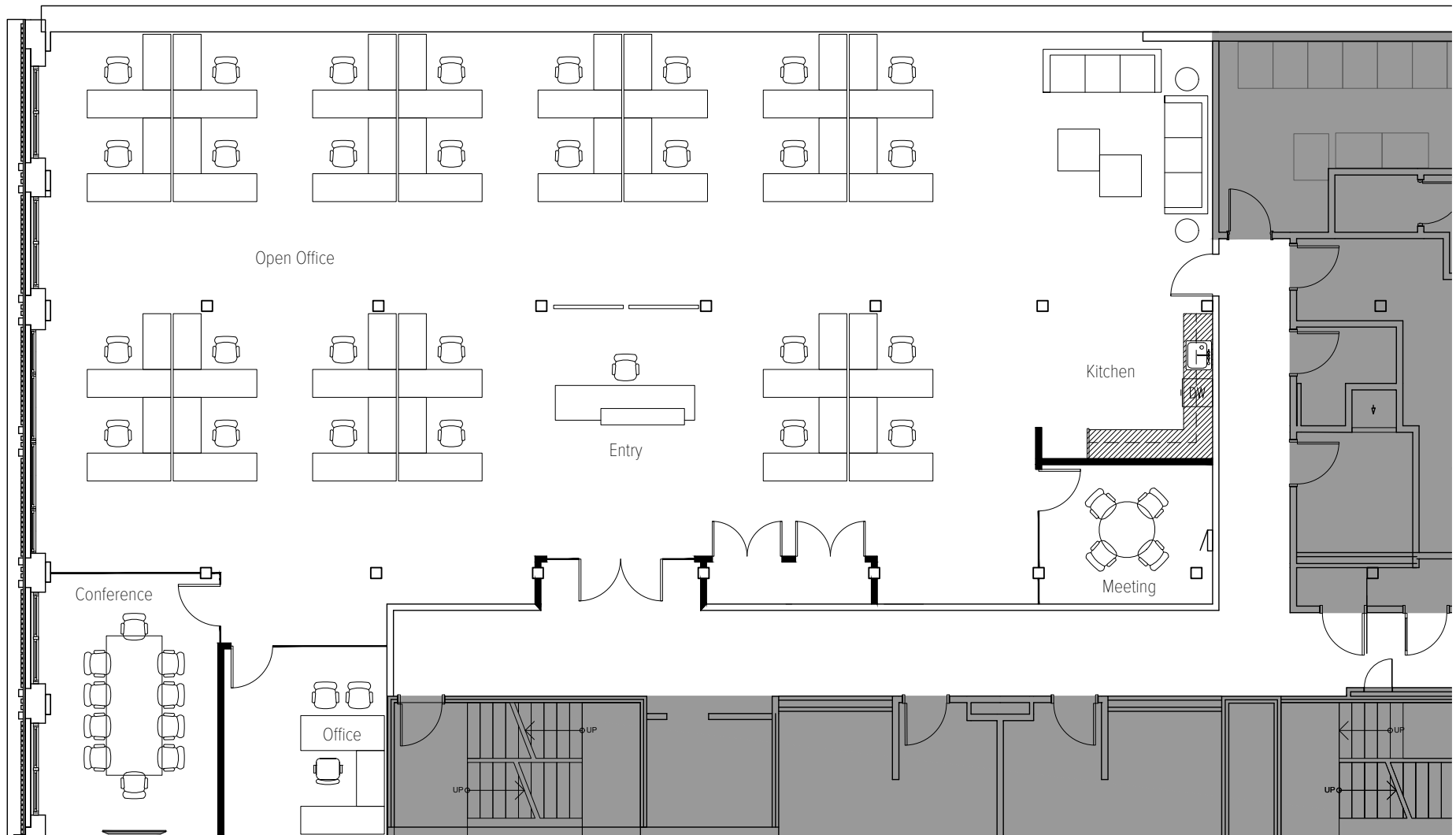
PARKING



FLOOR 2

4,618 RSF AVAILABLE 5/1/2023 OR SOONER

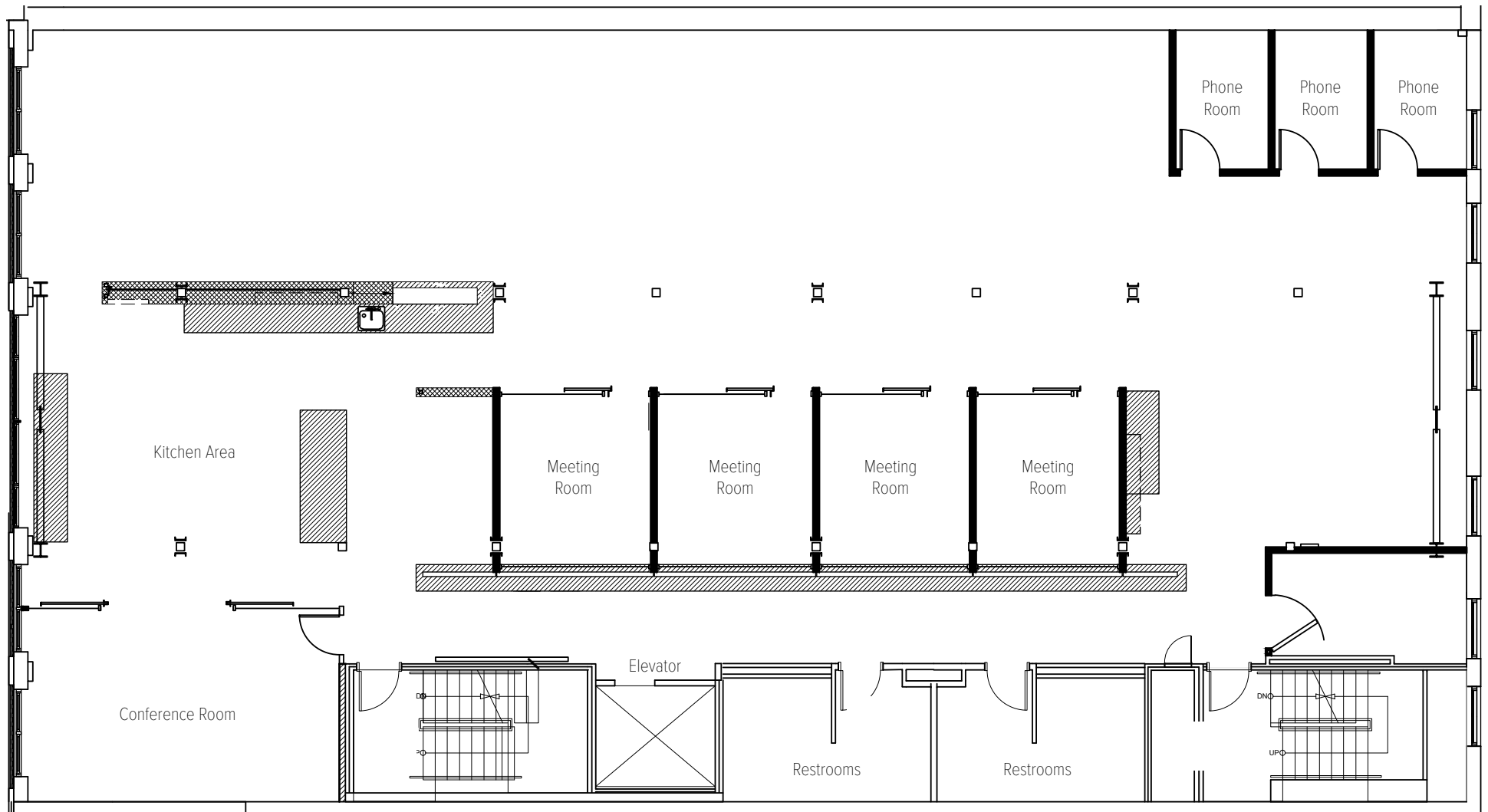
- Rates: \$43.00 FS
- Creative plug and play space
- Fully furnished with sit/stand workstations
- Operable windows



