



1500 6th AVENUE | SEATTLE, WASHINGTON

the **MERIDIAN**  
ent **MERIDIAN**

 CLARION PARTNERS

**REAL RETAIL**



Downtown Seattle is the central, driving force for the vitality of the city, state and region. It is among the top international centers for commerce, development and culture. With a growing high-tech, biotech, global health and philanthropic community, 29 parks, a focus on environmental sustainability, state-of-the-art venues for conventions, professional sports, art and cultural events and a variety of retail and dining options, Downtown Seattle draws a diverse cross section of workers and visitors from around the globe to experience this one-of-a-kind urban setting. The Meridian is positioned at the heart of this urban core and at the crossroads of Seattle's main shopping, culture, financial and entertainment districts. The world-renowned Pike Place Market, Benaroya Symphony Hall, The Paramount Theater, The Fifth Avenue Theater, Seattle Art Museum, Pacific Place, The Washington State Convention Center, and over 6,400 hotel rooms are all located within a three block walk of the site.





With over 106,000 residents, there are more people living in Downtown Seattle than ever before. A record cruise season brought 1.2 million passengers through Port of Seattle, and hotel occupancy reached 90% of pre-pandemic levels in 2022.

DOWNTOWN SNAPSHOT

522,822

Residents 5-Mile Population

323,158

Total Jobs Downtown

3.2%

Unemployment Seattle MSA July '22

17K

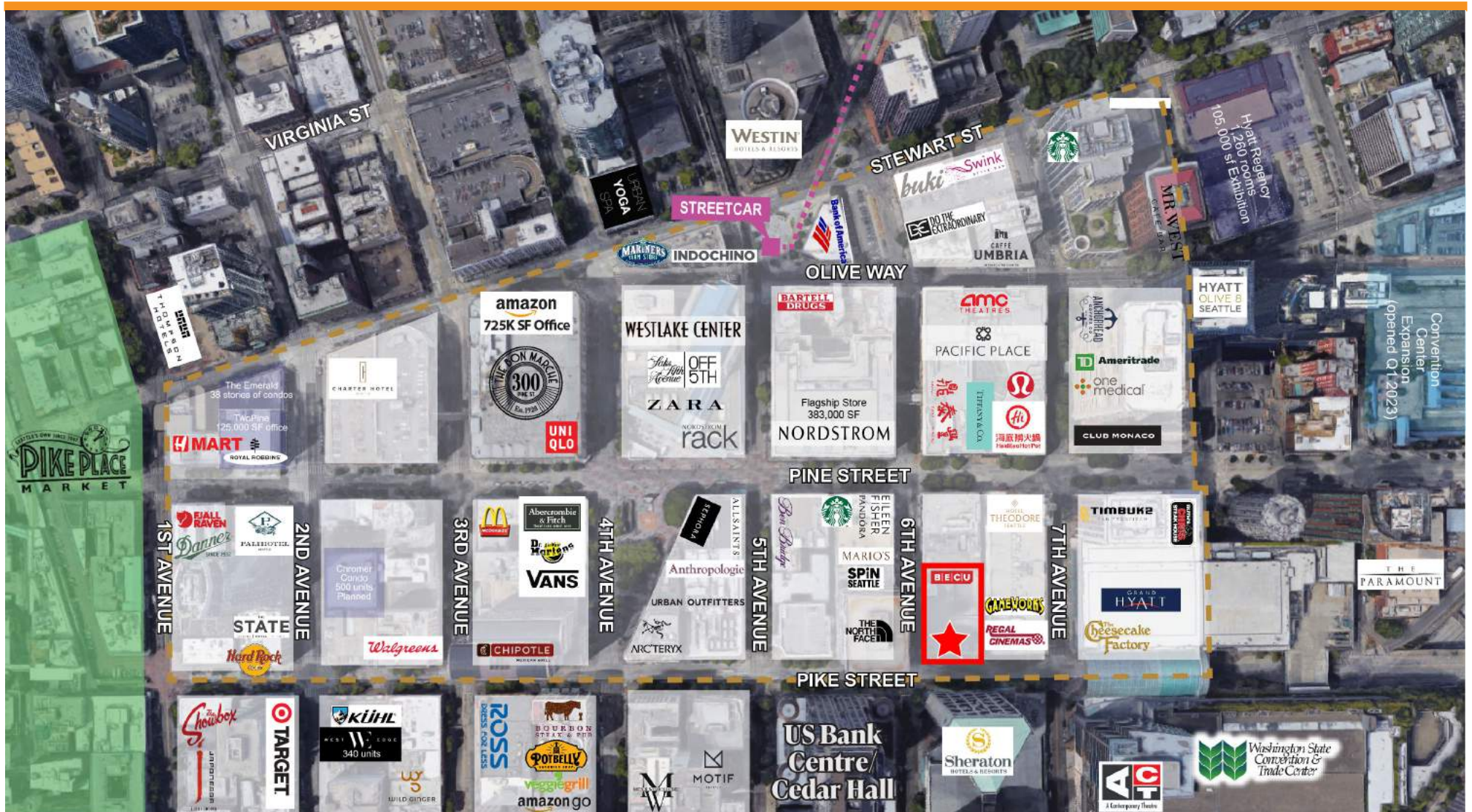
Hotel Rooms





# DOWNTOWN SEATTLE STREET MAP

Consisting of 24 blocks of retail containing more than 1.5 million square feet, Seattle's downtown core provides unmatched access to the downtown shopper. The Meridian is located between the Washington State Convention Center and Pacific Place in the Pike/Pine Corridor, Seattle's premier shopping area. The Meridian's neighbors include Nordstrom's Flagship store, Uniqlo Flagship, City Target, Zara, Anthropologie, Sephora, Urban Outfitters, The North Face and AllSaints to name a few.





## Premier location at the nexus of Seattle's CBD, waterfront, and retail core

The property is situated at the highly visible intersection of 6th Avenue and Pike Street, adjacent to the newly expanded Washington State Convention Center. It's Seattle's primary district for business, retail, and entertainment, and is within walking distance to the historic Pike Place Market.



