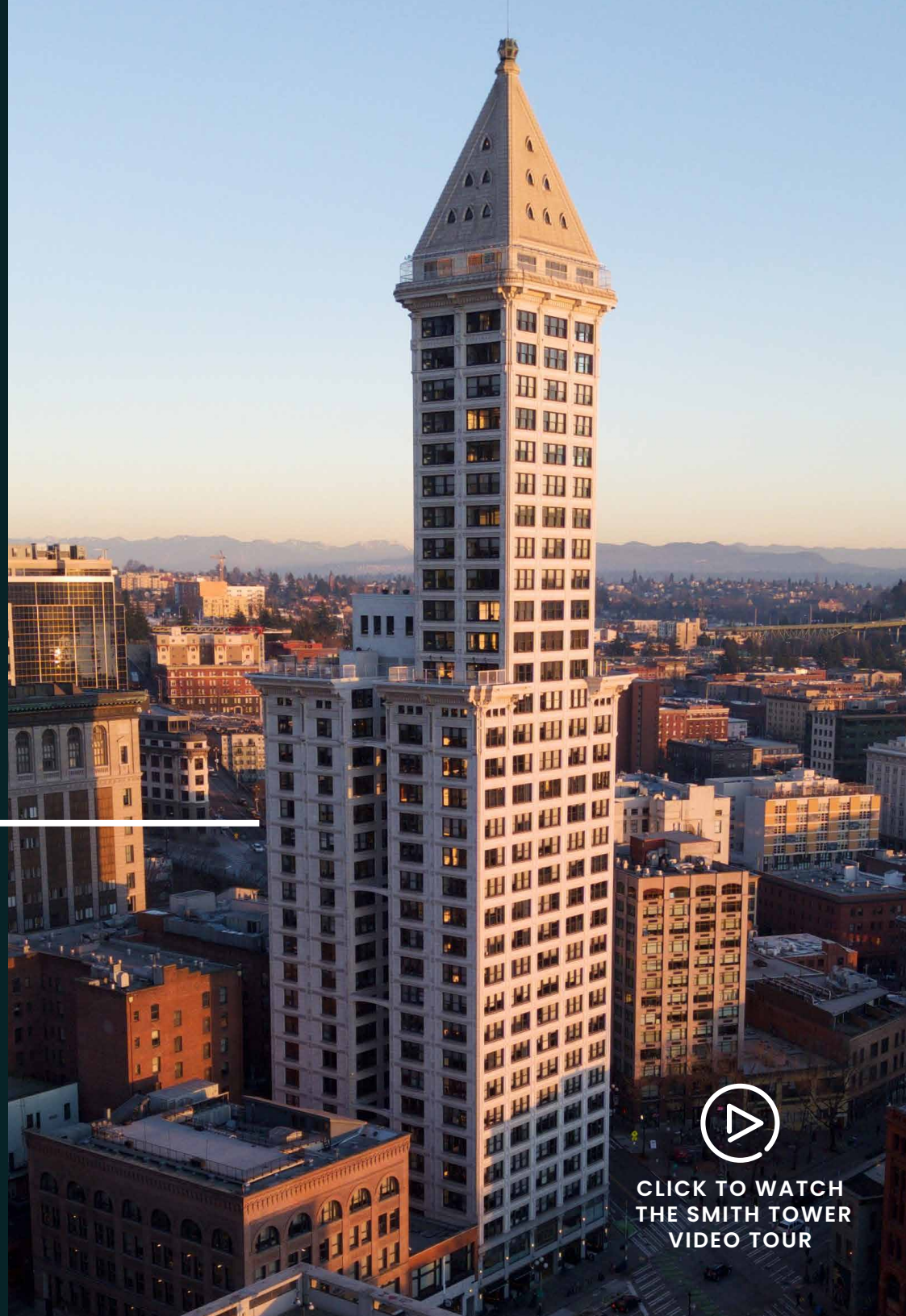


Smith Tower

506 2ND AVENUE
SEATTLE, WA 98104

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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**



ENJOY BEST-IN-CLASS AMENITIES

22ND FLOOR LOOKOUT LOUNGE

- Full floor collaboration or event space including kitchen, bar seating, and beer kegs
- 1,500 SF exterior deck with sweeping views of the Puget Sound and Seattle skyline

BIKE ROOM & FITNESS CENTER

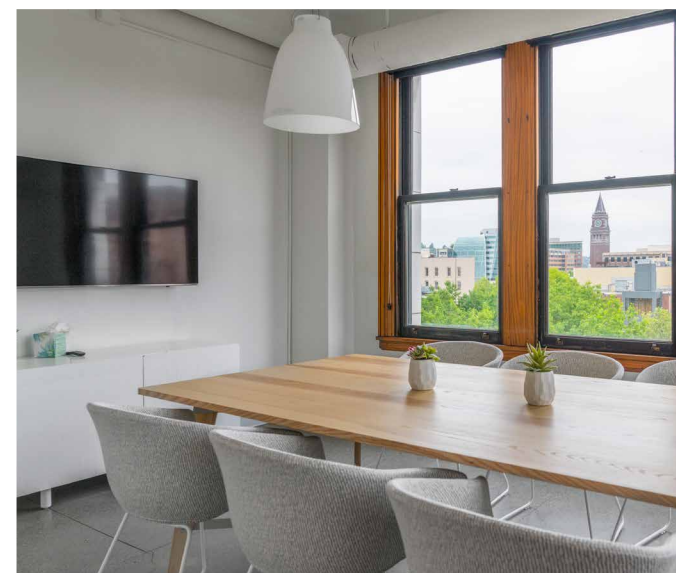
- Cardio machines including Peloton bikes, weight room, fitness studio and more
- Full service locker rooms including showers, towel service, lockers and hair dryers
- Secured bike room with maintenance table

EXECUTIVE BOARDROOM

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

35TH FLOOR OBSERVATORY BAR

- All Smith Tower tenants receive **exclusive, free** access to Smith Tower's 35th floor Observatory Experience and Bar, operated by Columbia Hospitality.
- In addition, all tenants 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.

HOST YOUR EVENT AT SEATTLE'S MOST ICONIC VENUE

LOOKOUT LOUNGE

The Lookout Lounge and Deck offers a sophisticated indoor-outdoor experience, featuring a modern lounge equipped with a full kitchen. This stylish space seamlessly extends to a spacious rooftop deck, providing panoramic views of Seattle.

- **Specs:**
Floor Level: 22
Capacity: 65 people

CONFERENCE CENTER (COMING SOON)

The 21st-floor Conference Center combines sweeping views and adaptable design with state-of-the-art AV technology and flexible seating, making it ideal for corporate gatherings, workshops and private events.

