



*Dexter Horton
Building*

710 2ND AVENUE
SEATTLE, WA

NEWMARK



BUILDING HISTORY

Constructed in 1924 and exquisitely renovated in 2014, Dexter Horton Building features fifteen floors of truly unique, timeless Class A office space.

Located between 2nd and 3rd Avenue on Cherry Street, the building is perfectly positioned at the crossroads of Seattle's revitalized Waterfront, Pioneer Square, and the Central Business District.





BUILDING INFORMATION

BUILDING ADDRESS

710 Second Avenue
Seattle, WA 98104

YEAR BUILT / RENOVATED

1924 / 2002-2015

NUMBER OF FLOORS

15

RENTABLE BUILDING AREA

±335,000 square feet

TYPICAL FLOOR SIZE

±22,700 square feet

BAY DEPTH

±76 feet

CEILING HEIGHT (FLOORS 2-3)

15' 5" - 16' 9"

CEILING HEIGHT (FLOORS 4-13)

11' 1"

ELEVATORS

The building is served by six high-speed gearless traction passenger elevators and one freight elevator

LEED CERTIFICATION

LEED-EB Gold

SECURITY

Secured card key access systems for all tenant amenities and suites

EXTERIOR

Classic building appearance made from reinforced concrete walls with granite, plaster and terra cotta cladding

OWNERSHIP

CIM Group



BUILDING HIGHLIGHTS

BUILT FOR WELLNESS

Operable windows, low-VOC building standard materials, LEED-EB Gold, and modernized HVAC

BEST-IN-CLASS BIKE STORAGE

A 70 bike storage center is located directly off the 3rd Avenue entrance with lockers & shower facilities

ROOFTOP LOUNGE

A newly renovated tenant rooftop lounge complete with kitchenette, shuffleboard and outdoor seating

RENOVATED CONFERENCE CENTER

Free for tenant use, equipped with state-of-the-art audio visual presentation equipment and a kitchenette

UNIQUE FLOOR PLATES

The four-branch layout provides tenants with unmatched levels of natural light

PEGASUS COFFEE

This local iconic operator provides a superb second workplace with abundant seating and a variety of food & beverage options

DOG LOVER'S DREAM

Dexter Horton has Seattle's only indoor dog park located off the 2nd Avenue lobby

TRANSIT ORIENTED LOCATION

Three blocks from the Pioneer Square Station, immediate access to Metro Bus Service and four blocks from the ferry terminal

MODERN + CLASSIC

Efficient state-of-the-art retrofitted building systems while maintaining classic design features

CURRENT AVAILABILITIES

Lower Level 6,333 RSF	Available now. High ceiling basement space, dynamic entrance off of Second Avenue, ownership willing to spend money to improve.
Suite 300 7,221 RSF	Available now. Creative space with tall ~16ft ceiling heights. Third Avenue lobby presence. Virtual tour.
Suite 410 19,993 RSF	Available now. Can be combined with Suite 300 for a total of 27,214 RSF of contiguous space featuring an existing interstitial staircase. Virtual tour.
Suite 600 23,047 RSF	Available now. Divisible to flexible configurations. Virtual tour of suite 620. Virtual tour of suite 660.
Suite 790 4,208 RSF	Available now.
Suite 800 22,957 RSF	Available now. Full floor opportunity. Creative office space with exposed ceilings. Potential to use the existing furniture systems. Virtual tour.
Suite 900 13,041 RSF	Available now.
Suite 950 7,125 RSF	Available now.
Suite 1200 6,943 RSF	Available now.
Suite 1210 4,799 RSF	Available now. Creative office space with exposed ceilings and excellent elevator exposure. Virtual tour.
Suite 1250 5,516 RSF	Available now.
Suite 1300 22,418 RSF	Available now. Virtual tour.
Suite 1500 8,793 RSF	Available now. Full floor opportunity. Creative, penthouse level suite. Direct access to rooftop lounge.



