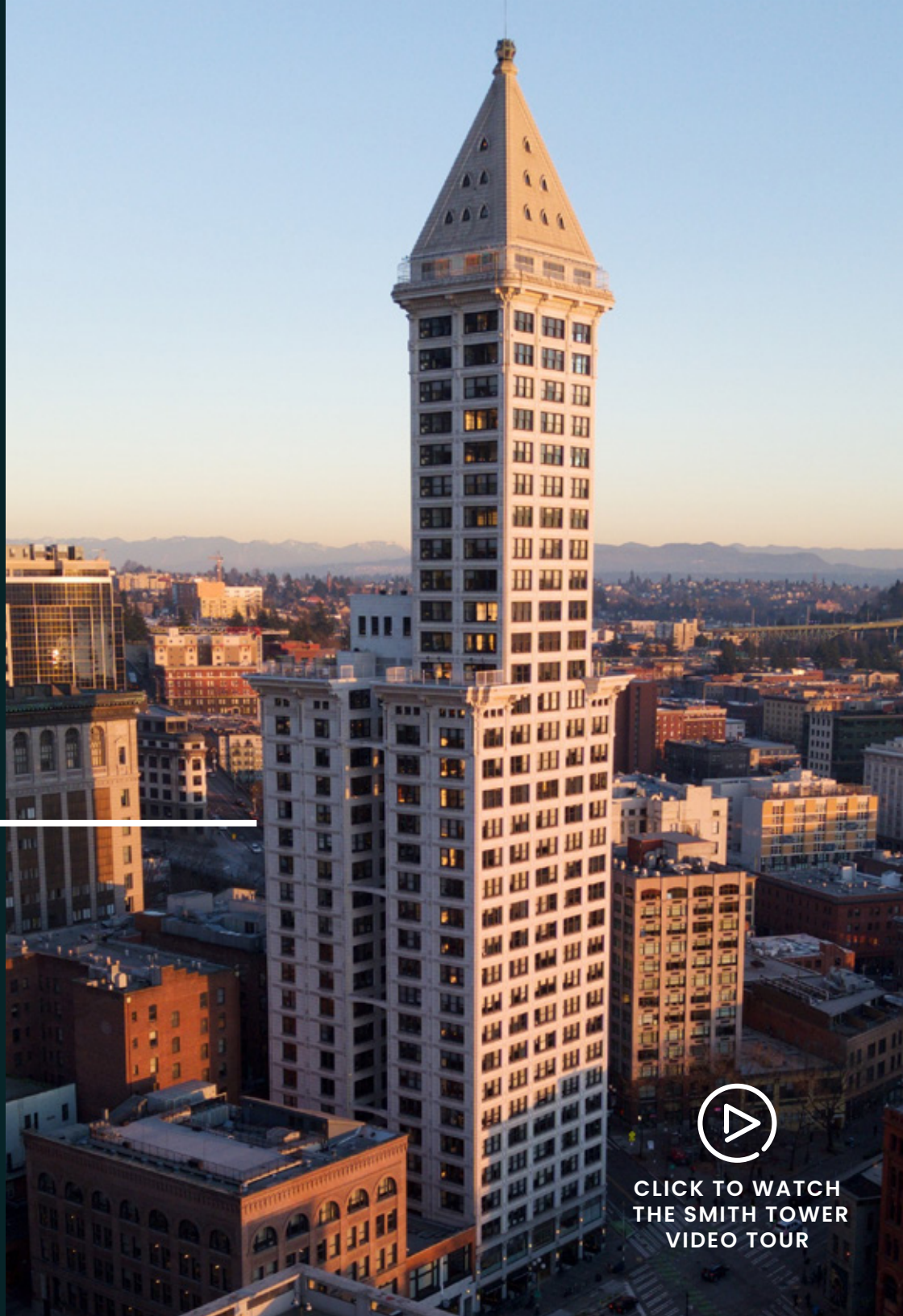


Smith Tower

506 2ND AVENUE
SEATTLE, WA 98104

BRODERICK
· GROUP ·



CLICK TO WATCH
THE SMITH TOWER
VIDEO TOUR

BUILDING HIGHLIGHTS



**DEDICATED BIKE STORAGE,
SHOWERS & LOCKERS**



**IMMEDIATE ACCESS TO
RESTAURANTS AND RETAIL AMENITIES**



**STATE-OF-THE-ART FITNESS
CENTER & STUDIO IN BUILDING**



**UNPARALLELED TRANSIT ACCESS VIA
LINK LIGHT RAIL, METRO BUS, & FERRY**



**1/1,000 RSF PARKING RATIO AVAILABLE
IN ADJACENT SECURED BUTLER GARAGE**



**360-DEGREE VIEWS OF SEATTLE
AND OPEN-AIR VIEWING DECK**



**ON-SITE MANAGEMENT AND 24
HOUR, 365 SECURITY STAFF**



BUILDING AMENITIES

22ND FLOOR – TENANT LOUNGE

- ▶ 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
- Upscale kitchen ideal for hosting company events featuring bar seating area, beer kegs, and dual refrigerators

BIKE ROOM & FITNESS CENTER

- ▶ Cardio/weight room and fitness studio
- Full service locker rooms including showers, towel service, lockers and hair dryers
- Fitness On Demand: features a variety of classes including cycling, yoga, kickboxing and much more!
- ▶ Cardio equipment, core strengthening equipment, rowing machines, free weights and weight machines, and Peloton
- ▶ Secured bike room with maintenance table

BUILDING CONFERENCE CENTER

- ▶ Board room style meeting area available for the exclusive use of building tenants

COLUMBIA HOSPITALITY

- Columbia Hospitality, a Seattle-based hospitality management company with properties nationwide, operates the visitor experiences at Smith Tower, including the Observatory Experience and Bar. Columbia also provides event and food and beverage services throughout the building. All Smith Tower tenants will receive access to the [Columbia Hospitality Perks Program](#) that provides discounts and benefits at other properties in Columbia's portfolio.

