

EST. *Smith* 1914
Tower

SEATTLE'S ORIGINAL
SKYSCRAPER

RARE CREATIVE CLASS A OFFICE SPACE
IN PIONEER SQUARE



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Smith Tower

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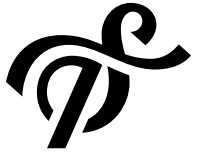
In the heart of Pioneer Square lies Smith Tower, a striking example of neoclassical architecture that remains one of the most well known office towers in Seattle. Built in 1914, the iconic tower has been associated with innovation and prestige for over 100 years. Recent state-of-the-art infrastructure and seismic improvements, coupled with fantastic views and direct access to transportation make Smith Tower an ideal choice for companies looking for a memorable and convenient location. In the past few years, Smith Tower has drawn in creative firms, marketing and consulting agencies and start-ups. And with the recent flurry of activity in Pioneer Square, the building has become the go-to symbol of the new tech renaissance.

AVAILABILITY

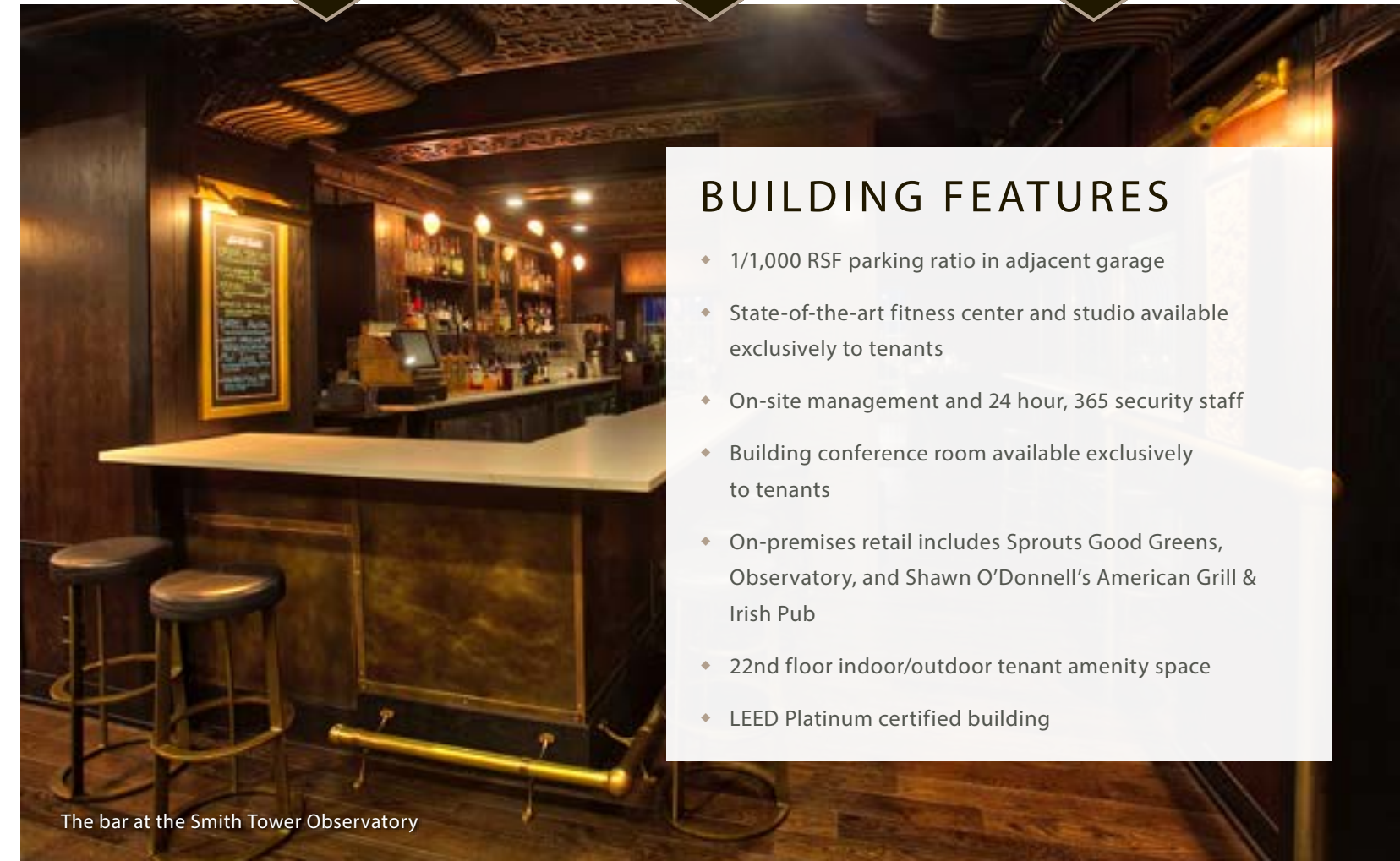
| SUITE | RSF | COMMENTS |
|--------|--------|---|
| ↓ 730 | 2,302 | Creative open space on northeast corner |
| ↓ 800 | 11,918 | Great tech space, full floor circulation, with efficient layout |
| ↓ 920 | 2,303 | Creative open space on northeast corner |
| ↓ 1001 | 1,414 | Efficient heavy build out |
| ↓ 1010 | 817 | Law office build out on northwest corner |
| ↓ 1014 | 670 | West facing open office and conference room |
| ↓ 1021 | 3,036 | Five perimeter offices and large conference room |
| ↓ 2000 | 11,918 | Full floor, efficient tech build out, available with 30 days notice |
| ↓ 2800 | 2,450 | Lease pending |