- **Specs:**
Floor Level: 21
Capacity: 60 people



FOR MORE INFORMATION
ON EVENTS CLICK HERE
TO VISIT THE WEBSITE

THE OBSERVATORY BAR

A hidden gem high above the city — this speakeasy-style bar blends vintage charm with panoramic, 360° views of Seattle and exclusive access to the open-air Observation Deck.

- **Specs:**
Floor Level: 35
Capacity: 80 people

EXECUTIVE BOARDROOM

A sophisticated, fully equipped meeting room featuring high-speed internet, a flat-screen TV, and 360° Owl video conferencing—ideal for all meeting types and seamless virtual collaboration.

- **Specs:**
Floor Level: 2
Capacity: 14 people



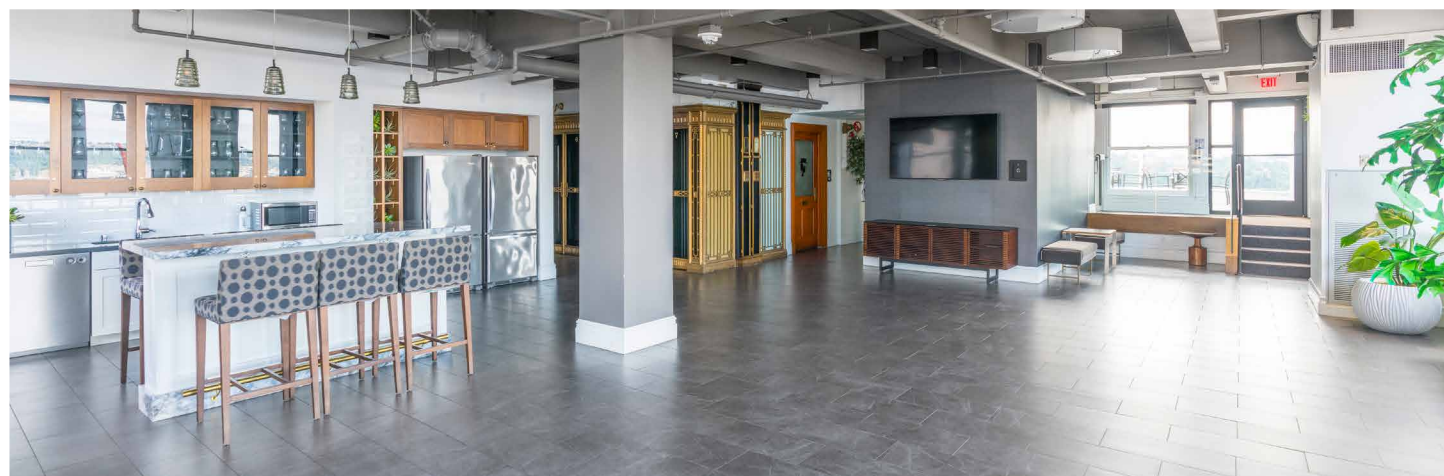
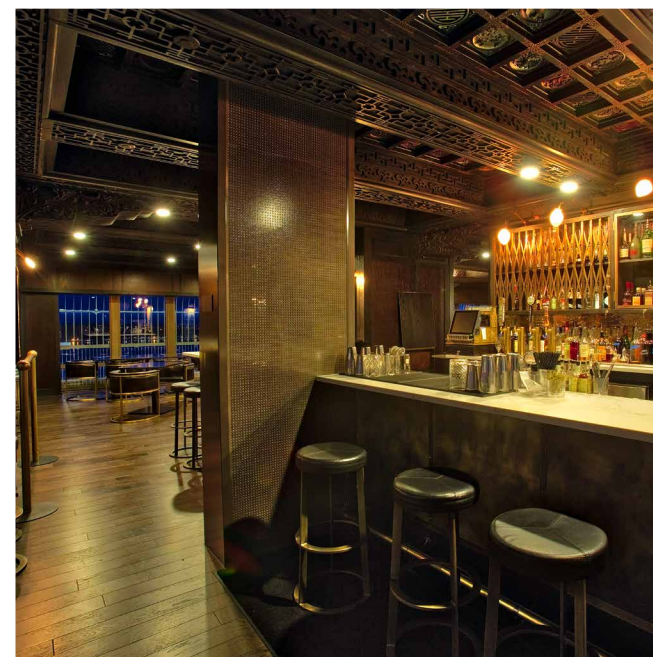
THE OBSERVATORY BAR



LOOKOUT LOUNGE



CONFERENCE CENTER



AVAILABLE SPACE



SMITH TOWER

SUITE	RSF	AVAILABILITY	COMMENTS
320	2,155	Now	Mostly open plan with kitchen/break area.
330	1,036	Now	Open plan with kitchenette.
400	11,385	Now	Full floor available with open layout. Formerly occupied by Accenture.
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
910	4,228*	Now	Market Ready. Fully furnished South facing corner suite with exterior private offices, conference room, and kitchen. VIEW VIRTUAL TOUR
920	2,448	Now	Creative open space on northeast corner. VIEW VIRTUAL TOUR
1008	233	Now	Market Ready. North facing with open space and kitchen.
1014	739	4/1/2026	West facing space with water views.
1320	2,444	Now	Creative open space on NE corner with kitchen/break area.
1701	3,504	Now	Great views. Exterior offices, kitchen, and open area
1810	4,528	Now	Interior private offices and conference rooms with exterior open work area. Incredible views and abundant natural light.
2100	4,579	Now	One-of-a-kind space with incredible views and an open floor plan. VIEW VIRTUAL TOUR
2160	357	Now	Small office, adjacent to conference center space and single flight of stairs/ elevator to outdoor deck and amenity floor.