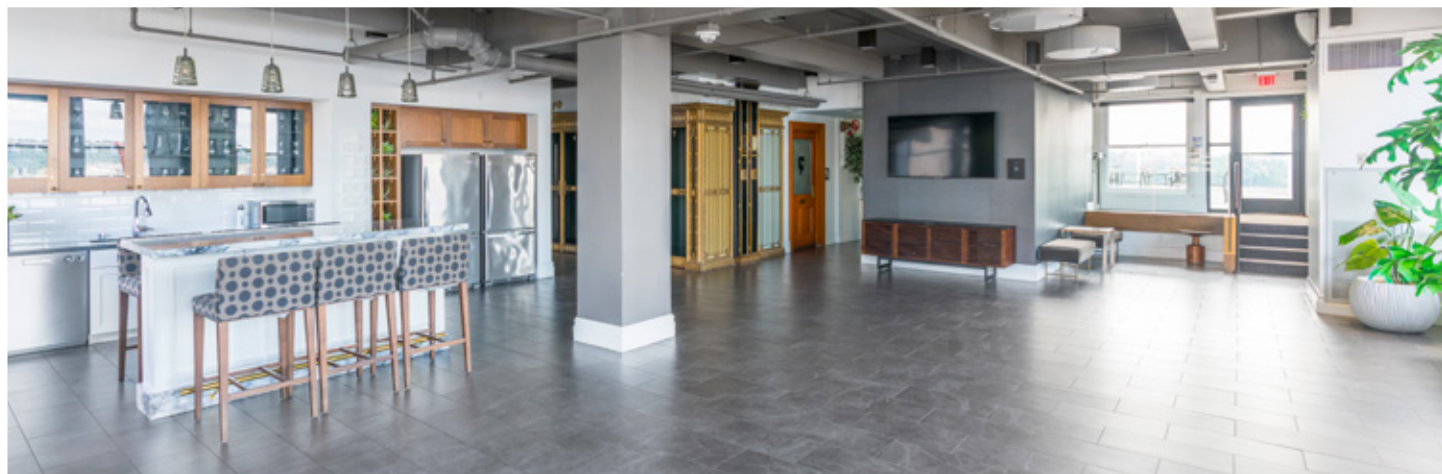


The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



Smith Tower

TAKE YOUR OFFICE
SPACE TO NEW HEIGHTS



AVAILABLE SPACE



SUITE	RSF	AVAILABILITY	COMMENTS
210	4,613	Now	Southwest corner suite with an open layout. Fully furnished. Plug & play. View Virtual Tour
300	11,382	Now	Full floor available with open layout. Formerly occupied by Accenture.
400	11,385	Now	Full floor available with open layout. Formerly occupied by Accenture.
500	11,385	Now	Full floor available. Formerly occupied by Accenture. Open layout with large conference room, kitchen and private offices.
630*	2,162	Now	Spec suite with 1 private office, conference room, and kitchen. Can be combined with 630 for 7,587 SF.
640*	5,425	Now	South facing spec suite with private offices, conference rooms, kitchen, and open area. Can be combined with 630 for 7,587 SF.
700	8,924	Now	Efficient layout and great views. Contiguous with suite 730 for a full floor (11,489 SF).
730	2,460	Now	Northeast corner suite with 1 conference room and open plan. Contiguous with suite 700 for a full floor (11,489 SF).
800	11,385	Now	Full floor available with an efficient layout and great views
900*	4,705	Now	West facing suite with an open layout, two private offices, storage room, conference room, and kitchen. Partially furnished. Can be combined with 910+920 for a full floor (11,175 RSF). View Virtual Tour
910	4,228	Now	Southeast corner suite with exterior private offices, conference room, and kitchen. Can be combined with 900+920 for a full floor (11,175 RSF).
920	2,448	Now	Creative open space on northeast corner. Can be combined with 900+910 for a full floor (11,175 RSF).
1001	1,637	Now	Contiguous with Suites 1008 and 1010 for up to 4,953 SF.
1008	1,978	Now	North facing with open space and kitchen. Contiguous with Suites 1001 and 1010 for up to 4,953 SF.
1010	1,338	Now	Open, western facing suite with great views. Contiguous with Suites 1001 and 1008 for up to 4,953 SF.
1020	760	Now	Open plan with incredible views.
1021	3,514	Now	Five perimeter offices and a large conference room. Divisible to 1,228 RSF (western portion) or 2,286 RSF (eastern portion).
1101*	4,262	Now	Spec suite with 1 private office, 1 conference room, 2 phone rooms, kitchen and open area. South facing views.
1102*	4,762	Now	Spec suite with 1 private office, 2 conference rooms, 2 phone rooms, kitchen, and open area. Great views to the south and west.
1103*	2,465	Now	Northeast corner spec suite with an open plan, 1 private office, and a kitchen.
1600	11,396	12/1/2024	Full floor availability with 7 private offices, 3 conference rooms, reception, and a kitchen. Incredible views and abundant natural light.
1700	11,394	12/1/2024	Full floor availability with 8 private offices, 4 conference rooms, and a kitchen. Incredible views and abundant natural light.
1800	2,196	12/1/2024	Northeast corner suite with a conference room, private office, and kitchen. Can be combined with 1810+1825 for a full floor (11,489 RSF).
1810	6,962	12/1/2024	Interior private offices and conference rooms with exterior open work area. Incredible views and abundant natural light. Can be combined with 1800+1825 for a full floor (11,489 RSF).
1825	2,330	12/1/2024	Open plan with a conference room. Can be combined with 1800+1810 for a full floor (11,489 RSF).
2100	10,960	Now	Full floor opportunity with open layout and excellent views. Formerly occupied by Steve Madden.
2800	2,297	Now	Tower Suite with excellent 360° views and direct elevator access. Features private offices, conference room, kitchen and open space.
3000	2,321	Now	Tower Suite with excellent 360° views and direct elevator access. Perimeter private offices and conference room.