**2-minutes**  
from I-5 freeway



**5-minute**  
walk to historic  
Pike Place Market



**1-minute**  
walk to over 40  
restaurants and  
entertainment  
establishments



**1-minute**  
to Sound Transit  
Westlake Station



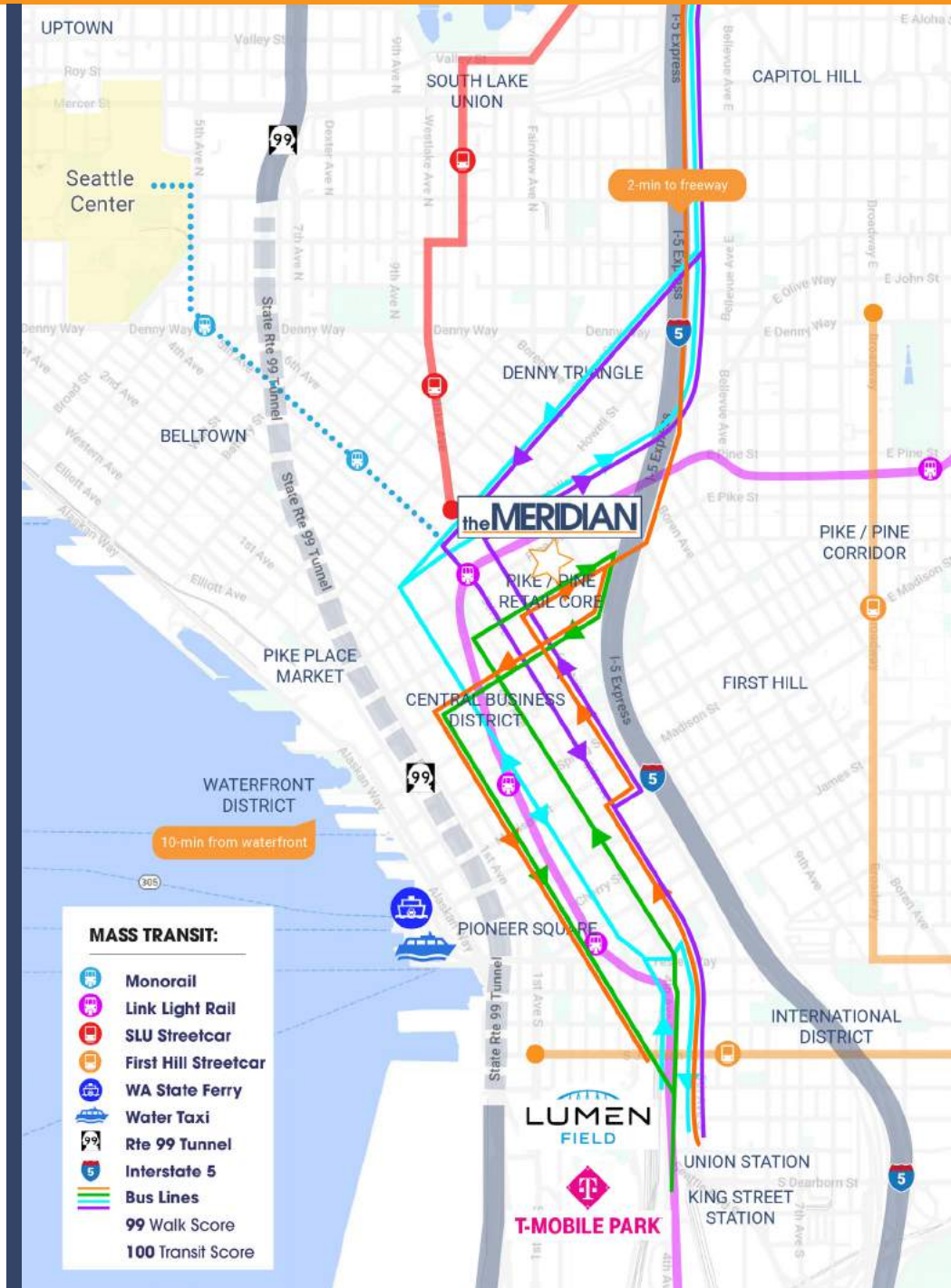
**1-minute walk**  
to over 4K hotel rooms



**10-minute**  
walk from Seattle's new  
waterfront park with over  
10 million projected  
visitors per year

### Epicenter of Seattle's Transit System

- Comprehensive regional bus routes on Pike Street
- One block from light rail access to Northgate, Capitol Hill, University of Washington, and SeaTac International Airport with lines to Bellevue CBD (opening 2024) and Redmond (2025) under construction
- Only a 5-minute walk to Colman Dock for ferry service to Bainbridge, Bremerton, Vashon Island, and West Seattle
- Multiple access points to Interstate 5 located within four blocks