* Market-ready spec suites

SMITH TOWER ANNEX – FLORENCE BUILDING

SUITE	RSF	AVAILABILITY	COMMENTS
200	2,169	Now	Creative office space with high ceilings, great natural light and hardwood floors. Can be leased combined or as two separate suites

Smith Tower



BACK TO AVAILABLE SPACE

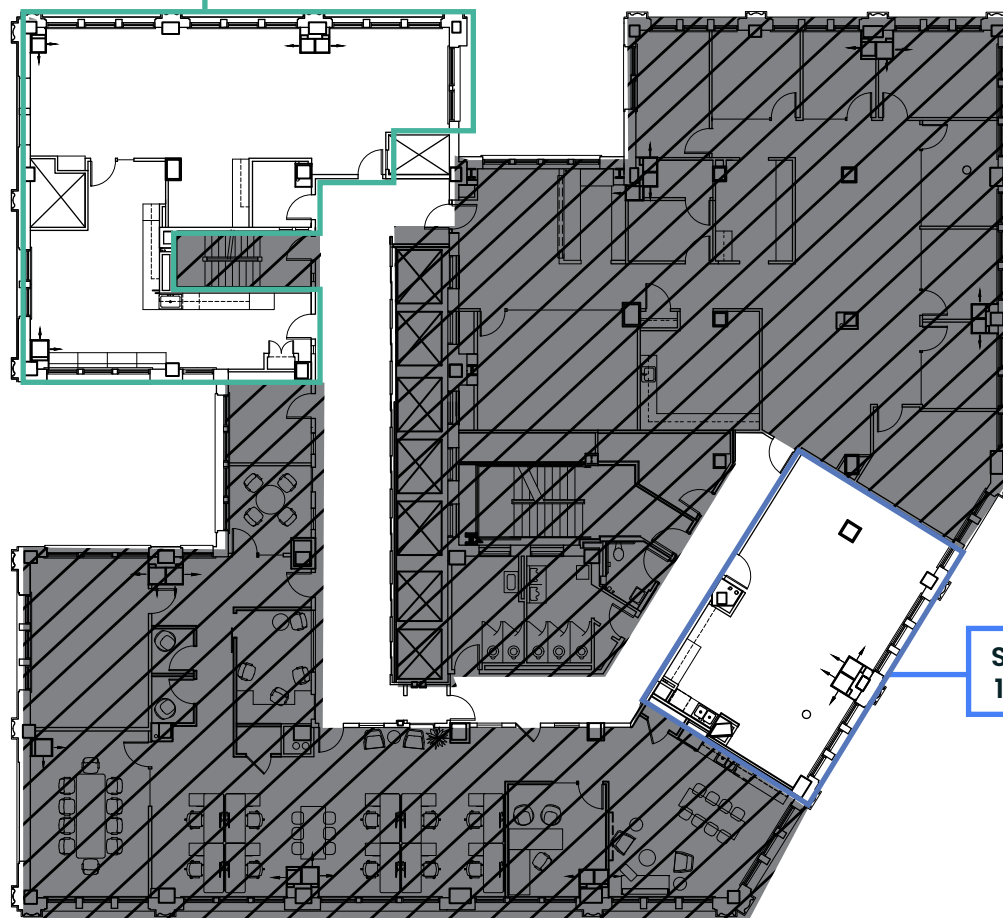
FLOOR 3

4,099 RSF

AVAILABLE NOW

MARKET-READY SPEC SUITE

SUITE 320
2,155 RSF



SUITE 330
1,036 RSF



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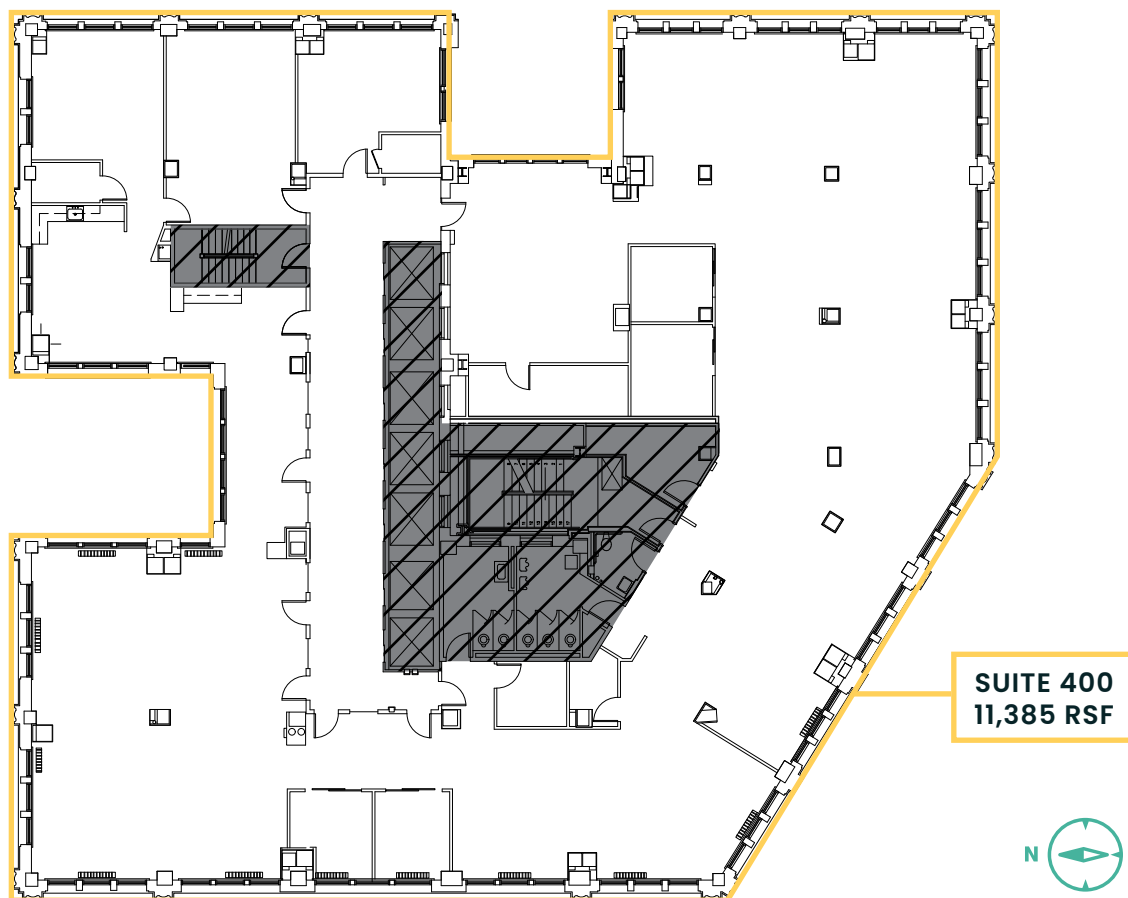
Smith Tower



