

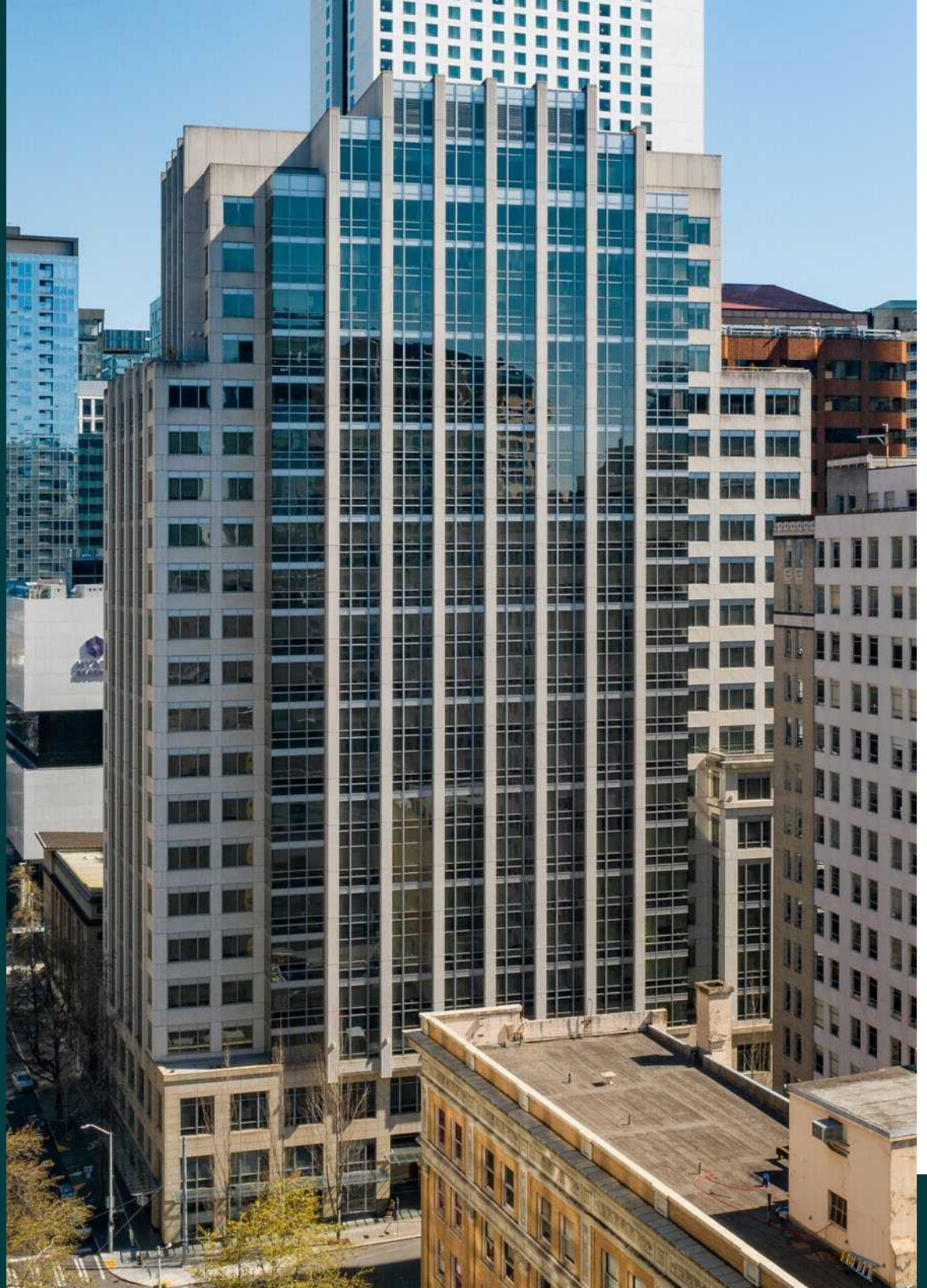
1700 TH AVE

Premier Class A+
Office Tower in
Downtown Seattle

CLISE
PROPERTIES



NEWMARK



1700 7TH AVENUE — SEATTLE, WA



THE BUILDING

Developed in 2001, 1700 7th is one of Seattle's Premier Class A+ office towers in Seattle.

At 24-stories with prominent street level retail, you are steps away from Nordstrom's flagship store, Pacific Place, and Seattle's retail core. 1700 7th is the perfect combination of access to amenities, the Washington State Convention Center, transportation and Seattle's lifestyle. With floorplates of 32,000 RSF on floors 3-9 and 21,000 RSF on floors 10-18, 1700 7th has the unique opportunity to accommodate Tenants' seeking large floor plates not often seen in the downtown core.