BUILDING LOCATION



Transit Score
100

Rider's Paradise

Walk Score
99

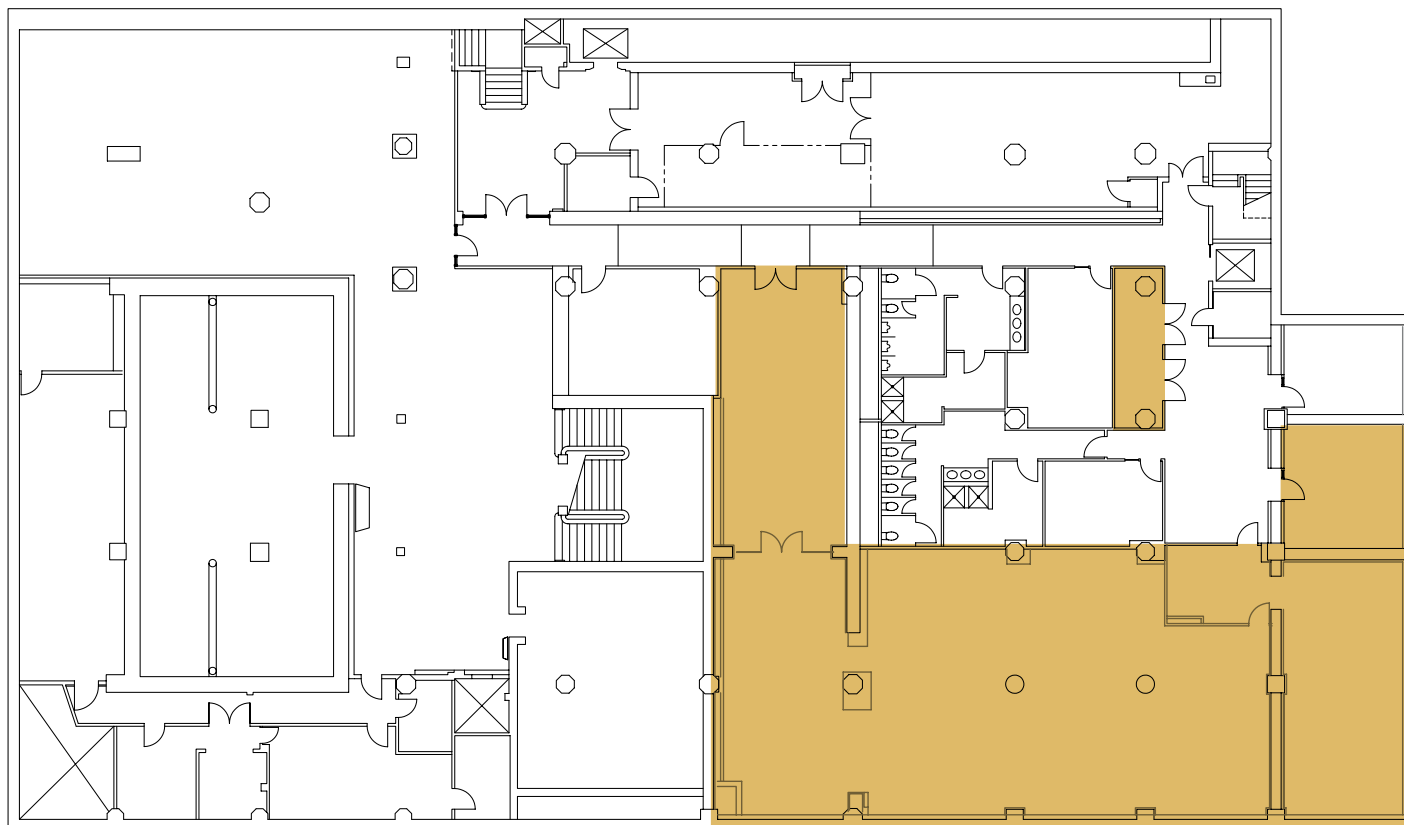
Walker's Paradise



LOWER LEVEL

6,333 RSF

Available Now



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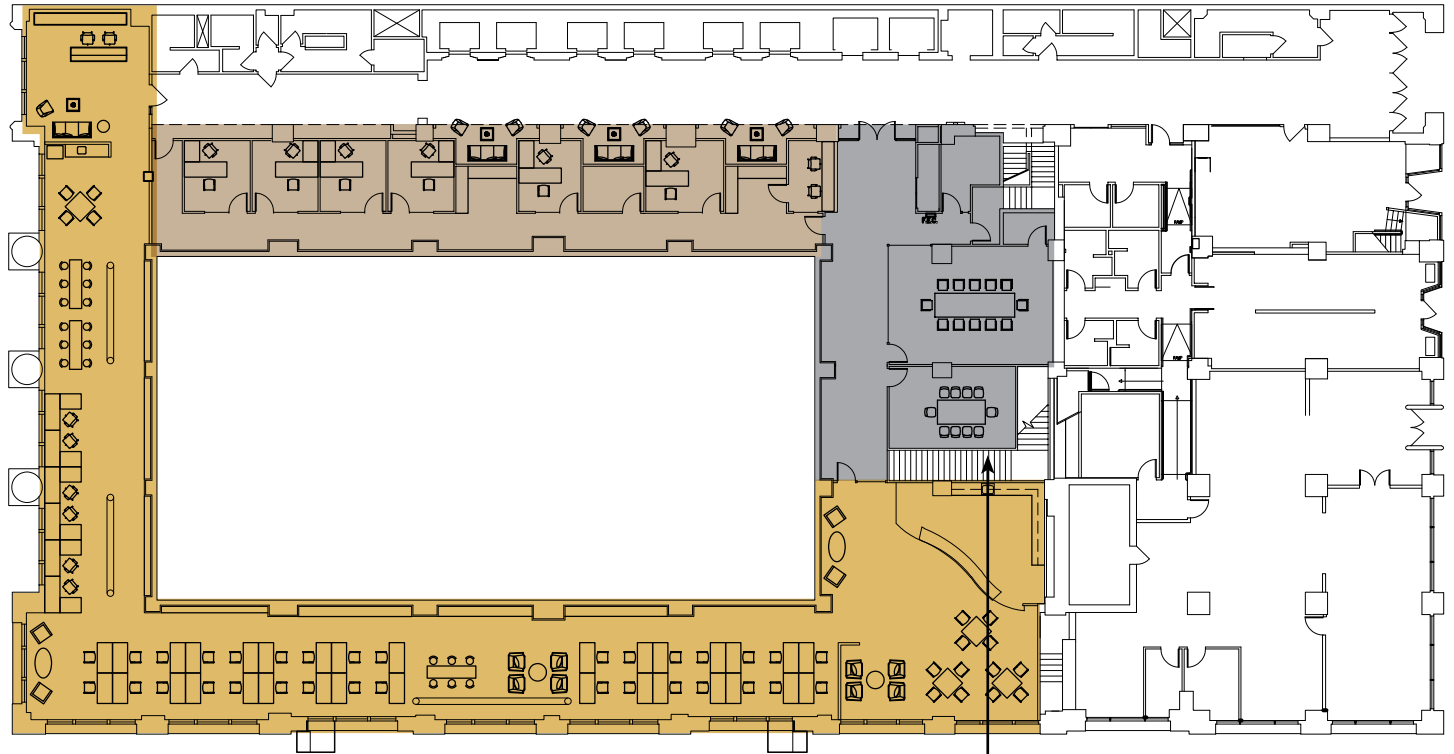
SUITE 300

