

OFFICE SPACE FOR LEASE | SEATTLE, WASHINGTON

1201 THIRD



WHY FIT IN
WHEN YOU WERE
BORN TO STAND OUT.

— Theodor Seuss Geisel

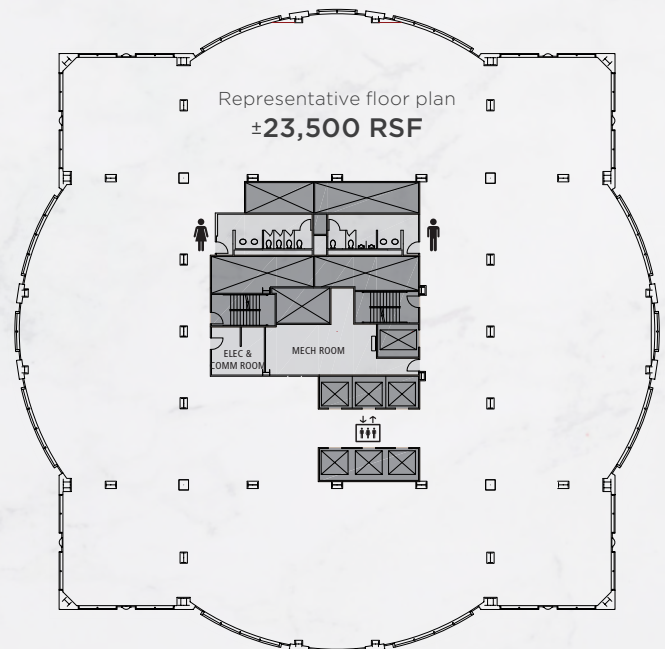


A SKYLINE ICON

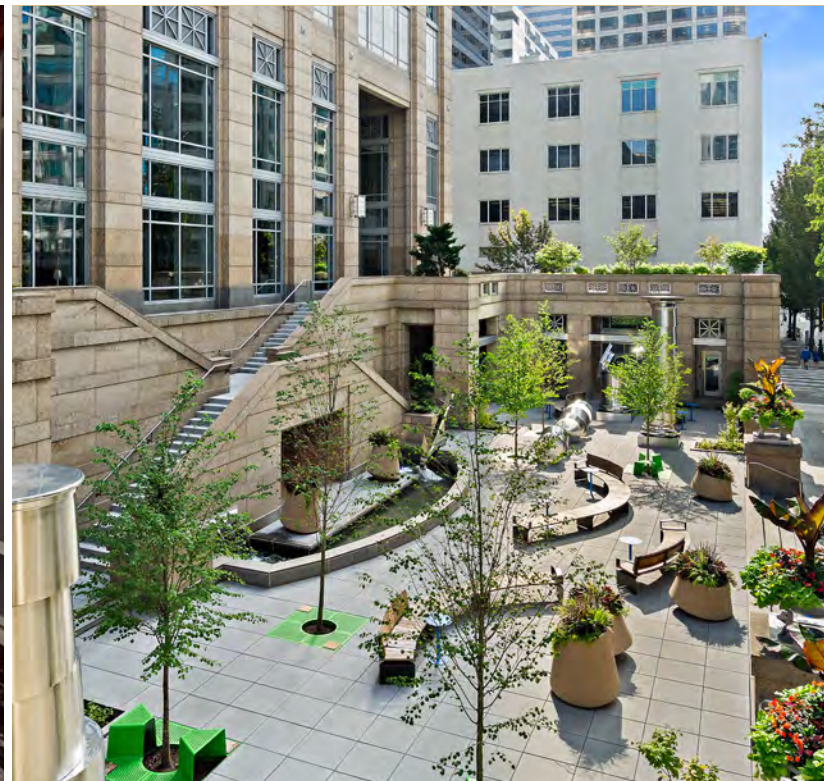
Occupying a full block in the heart of the waterfront CBD and a prominent place in defining Seattle's skyline.

1201 Third is an award-winning trophy asset that is home to a deep bench of industry-leading tenants.

Impeccably managed and with recent enhancements including a new lobby with security turnstiles, and remodeled outdoor courtyards. These upgrades, with more on the horizon, exemplify a dedication to creating a superior working environment.



IMPRESSIVE.
INDELIBLE.
ICONIC.



DISTINCTIVE AMENITIES

Remodeled lobby with new soft seating
New security turnstiles at elevator lobby
Remodeled outdoor plaza with seating



COMING IN 2025 - PROFESSIONALLY MANAGED AMENITY FLOOR

New conference facility
New spa-quality fitness center
New staffed tenant lounge



1,140,367 SF
building



55
stories



23,500 SF
average floor
plate size



1 / 1,500 SF
secured on-site
parking ratio



fitwel®



LOCATION

1201 Third stands in the heart of the action.

You're only steps away from all the city has to offer — including hundreds of options for off-site dining and happy hours, prime shopping and Seattle's new waterfront with over 20 acres of new and improved public space.

LEAVE THE CAR BEHIND

100

Transit score

Light rail
directly below

Bike

commuting center
and storage



LLOYD LOW

+1 206 607 1796

lloyd.low@jll.com

JOE GOWAN

+1 206 607 1738

joe.gowan@jll.com

BAILEY AGGEN

+1 206 607 1717

bailey.aggen@jll.com

150+

dining options
within 1/4 mile

SB ingress SB egress
NB ingress NB egress



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