NEW 10TH FLOOR CONFERENCE CENTER



NEW 10TH FLOOR TENANT LOUNGE AND COLLABORATION SPACE



NEW 10TH FLOOR TENANT DECK



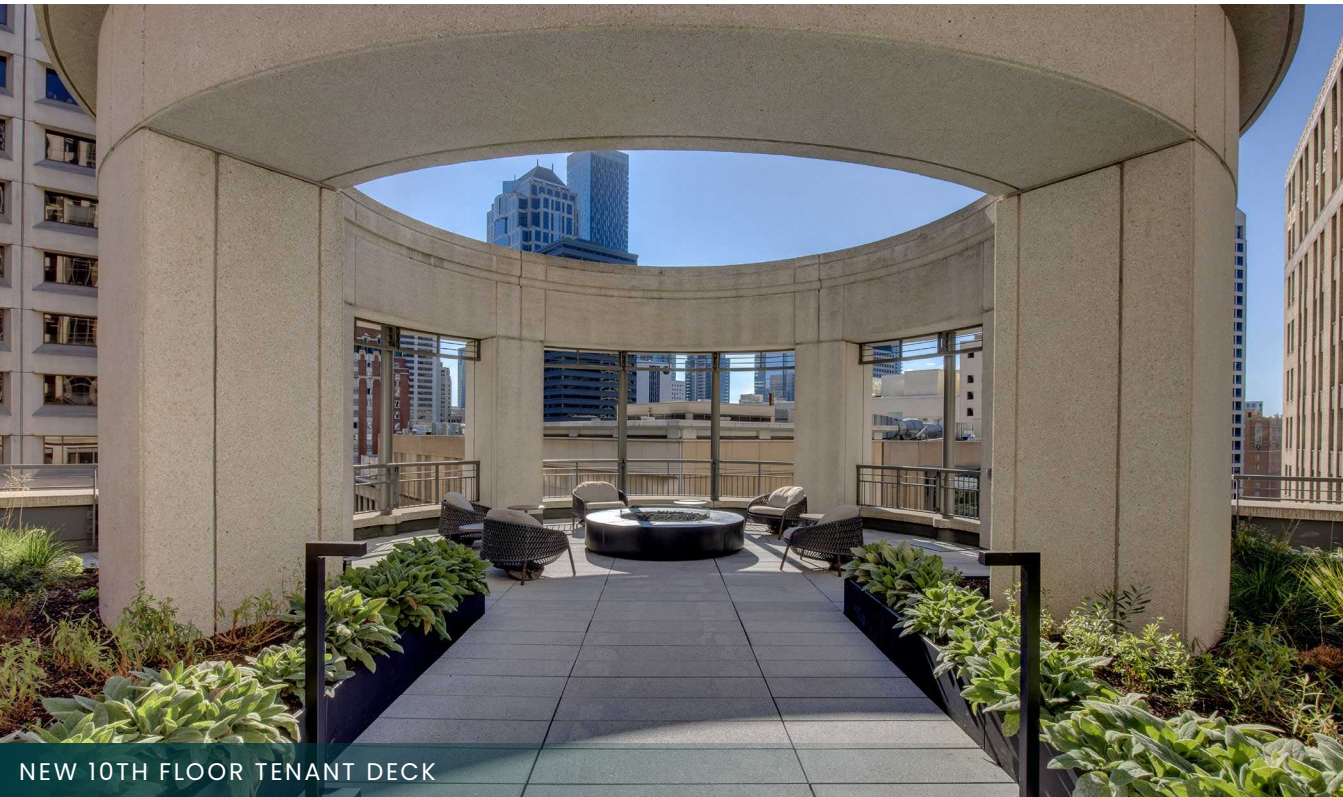
NEW 10TH FLOOR TENANT LOUNGE



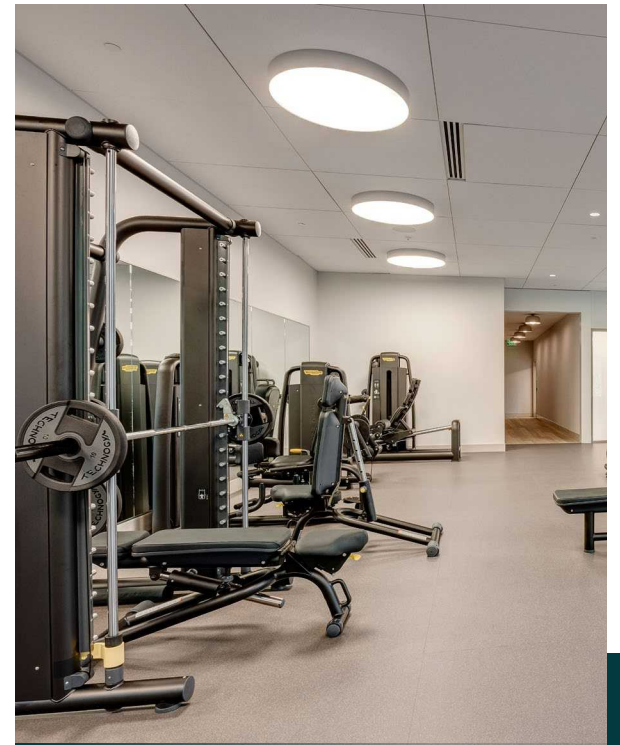
NEW BIKE ROOM



NEW 10TH FLOOR TENANT RESTAURANT



NEW 10TH FLOOR TENANT DECK



NEW 3RD FLOOR FITNESS CENTER

BUILDING AMENITIES

- 10th floor Café & Amenity space leading to a 10,000 SF private tenant and guest only deck for employee enjoyment
- Floor to ceiling windows providing 25% more natural light
- Seattle-based, best-in-class on-site ownership and management
- Starbucks & UPS Store on-site
- Building concierge & security guard in main lobby
- Building Disaster Response Center-telecommunications and connectivity capabilities
- On-site storage
- Underground, attended, access-controlled parking garage with 591 stalls, including an executive level reserved parking with a dedicated exit.

RECENT RENOVATIONS

FLOOR 10 AMENITIES:

- New fitness center
- New conference center
- New tenant lounge
- New food operator
- Updated patio and outdoor event area

GROUND LEVEL BIKE STORAGE:

- New locker rooms
- New showers
- Drying room
- Electric vehicle charging stations





Floors 10-16
±21,000 SF Floorplates

Floors 3-9
±32,000 SF Floorplates

Tenant Rooftop
Deck on Floor 10

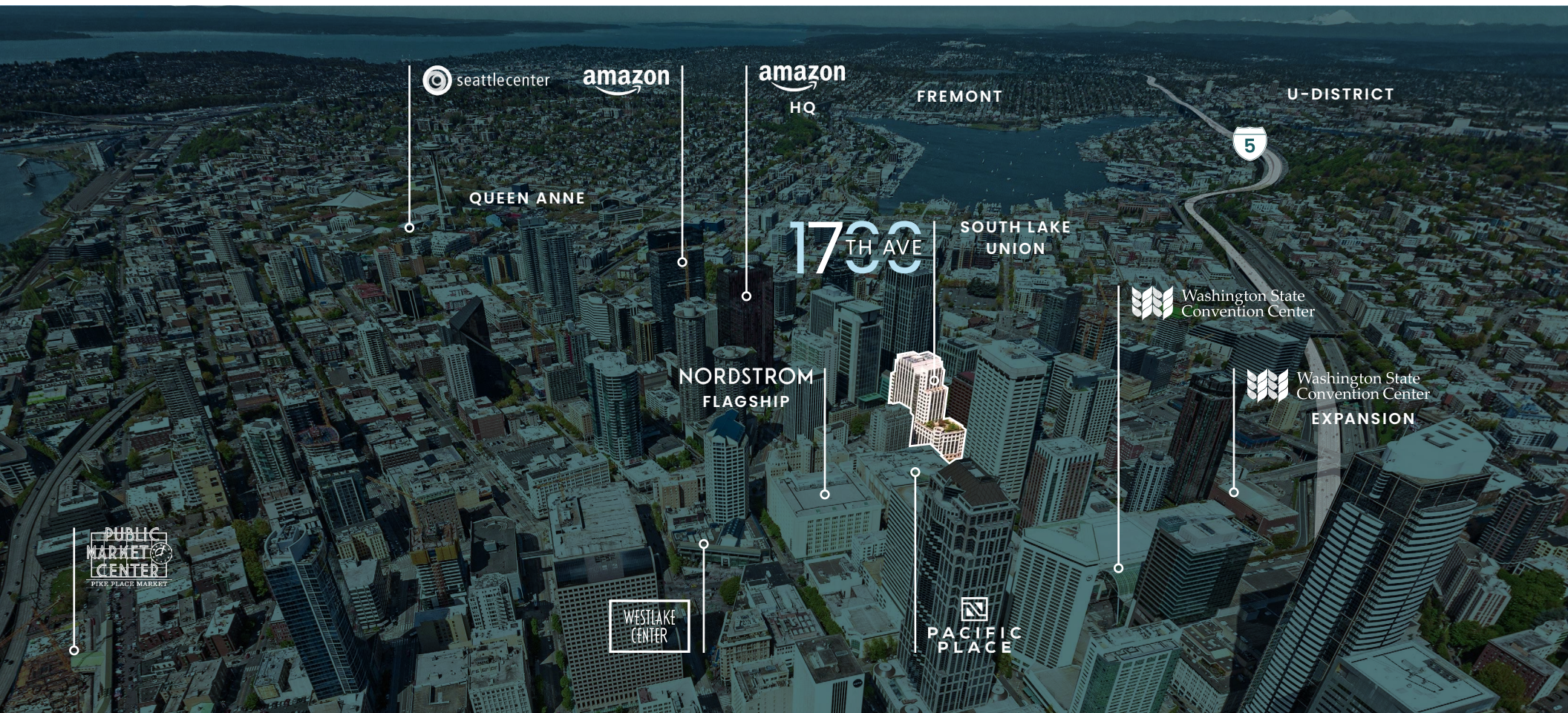
AVAILABILITIES

FLOOR	SIZE	DIVISIBLE TO	FLOORPLATES	AVAILABILITY
3-9	±220,215	10,000	±32,000	Now
10	12,899			Now
11-15	±103,952	3,500	±21,000	Now
16	16,028	3,500		Now
3-16	±353,094 RSF			Now

THE NEIGHBORHOOD

Located on 7th Avenue between Olive and Stewart, 1700 7th offers one of Seattle's best office locations between growing South Lake Union and the Seattle Retail district.

