



LOWMAN & HANFORD BUILDING

616-620 First Avenue
Seattle, Washington

Rent-ready office
space available for
immediate occupancy





LOWMAN & HANFORD BUILDING

The Lowman & Hanford Building is part of the original historic Pioneer Square. It was commissioned in 1890 by James Lowman and Clarence Hanford, whose business, the Lowman & Hanford Stationary & Printing Company, was burned to the ground in the Great Fire of June 1889.

BUILDING INFORMATION

Building Size	Total of 26,769 Square Feet consisting of 24,747 SF of rent ready office space and 2,022 SF of retail space. Basement storage connected to Seattle underground consisting of 2,795 SF.
Year Built	7 stories with 4 stories completed in 1892 and 3 upper stories completed in 1902.
Year Renovated	Fully renovated in 2018 with new full seismic, HVAC, lobbies, restrooms, plumbing, electrical, elevator, and brand new rent ready finishes throughout the building.
Typical Floor	~4,000 SF. All floors in rent-ready condition.
Amenities	High ceilings, bike storage, showers, building conference room, basement storage
Internet Providers	CenturyLink Comcast Integra
Building Retail	The Stop Click here to View 

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.



BRODERICK
GROUP

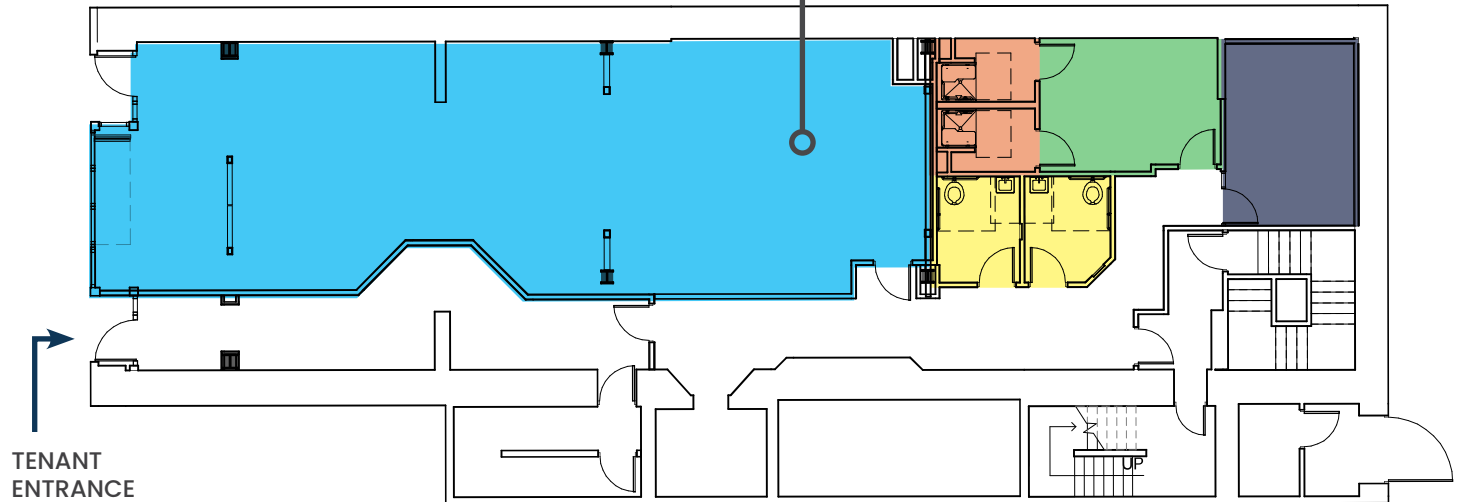


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FLOOR 1 TENANT AMENITIES



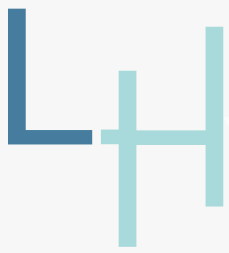
- The Stop World Class Sandwiches
- Showers
- Bike Storage
- Building Conference Room
- Bathrooms

[CLICK TO VIEW WALKTHROUGH OF BUILDING](#)