[View Virtual Tour](#)

7,221 RSF

Available Now

Creative space with tall ~16ft ceiling heights. Third Avenue lobby presence.



■ New Conference Center (Coming Soon)

■ Management Office

Interstitial staircase connecting to Suite 410 for 27,214 RSF of contiguous space

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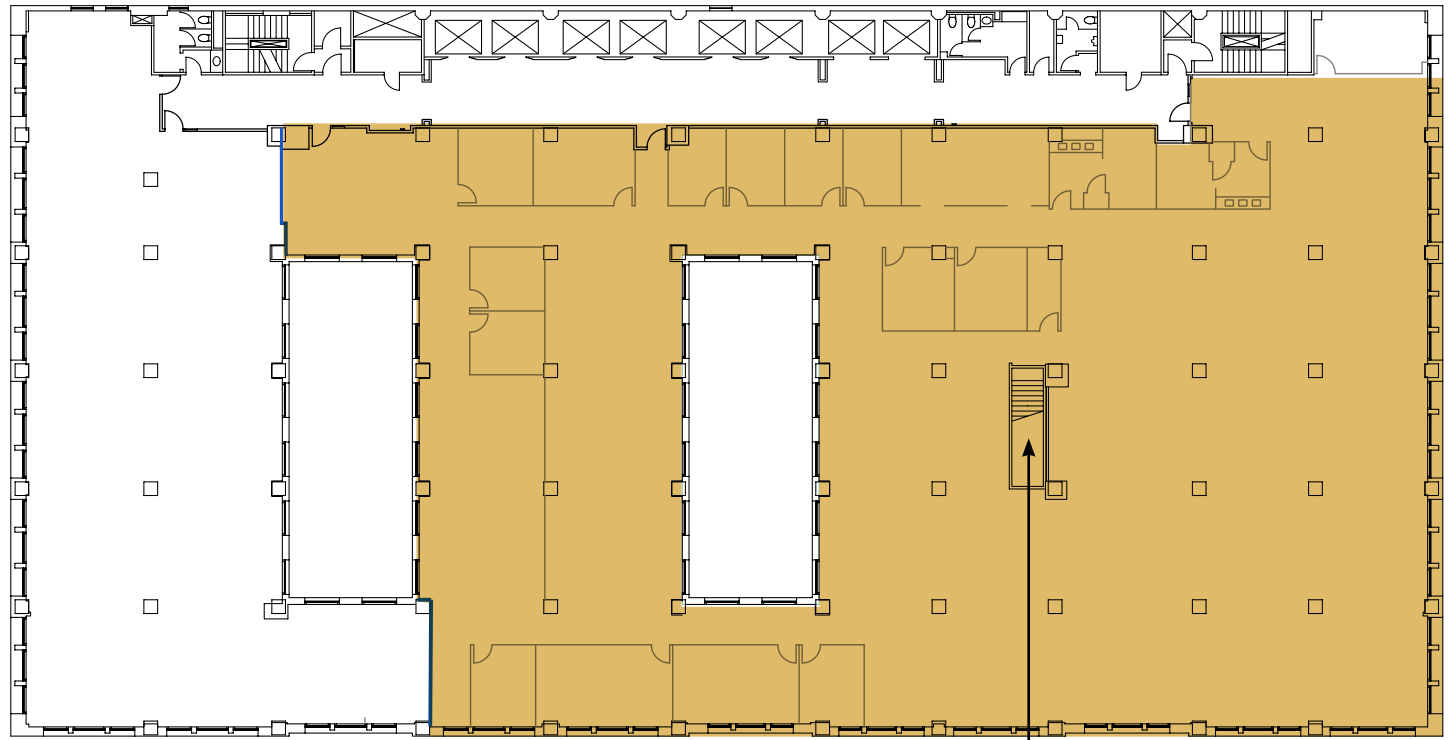
SUITE 410

[View Virtual Tour](#)

19,993 RSF

Available Now

Can be combined with Floor 3 for a total of 27,214 RSF of contiguous space featuring an existing interstitial staircase.



