



Smith Tower

EST.

1914

SEATTLE'S ORIGINAL
SKYSCRAPER

RARE CREATIVE CLASS A OFFICE SPACE
IN PIONEER SQUARE



506 2ND AVENUE ♦ SEATTLE, WASHINGTON 98104
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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
↓ 700	11,385	Full floor available now. Can be combined with Suite 800 for 22,770 RSF.
↓ 800	11,385	Great tech space, full floor circulation with efficient layout. Can be combined with Suite 700 for 22,770 RSF.
↓ 900	4,705	West facing suite with open layout and two private offices.
↓ 920	2,448	Creative open space on northeast corner.
↓ 1001	1,372	Efficient heavy build out.
↓ 1010	1,951	West facing suite, divisible to 350 SF.
↓ 1021	3,885	Five perimeter offices and large conference room.
↓ 1140	6,147	Open layout with view of Stadiums. Large conference room faces north with a spacious kitchen lounge.
↓ 1200	3,987	West facing suite with open layout, large conference room and kitchen. Available with 30 days notice.
↓ 1900	11,379	Full floor opportunity with open layout and excellent views. Available 2/1/2022.
↓ 2100	10,960	Full floor opportunity with open layout and excellent views. Available 4/1/2022.
↓ 2500	2,334	Tower Suite with excellent 360° views and direct elevator access. Four private offices, conference room and kitchen. Available 1/1/2022.
📷 ↓ 2600	2,302	Lease pending
↓ 2800	2,297	Tower Suite with excellent 360° views, conference room, private offices and open space.
↓ 3000	2,321	Tower Suite with excellent 360° views and direct elevator access. Perimeter private offices and conference room. Available 1/1/2022.
↓ 3205	370	North facing suite with open space and private office.




HIGHLIGHTS



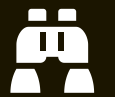
Excellent views of Elliott Bay, Mount Rainier and the Olympic and Cascade Mountain ranges




Full floor tenant amenity suite on 22nd floor with kitchen, abundant seating, and outdoor deck with panoramic views




Secure, upgraded bicycle room with excellent surrounding bicycle access



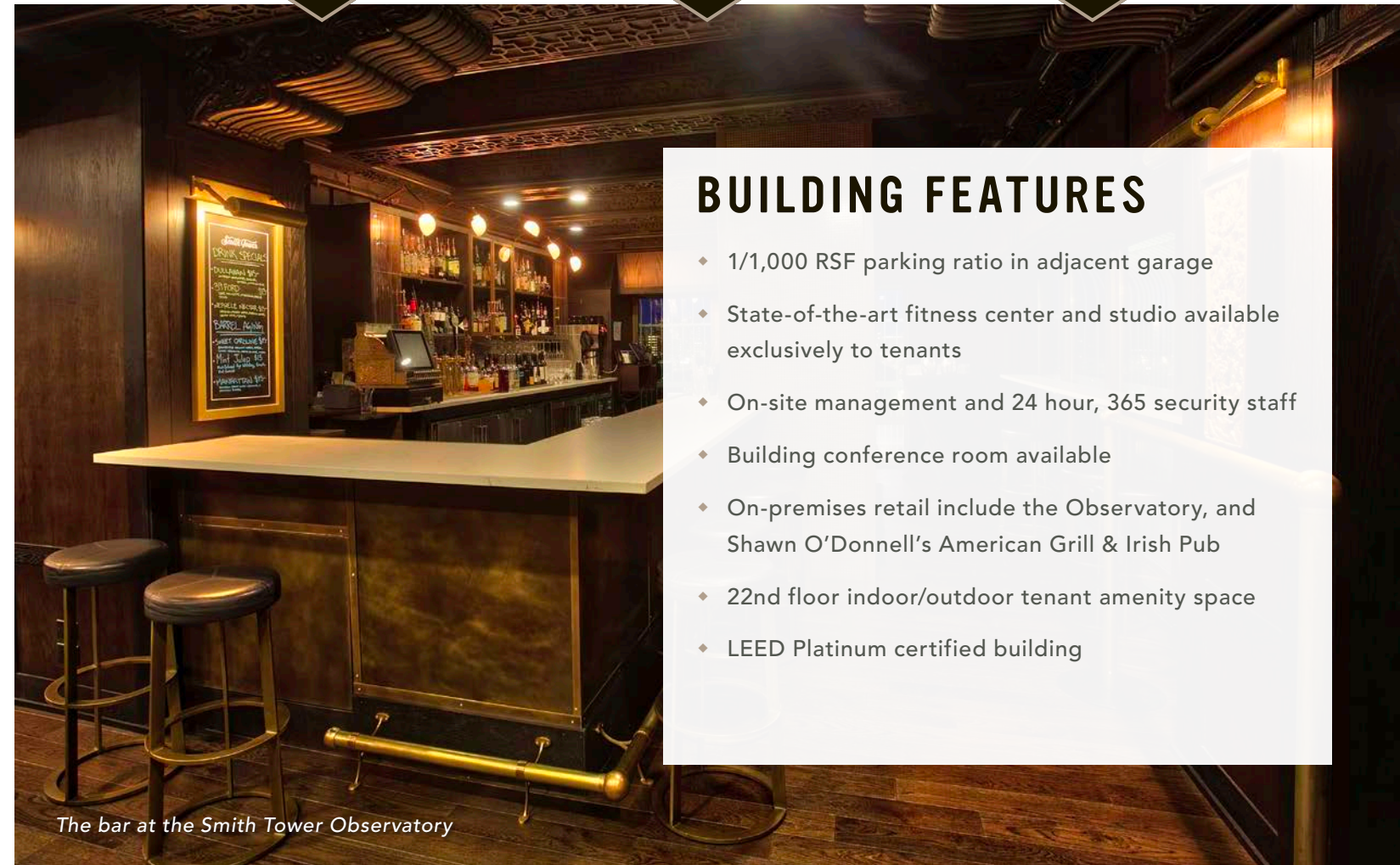
Stunning 360-degree views, from the Observatory's viewing deck, with a speakeasy-inspired bar and historic exhibit



