

# F5 TOWER

801 5TH AVE, SEATTLE, WA

OPPORTUNITY AWAITS

UP TO 76,335 RSF  
AVAILABLE FOR  
SUBLEASE

CBRE

F5  
TOWER



# Central Connection Iconic Location



Expand your profile with a one-of-a-kind, fully furnished sublease opportunity in one of the most sought after buildings in downtown Seattle.





# About the Space



Plug & play tech space with brand new finishes & FFE



Available in  $\pm 19,000$  RSF full floor increments



Master lease is through September 2033; shorter term possible



Column-free interiors



Windowline "neighborhood" layout - perimeter workstations with internal meeting spaces and private offices



9'6" full-height windows



Floors 29 and 30 have interconnecting stairs



[Visit Website](#)



# Sample Floor Plan





# Space Availability

Plans	Floor	Size	Workstations	Date Available	Virtual Tour
	23	18,636 RSF	98	Now	
	24	19,199 RSF	107	Now	
	29*	19,290 RSF	102	Now	
	30*	19,210 RSF	96	Now	

\* Floors 29 and 30 have interconnecting stairs



**VIRTUAL TOUR**







# View the Region - View the Future



Panoramic views from every floor showcase the best of the region - from Elliott Bay and the Olympic & Cascade Mountains to Mount Rainier and the city skyline.

A well lit lobby located off 5th Ave provides reception, 24/7 security and access to the office on Floors 20-48.

Modern design, 9'6" full-height windows, column-free floor plates, and 12 high-speed destination dispatch elevators mark this as an ideal location in the CBD.



## Parking

1 stall per 2,000 RSF  
(9 stalls per floor)

\$406 per month,  
inclusive of taxes

10 EV charging  
stations



## Amenities

Secure bike storage

Shower facilities

Day use lockers



## Location

Adjacent to  
Lotte Hotel and  
The Sanctuary

98

Walk Score

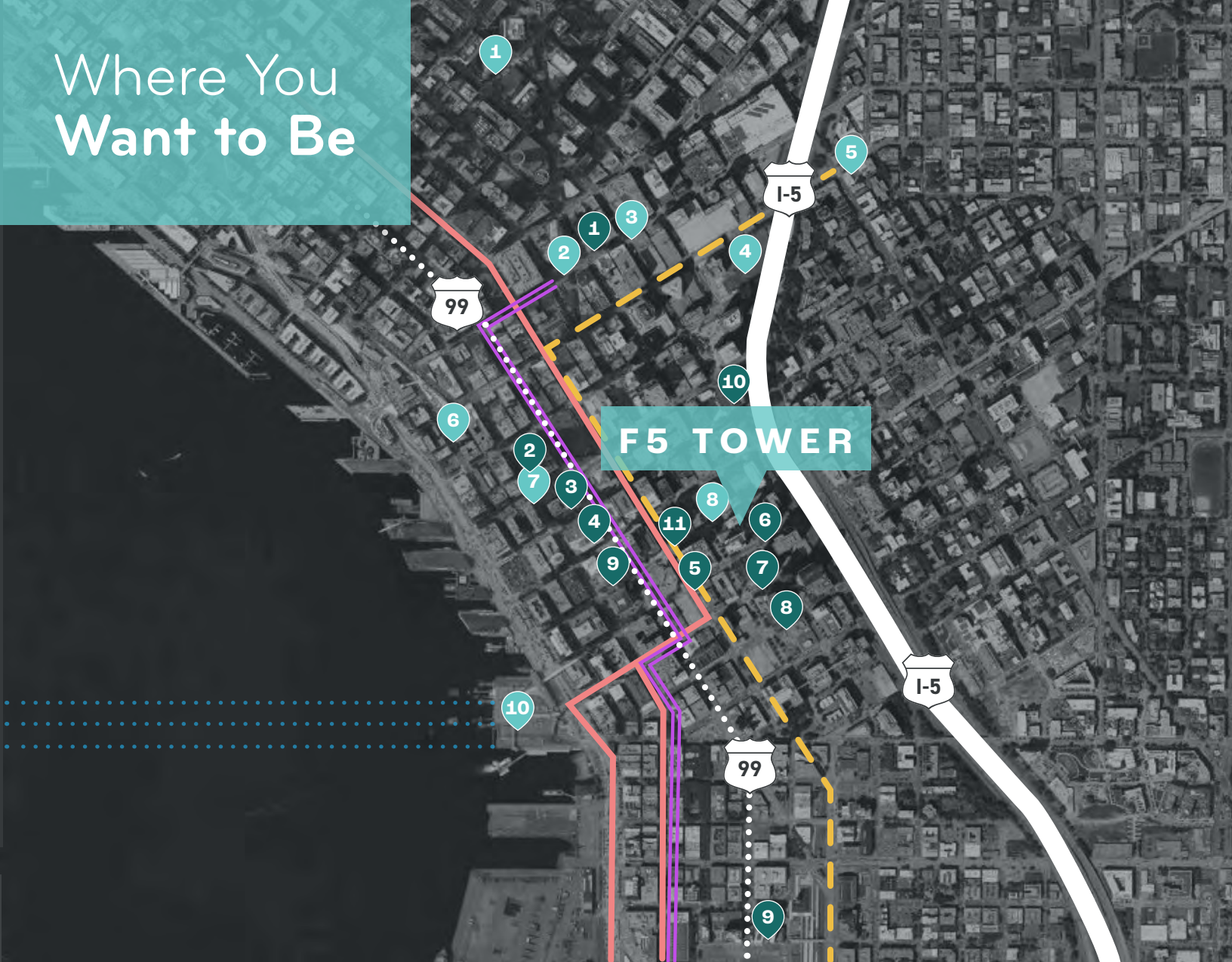
100

Transit score

60

Bike score

# Where You Want to Be



## Local Attractions

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

## Major Transit Lines

- Major Bus Line
- Link Light Rail Tunnel
- Future Seattle Street Car
- ... Ferry Line

## Corporate Neighbors

1. Nordstrom
2. Zillow, Oracle
3. Qualtrics, Indeed
4. Uber
5. Docusign
6. Disney
7. Stripe
8. F5
9. 98point6, Amperity
10. Big Fish Games
11. Deloitte, Slalom





# F5 TOWER

801 5TH AVE, SEATTLE, WA

**MATT WALTERS**

Executive Vice President  
+1 206 292 6190  
matt.walters@cbre.com

**LAURA PUGMIRE**

Client Strategy & Consulting Manager  
+1 206 292 6116  
laura.pugmire@cbre.com

**MICHAEL DASH**

Vice Chairman  
+1 206 292 6170  
michael.dash@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.  
PMStudio\_February2025