Interstitial staircase connecting to Suite 300 for 27,214 RSF of contiguous space

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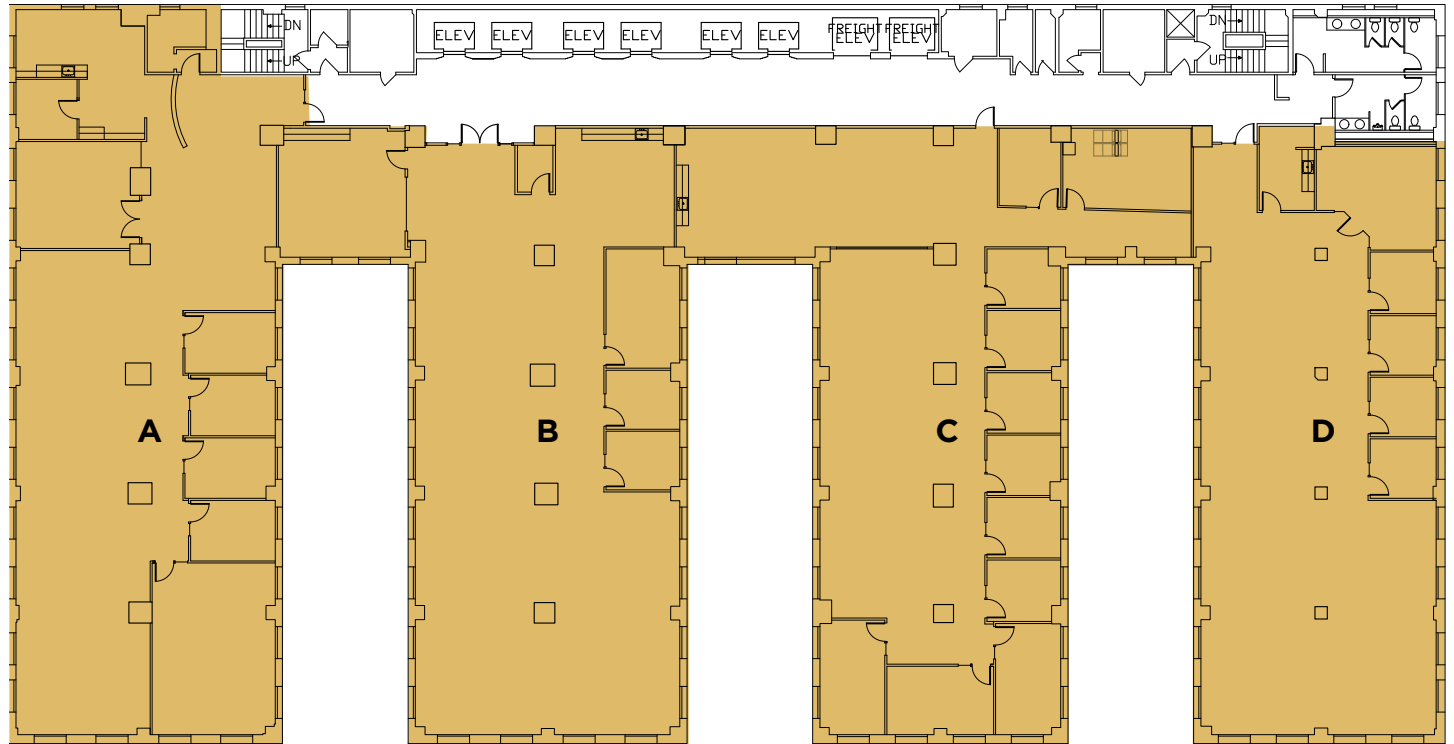
SUITE 600

23,047 RSF

Available Now

Divisible to flexible configurations.

A + B	12,172 RSF
A + B + C	18,262 RSF
B + C	12,032 RSF
C + D	10,876 RSF
B + C + D	16,817 RSF



Suite 600: 6,230 RSF

Suite 620: 5,942 RSF

Suite 640: 6,090 RSF

Suite 660: 4,785 RSF

[▶ View Virtual Tour](#)

[▶ View Virtual Tour](#)