* Market-ready spec suites

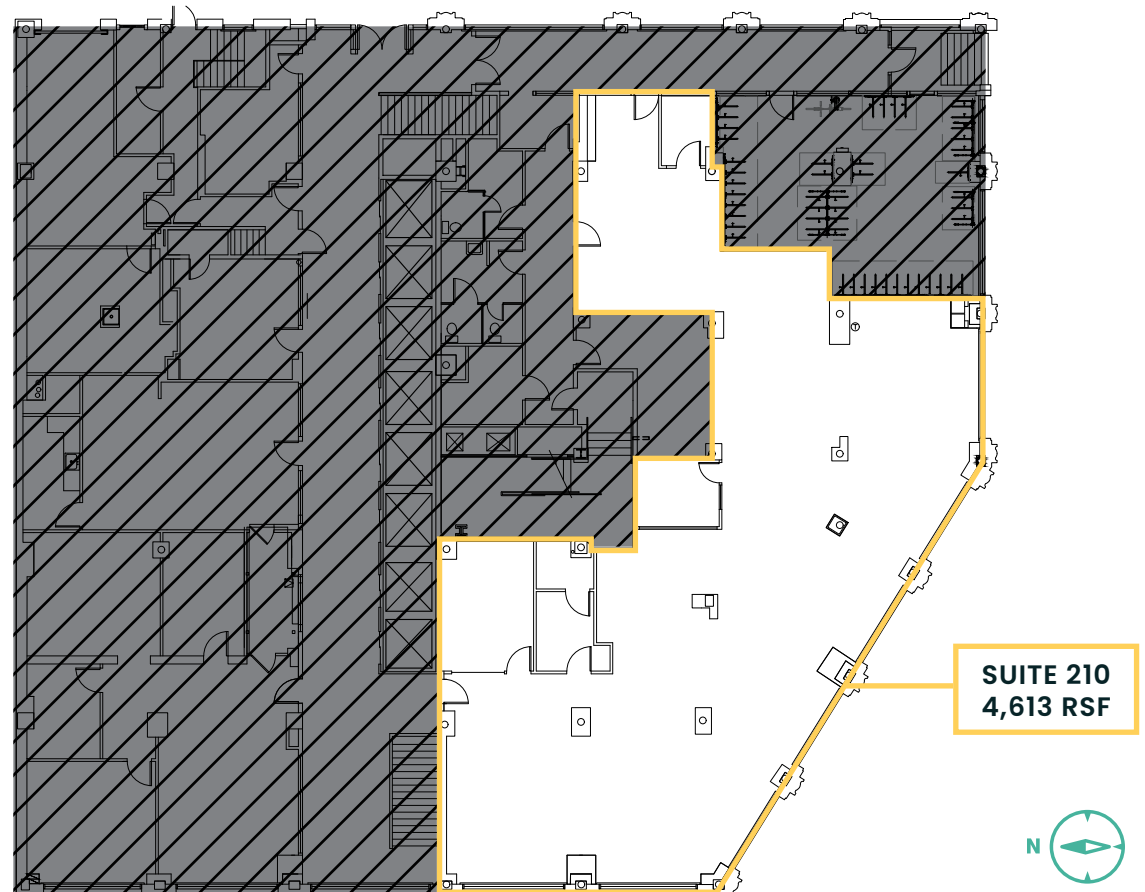
Smith Tower

↑ BACK TO AVAILABLE SPACE

FLOOR 2

▶ VIRTUAL TOUR

4,613 RSF
AVAILABLE NOW
PLUG & PLAY



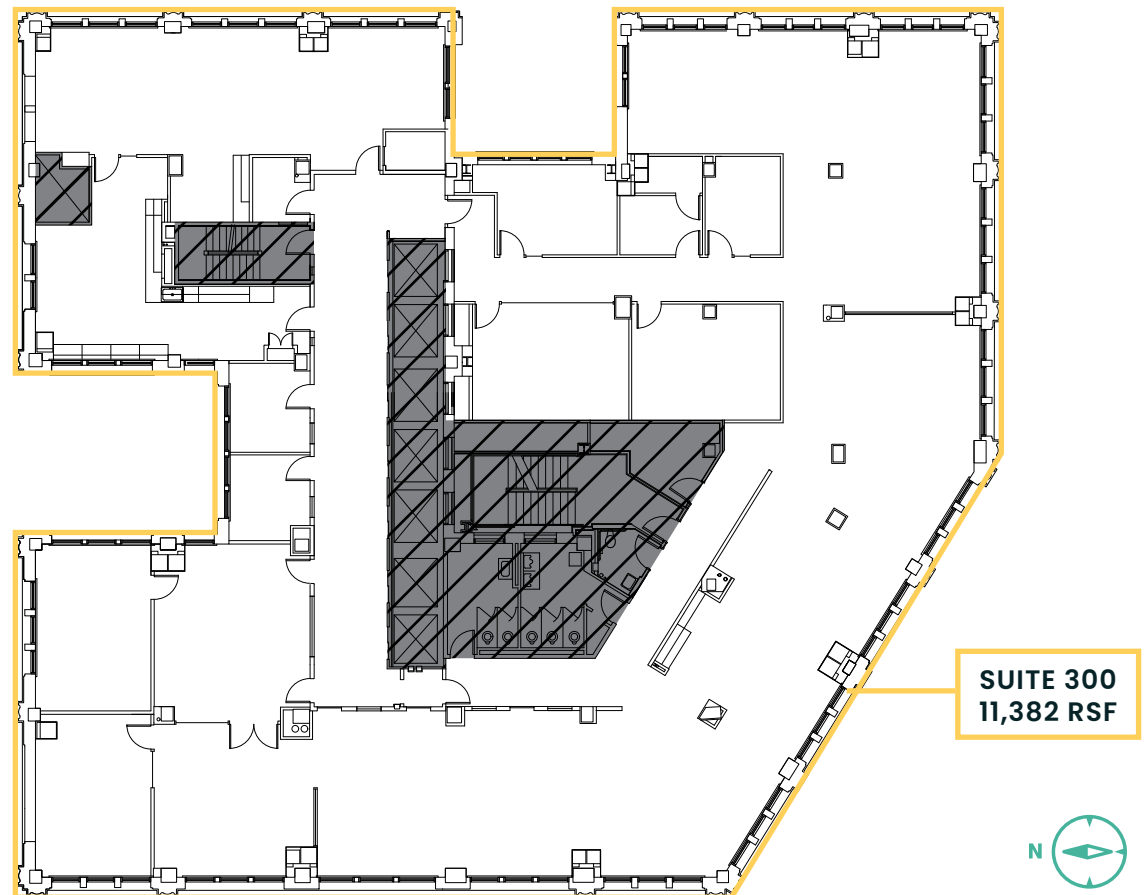
Smith Tower



BACK TO AVAILABLE SPACE

FLOOR 3

11,382 RSF
AVAILABLE NOW



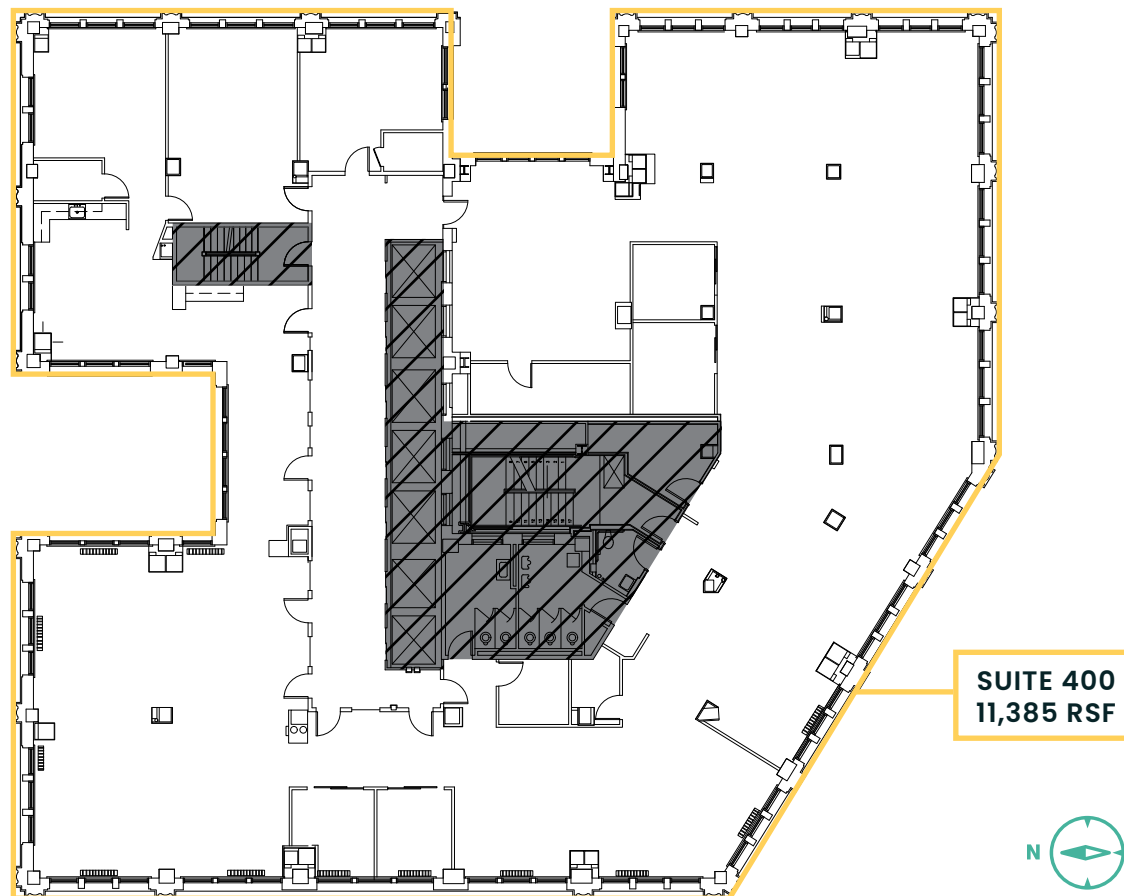
Smith Tower



BACK TO AVAILABLE SPACE

FLOOR 4

11,385 RSF
AVAILABLE NOW



Smith Tower

↑ BACK TO AVAILABLE SPACE

FLOOR 5

11,385 RSF
AVAILABLE NOW



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LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

