

HOME PLATE CENTER
1501 1ST AVE S
SEATTLE, WA



±72,000 SF

Available for Sublease

**Full Floors.
Prime Location.
Unmatched Access.**



CBRE

The Home Plate Advantage

Secure up to three full floors in a highly efficient, light-filled office environment with immediate availability and long-term lease flexibility – an ideal solution for headquarters, consolidation, or future growth planning.



**RARE OPPORTUNITY
FOR CONTIGUOUS FULL
FLOORS IN SEATTLE**



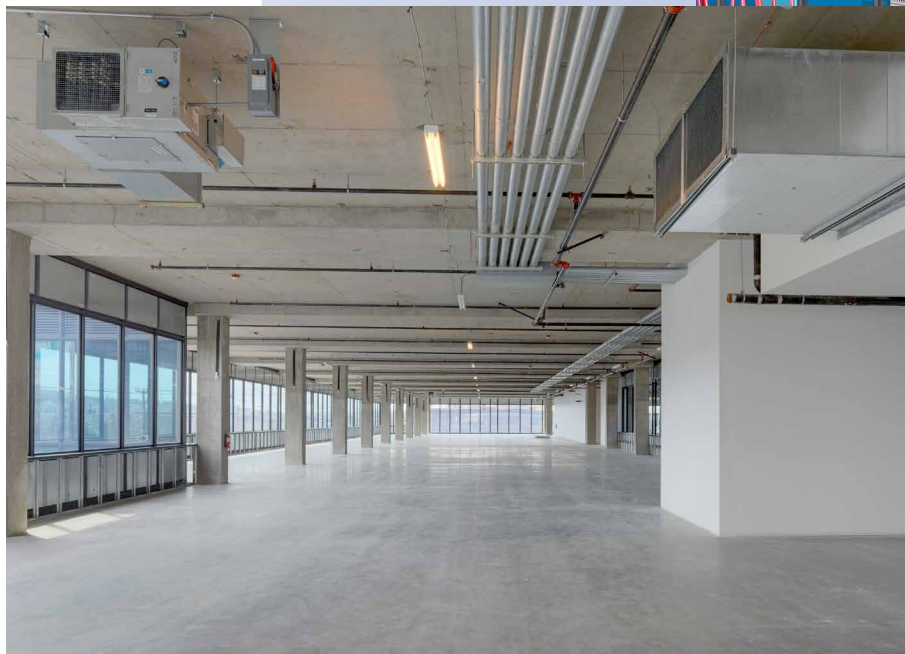
**MOVE-IN READY
AVAILABILITY**



**LONG-TERM VALUE
THROUGH SUBLEASE
ECONOMICS**



**A WORKPLACE THAT BALANCES
EFFICIENCY, EXPERIENCE, AND
ACCESSIBILITY**





FLOOR 6: ±11,750 SF

[VIEW FLOORPLAN](#) →

FLOOR 5: ±30,093 SF

[VIEW FLOORPLAN](#) →

FLOOR 4: ±30,093 SF

[VIEW FLOORPLAN](#) →

**Total Available
±71,963 SF**

TERM THROUGH: MARCH 31, 2032



BUILDING 1

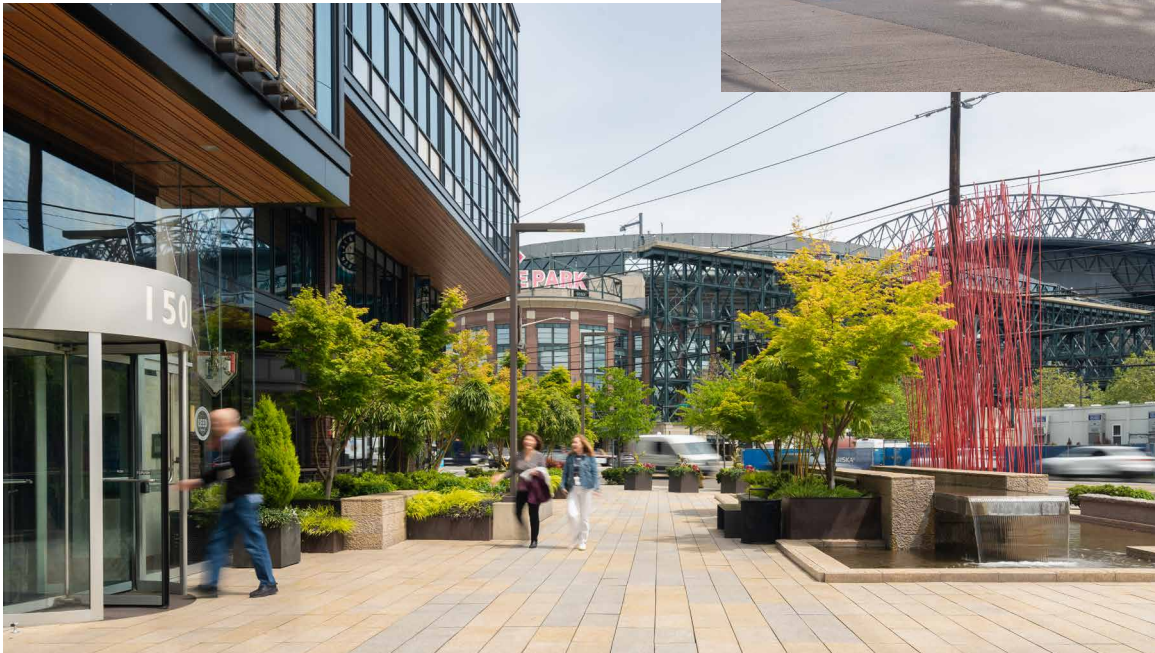
Opportunity Overview



EFFICIENT, LIGHT-FILLED WORKSPACES

Maximize usable space and create a more productive, comfortable work environment. Open layouts and natural light enhance collaboration, employee satisfaction, and overall workplace performance.