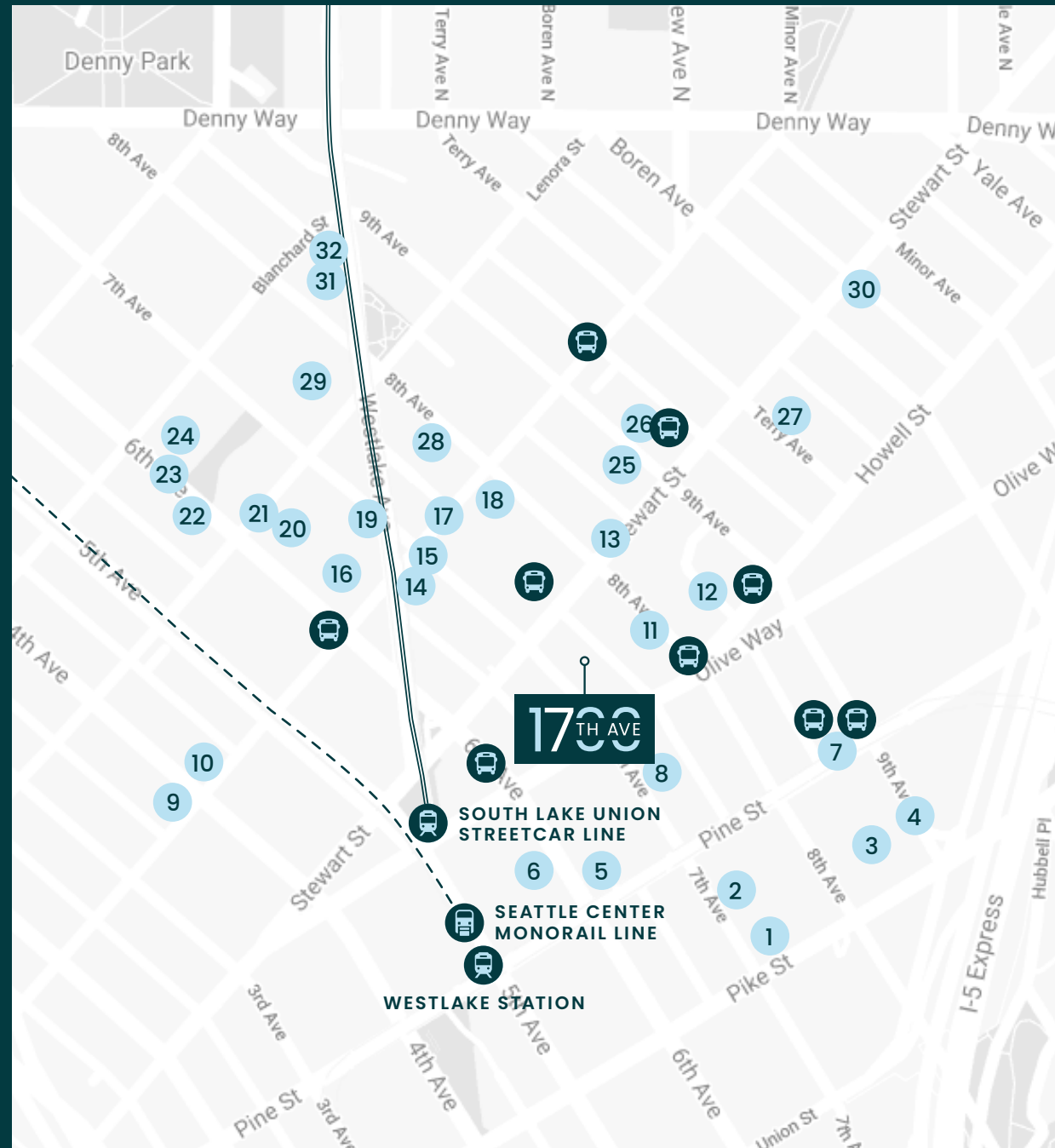
With growth from Amazon and other Tech companies to the North creating some of Seattle's best restaurants, bars and retail, and its close proximity to the downtown core and historic Pike Place Market, 1700 7th offers Tenant's the best mix of both areas in one. Nearby hotels include The Westin, Elliott Grand Hyatt, The Sheraton, Hotel Max, and The Paramount Hotel. 1700 Seventh Avenue is just two blocks west of the newly expanded Washington State Convention Center, across the street from the United States Federal Court House, one block south of Amazon's World Headquarters, two blocks east of the Westlake Center Light Rail Station and two blocks east of the SLU Street Car. Easy I-5 North & South access is provided via Stewart St. & Olive Way.



AMENITIES & TRANSPORTATION MAP

FOOD & DRINKS

1. The Cheesecake Factory
2. Qiao Lin Hotpot
3. Audacity Wine Bar
4. Daawat Indian Grill & Bar
5. Din Tai Fung
6. Nordstrom Grill
7. Dough Zone™ Dumpling House
8. Anchorhead Coffee
9. Serious Pie Downtown
10. Lola
11. Mr. West Cafe Bar - Downtown
12. Rickhouse Whiskey Bar
13. Daniel's Broiler - Downtown
14. Barolo Ristorante
15. Pho Bac
16. Marination
17. US Courthouse Café
18. Cafe Madeline
19. Cinque Terre Ristorante
20. Skillet Regrade
21. Evergreens Salad
22. Rubinstein Bagels (South Lake Union)
23. The Victor Tavern
24. 2120
25. Subway
26. Grumpy Bean
27. Nana's Green Tea
28. Urban Sushi Kitchen
29. Casco Antiguo SLU
30. Mighty-O Donuts
31. Shake Shack
32. The Butcher's Table