Smith Tower

↑ BACK TO AVAILABLE SPACE

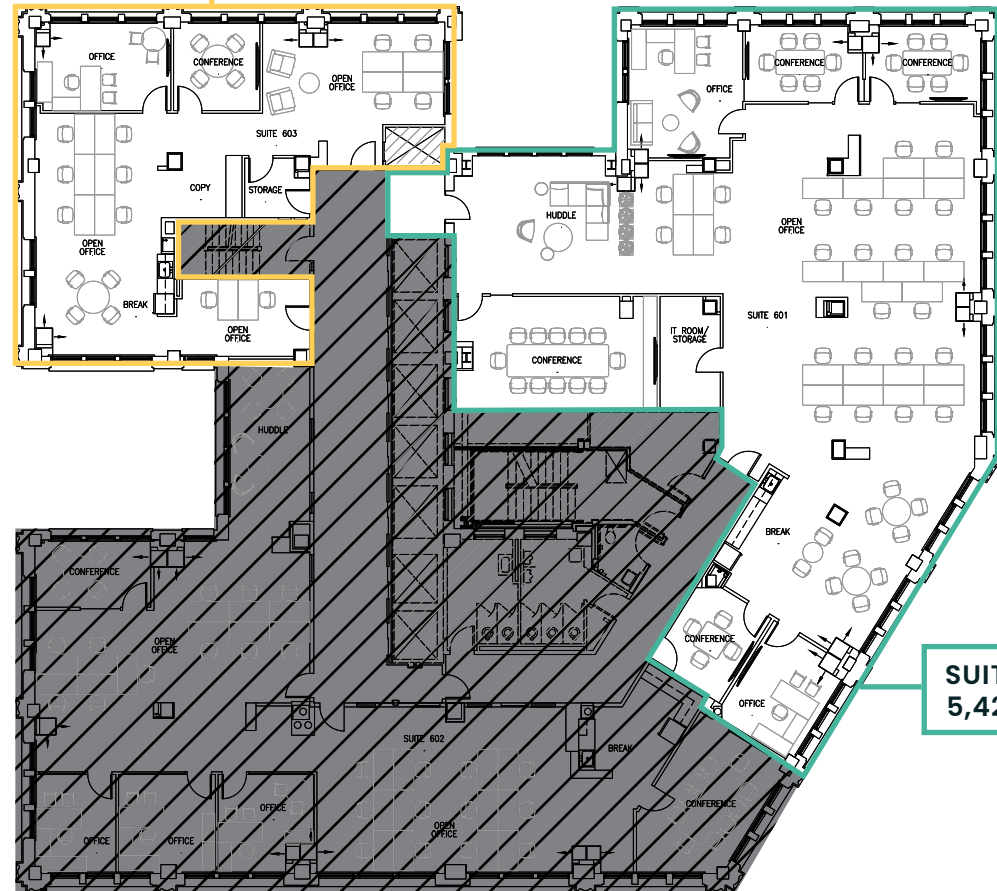
FLOOR 6

7,587 RSF

AVAILABLE NOW

MARKET-READY SPEC SUITES

SUITE 630
2,162 RSF



STADIUM VIEWS

SUITE 640
5,425 RSF

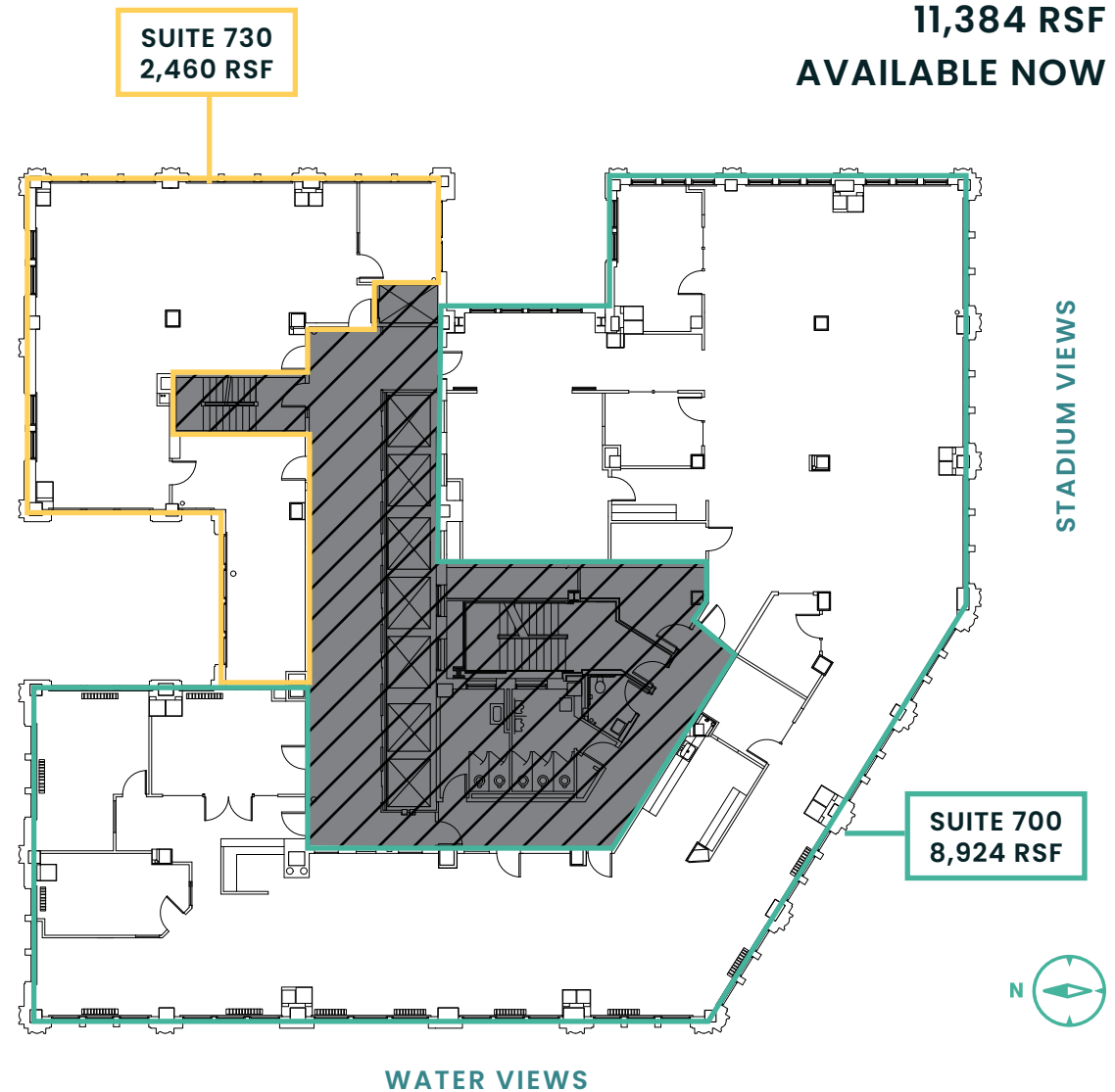
WATER VIEWS

Smith Tower

↑ BACK TO AVAILABLE SPACE

FLOOR 7

11,384 RSF
AVAILABLE NOW



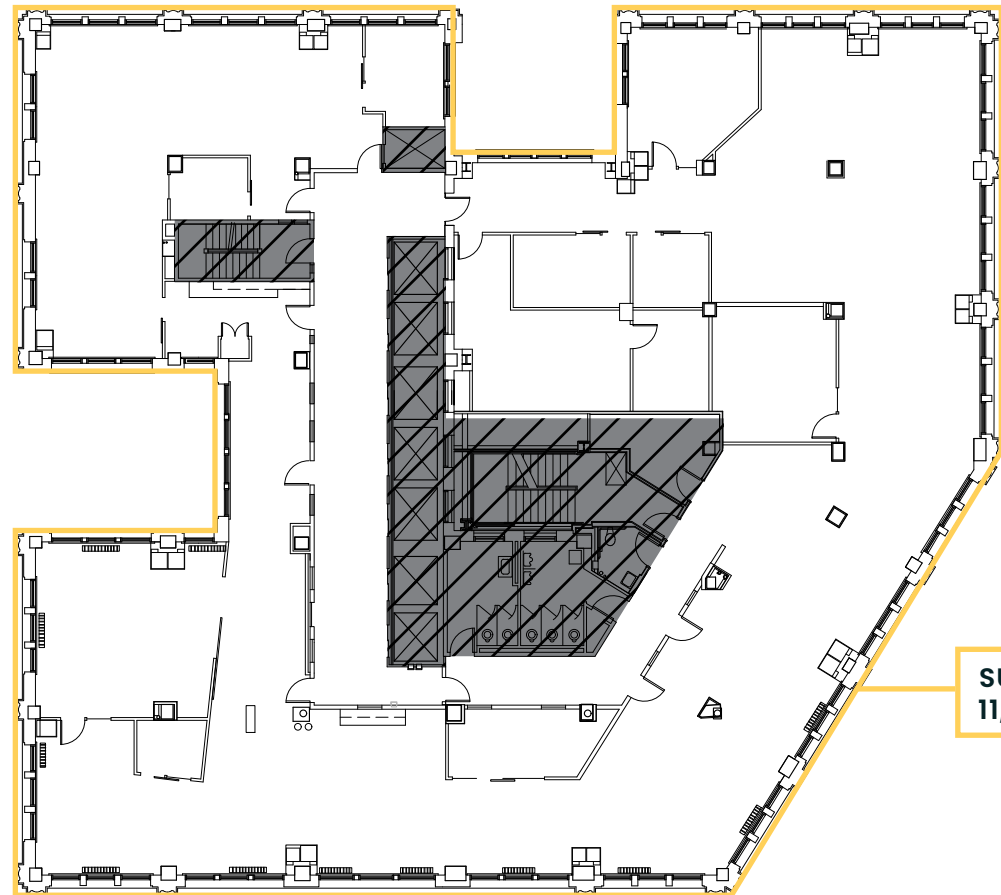
Smith Tower



