

# Fourth & Madison

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## OFFICE SPACE FOR LEASE

925 FOURTH AVENUE  
SEATTLE, WASHINGTON

Winner of the  
BOMA International  
Office Building of the Year  
TOBY for 2007



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FOR INFORMATION  
PLEASE CONTACT OUR  
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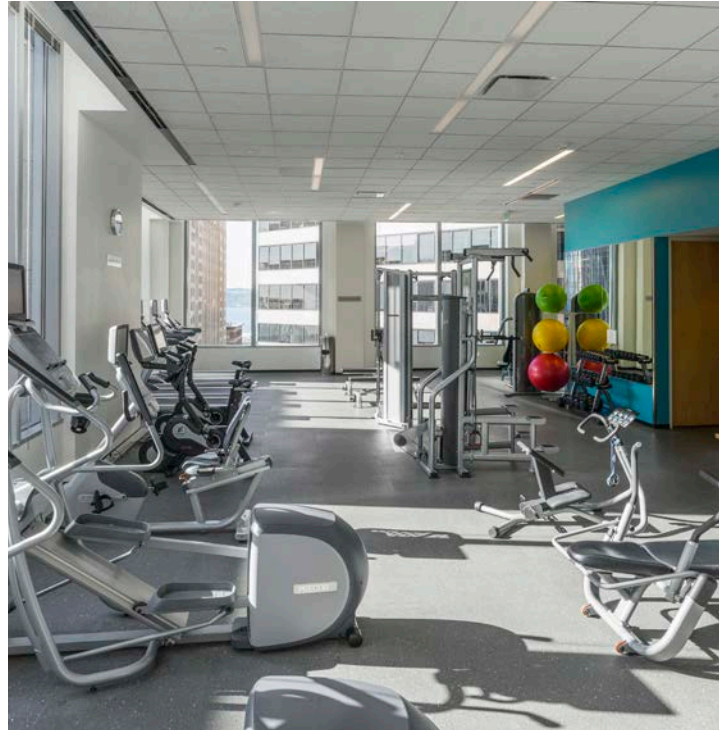




## HIGHLIGHTS

### PRESTIGIOUS FOURTH & MADISON ADDRESS

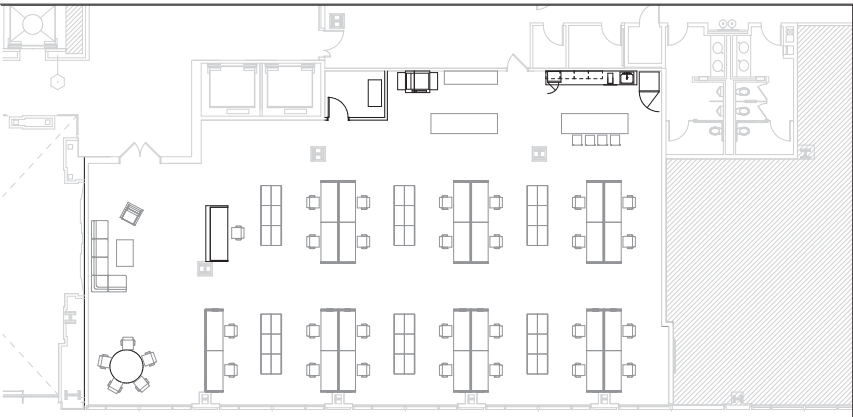
- 40-story building
- Four levels secure parking; 1/1,500 SF and complimentary valet parking for visitors
- Five story atrium lobby off of Third Avenue
- Highly transparent floor-to-ceiling glass on all floors with 9' ceilings
- On-site child care (Bright Horizons)
- Rooftop garden and deck located on Floor 7; available for tenant functions
- State-of-the-art HVAC system with 100% fresh air capability
- Central location within easy walking distance to all of downtown's amenities
- Views of Mt. Rainier, Puget Sound, the Olympic Mountains, sports stadiums and downtown skyline
- Excellent mass transit access via Third Avenue and the ferry terminal
- Fitness center and building conference rooms
- On-site retail and restaurants include Belle Epicurean, Capelli's Gentleman's Barbershop, Sushi Kudasai, Market Fresh, Northwest Bank
- Energy Star Rated at 79
- Two riser closets per floor provide convenient cabling access for the following existing providers: Cogent Communications, CenturyLink, Comcast, AT&T, Allstream and Zayo Group
- New Distributed Antenna System (DAS) boosts cellular service and maximizes coverage for Verizon and T-Mobile currently, with more providers to join soon