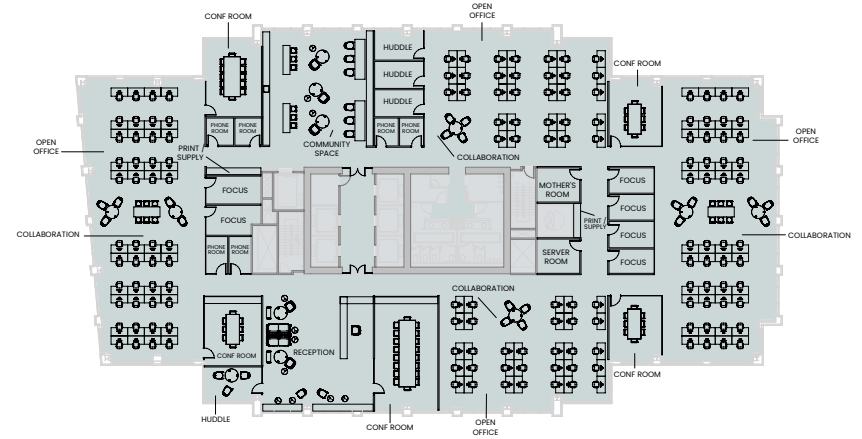


1700 SEVENTH SAMPLE TEST-FITS

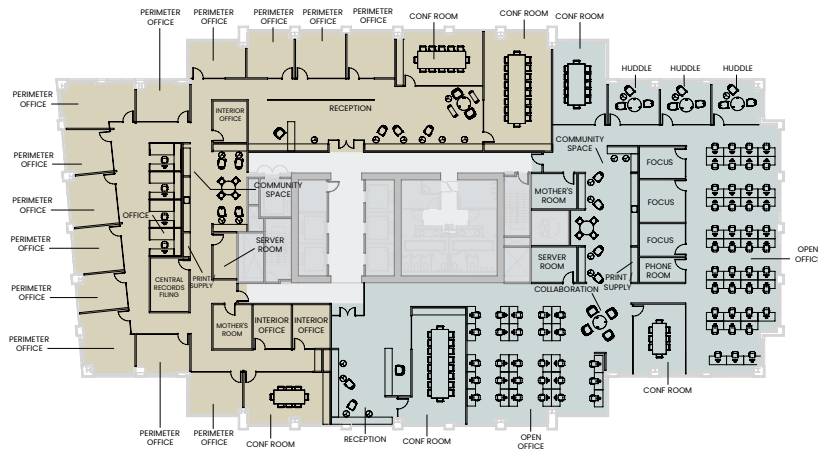
Professional Services Tenant



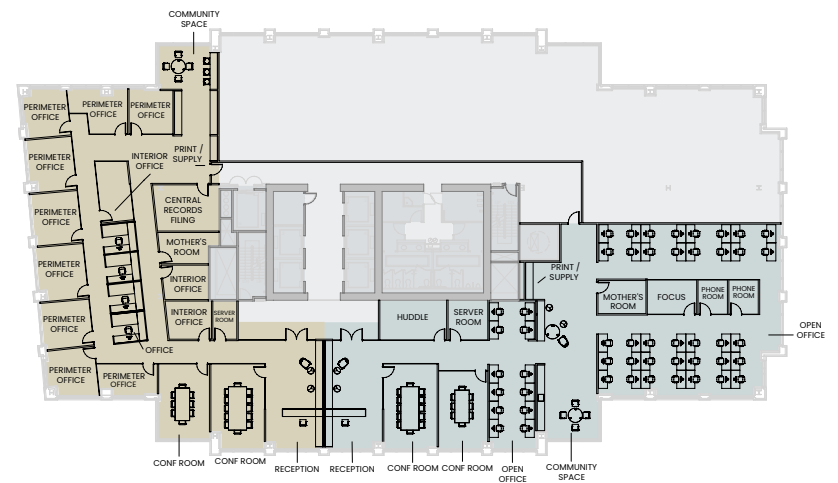
Tech Tenant



Tech & Professional Services Tenants



Tech & Professional Services Tenants

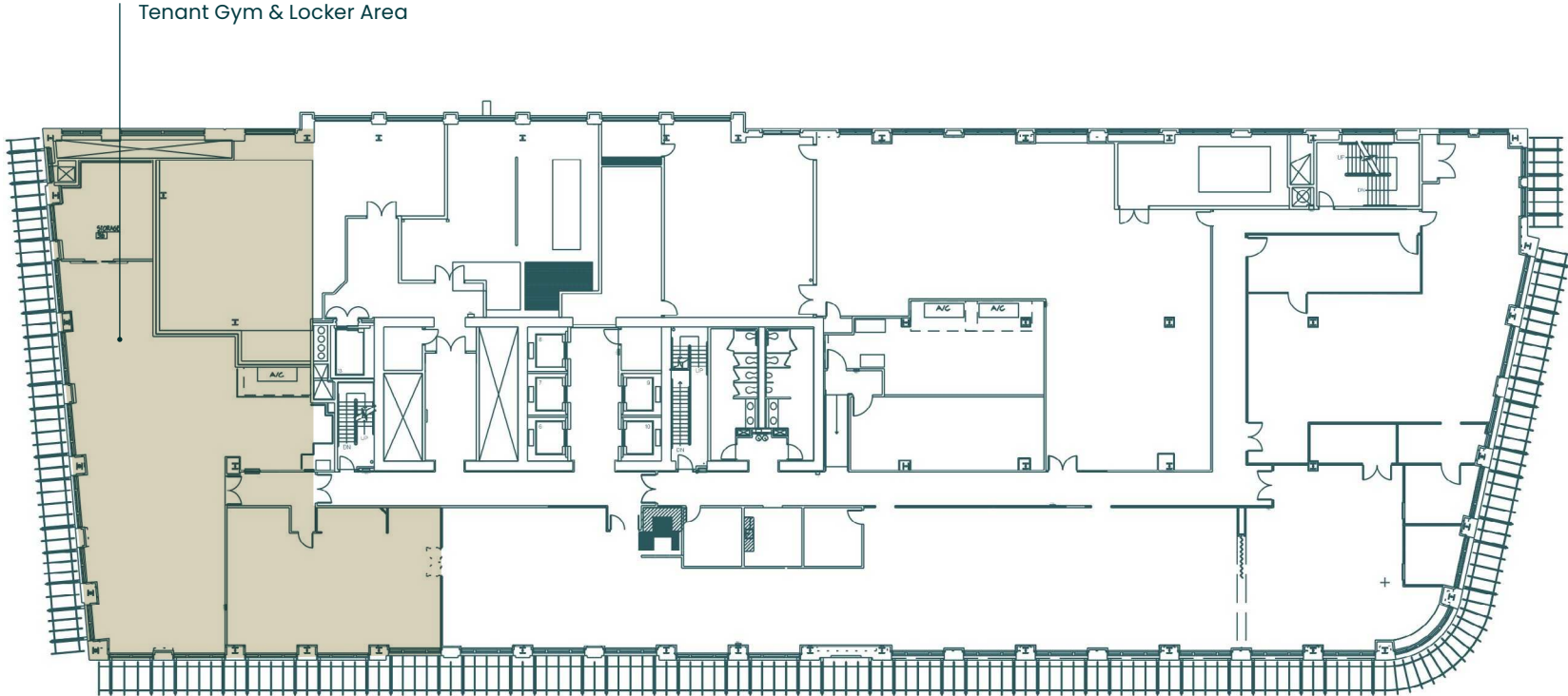


