

801 5th Avenue, Seattle, WA

F5 Tower

Up to 115,149 RSF

Available for Sublease

New Floors Available May 2026






**Exceptional
Experiences**

CBRE

F5
TOWER

Space Highlights










-  Plug & play space with high-end finishes & FFE
-  Available in ±19,000 RSF full floor increments
-  Master lease is through September 2033; shorter term possible
-  Perimeter workstations (72") with internal meeting spaces and private offices
-  Column-free interior; 9'6" full-height windows

Discover an unparalleled sublease opportunity in the heart of downtown Seattle. Experience the inspiring panoramic views from your office, encompassing Elliott Bay, the Olympic and Cascade ranges, Mount Rainier, and the vibrant cityscape. This isn't just an office; it's a fully furnished, turn-key experience, perfect for tech-centric companies looking for growth.



Space Availability

Plans	Floor	Size	Workstations	Available	Tour
	23	18,636 RSF	98	Now	
	24	19,199 RSF	107	Now	
	26*	19,334 RSF	94	5/2026	
	27*	19,352 RSF	87	5/2026	
	28*	19,338 RSF	78	5/2026	
	29*	19,290 RSF	102	Now	

* Floors 26-29 have interconnecting stairs



Floor 23

18,636 SF | 98 Workstations | Available Now

Single floor opportunity

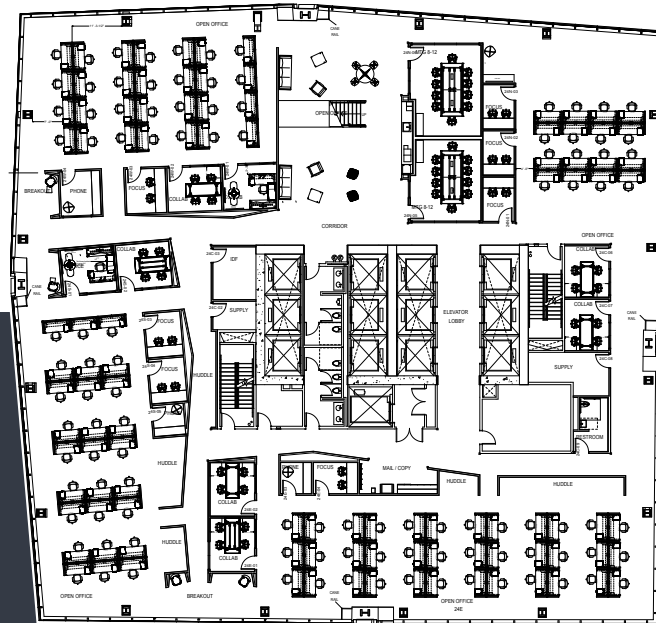
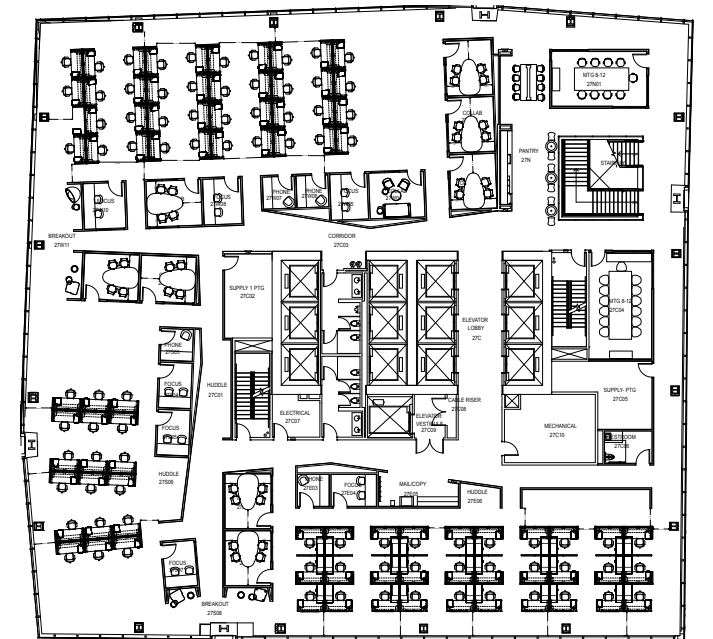


Virtual Tour



Floor 27*

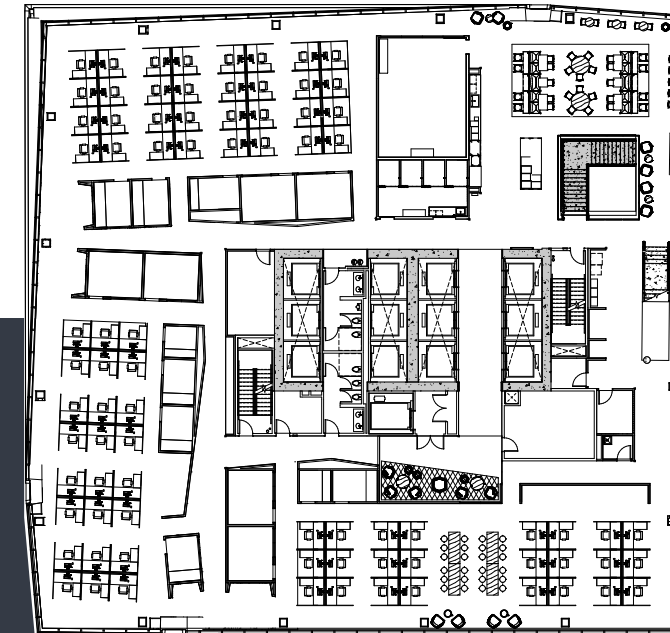
19,352 SF | 87 Workstations | Available May 2026