BACK TO AVAILABLE SPACE

FLOOR 4

11,385 RSF
AVAILABLE NOW



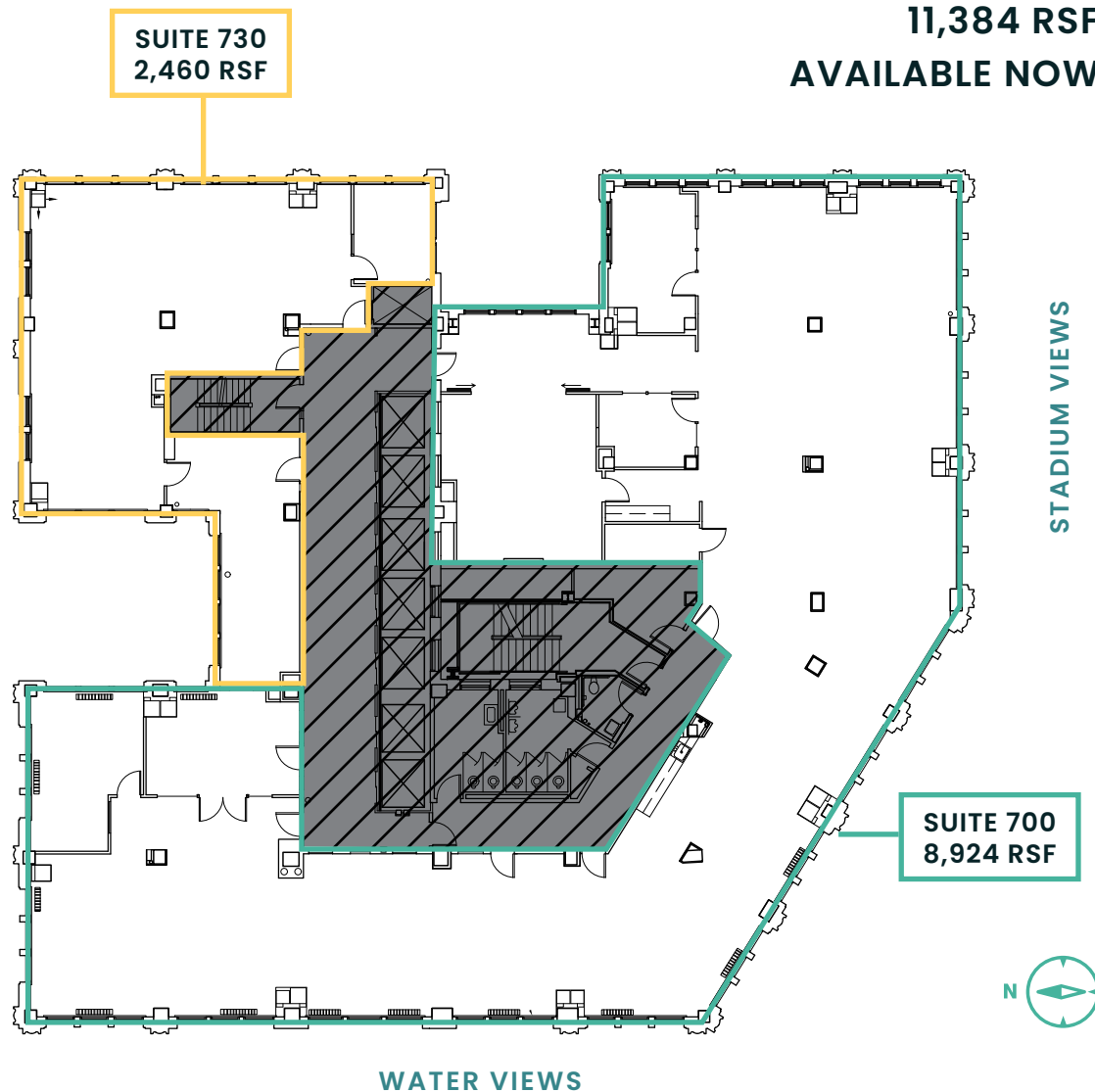
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BACK TO AVAILABLE SPACE

FLOOR 7

11,384 RSF
AVAILABLE NOW



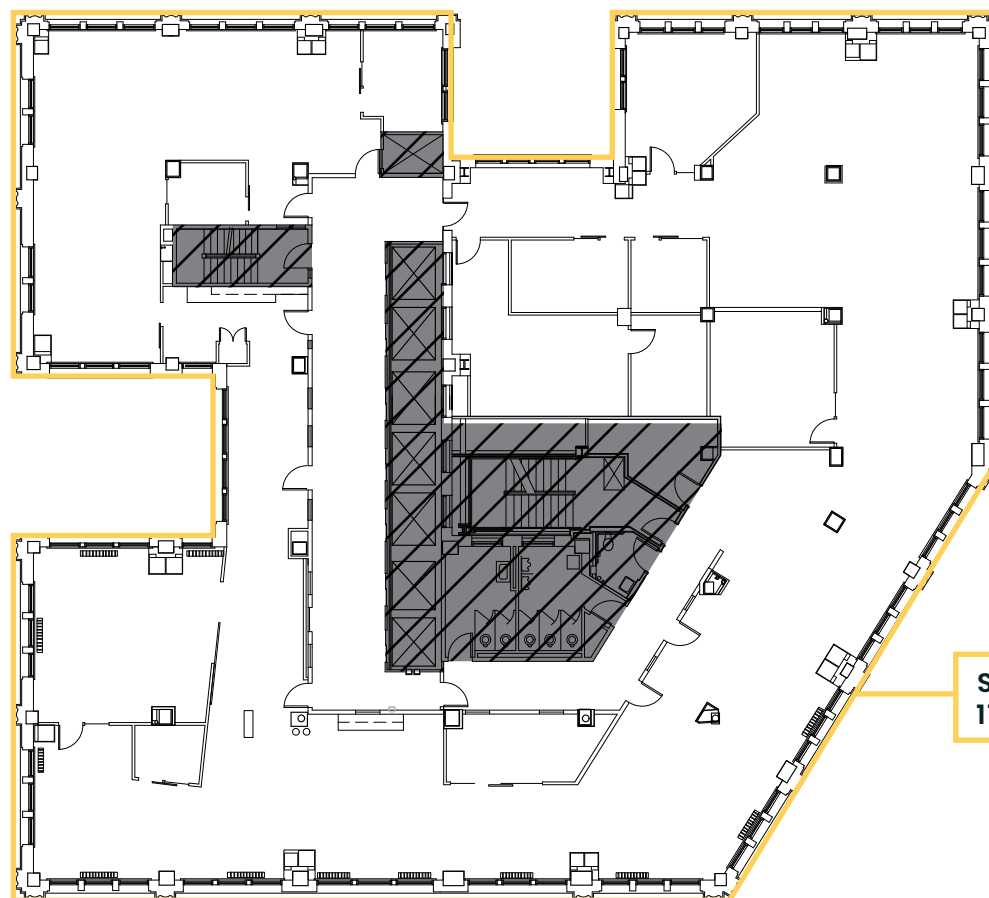
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BACK TO AVAILABLE SPACE