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HIGHLIGHTS



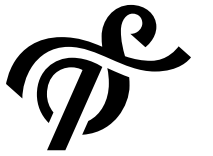
BUILDING FEATURES

- ♦ 1/1,000 RSF parking ratio in adjacent garage
- ♦ State-of-the-art fitness center and studio available exclusively to tenants
- ♦ On-site management and 24 hour, 365 security staff
- ♦ Building conference room available exclusively to tenants
- ♦ On-premises retail includes Sprouts Good Greens, Observatory, and Shawn O'Donnell's American Grill & Irish Pub
- ♦ 22nd floor indoor/outdoor tenant amenity space
- ♦ LEED Platinum certified building

The bar at the Smith Tower Observatory

Smith Tower

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TENANT AMENITY SUITE 22ND FLOOR

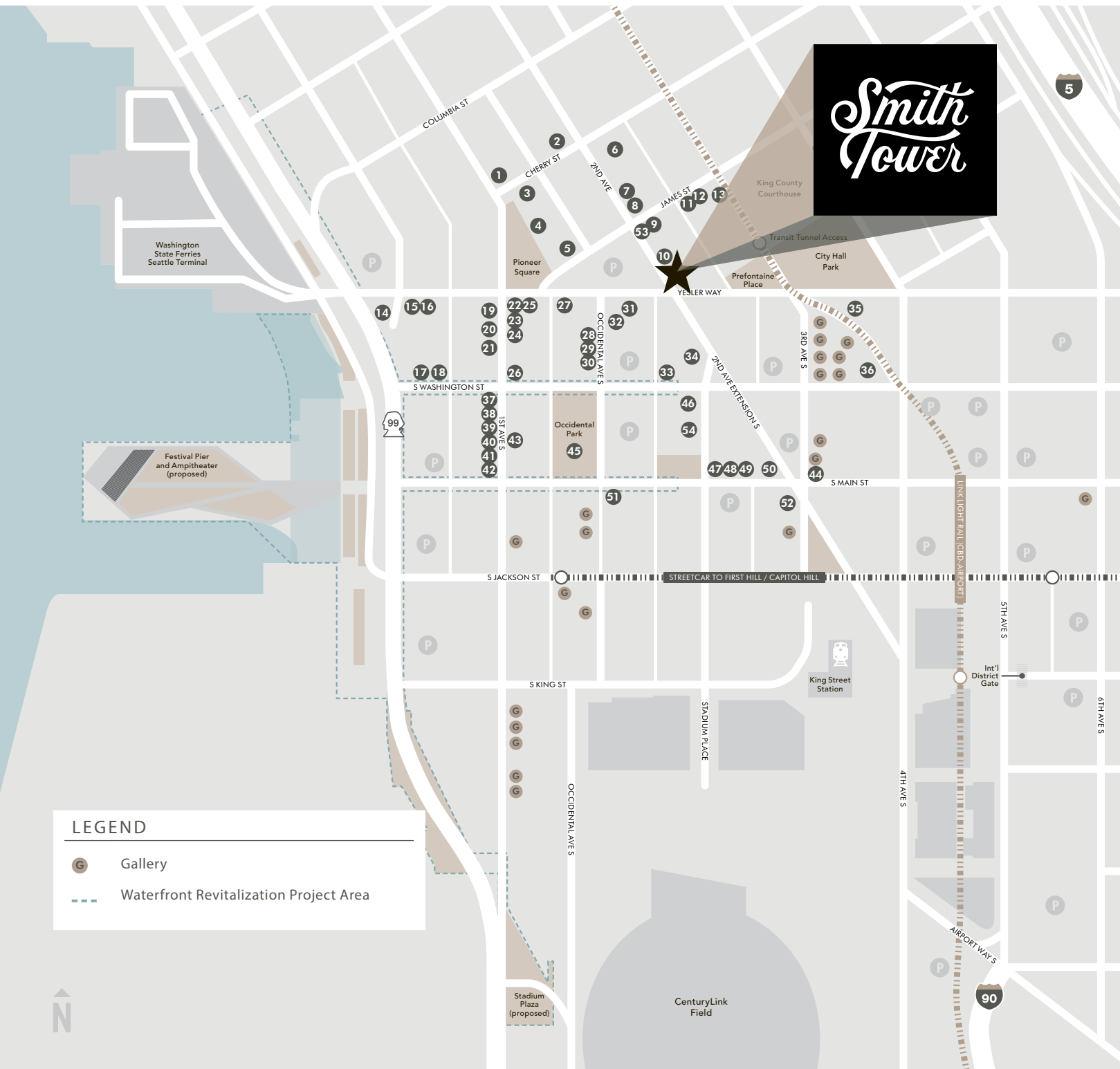
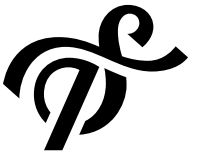