Transit Score® of 100: unparalleled access to Link Light Rail, Metro Buses, Sounder Trains, Colman Ferry Terminal, SR-99, I-5 and I-90



Walk Score® of 98: 85+ restaurants and shops within four blocks and over 700 within a mile



The bar at the Smith Tower Observatory

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
- ♦ On-premises retail include the Observatory, and Shawn O'Donnell's American Grill & Irish Pub
- ♦ 22nd floor indoor/outdoor tenant amenity space
- ♦ LEED Platinum certified building

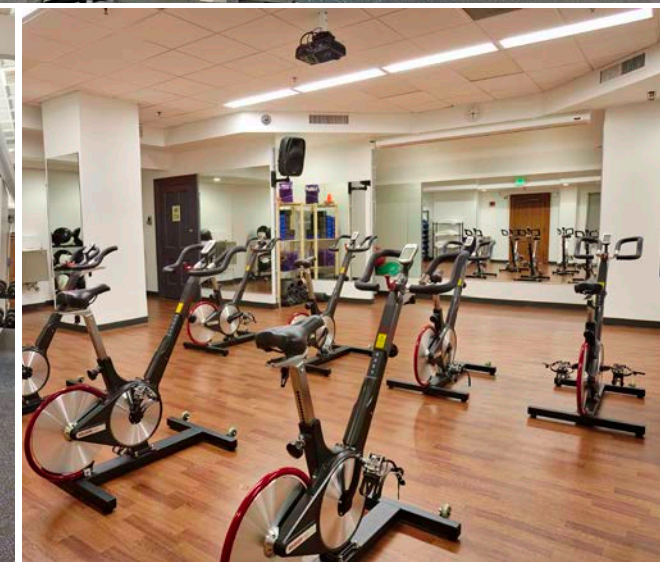
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BUILDING AMENITIES

22ND FLOOR



AMENITY SUITE FEATURES





22ND FLOOR

- ♦ 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

BIKE ROOM AND FITNESS CENTER

- ♦ Cardio/Weight room and fitness studio
- ♦ Fitness On Demand: features a variety of classes including cycling, yoga, kickboxing 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



- 
 13 Galleries Within Six Blocks
- 
 7-Minute Walk to Ferry Terminal & Future Waterfront Amenities
- 
 8-Minute Walk to Lumen Field
- 
 10-Minute Walk to T-Mobile Park

PIONEER SQUARE AMENITIES

START YOUR DAY

1. Slate Coffee Roasters
2. Convoy Coffee
3. General Porpoise Doughnuts
4. Cherry Street Coffee House
5. Starbucks
6. Caffe Vita
7. Elm Coffee Roasters

LET'S EAT

8. Asia Ginger Teriyaki
9. Commissary Korean Kitchen
10. Il Terrazzo Carmine
11. Kigo Kitchen
12. I Heart Sushi
13. Mr. Saigon
14. Thai Taste
15. Cone & Steiner
16. Hole in the Wall BBQ
17. Jimmy John's
18. Damn the Weather
19. Merchant's Café
20. BRGR Bar
21. TAT's Delicatessen
22. Altstadt
23. Zocalo
24. Main Street Gyros
25. Lady Yum
26. MOD Pizza
27. Nirmal's
28. Salumi

HAPPY HOUR

29. Observatory Bar
30. Intermezzo Carmine
31. Flatstick Pub
32. Quality Athletics
33. 13 Coins
34. The Lodge
35. Elysian Fields
36. Collins Pub
37. Shawn O'Donnell's American Grill & Irish Pub
38. Pioneer Square Saloon
39. Fuel Sports Bar
40. Central Saloon
41. McCoy's Firehouse Bar & Grill
42. Good Bar
43. The London Plane

SHOPS & LODGING

44. Embassy Suites
45. Courtyard by Marriott
46. Best Western
47. Seattle Flowers
48. Saveway Market

NEIGHBORHOOD HIGHLIGHTS



Daily food trucks nearby



Weekly events at Occidental Park hosted by the Downtown Seattle Association

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