FLOOR 8

11,385 RSF
AVAILABLE NOW



STADIUM VIEWS

SUITE 800
11,385 RSF



WATER VIEWS

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BACK TO AVAILABLE SPACE

FLOOR 9

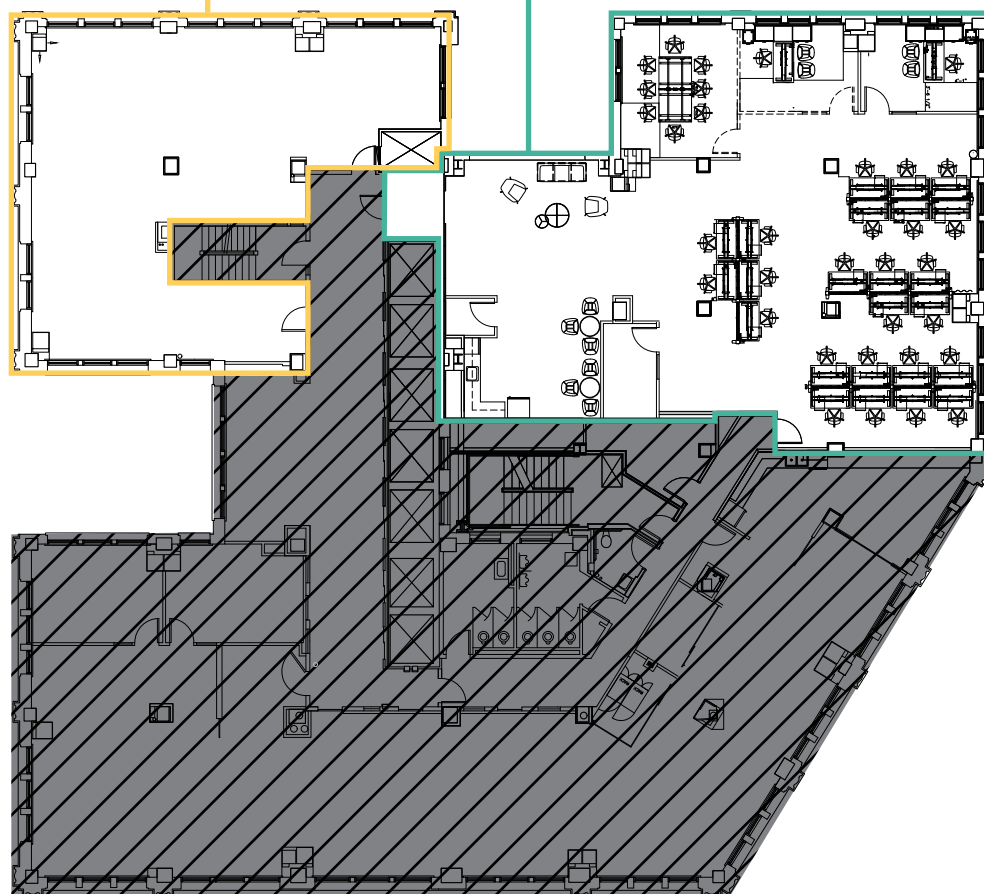
AVAILABLE NOW

SUITE 920
2,448 RSF

[View Tour](#)

SUITE 910
4,228 RSF

[View Tour](#)



STADIUM VIEWS



WATER VIEWS

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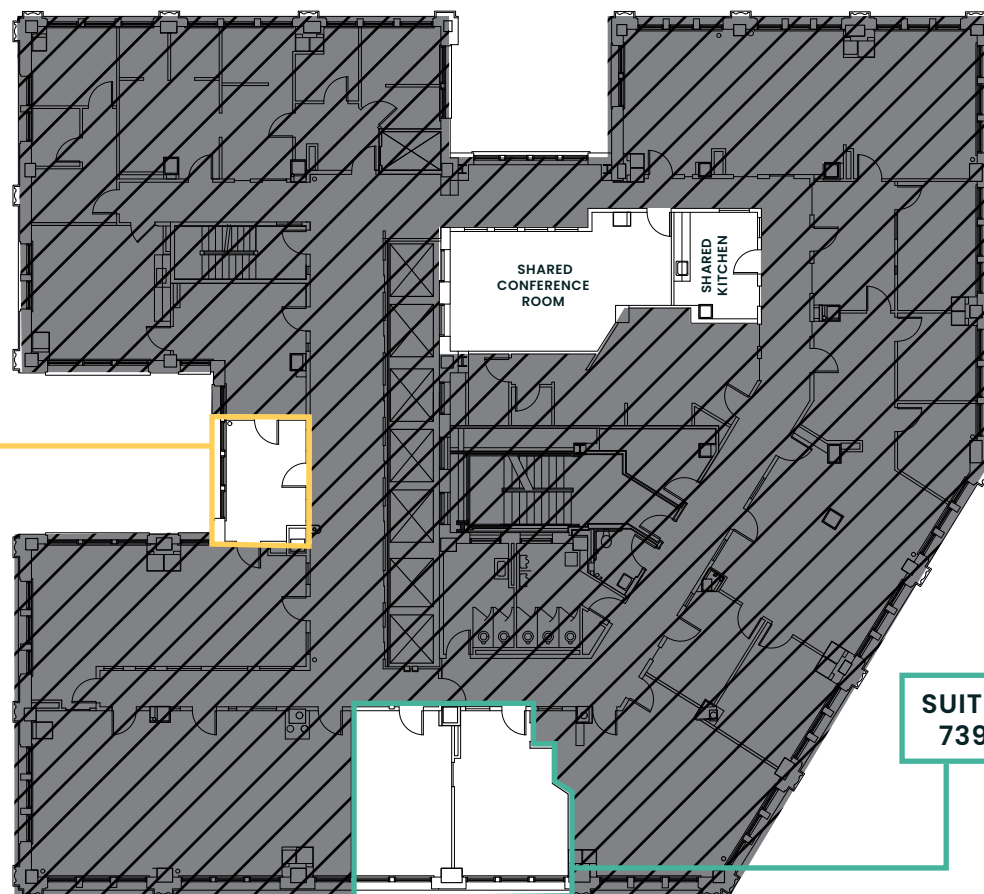
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BACK TO AVAILABLE SPACE

