



THE EXCHANGE

Welcome to The Exchange:
Where conversations start,
and communities are built.

The Exchange Building is a trophy quality, iconic building located at the confluence of the Seattle CBD, Pioneer Square, and the waterfront. Retail tenants benefit from this 24-hour location and the building's proximity to public transit. The Exchange provides day and nighttime populations, inspired public amenities and close proximity to a wide variety of the City's top restaurants, shopping, cultural hotspots, recreation, and the historic waterfront attractions. The best of Seattle within walking distance.

Completed in 1930, the building was originally designed to build the Seattle Stock Exchange and received Landmark status in 1990. Currently undergoing major renovations to the 1st Avenue building lobbies, the Exchange might not be what you'd expect.

Add your brand to the conversation in the 1,428 SF coffee opportunity on the corner of 2nd & Marion or the 672 SF boutique opportunity accessed through the elegant art deco style building lobby.



Prime Retail Opportunities

- Premier 1,428 RSF corner retail opportunity providing built out coffee/community space, formerly occupied by Tully’s Coffee, with all infrastructure in place
- Boutique 672 RSF retail opportunity located off main building lobby
- Superior visibility and frontage at the corner of 2nd Avenue & Marion Street
- Built in customer base with over 1,500 employees in the offices above



Cafe Hitchcock @ Exchange Building

Close to Everything

- In addition to the on-site Brendan McGill’s Cafe Hitchcock & Bar Taglio, the building is surrounded by some of Seattle’s favorite destinations, including Metropolitan Grill, Loews Hotel 1000, and Heartwood Provisions.
- Ideally located at the confluence of Seattle’s Waterfront, CBD, and Pioneer Square neighborhoods
- The Exchange Building is a part of a hill climb assist from Coleman Dock, which supports approximately 24.5M ferry riders annually



Demographics

	.25 MILES	.5 MILES	1 MILE
AVERAGE HH INCOME	\$147,859	\$89,239	\$79,502
POPULATION	2,455	13,745	51,683
DAYTIME POPULATION	58,430	128,708	220,300