Professional Services Tenants Tech Tenants

FLOOR 3

26,727 RSF

Available Now



FLOOR 4

31,575 RSF
Available Now



FLOOR 5

32,987 RSF

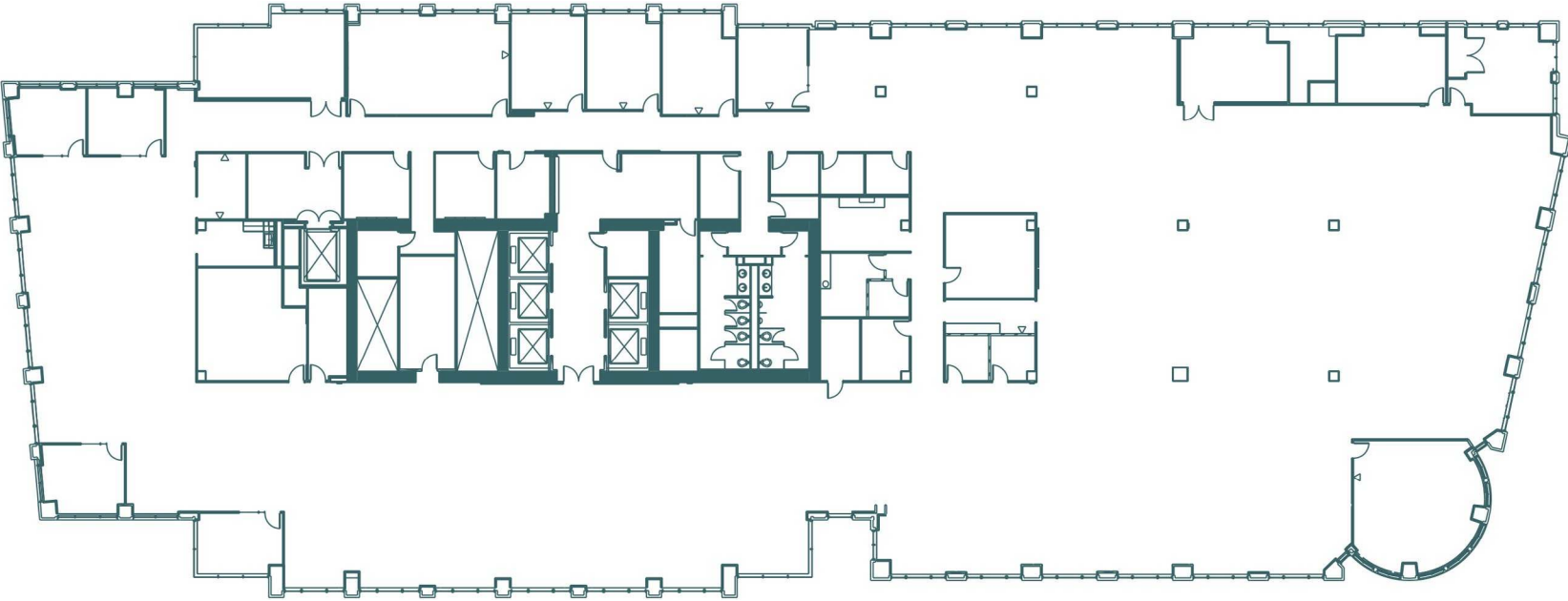
Available Now



FLOOR 6

31,933 RSF

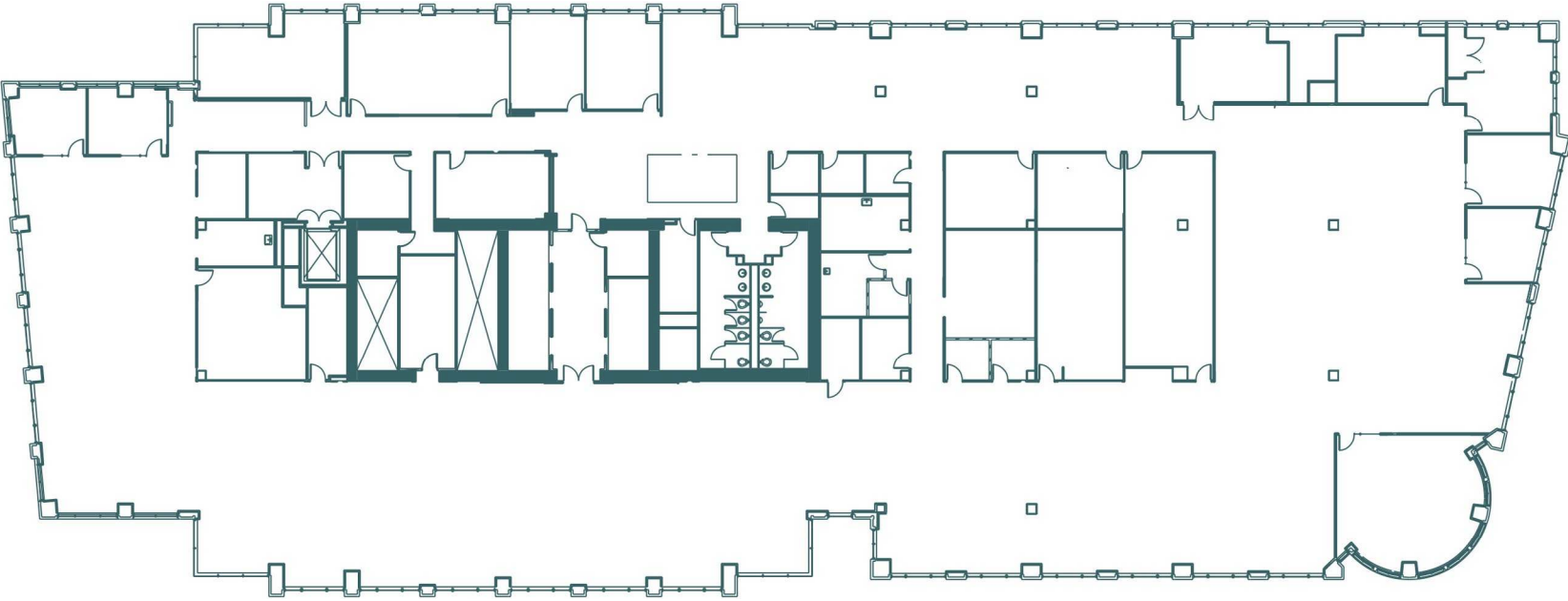
Available Now



FLOOR 7

32,324 RSF

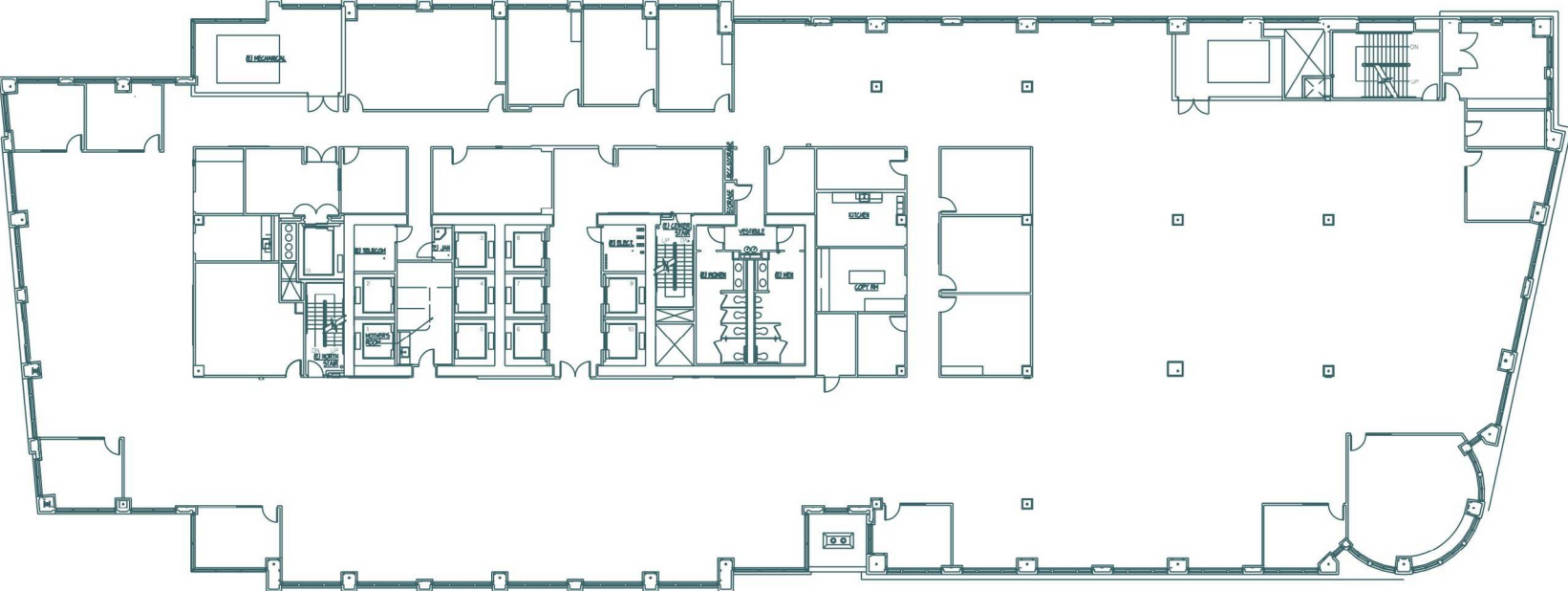