Floor 24

19,199 SF | 107 Workstations | Available Now

Single floor opportunity

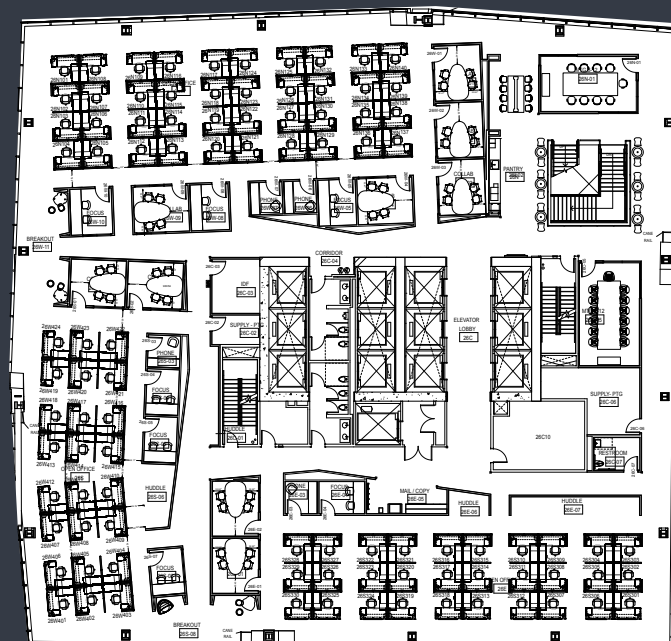


Floor 28*

19,338 SF | 78 Workstations | Available May 2026

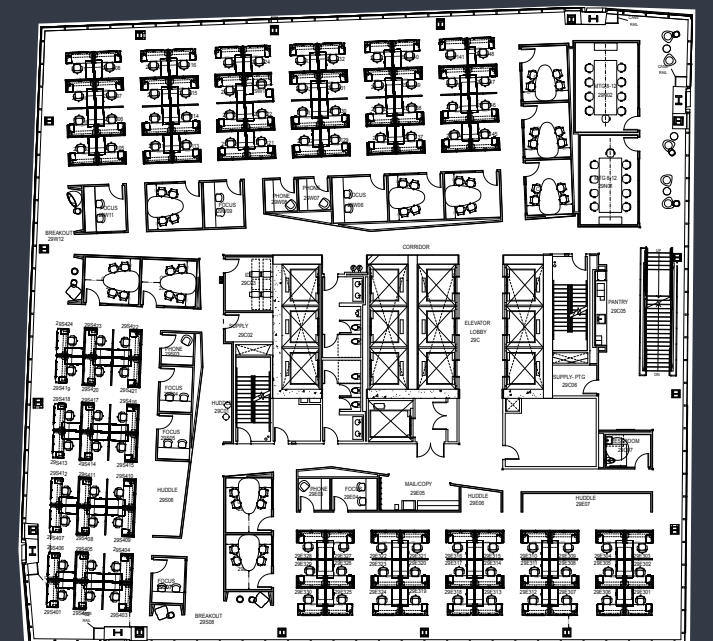
Floor 26*

19,334 SF | 94 Workstations | Available May 2026



Floor 29*

19,290 SF | 102 Workstations | Available Now



* Floors 26-29 have interconnecting stairs

**Load Factor: 9.9% or less per floor

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Building Highlights



Security:

- 24/7 security
- One secure point of entry on 5th Avenue
- 12 highspeed destination dispatch elevators
- Turnstile entry to elevators



Parking:

- 1 stall per 2,000 RSF (9 stalls per floor)
- \$406 per month
- 10 EV charging stations



Amenities:

- Secure bike storage
- Showers
- Day-use lockers
- F5-maintained fitness center
- Dedicated reception desk accessible for all building occupants
- Adjacent to Lotte Hotel and The Sanctuary event space



Local Attractions

1. Amazon Spheres
2. Westlake Center
3. Pacific Place
4. Convention Center
5. Seattle Waterfront
6. Pike Place Market
7. Seattle Art Museum
8. Seattle Public Library
9. The Sanctuary/Lotte Hotel



Corporate Neighbors

1. Zillow, Oracle, JP Morgan Chase
2. Remitly, Russell Investments, KPMG
3. Qualtrics, Indeed, Anduril, Bungie, Doordash
4. Uber, Lululemon, Accenture
5. Docusign
6. Disney
7. Pitchbook
8. Stripe, EY
9. 98point6, Amperity, Hiya
10. Avalara

Major Transit Lines

- Link Light Rail Tunnel
- Ferry Line
- Major Downtown Bus Thoroughfare
- King County Metro RapidRide G Line



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