FLOOR 10

SUITE 1008
233 RSF



STADIUM VIEWS



WATER VIEWS

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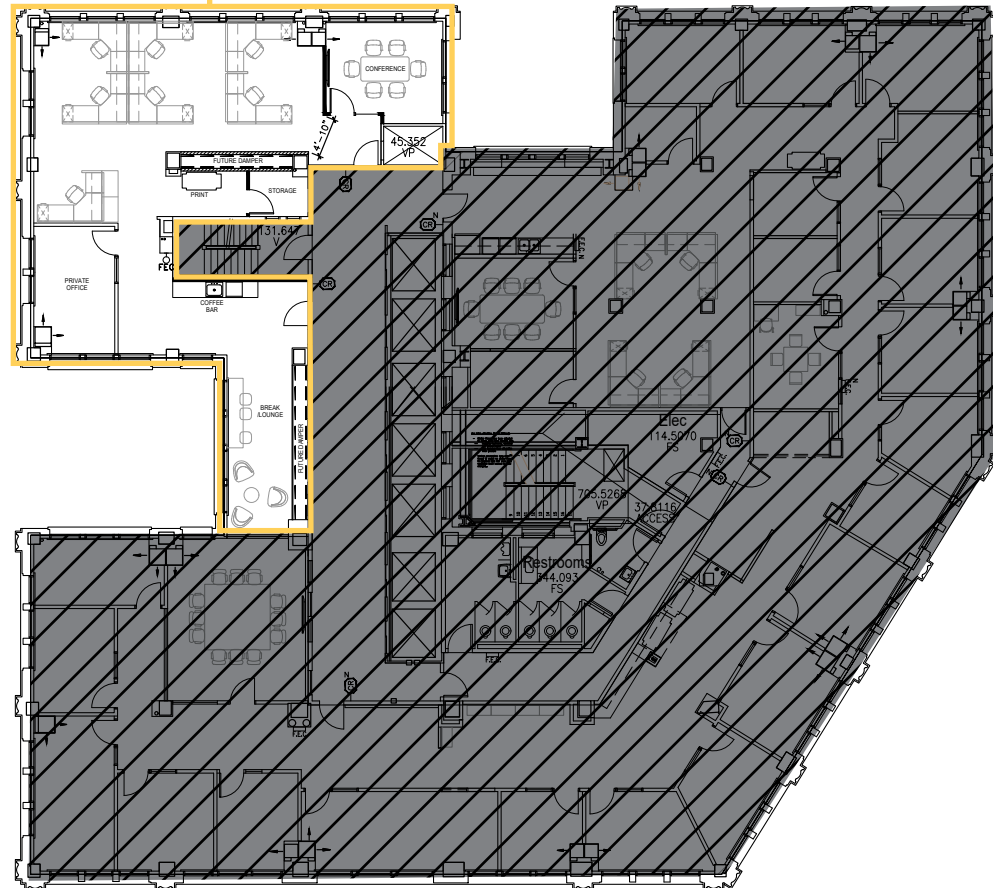
BACK TO AVAILABLE SPACE

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FLOOR 13

2,444 RSF
AVAILABLE NOW

SUITE 1320
2,444 RSF



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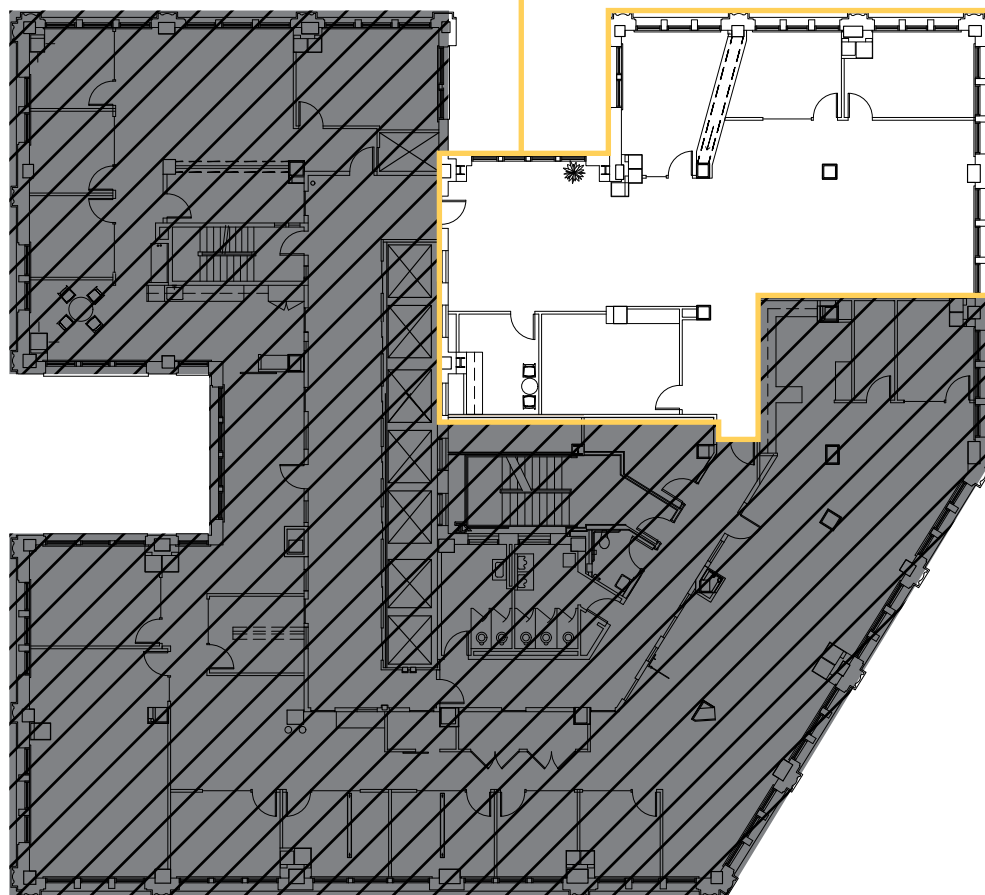