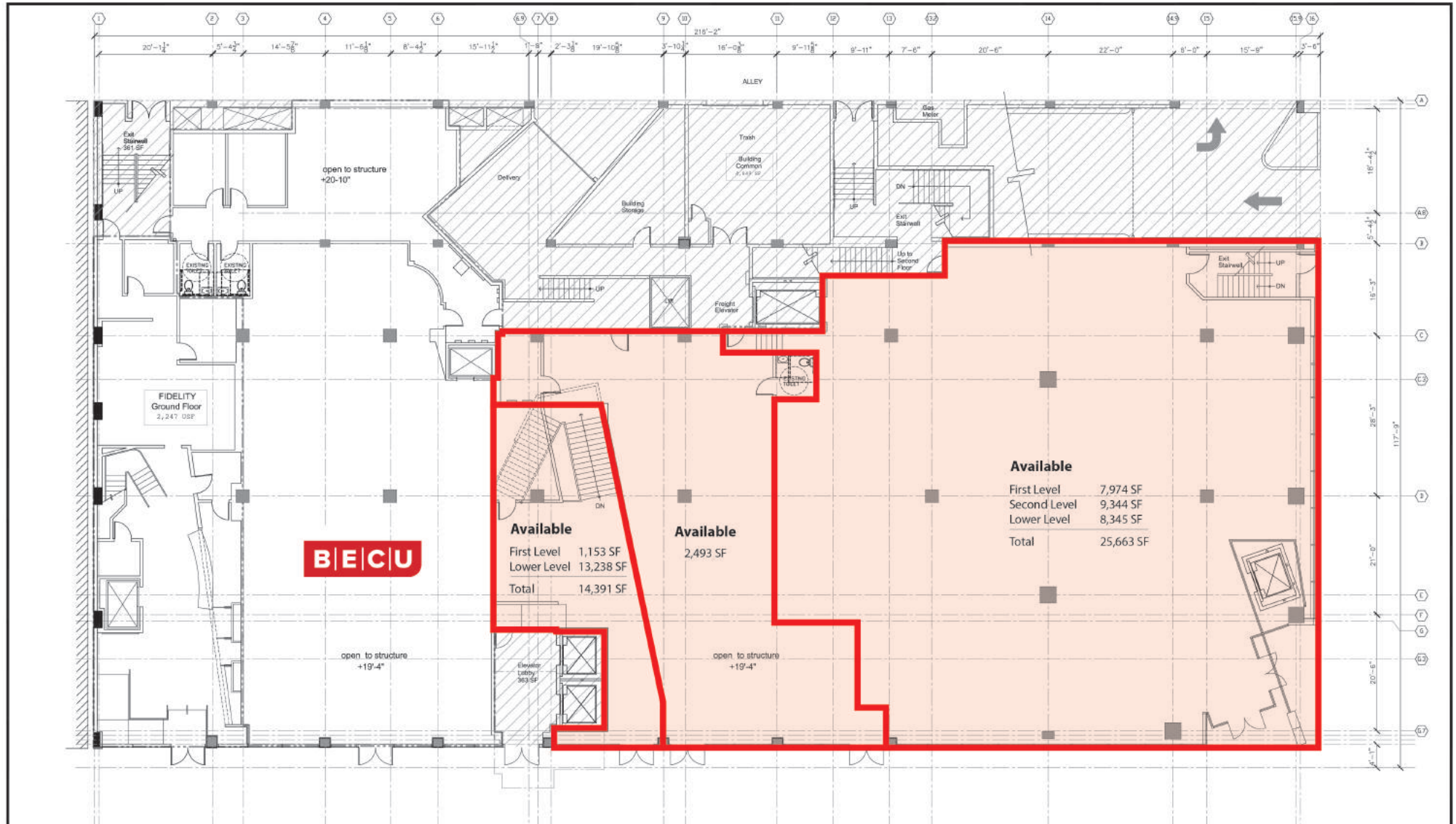
# DOWNTOWN SEATTLE RETAIL CORE MAP

- PACIFIC PLACE**
- AMC
  - AT&T
  - Aveda
  - Bezel & Kiln
  - Chase Bank
  - Din Tai Fung
  - Debonair Decor
  - Dress for Success
  - Gallery Oynx
  - Ghost Gallery
  - Haidilao
  - JNBY
  - Johnny Rockets
  - L'Occitane
  - Iululemon
  - Orcas Paley
  - Pike Place Chowder
  - Thai Ginger
  - The Handmade Showroom
  - Tiffany & Co.
  - Toxic Threadz
  - Victoria & Darling
  - Wow Gallery

- WESTLAKE CENTER**
- Caliburger
  - Candy Tyme
  - Claire's
  - Customized Tees
  - Fireworks
  - Wild Tiger Pizza
  - Matcha Maiko
  - Nordstrom Rack
  - Pressed Juicery
  - Saks OFF 5th
  - Starbucks
  - Sushi Burrito
  - Wells Fargo
  - Xi'an Noodles
  - Zara
  - Zuba