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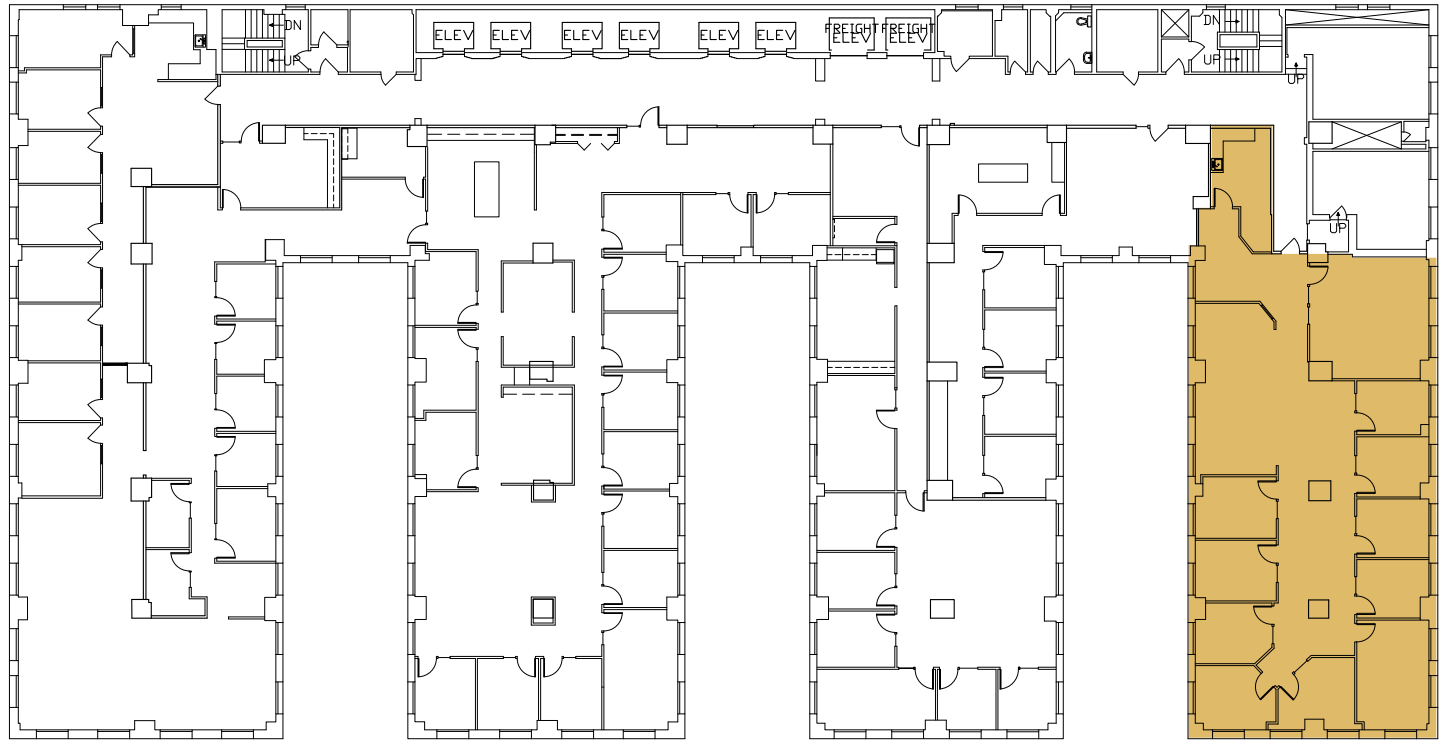




SUITE 790

4,208 RSF

Available Now



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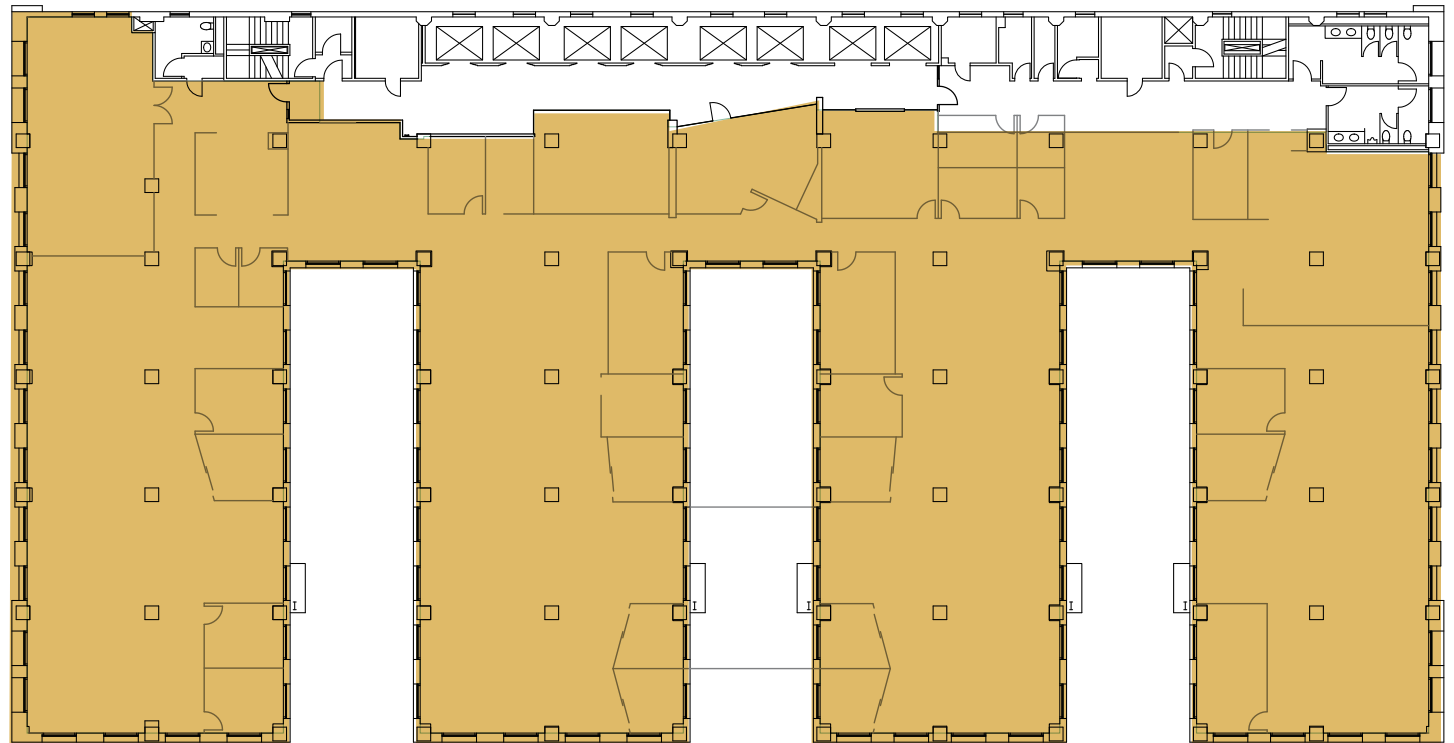
SUITE 800

[View Virtual Tour](#)

22,957 RSF

Available Now

Creative office space with exposed ceilings. Potential to use the existing furniture systems.