Available Now



FLOOR 8

31,824 RSF

Available Now



FLOOR 9

32,845 RSF

Available Now



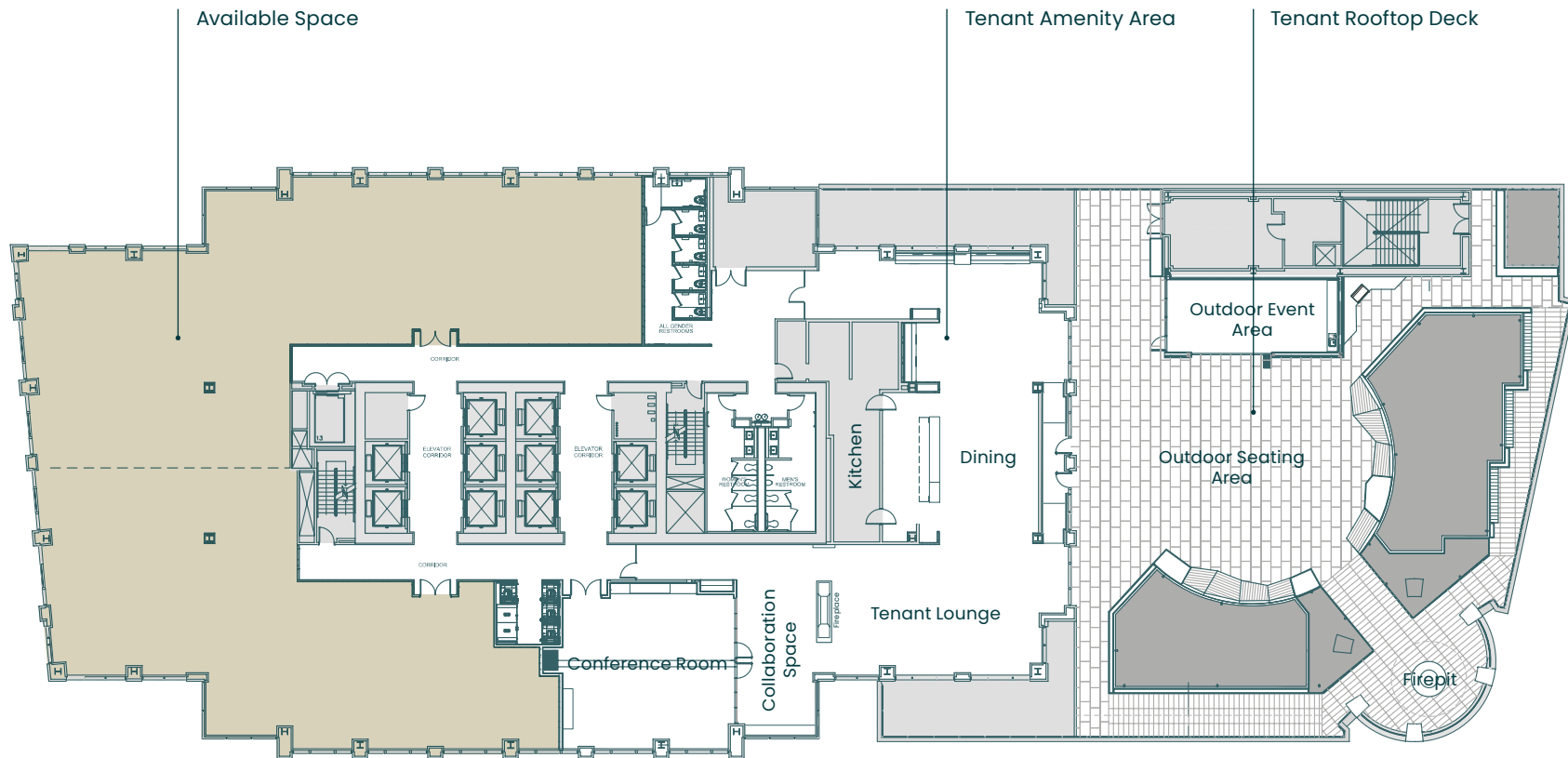
FLOOR 10



TENANT AMENITY SPACE

12,899 RSF

Available Now



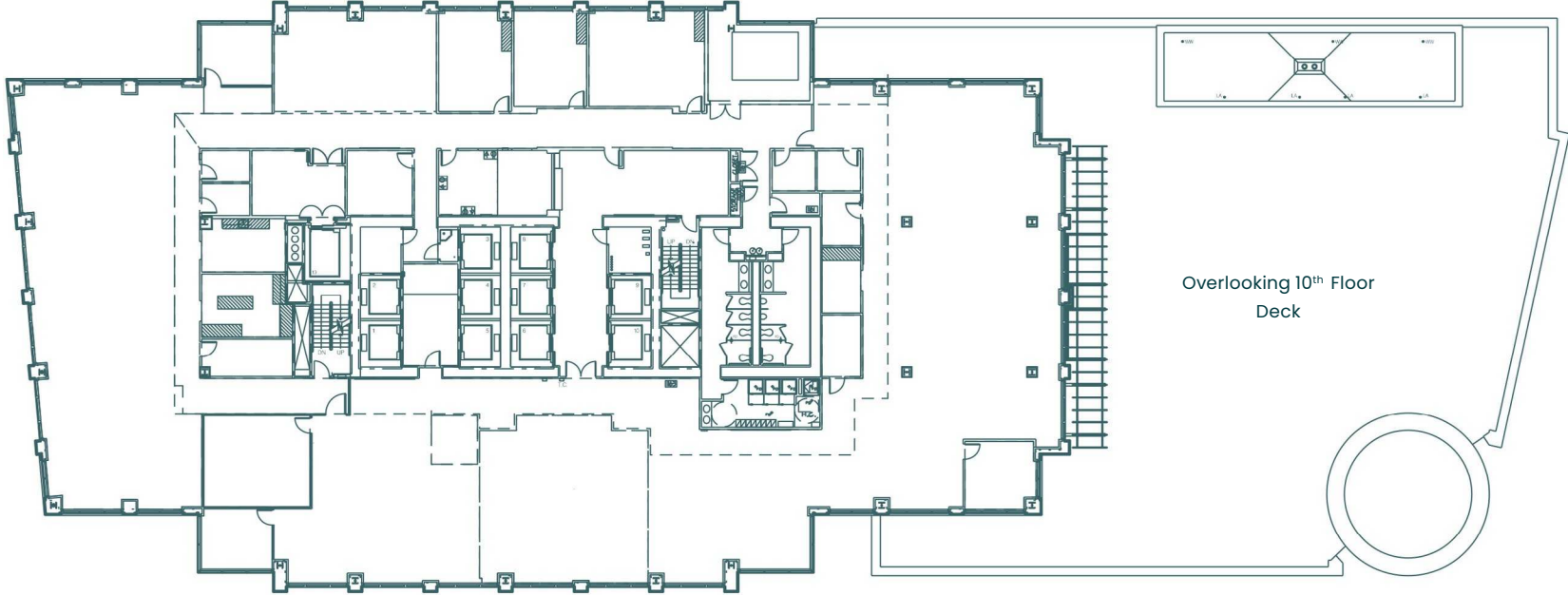
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FLOOR 11