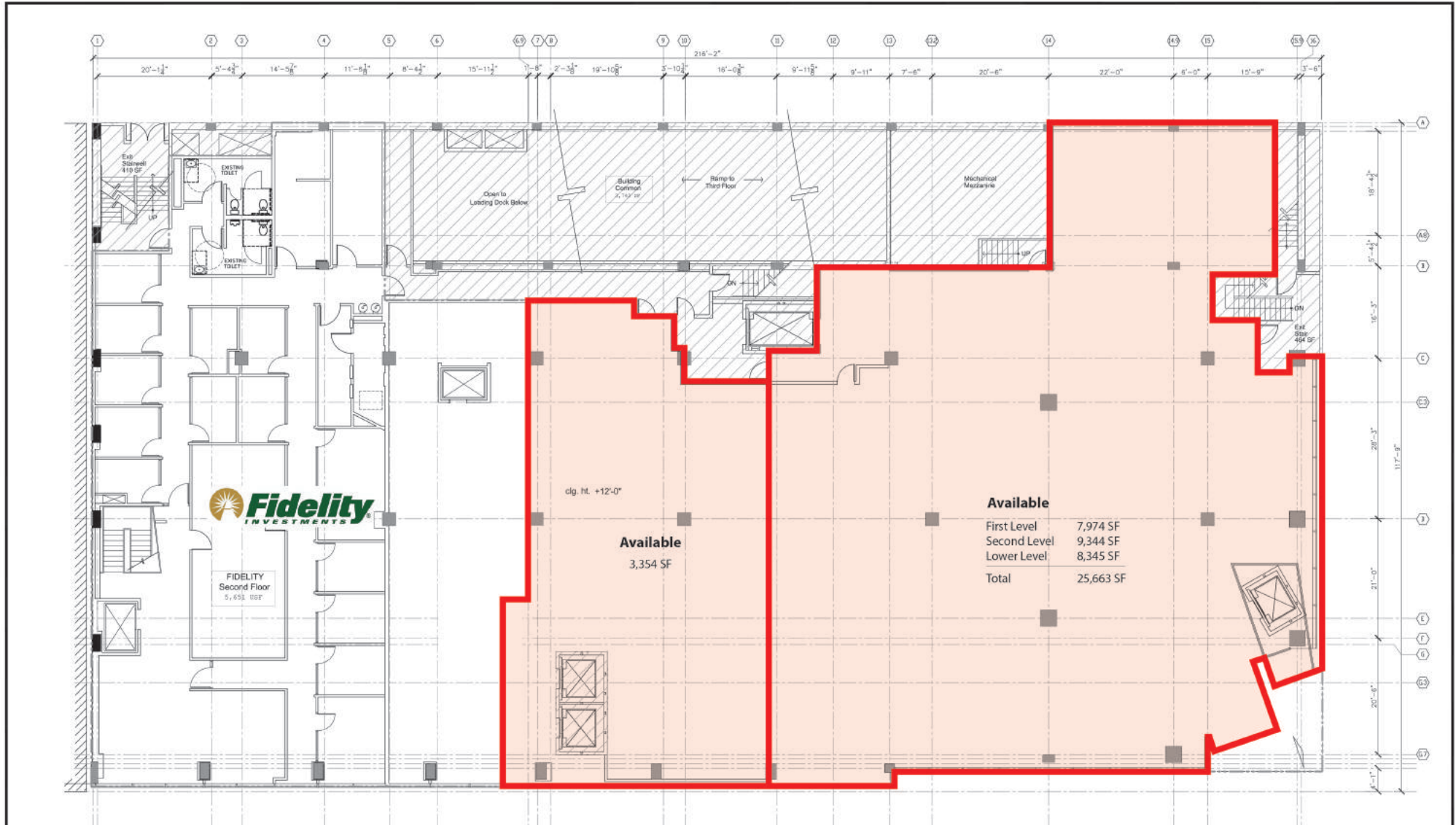
The document is diagrammatic and is intended only to show the demised premises of the project (hatched area.) It does not purport to show exact dimensions nor the final location of any mechanical, electrical, structural or architectural element. Further, the landlord reserves the right to add, eliminate or modify any such element, as

may be required from time to time. Tenant space dimensions, unless otherwise noted are to the centerlines of tenant partitions and column grids, face of exterior walls and to the outside face of service area partitions adjacent to the tenant space (viz. corridors, closets, and stairs.)