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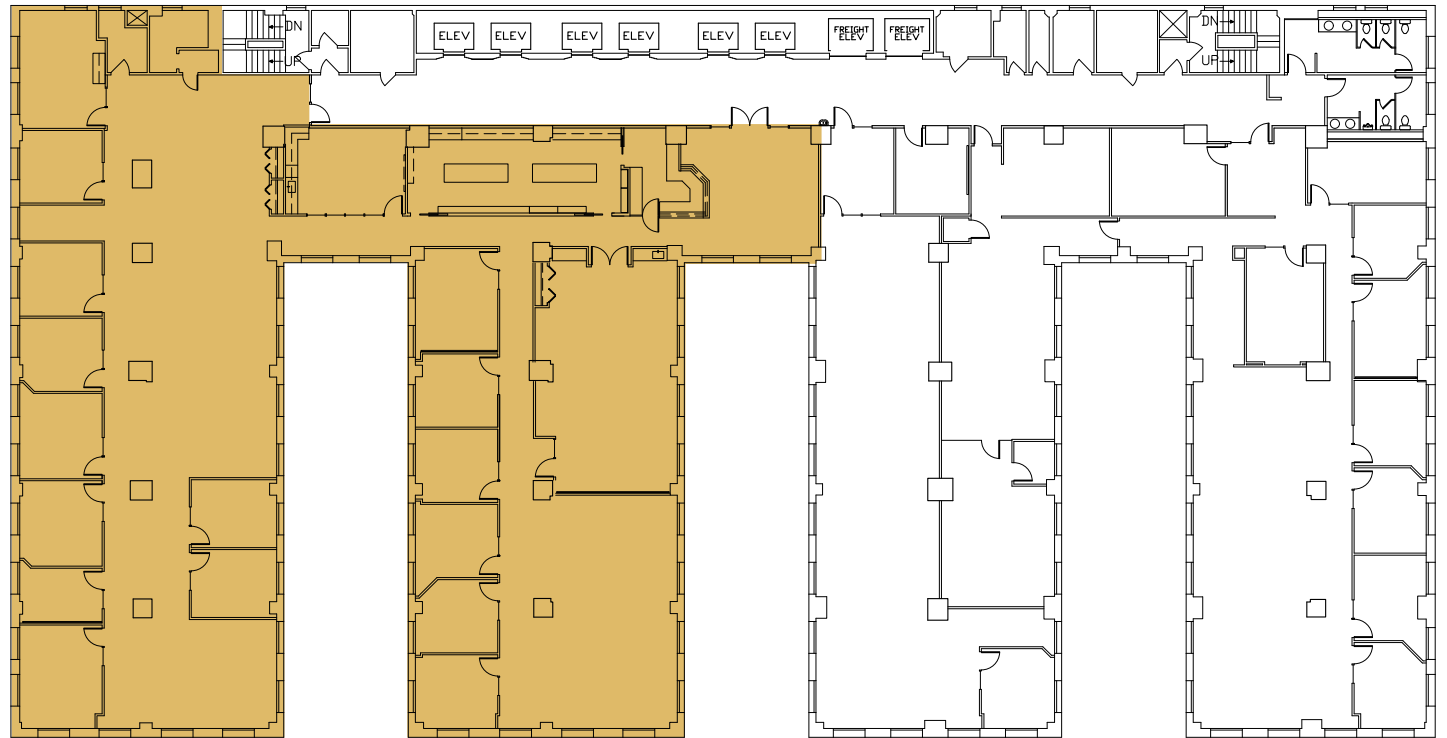
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SUITE 900