BACK TO AVAILABLE SPACE

FLOOR 8

11,385 RSF
AVAILABLE NOW



STADIUM VIEWS

SUITE 800
11,385 RSF



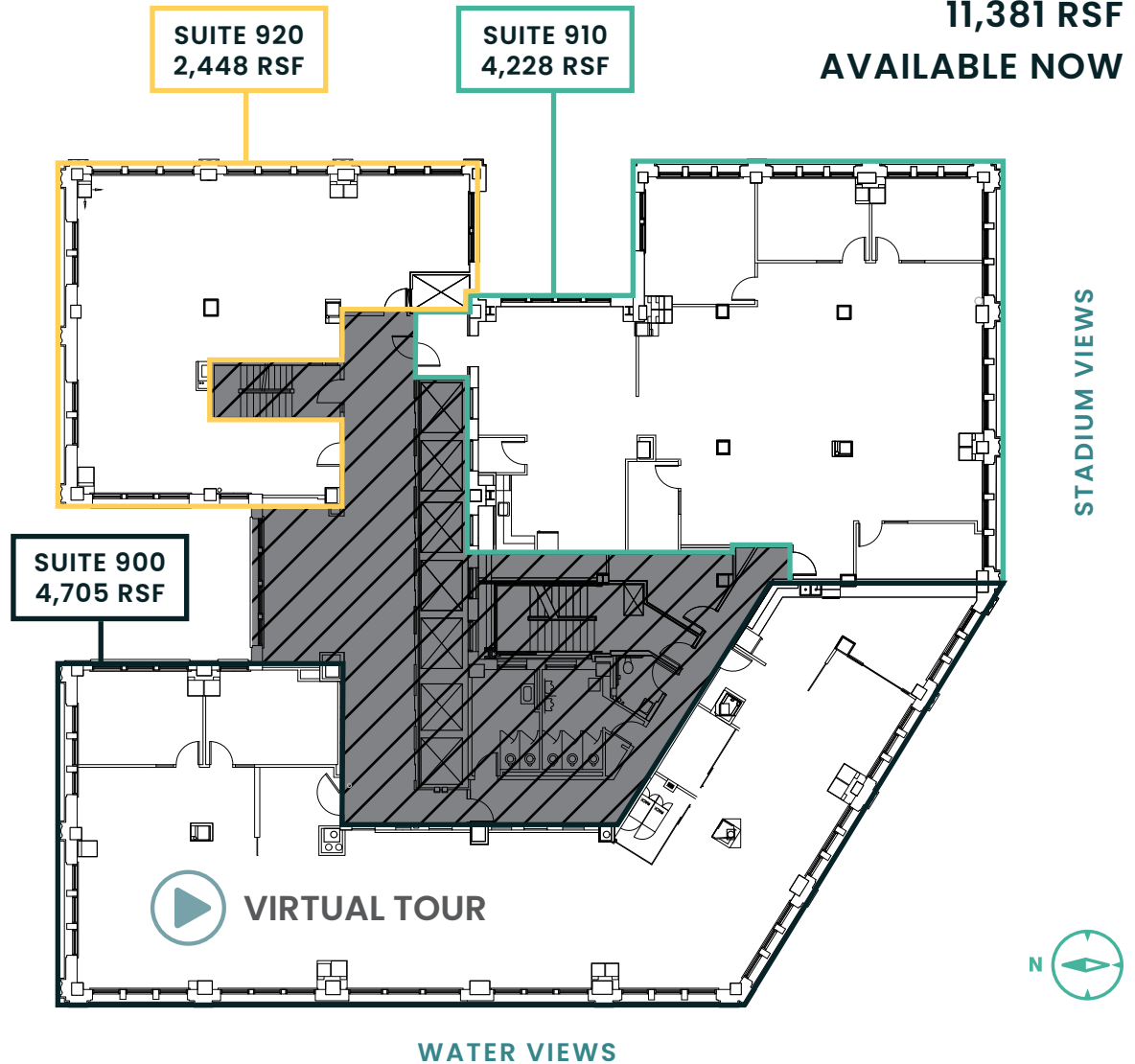
WATER VIEWS

Smith Tower

↑ BACK TO AVAILABLE SPACE

FLOOR 9

11,381 RSF
AVAILABLE NOW

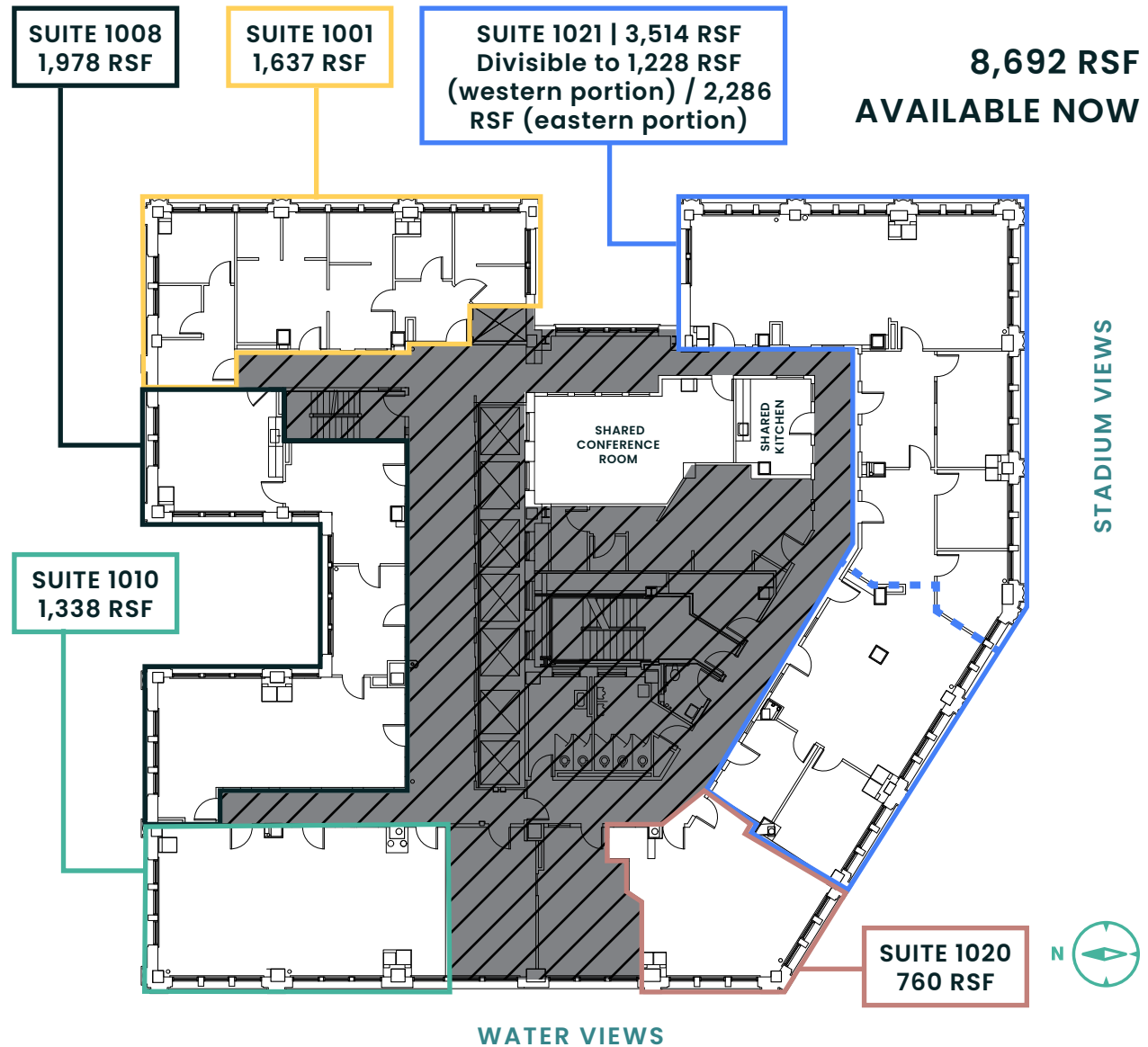


Smith Tower

↑ BACK TO AVAILABLE SPACE

FLOOR 10

8,692 RSF
AVAILABLE NOW



Smith Tower

↑ BACK TO AVAILABLE SPACE

FLOOR 11