7,783

Total Households



109K

Total Employees

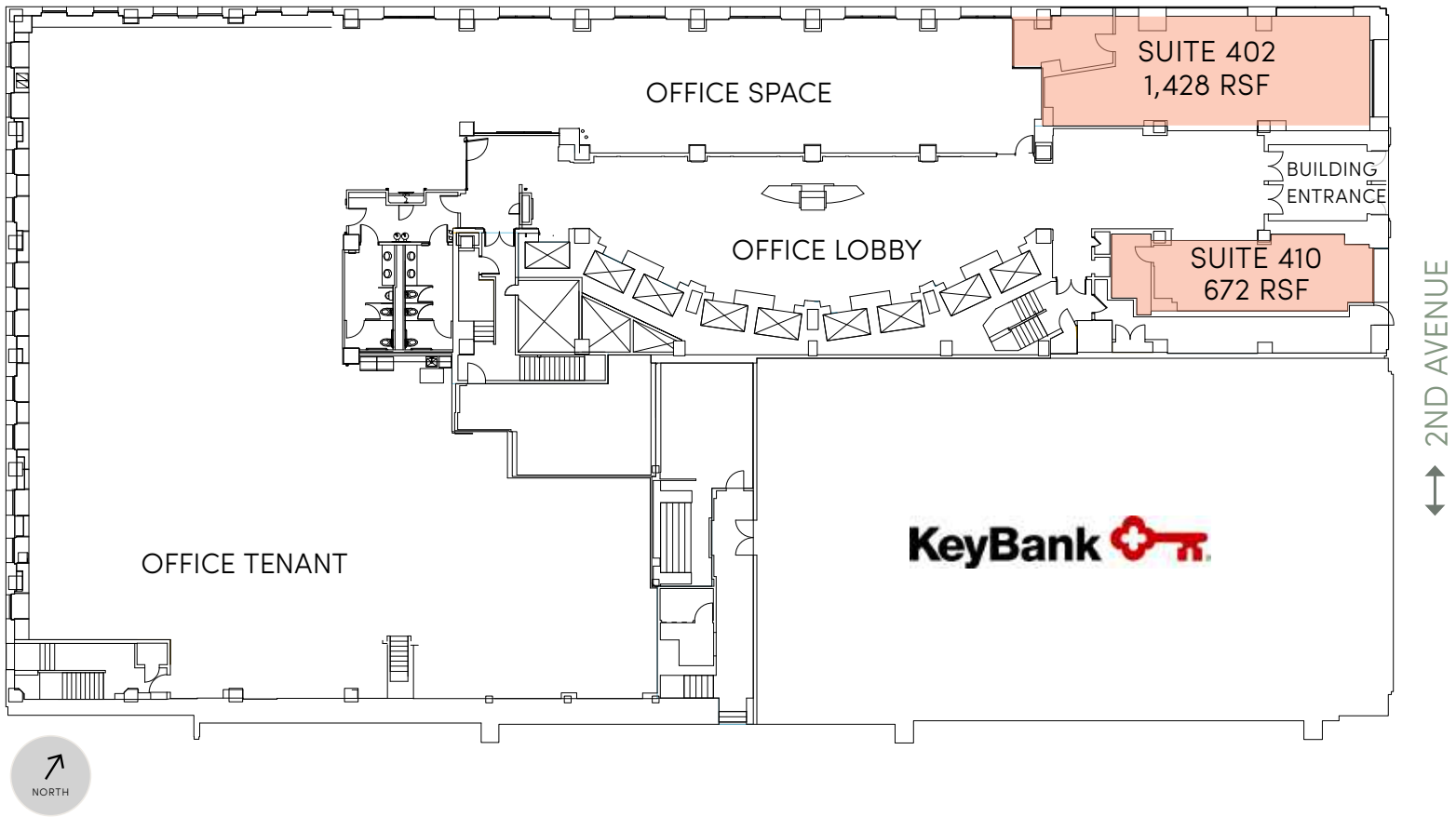


6.2%

Unemployment Rate

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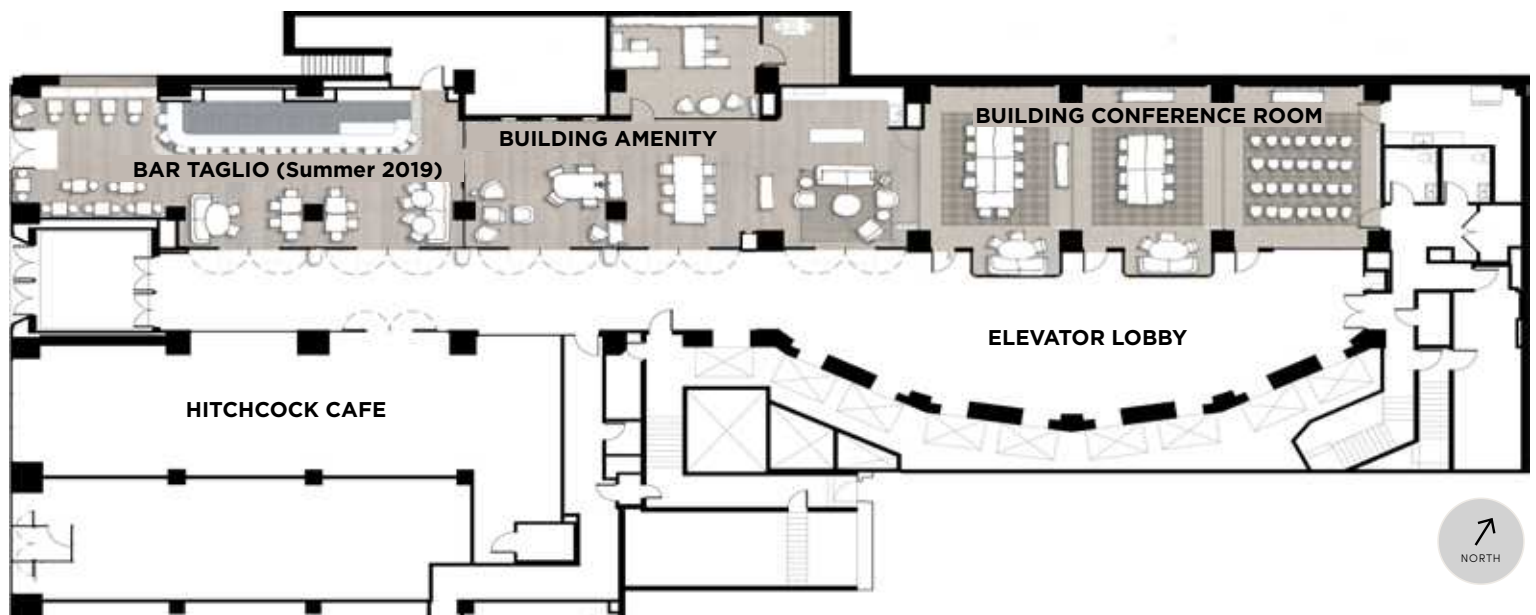
← MARION STREET



Project Details

RETAIL AVAILABLE	Suite 402 : 1,428 RSF Suite 410 : 672 RSF
ASKING RENT	Call for Rates
NNN'S	\$14.09 PSF (estimated)
TENANT IMPROVEMENTS	Negotiable
DELIVERY	Suite 402: Available September 2019 Suite 410 : Available Now





Building Renovations

The Exchange Building engaged SKB Architects to reposition the building and increase tenant amenity spaces on First Avenue. The extensive renovations include a 1st Avenue streetscape upgrades, new restaurant & bar on the corner of 1st & Marion, new tenant amenity spaces with a building lounge. The project was completed Summer 2019.





* Employee counts are estimates based on building square





Exchange Building



For leasing information:

Anne Marie Koehler

annemarie.koehler@nrmk.com
+ 1 206 487 5167

Erika Koehler

erika.koehler@nrmk.com
+ 1 206 487 5168

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