13,041 RSF
Available Now



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SUITE 950

7,125 RSF

Available Now



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SUITE 1200

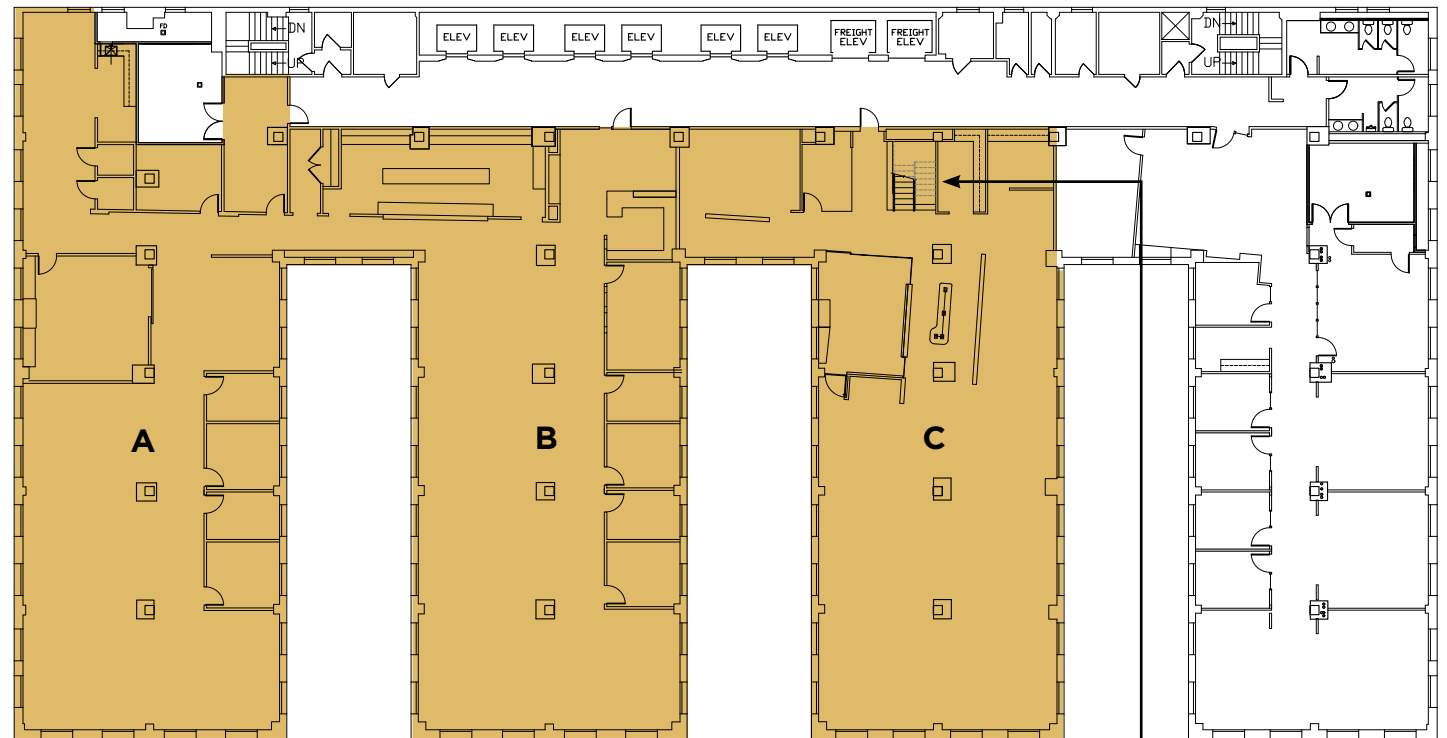
17,258 RSF*

Available Now

Divisible to flexible configurations.

Contiguous with floor 13 for total of **39,676 RSF**

A + B	11,742 RSF
A + B + C	17,258 RSF



Suite 1200: 6,943 RSF

Suite 1210: 4,799 RSF

Suite 1250: 5,516 RSF

[▶ View Virtual Tour](#)

Interstitial staircase connecting to floor 13 for 39,676 RSF of contiguous space

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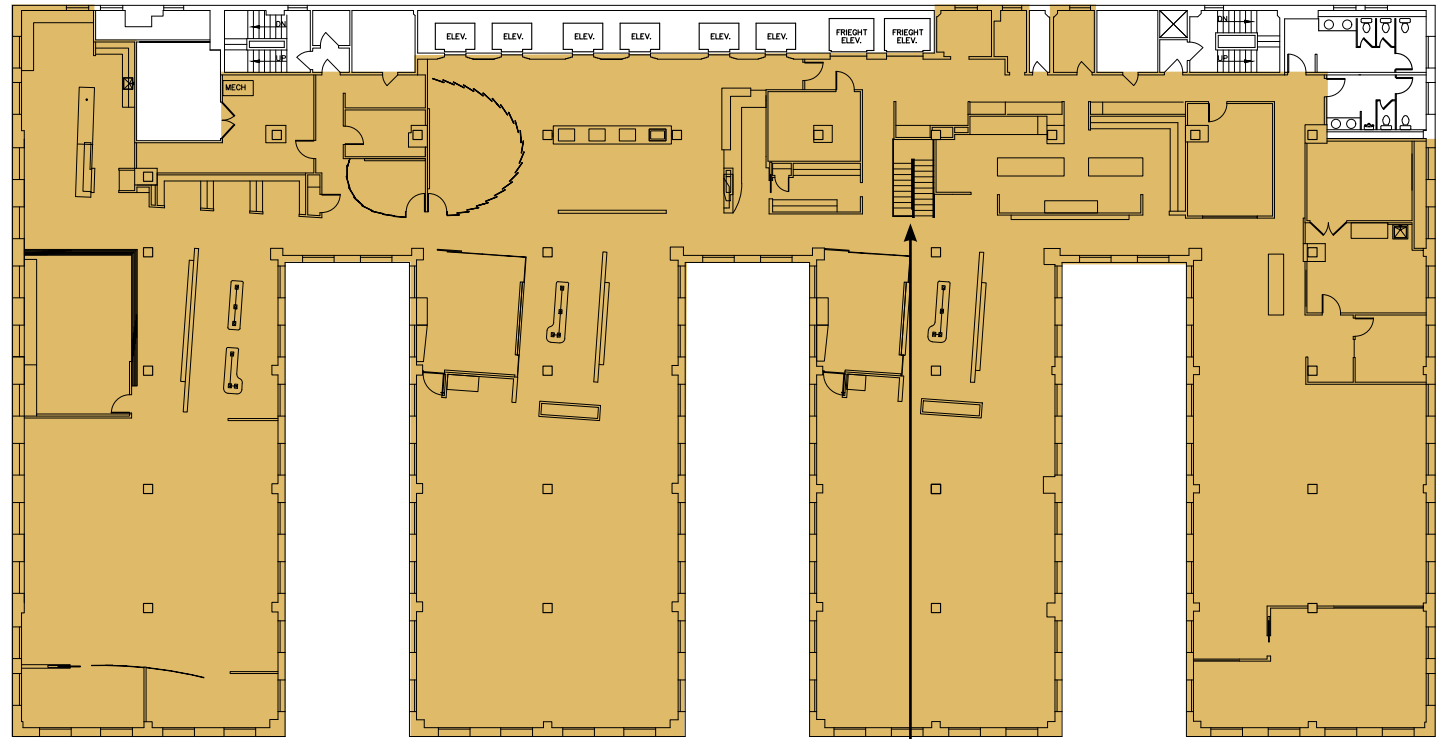
SUITE 1300