- Full floors with highly efficient layouts
- Large, contiguous floor plates
- High ceilings + expansive window lines





VIEWS THAT INSPIRE

Deliver a workplace experience that stands out—boost employee engagement and leave a lasting impression on clients and visitors.

- Panoramic views of Elliott Bay
- Unobstructed sightlines to Mount Rainier
- Dynamic Seattle skyline backdrop



DESIGNED FOR TODAY'S WORKFORCE

Support flexible commuting and wellness-focused lifestyles, helping attract and retain top-tier talent.

- On-site showers, lockers & bike storage
- Parking ratio: 1.5 / 1,000 SF



SEAMLESS CONNECTIVITY

Improve commute efficiency and expand your talent reach across the greater Seattle region.

- Immediate access to I-5, I-90 & SR-99
- Strategic location near Downtown, SODO & Stadium District



ELLIOTT BAY

PORT OF SEATTLE

PORT OF SEATTLE

FINANCIAL DISTRICT

JAMES ST

YESLER WAY

PIONEER SQUARE

S JACKSON ST

KING ST STATION

INTERNATIONAL DISTRICT

SR 99 TUNNEL SOUTH PORTAL

I-5 & I-90 INGRESS/EGRESS

LUMEN FIELD

WAMU THEATER

T-MOBILE PARK

E MARTINEZ DR

S MASSACHUSETTS ST

S HOLGATE ST

SODO

4TH AVENUE S

1ST AVENUE S

S LANDER ST

±72,000 SF Available for Sublease

99

1

2

3

4

5

6

7

8

10

12

13

14

15

16

17

19

18

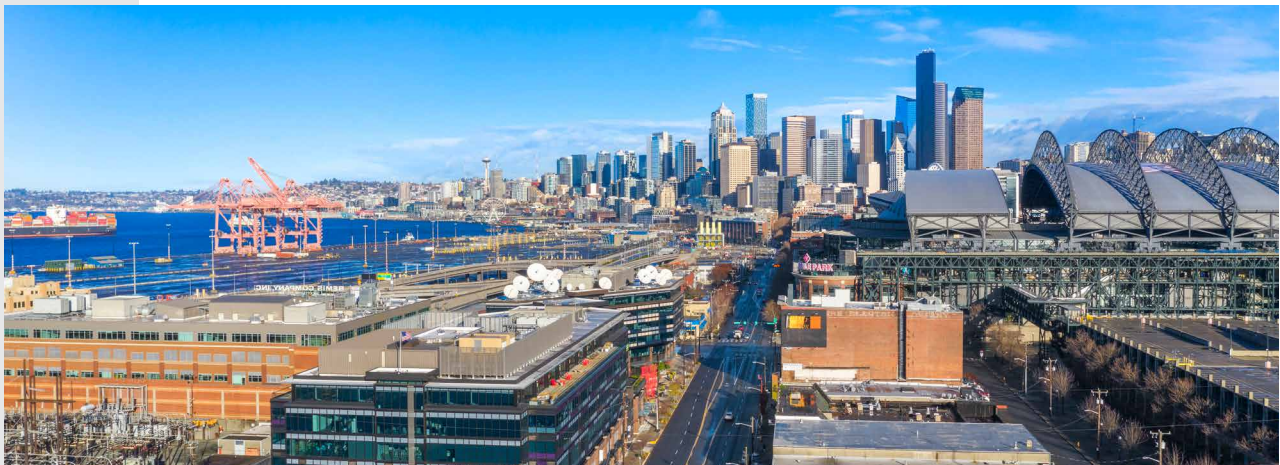
STARBUCKS CENTER

21, 37, 50, 116, 118, 119



Neighborhood Amenities

- 1 Sluggers Sports Bar & Grill
- 2 Elysian Fields
- 3 Locker Room by Lids
- 4 Jimmy's On First
- 5 Hatback Bar & Grille and Steelheads Alley
- 6 On Safari Espresso Bar
- 7 Tony T's Sports Lounge
- 8 Vinason Pho
- 9 Showbox Sodo
- 10 Hooverville Bar
- 11 Paseo
- 12 Blazing Bagels
- 13 Krispy Kreme
- 14 Macrina Bakery
- 15 Jimmy John's
- 16 Starbucks
- 17 Pecos Pit Barbeque
- 18 Starbucks
- 19 Sodo Poke & More
- 20 Uwajimaya



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CBRE

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