11,489 RSF
AVAILABLE NOW

MARKET-READY SPEC SUITES



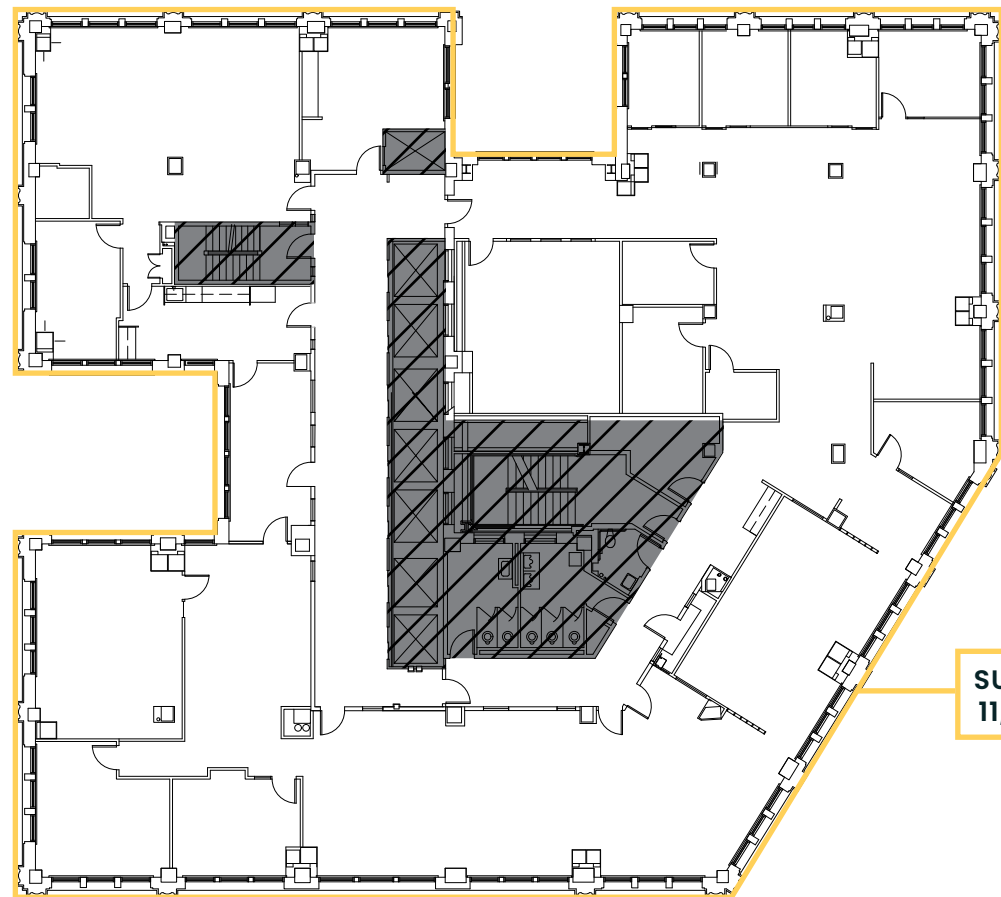
Smith Tower



BACK TO AVAILABLE SPACE

FLOOR 16

11,396 RSF
AVAILABLE 12/1/2024



STADIUM VIEWS

SUITE 1600
11,396 RSF



WATER VIEWS

BRODERICK
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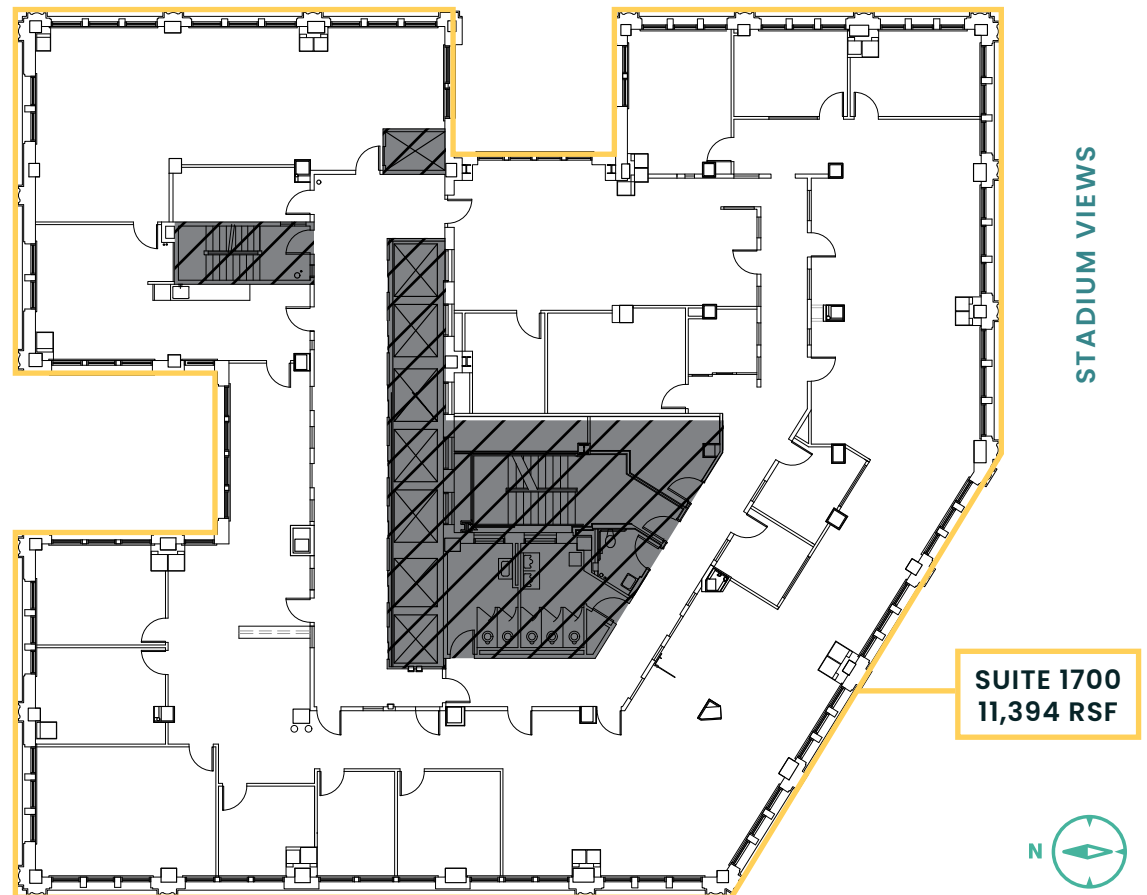
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Smith Tower