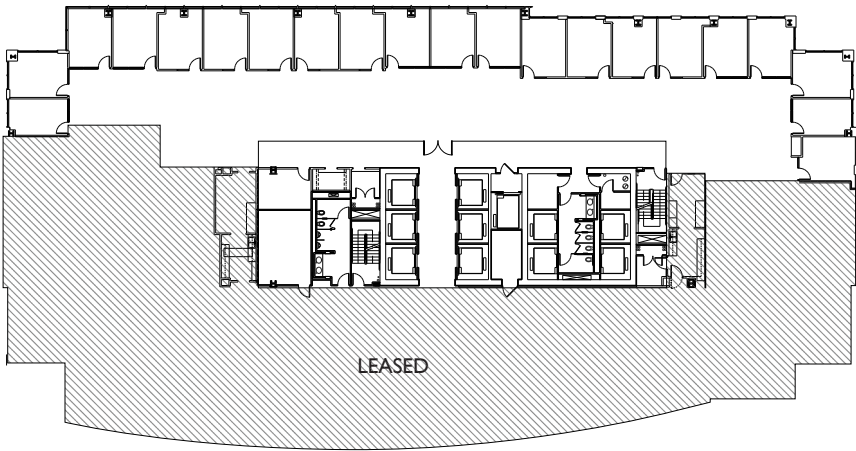
# FEATURED AVAILABILITIES

\* 9' Ceilings + Floor to Ceiling Glass throughout each suite.

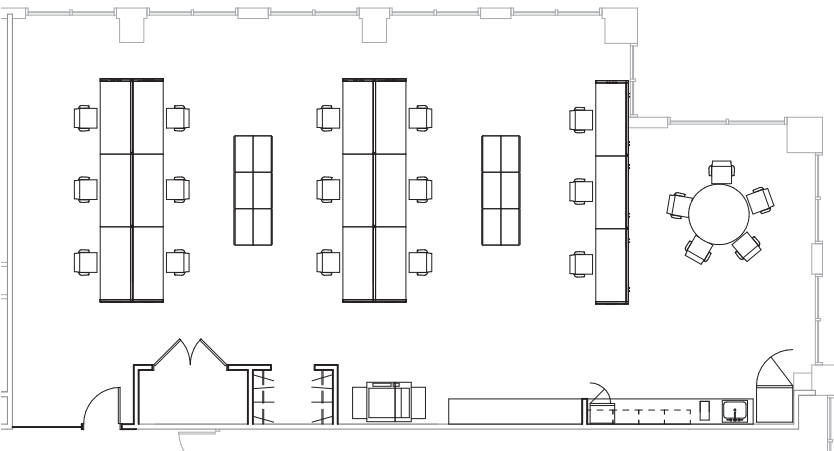


4th Floor  
4,382 SF

(Sample Build Out)



32nd Floor  
9,783 SF



35th Floor  
3,659 SF

(Sample Build Out)



<b>Suite 490</b>	<b>4,382 SF</b>	<b>Available Now</b>
'Spec suite', 20-foot ceilings, main lobby exposure.		
<b>Suite 3250</b>	<b>9,783 SF</b>	<b>Available Now</b>
Existing law firm build-out.		
<b>Suite 3540</b>	<b>3,659 SF</b>	<b>Available Now</b>
'Spec Suite', northeast corner with city views.		
<b>Floor 37</b>	<b>11,670 SF</b>	<b>Available Now</b>
Full floor availability.		
<b>Floor 38</b>	<b>11,670 SF</b>	<b>Available Now</b>
Full floor availability.		



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