

400 *University*

@ RAINIER SQUARE

UNIQUE OPPORTUNITY
IN THE BEST BOUTIQUE
OFFICE BUILDING
OFFERING IN SEATTLE

FLOORS 6 - 10 AVAILABLE



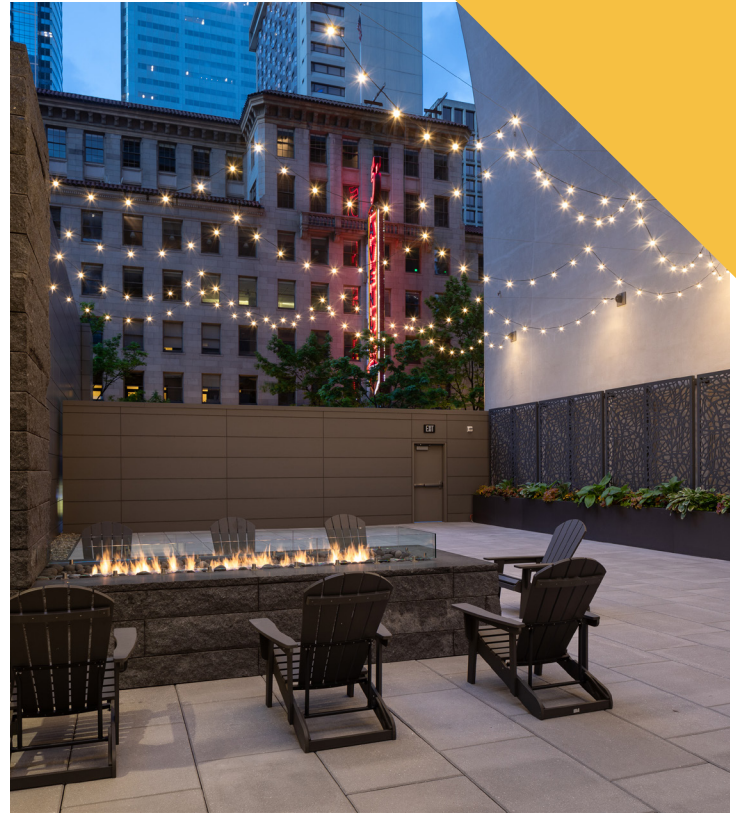
READY FOR TENANT IMPROVEMENTS
DIRECT ACCESS TO NEARBY
RETAIL & AMENITIES

Unmatched

Access & Amenities

400 University @ Rainier Square offers unmatched access to the true center of downtown Seattle. The 10-story, ±123,000 square foot project offers ground floor eateries, three floors of first rate co-working space, secure bike facilities, a fitness club and locker rooms, conferencing, and proximity to a wide array of Rainier Square-based amenities.