↑ BACK TO AVAILABLE SPACE

FLOOR 17

11,394 RSF
AVAILABLE 12/1/2024



STADIUM VIEWS

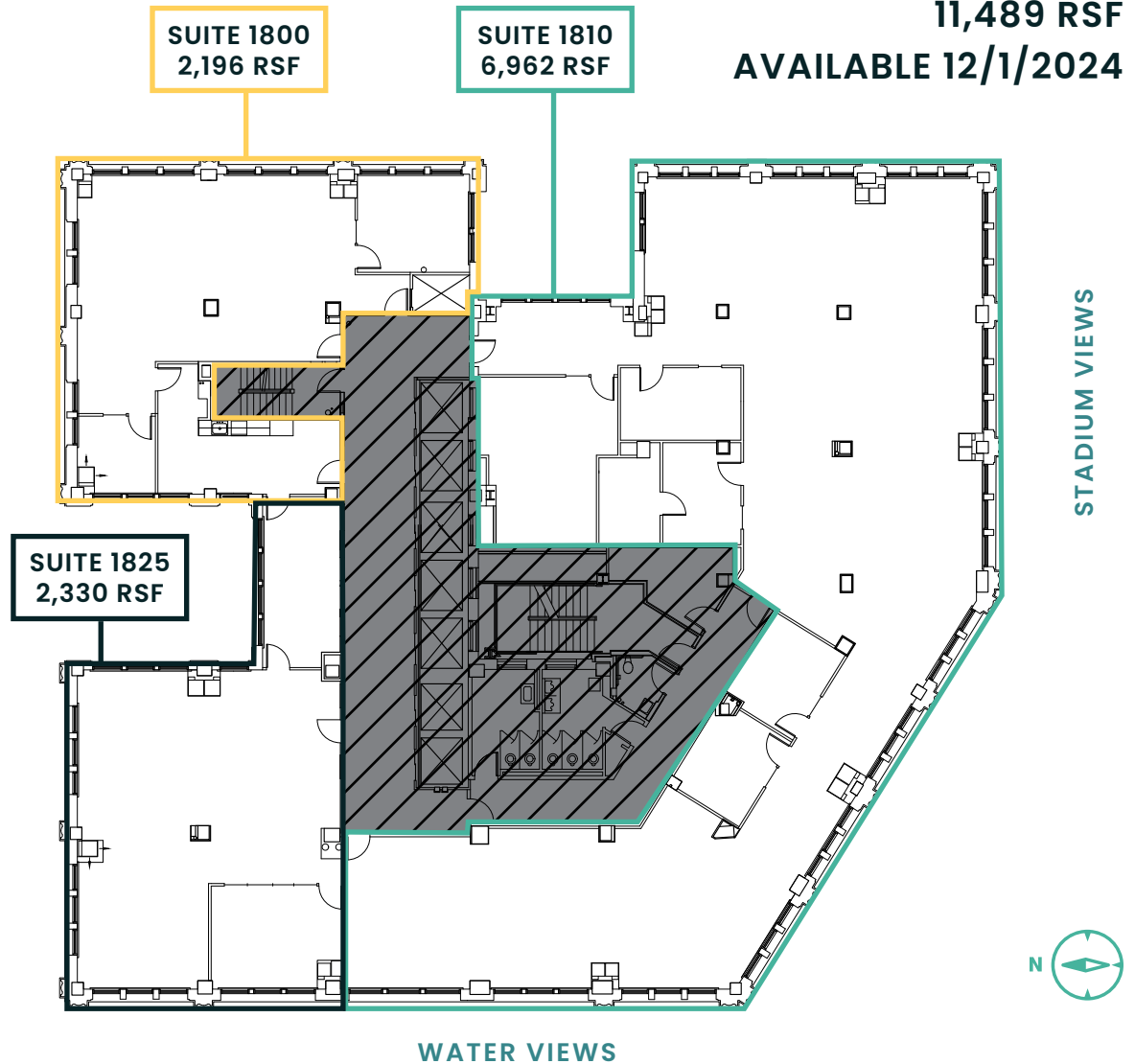
WATER VIEWS

Smith Tower

↑ BACK TO AVAILABLE SPACE

FLOOR 18

11,489 RSF
AVAILABLE 12/1/2024

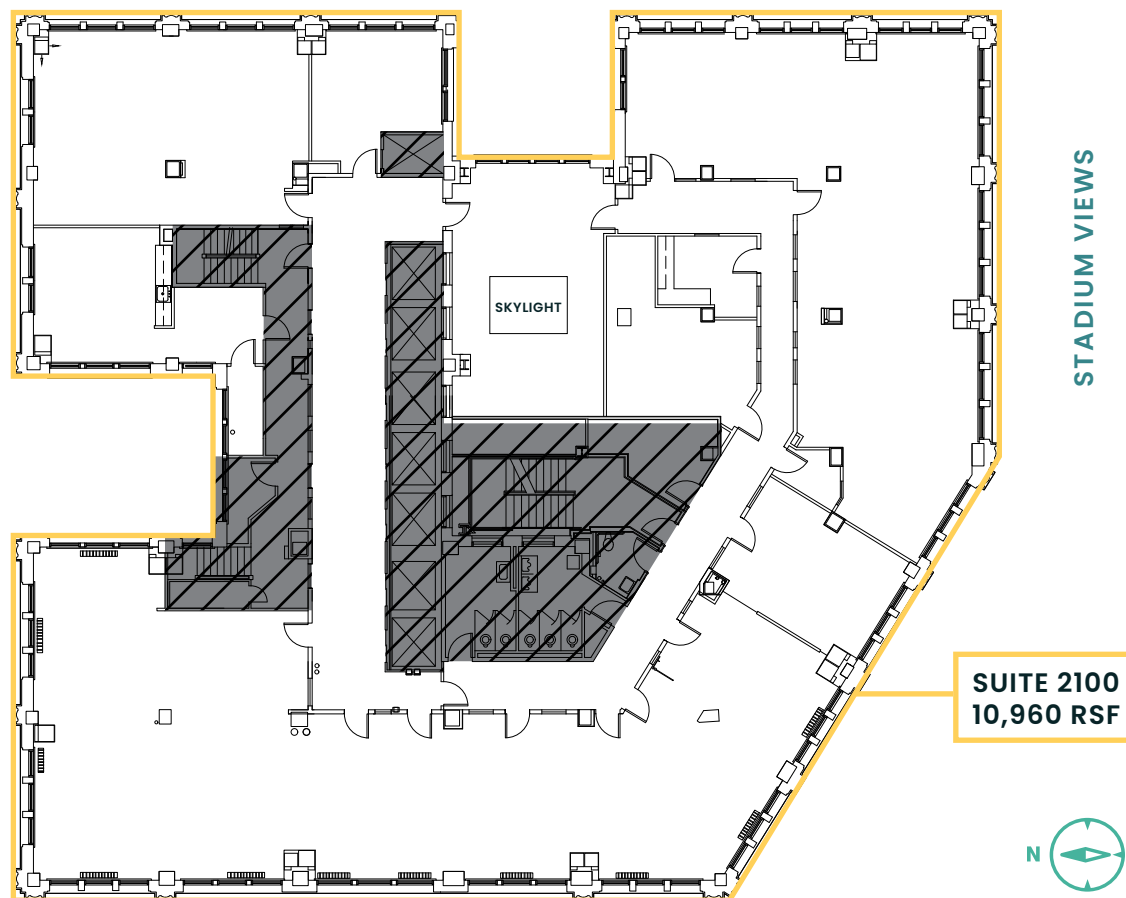


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↑ BACK TO AVAILABLE SPACE

FLOOR 21

10,960 RSF
AVAILABLE NOW



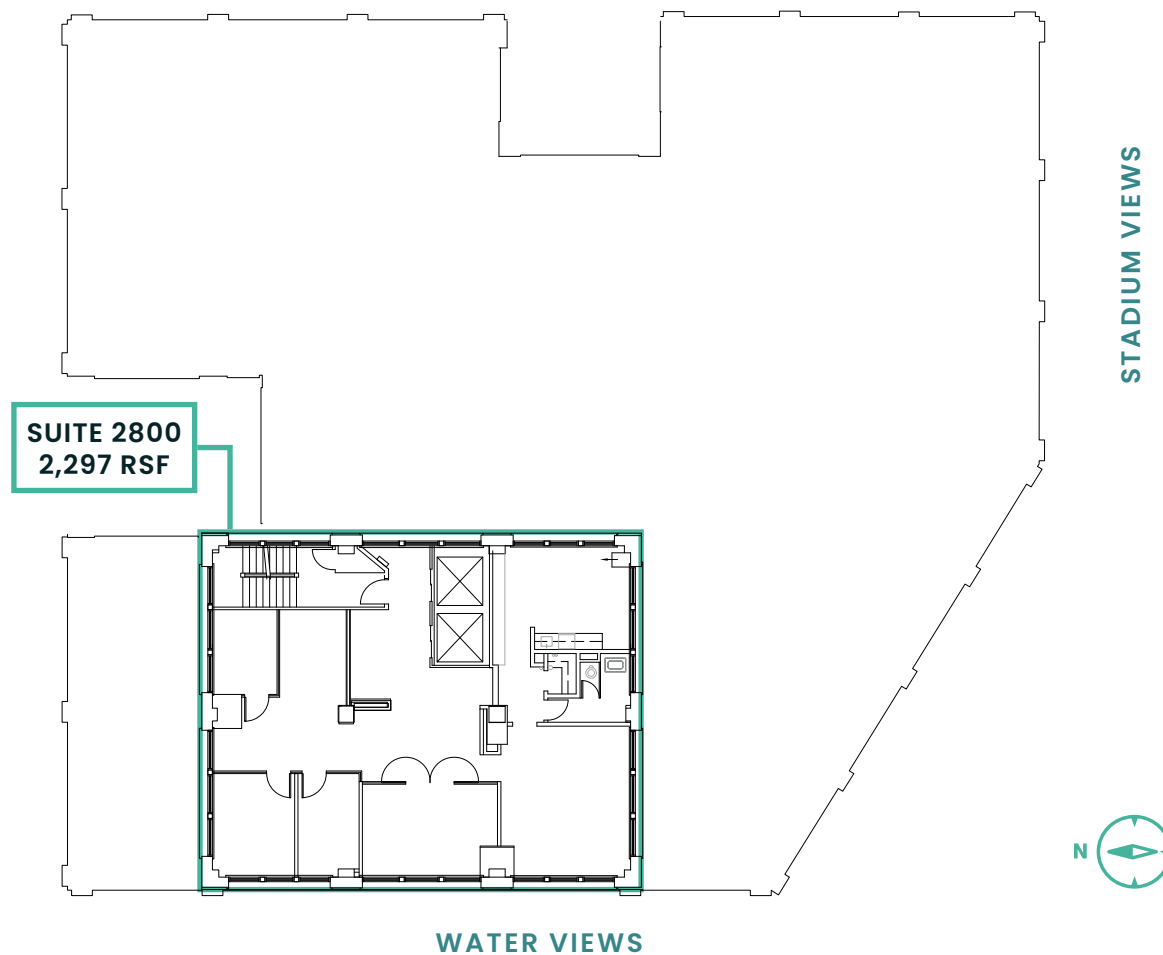
WATER VIEWS

Smith Tower

↑ BACK TO AVAILABLE SPACE

FLOOR 28

2,297 RSF
AVAILABLE NOW
TOWER SUITE. 360° VIEWS.