FLOOR 4

6,470 RSF AVAILABLE NOW

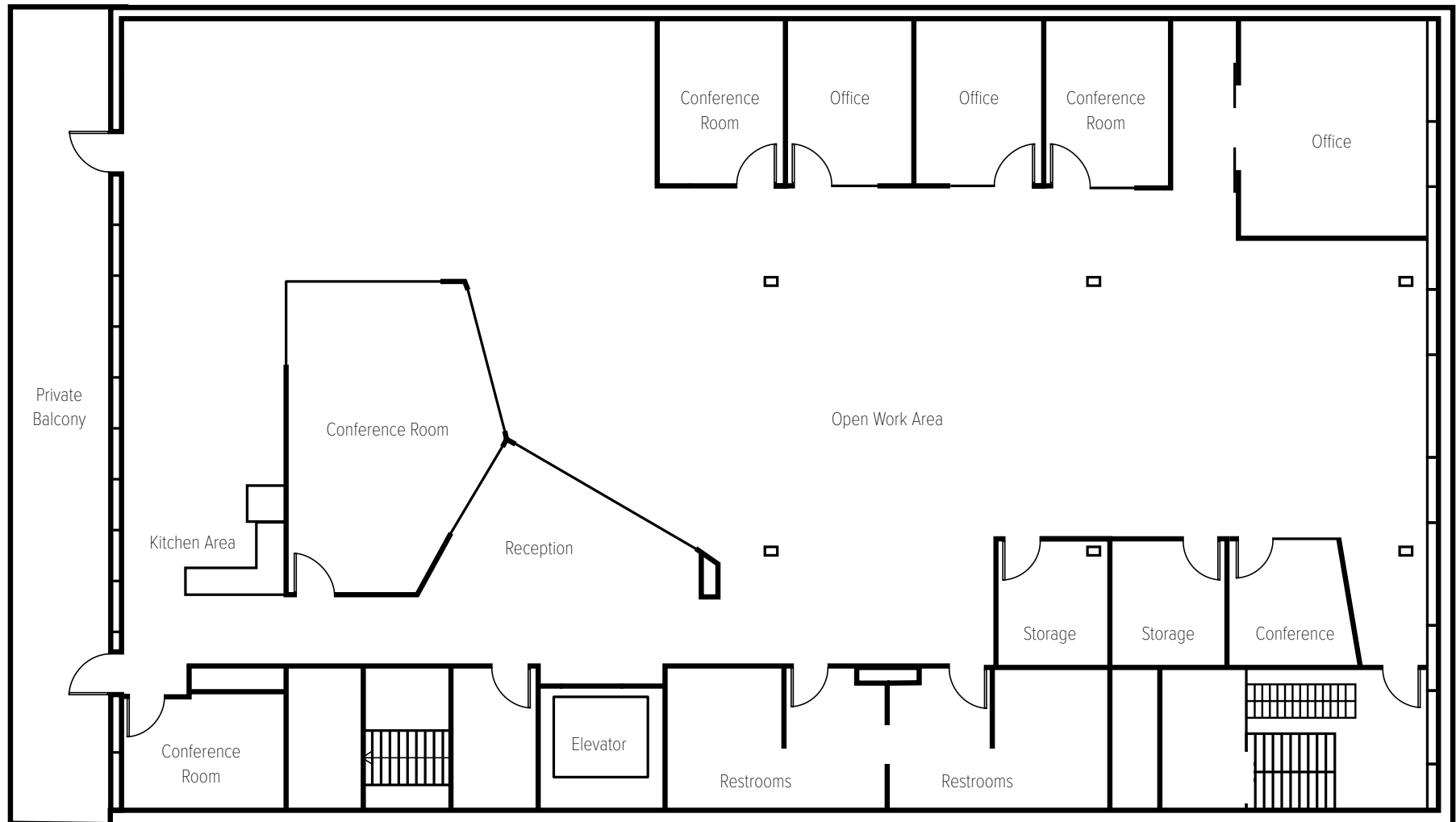
- Rates: \$43.00 FS
- High-end, creative buildout
- Tall ceilings w/ exposed timber beams
- Historic hardwood refinished floors
- Operable windows
- Fully furnished and cabled



FLOOR 6

6,378 RSF AVAILABLE NOW

- Rates: \$48.00 FS
- High-end, creative buildout
- Tall ceilings w/ exposed timber beams
- Historic hardwood refinished floors
- Operable windows
- Fully furnished and cabled
- Private balcony



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