BACK TO AVAILABLE SPACE

FLOOR 17

3,504 RSF
AVAILABLE NOW

SUITE 1701
3,504 RSF



STADIUM VIEWS



WATER VIEWS

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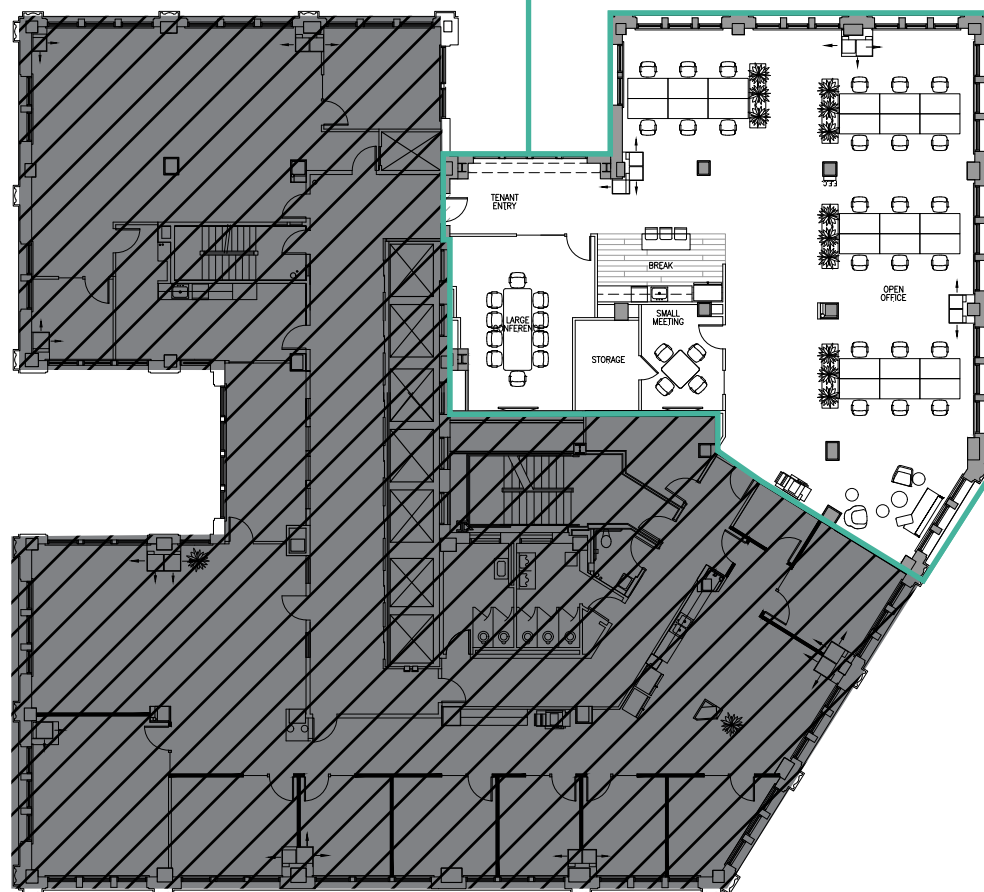


BACK TO AVAILABLE SPACE

FLOOR 18

AVAILABLE NOW

SUITE 1810
4,528 RSF



STADIUM VIEWS



WATER VIEWS

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BACK TO AVAILABLE SPACE

FLOOR 21

4,936 RSF
AVAILABLE NOW

SUITE 2160
357 RSF

BUILDING
CONFERENCE CENTER

STADIUM VIEWS

SUITE 2100
4,579 RSF

View Tour



WATER VIEWS

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*Smith
Tower*

ANNEX

FLORENCE
BUILDING

BRODERICK
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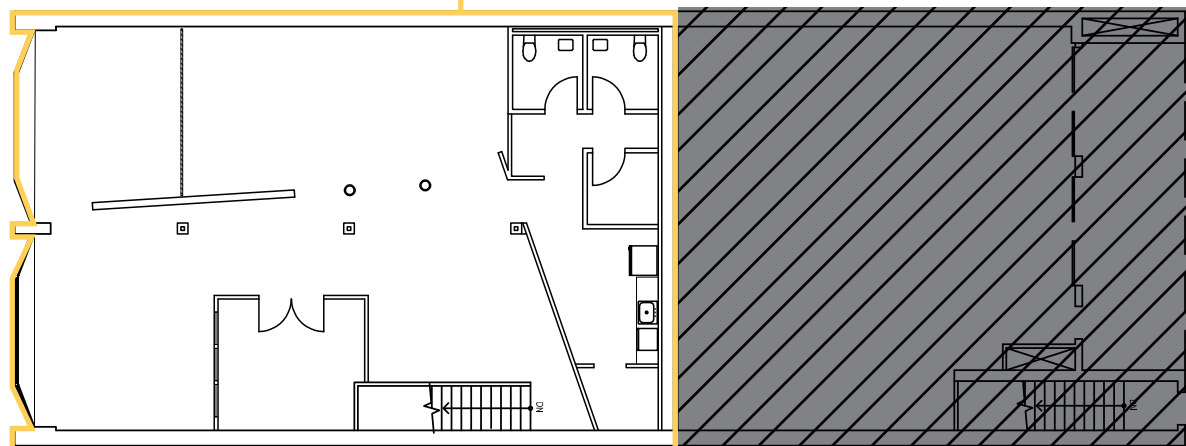