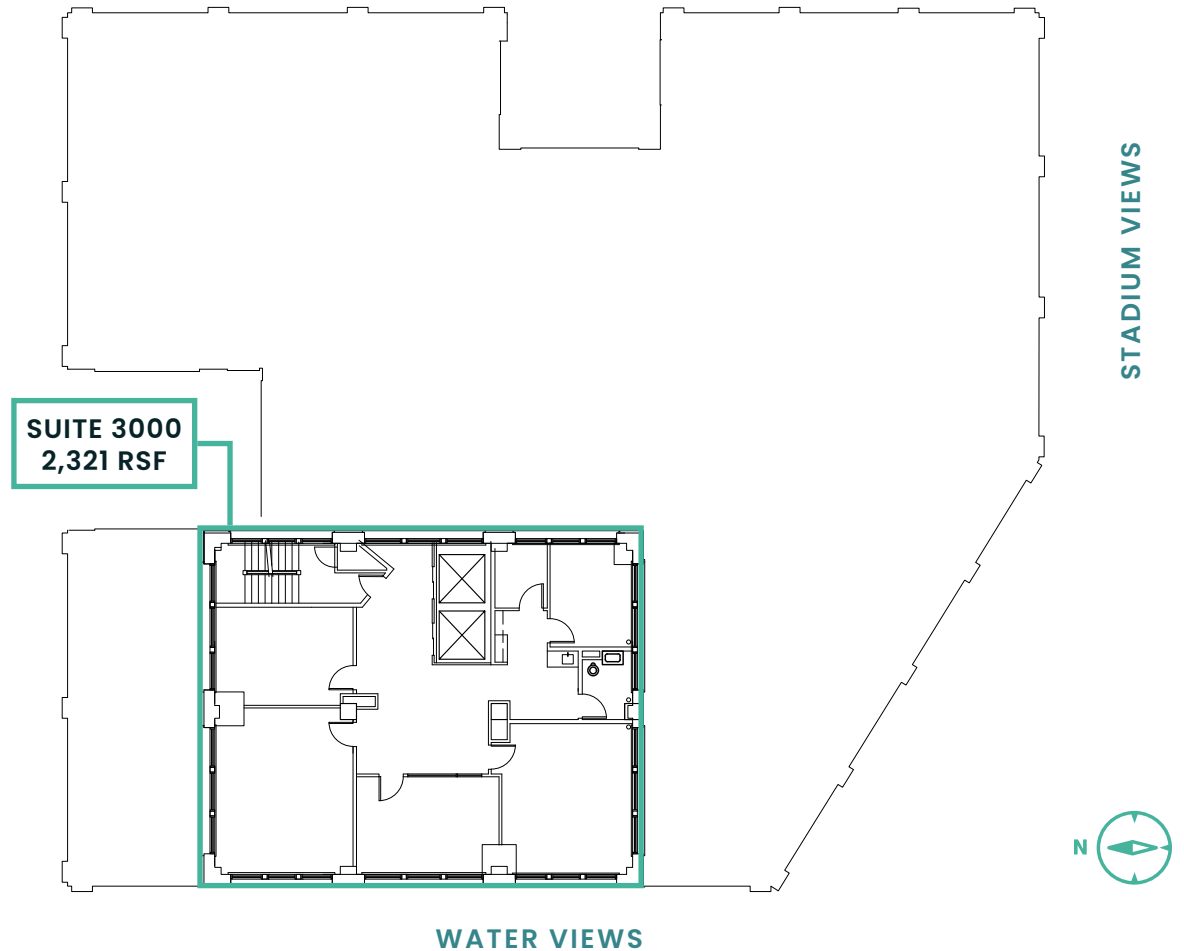


↑ BACK TO AVAILABLE SPACE

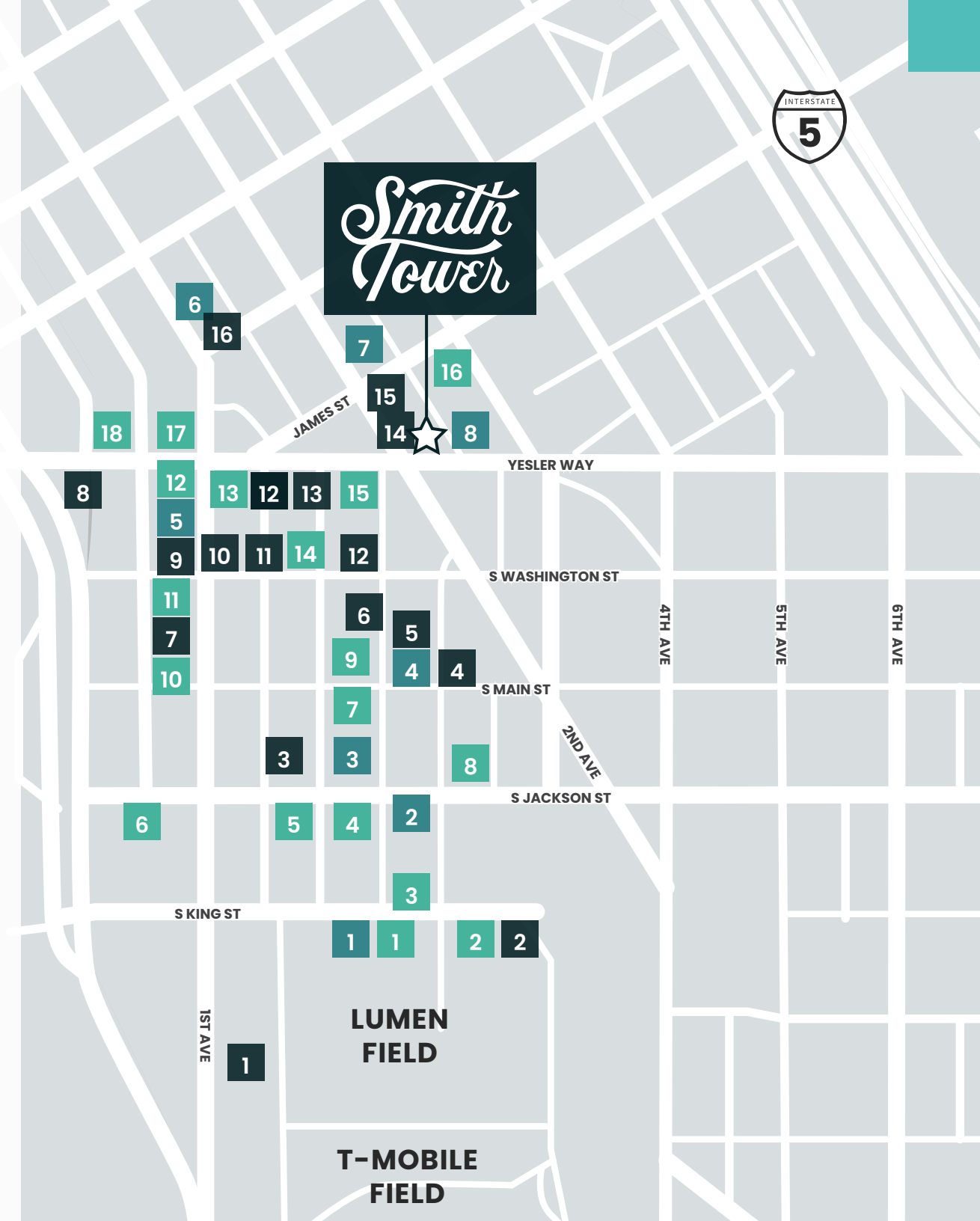
Smith Tower

FLOOR 30

2,321 RSF
AVAILABLE NOW
TOWER SUITE. 360° VIEWS.



Smith Tower



FOOD

- | | |
|------------------------|--------------------------------------|
| 1. Matsu | 10. OHSUN Banchan Deli & Cafe |
| 2. 13 Coins Seattle | 11. Luigi's Italian Eatery & Cantina |
| 3. SuperKim Crab House | 12. Cafe Paloma |
| 4. Salumi | 13. The Halal Guys |
| 5. Tacolisto | 14. Golden Roosters |
| 6. General Porpoise | 15. TAT'S Deli |
| 7. Darkalino's | 16. Rojo's Mexican Food |
| 8. Fat Shack | 17. Tapas Angel |
| 9. Muse | 18. 84 Yesler |

COFFEE

- | | |
|---------------------|---------------------|
| 1. Cone & Steiner | 5. Lune Cafe |
| 2. Zeitgeist Coffee | 6. Cherry Street |
| 3. Caffe Umbria | 7. Foggy Tea |
| 4. Elm Coffee | 8. Cedar River Cafe |

DRINKS

- | | |
|--------------------------|-----------------------|
| 1. Elysian Fields | 9. Underbelly |
| 2. Zephyr Bar | 10. Damn The Weather |
| 3. Temple Billiards | 11. Dead Line |
| 4. Flatstick Pub | 12. Merchant's |
| 5. Good Bar | 13. The Meyer |
| 6. McCoy's | 14. Shawn O'Donnell's |
| 7. Central Saloon | 15. Collin's Pub |
| 8. Pioneer Square Saloon | 16. Bad Bishop |

Smith Tower



LINK LIGHT RAIL



STREETCAR LINES

MULTI-USE TRAIL



SOUND TRANSIT STOP



SEATTLE FERRY TERMINAL

NEIGHBORHOOD GREENWAY



KING STREET STATION
SOUNDER & AMTRAK

BIKE PATH



99

SEATTLE
FERRY
TERMINAL



JAMES ST

YESLER WAY

S WASHINGTON ST

PIONEER
SQUARE

S MAIN ST

S JACKSON ST

OCCIDENTAL
AVENUE

S KING ST

CRUISE SHIP
FACILITY

WATERFRONT

1ST AVE

STADIUM
DISTRICT

2ND AVE

4TH AVE

5TH AVE

6TH AVE



INTERNATIONAL
DISTRICT

PARKING FACILITY

MONTHLY

SECURED GARAGE

1	505 First Avenue Garage 505 First Ave South	No Monthly Available \$10 Early Bird	Yes
2	Stadium Place Parking Garage 530 Occidental Ave South	No Monthly Available \$3/Hour	Yes
3	CenturyLink Field North Lot 201 South King St	No Monthly Available \$16/Daytime	No
4	Union Station Garage 600 Fifth Ave South	\$210/Month \$14 Early Bird	Yes
5	Avalara Hawk Tower Garage 255 S King St	No Monthly Available \$16 Early Bird	Yes
6	King Street Center Garage 248 S King St	No Monthly Available \$28/Daytime	Yes
7	Diamond Garage 400 S Jackson	\$250/Month	Yes
8	IPM Surface Lot (5th & Jackson) 500 South Jackson St	No Monthly Available \$15 Early Bird	No
9	Diamond Surface Lot 300 Second Ave South	No Monthly Available \$17.50/Daytime	No
10	U-Park Surface Lot 425 South Washington St	\$301.16/Month \$15/Daytime	No
11	Diamond Surface Lot 210 Fourth Ave	No Monthly Available \$15.25/Daytime	No
12	Frye Garage 117 Third Ave South	\$300/Month \$16/Daytime	Yes
13	Diamond Surface Lot 112 Occidental Ave	No Monthly Available \$17.50 Early Bird	No
14	Sinking Ship Garage 515 Second Ave	\$215/Month \$9 Early Bird	No
15	Butler Garage 114 James St	\$300/Month \$16 Early Bird \$45 / 24 Hours	Yes
16	1st & Columbia Garage 721 First Ave	\$10 Early Bird \$33 / 24 Hours	No
17	Impark Parking 714 First Ave	\$215/Month \$13.87 Early Bird	Yes
18	SP+ Parking 901 Fifth Ave	\$370/Month	Yes
19	ACE Parking 999 3rd Ave	\$34 / 24 Hours	Yes

Smith Tower

PARKING SURVEY



A low-angle, grayscale photograph of the Smith Tower in Seattle, showing its ornate facade and many windows. The image is dark and serves as a background for the text.

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