[View Virtual Tour](#)

22,418 RSF

Available Now

Contiguous with floor 12 for total of **39,676 RSF**



Interstitial staircase connecting to floor 12 for 39,676 RSF of contiguous space

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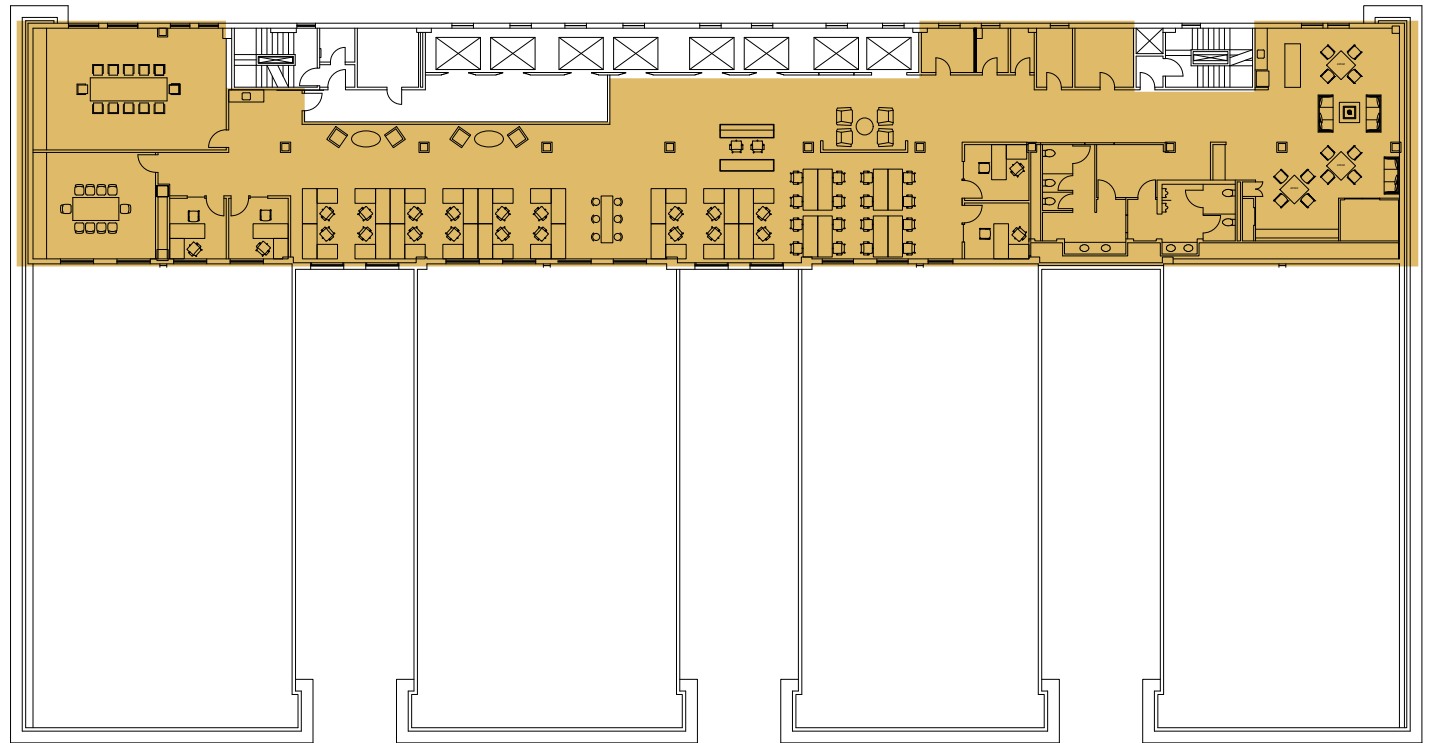


SUITE 1500

8,793 RSF

Available Now

Full floor opportunity. Creative, penthouse level suite. Direct access to rooftop lounge



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