AMENITY SUITE FEATURES

- ◆ Full floor interior space offering table seating as well as additional collaboration and conversational areas
- ◆ 1,500 SF exterior deck with sweeping views of the Puget Sound and Seattle skyline
- ◆ Can be reserved for private events
- ◆ Programmable music and sound system for events
- ◆ Upscale kitchen ideal for hosting company events featuring bar seating area, beer kegs, and dual refrigerators
- ◆ Free Wi-Fi throughout

NEW BIKE ROOM AND FITNESS CENTER

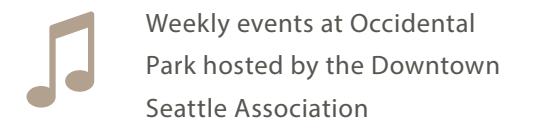
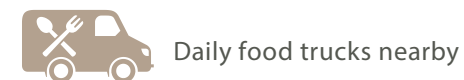
- ◆ Cardio/Weight room and fitness studio
- ◆ Fitness On Demand: features a variety of classes including cycling, yoga, kick boxing and much more! All available on demand and go-at-your-own pace.
- ◆ Full service locker rooms including showers, towel service, lockers and hair dryers
- ◆ Cardio equipment, core strengthening equipment, rowing machines, free weights and weight machines



PIONEER SQUARE AMENITIES

- | | | | |
|--|---------------------------|------------------------|-----------------------------------|
| 1. Café Bengodi | 13. Pho Downtown | 27. Merchant's Café | 41. Pho Fuschia |
| 2. Bakeman's | 14. Al Bocalino | 28. Saveway Market | 42. The Berliner Doner Kebab |
| 3. Cherry Street Coffee House | 15. Pioneer Square Saloon | 29. BRGR Bar | 43. Grand Central Bakery & Café |
| 4. Tig Restaurant & Bar | 16. Best Western | 30. Casco Antiquo | 44. Zocalo |
| 5. Marcela's Cookery | 17. Planet Java Diner | 31. TAT's Delicatessen | 45. Farmer's Market |
| 6. Courtyard by Marriott | 18. Sake Nomi | 32. Pizza Pro | 46. McCoy's Firehouse Bar & Grill |
| 7. Trabant Coffee & Chi | 19. Delicatus | 33. Fuel Sports Bar | 47. Good Bar |
| 8. Seattle Flowers | 20. Maharaja | 34. Double Header | 48. Pizzeria Gabbiano |
| 9. Collins Pub | 21. Taco Del Mar | 35. La Bodega | 49. Elm Coffee Roasters |
| 10. Sprout Good Greens, Shawn O'Donnell's American Grill & Irish Pub | 22. Starbucks | 36. Caffe Vita | 50. Main Street Gyros |
| 11. Hole in the Wall BBQ | 23. Cow Chip Cookies | 37. J&M Café | 51. The London Plane |
| 12. Il Corvo | 24. Jimmy John's | 38. Mediterranean Mix | 52. Salumi |
| | 25. Subway | 39. Central Saloon | 53. Gary Manuel Salon |
| | 26. Damn the Weather | 40. Altstadt | 54. Mod Pizza |

NEIGHBORHOOD HIGHLIGHTS



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