20,359 RSF

Available Now



FLOOR 12

20,904 RSF

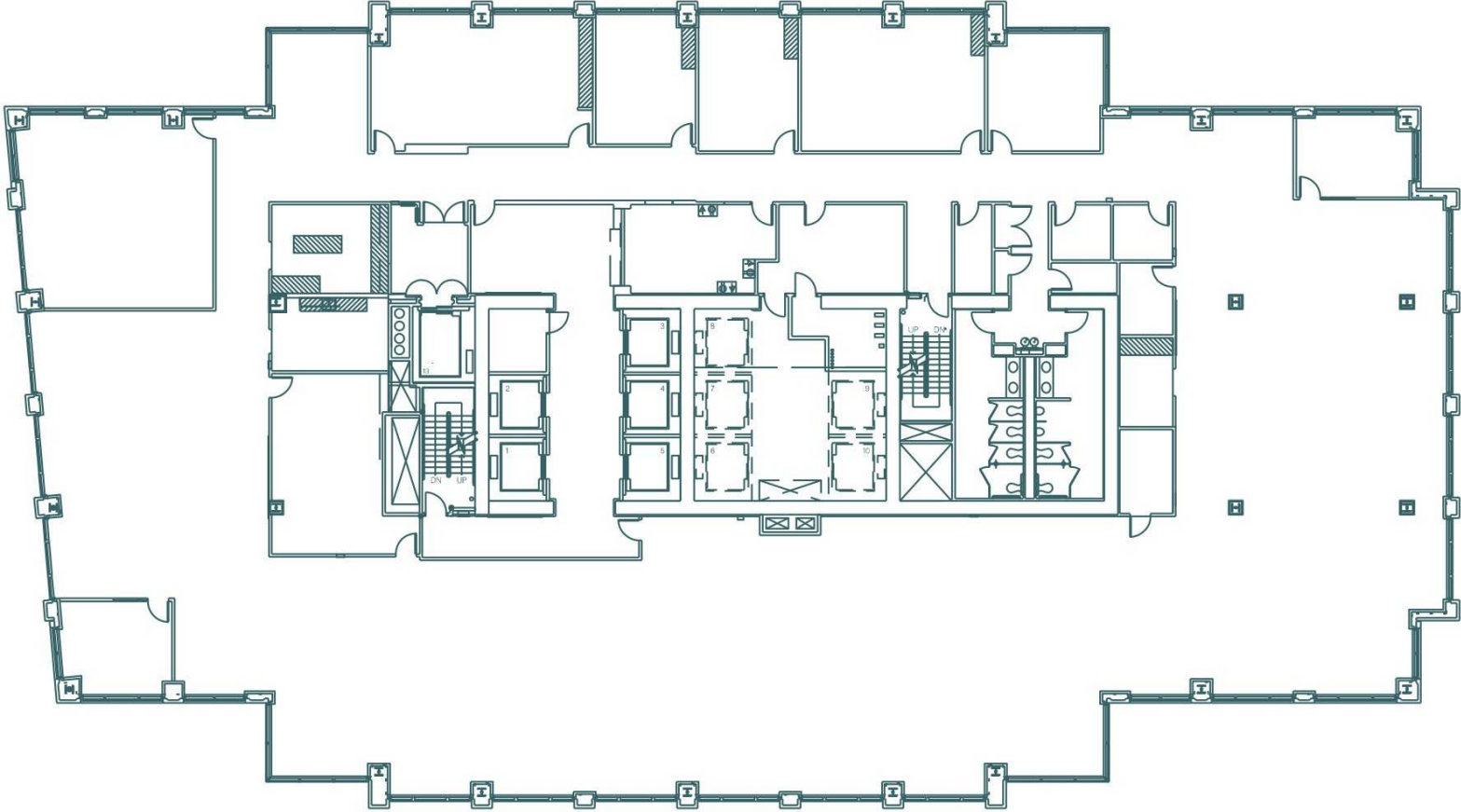
Available Now



FLOOR 13

20,941 RSF

Available Now



FLOOR 14

20,941 RSF

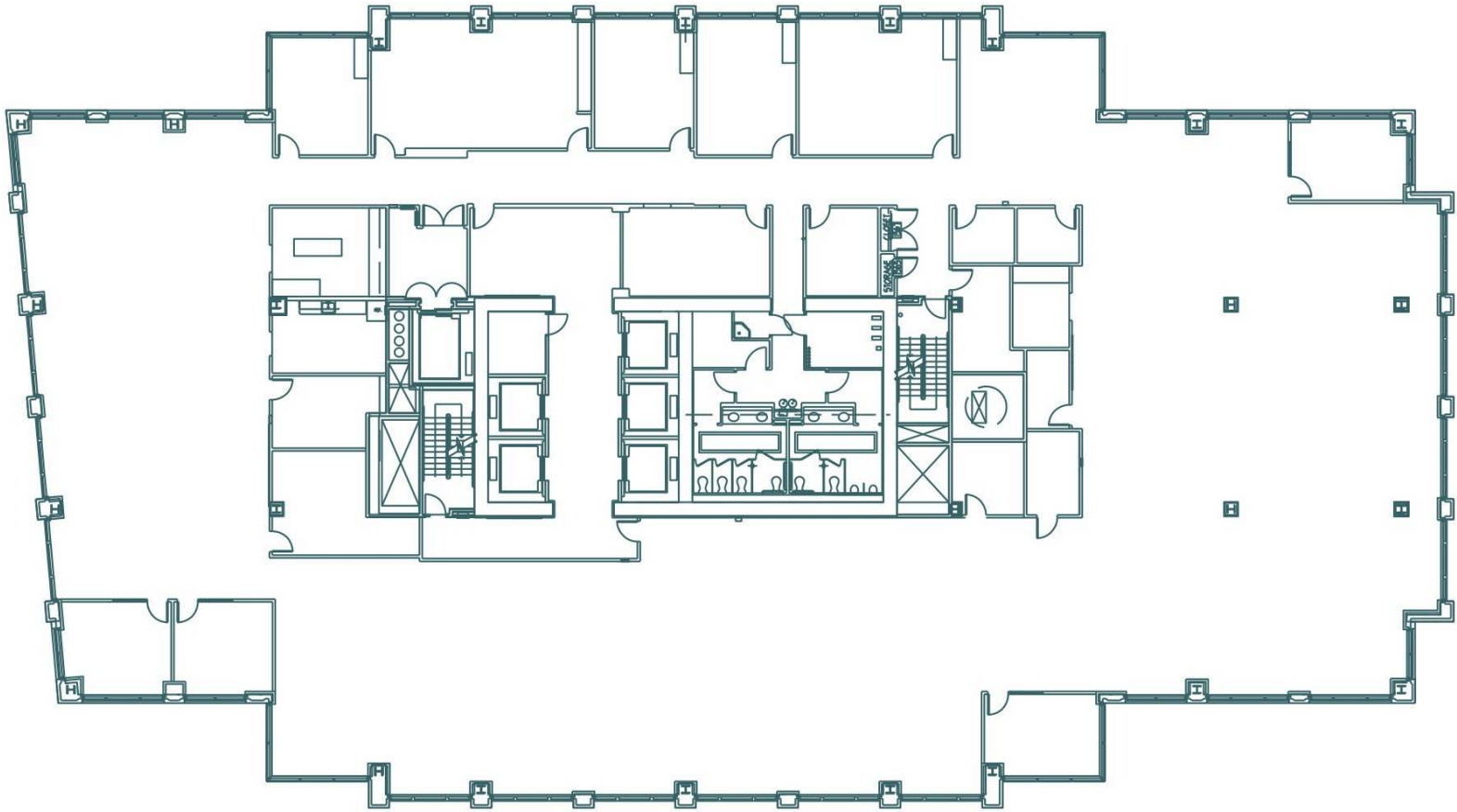
Available Now



FLOOR 15

20,807 RSF

Available Now



FLOOR 16 | SPEC SUITE