Ground Floor  
3,24.13

Meridian Building  
1600 Sixth Avenue - Seattle, WA

**EXHIBIT**  
**A**



Available  
3,354 SF

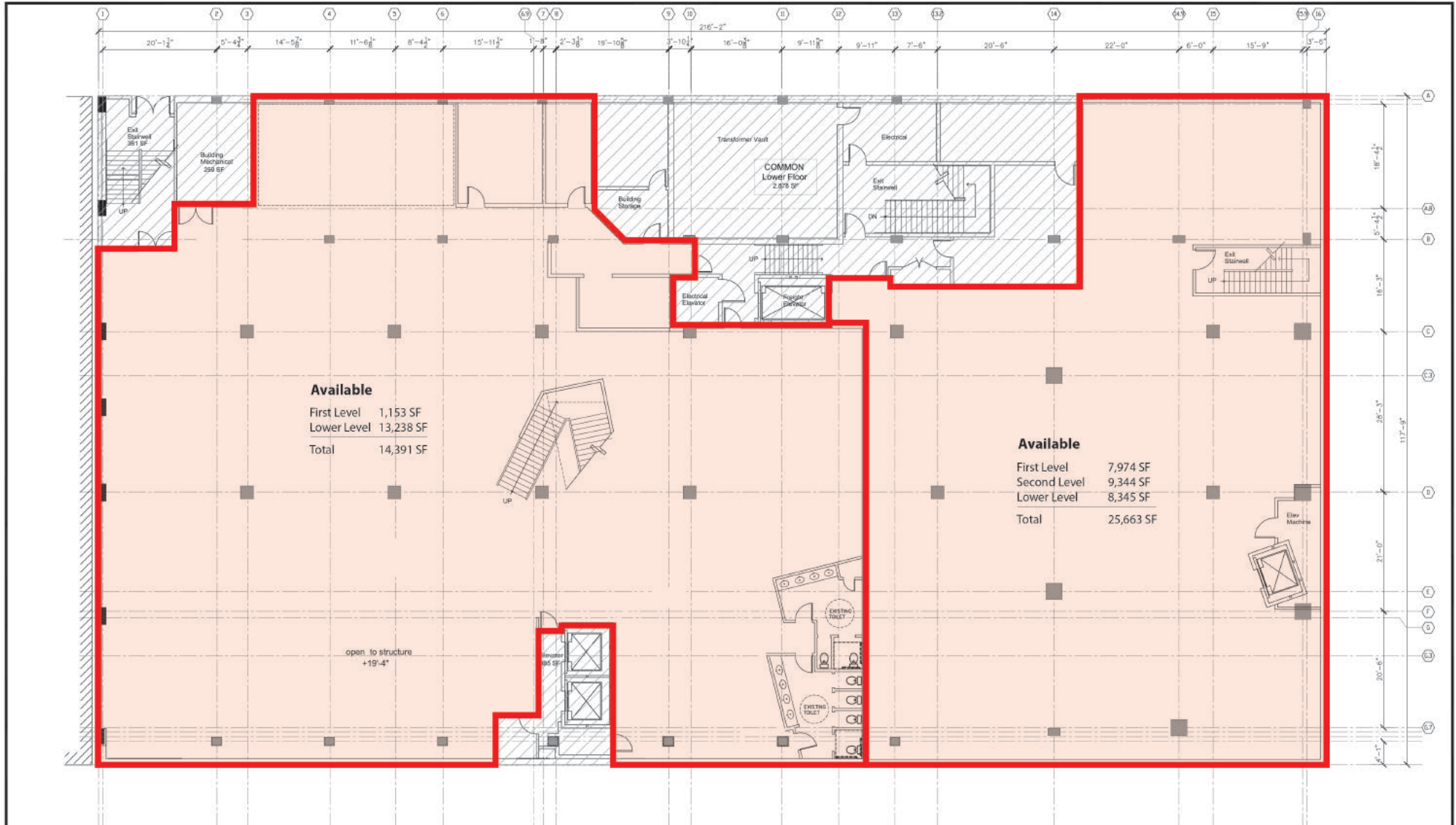
Available	
First Level	7,974 SF
Second Level	9,344 SF
Lower Level	8,345 SF
<b>Total</b>	<b>25,663 SF</b>



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