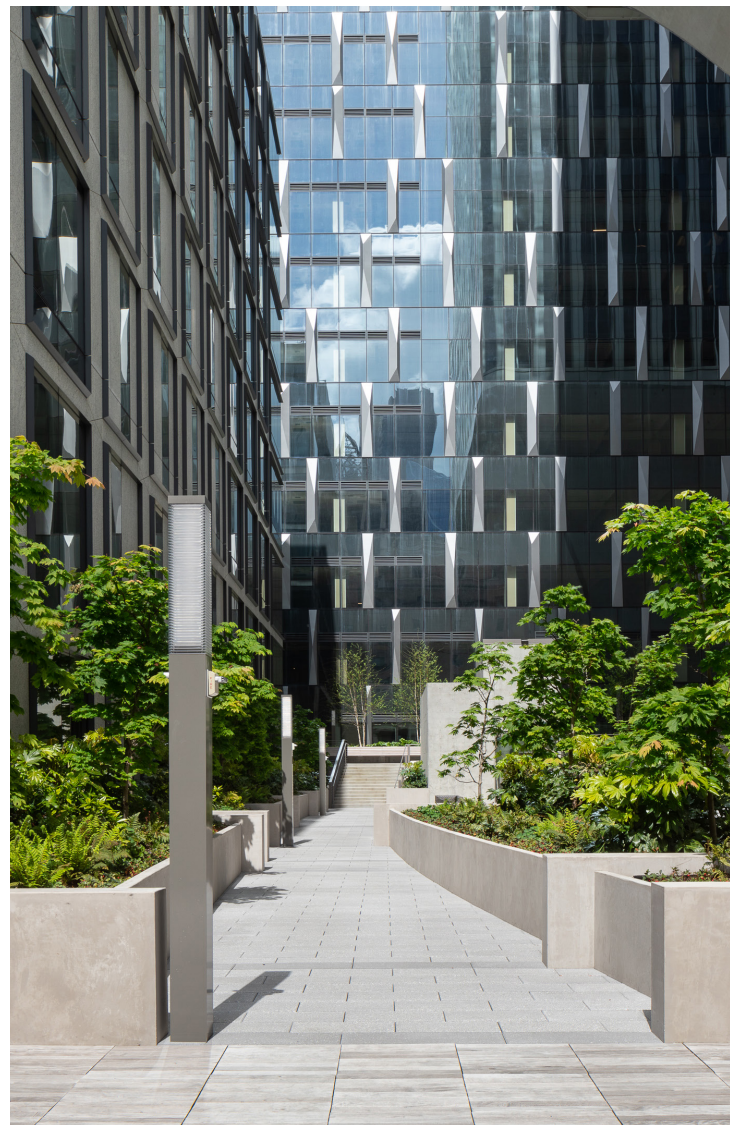




Perfectly *Situated*

400 University is a Class A jewel box perfectly situated for single- or multi-floor users, offering level A parking privileges, unmatched access to and from I-5, branding opportunities, and security. The building is part of the larger Rainier Square project, comprising 1.2 million SF of office space, farm-fresh restaurant Mendocino Farms, 191 luxury apartments, and a seven-level underground garage.

400 University is connected to Rainier Square and Rainier Tower via the second floor Grand Hall, offering direct access to the light-filled library and inner courtyard with both outdoor and indoor fireplaces, as well as The Fonté Bar, a modern café serving house-roasted coffee, breakfast and lunch fare, and evening wine and cocktails.





Building *Features*



10-story, 123,000-SF building with \pm 113,000 SF of office space



Best-in-class access to light rail, bus line, and I-5 ingress/egress



\pm 10,975 SF floorplates



Conferencing and assembly areas available



Outdoor seating and meeting spaces



Ample bike storage, locker rooms and showers



Dedicated parking on Level A and direct access to Rainier Square garage



Direct access to Rainier Square's abundant retail amenities and luxury apartments

SIGNAGE

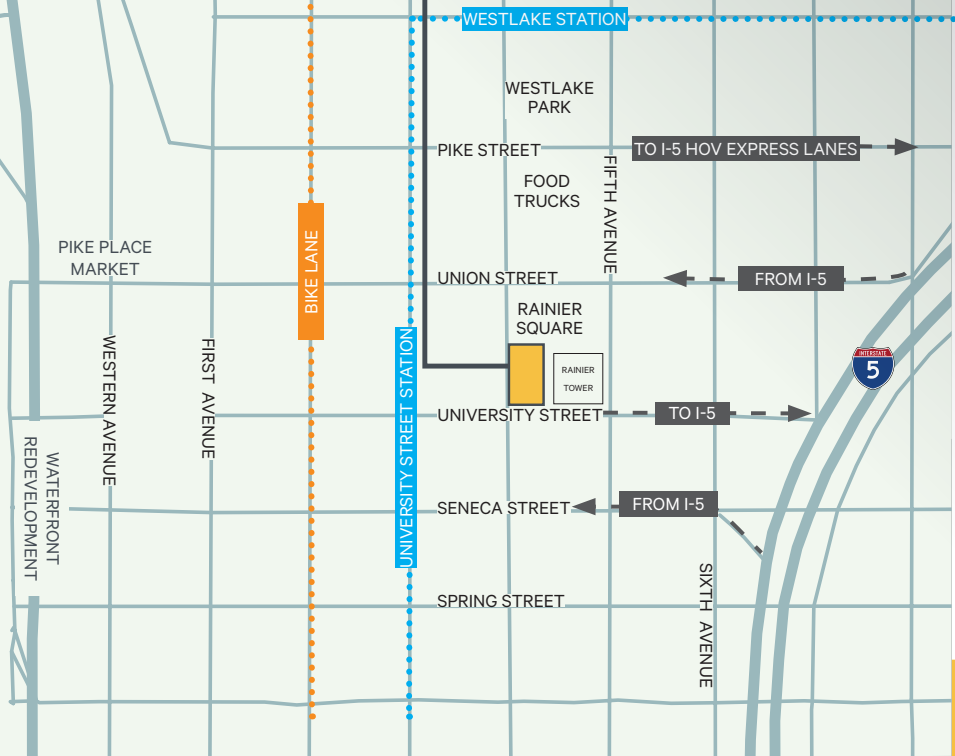
Branding, signage and naming opportunities

400 University

**Connected
& Accessible**



ELLIOTT
BAY



*Transit
Score*

100

*Walk
Score*

99

*Bike
Score*

86



**Mendocino
Farms**

FONTÉ
COFFEE ROASTER

400

University

@ RAINIER SQUARE

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