BACK TO AVAILABLE SPACE

SUITE 200

2,169 RSF
AVAILABLE NOW

SUITE 200
2,169 RSF



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FOOD

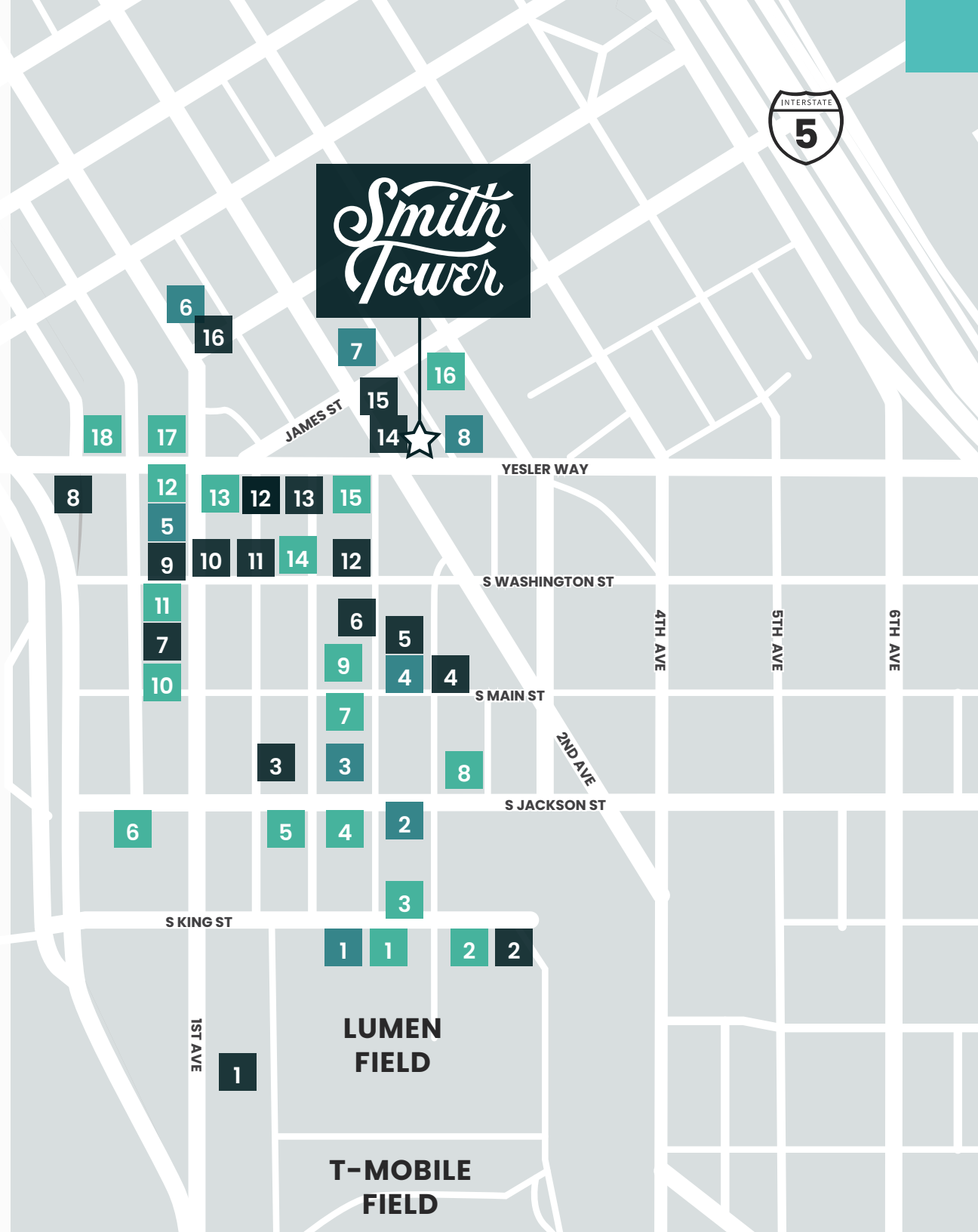
- | | |
|------------------------|--------------------------------------|
| 1. Matsu | 10. OHSUN Banchan Deli & Cafe |
| 2. 13 Coins Seattle | 11. Luigi's Italian Eatery & Cantina |
| 3. SuperKim Crab House | 12. Cafe Paloma |
| 4. Salumi | 13. The Halal Guys |
| 5. Tacolisto | 14. Golden Roosters |
| 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. Caffè 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



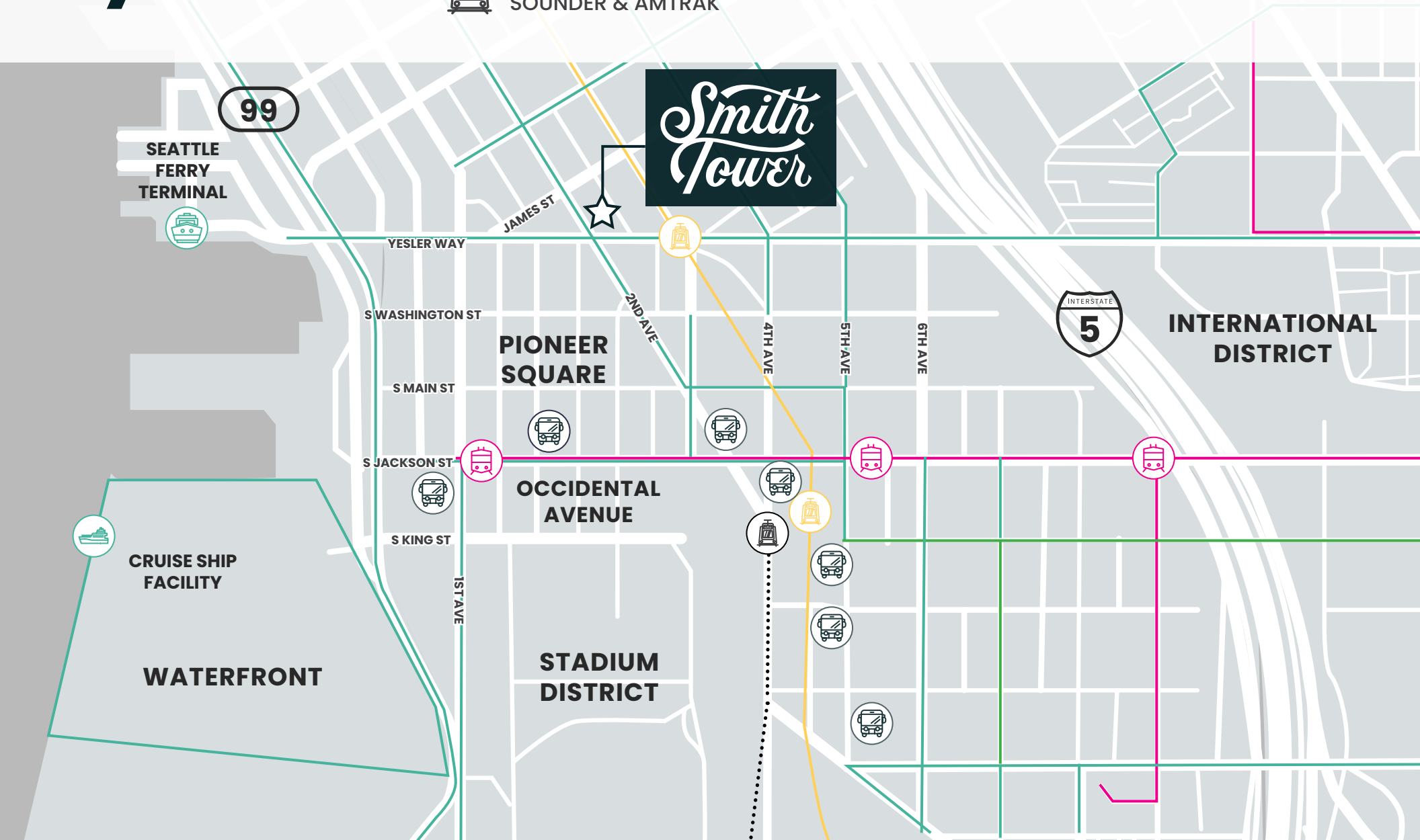
SEATTLE FERRY TERMINAL

NEIGHBORHOOD GREENWAY



KING STREET STATION
SOUNDER & AMTRAK

BIKE PATH



	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

Smith Tower

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