16,028 RSF

Available Now

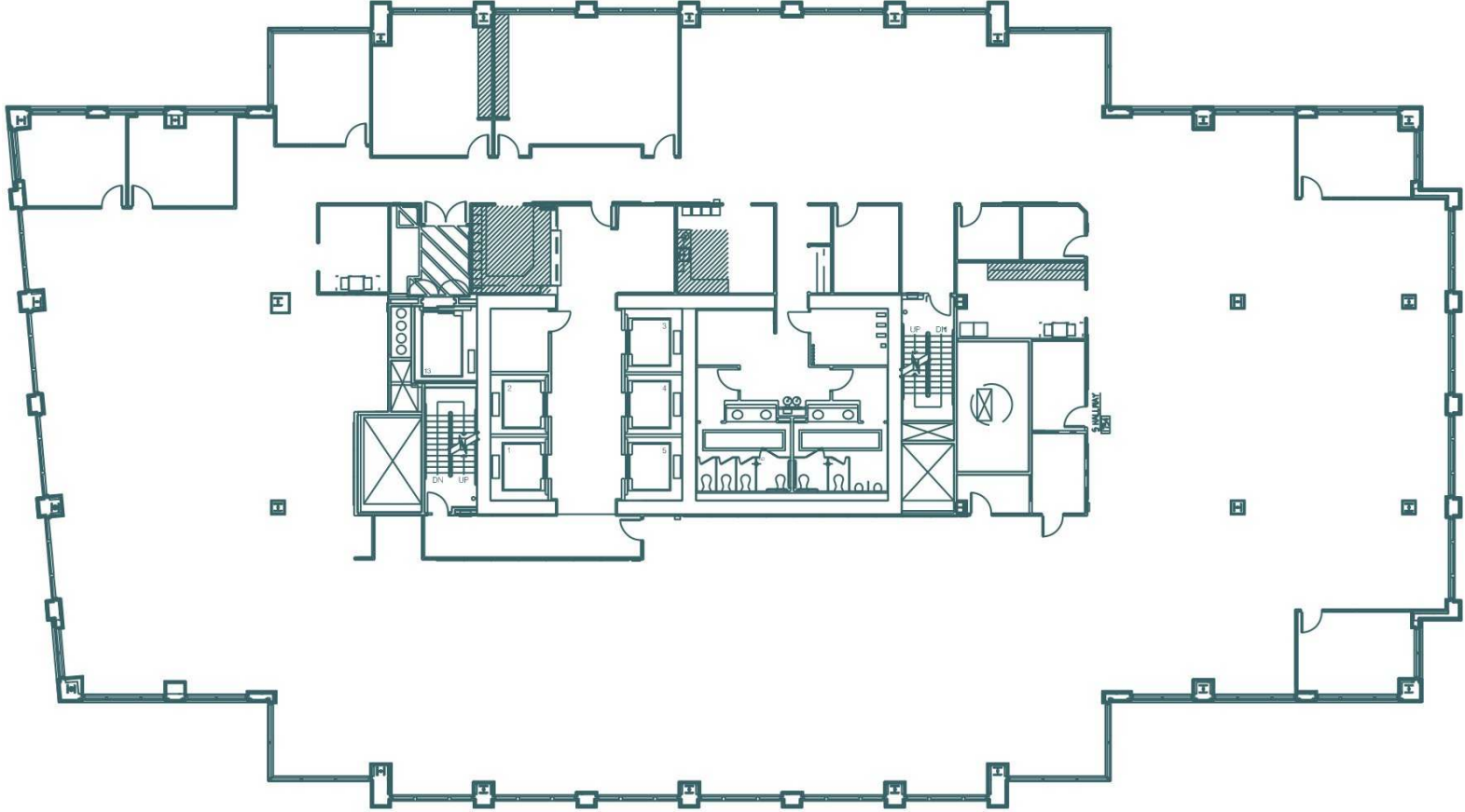
Available Space



FLOOR 17

20,726 RSF

Lease Pending



17TH AVE

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CLISE
PROPERTIES



NEWMARK

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