

Smith Tower

EST.

1914

SEATTLE'S ORIGINAL
SKYSCRAPER

RARE CREATIVE CLASS A OFFICE SPACE
IN PIONEER SQUARE



506 2ND AVENUE ♦ SEATTLE, WASHINGTON 98104
SMITHTOWER.COM



UNICO

CBRE



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
- ◆ Mother's Room - a quiet, comfortable and peaceful room for the mothers of Smith Tower
- ◆ LEED Platinum certified building

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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.

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



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




















Secure, upgraded bicycle room with excellent surrounding bicycle access



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



AVAILABILITY

SUITE	RSF	COMMENTS
 210	4,613	Southwest corner suite with an open layout. Available March 1, 2024.
 300	11,382	Full floor available with open layout.
 400	11,385	Full floor available with open layout.
 500	11,385	Full floor available. Suite features open layout with a large conference room, kitchen and private offices.
 600	3,831	Suites features open layout with four private offices, conference room and kitchen. 
 630	2,151	Northeast corner suite with two private offices, open area and kitchenette. Available with 30 days notice.
 640	5,402	South facing suite with four private offices, conference room, kitchenette and open work area.
 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.
 910	4,228	Suite features interior open layout with exterior private offices in the southeast corner.
 920	2,448	Creative open space on northeast corner.
 1001	1,372	Efficient heavy build out. Contiguous with Suites 1008 and 1010 for up to 5,199 SF
 1008	1,876	North facing suite with open space and kitchen. Contiguous with Suites 1001 and 1010 for up to 5,199 SF.
 1010	1,951	West facing suite, divisible to 350 SF. Contiguous with Suites 1001 and 1008 for up to 5,199 SF.
 1021	3,885	Five perimeter offices and large conference room.
 1100	5,252	Western facing suite with open layout.
 1140	6,147	Open layout with view of Stadiums. Large conference room faces north with a spacious kitchen lounge.
 2100	10,960	Full floor opportunity with open layout and excellent views.
 2800	2,297	Tower Suite with excellent views and direct elevator access. Features private offices, conference room, kitchen and open space.
 3000	2,321	Tower Suite with excellent 360° views and direct elevator access. Perimeter private offices and conference room.
 3205	429	North facing suite with open space and private office.
 Annex 200	2,665	Creative office space with high ceilings and hardwood floors. Open space with conference room, private office, kitchenette and furniture available. Available with 90 days notice.

Smith Tower

BUILDING AMENITIES

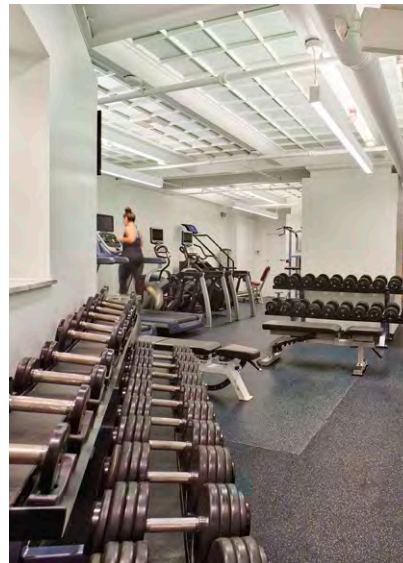
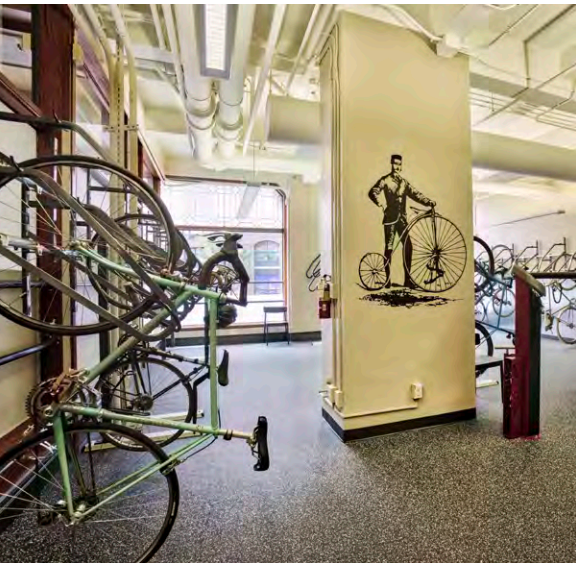
22ND FLOOR



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
- ◆ Beehives on the deck pollinate the surrounding urban flora during the summer



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, and Peloton

Smith Tower



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. Caffe Umbria
2. Zeitgeist 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. Ohsun Banchan Deli & Cafe
10. Il Terrazzo Carmine
11. Lune Cafe
12. I Heart Sushi
13. Cocoa Banana
14. Cone & Steiner
15. Hole in the Wall BBQ
16. Jimmy John's
17. Damn the Weather
18. Merchant's Café
19. TAT's Delicatessen
20. Matsu
21. Main Street Gyros
22. Lady Yum
23. MOD Pizza
24. Nirmal's
25. Salumi

HAPPY HOUR

26. Observatory Bar
27. Intermezzo Carmine
28. Flatstick Pub
29. Trophy Pizza
30. 13 Coins
31. Taylor Shellfish & Oyster Bar
32. Elysian Fields
33. Collins Pub
34. Shawn O'Donnell's American Grill & Irish Pub
35. Pioneer Square Saloon
36. Fuel Sports Bar
37. Central Saloon
38. McCoy's Firehouse Bar & Grill
39. Good Bar
40. Browne Tasting Room

SHOPS & LODGING

41. Embassy Suites
42. Courtyard by Marriott
43. Best Western
44. Seattle Flowers
45. Saveway Market

NEIGHBORHOOD HIGHLIGHTS



Daily food trucks nearby



Weekly events at Occidental Park hosted by the Downtown Seattle Association

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