DAMON MCCARTNEY | (206) 838-7633 | mccartney@broderickgroup.com

LAUREN HALLGRIMSON | (206) 948-4440 | hallgrimson@broderickgroup.com



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FOOD

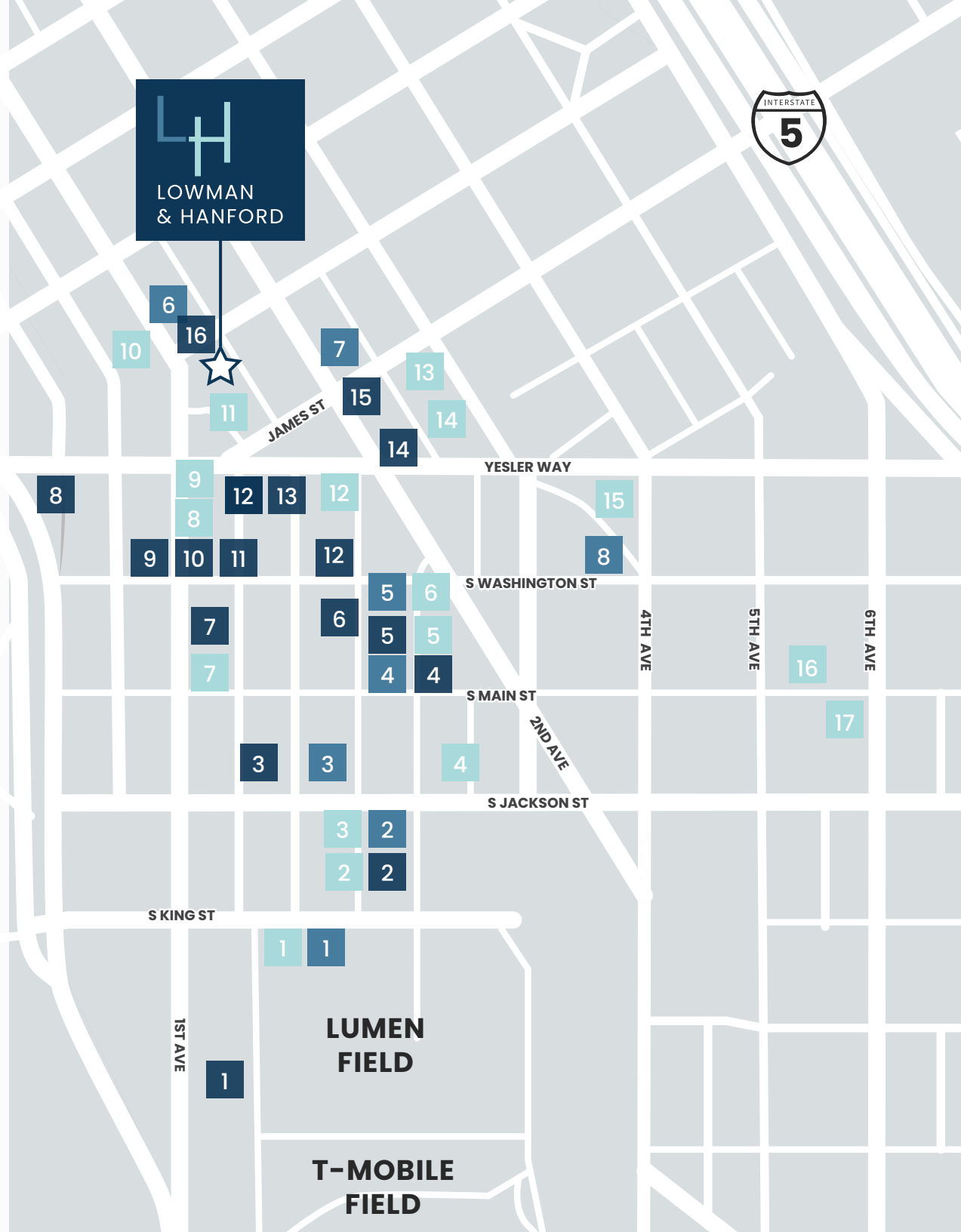
- | | |
|------------------------------|-------------------------------|
| 1. Quality Athletics / Girin | 10. Luigi's Italian Eatery |
| 2. Taylor Shellfish | 11. The Stop |
| 3. Salumi | 12. Tat's |
| 4. D&E Famous Fried Chicken | 13. Il Corvo |
| 5. Main Street Gyros | 14. Commissary Korean Kitchen |
| 6. Asia Ginger Teriyaki | 15. Manu's Bodega |
| 7. i5 Pho Seattle | 16. Fuji Sushi |
| 8. Dead Line | 17. Tsukushinbo |
| 9. The Halal Guys | |

COFFEE

- | | |
|---------------------|------------------|
| 1. Cone & Steiner | 5. Convoy Coffee |
| 2. Zeitgeist Coffee | 6. Cherry Street |
| 3. Caffe Umbria | 7. Slate Coffee |
| 4. Elm Coffee | 8. Caffe Vita |

DRINKS

- | | |
|--------------------------|-----------------------|
| 1. Sluggers | 9. Underbelly |
| 2. Lodge | 10. Damn The Weather |
| 3. Temple Billiards | 11. Casco Back Bar |
| 4. Flatstick Pub | 12. Merchant's |
| 5. Good Bar | 13. Bar Shoppe |
| 6. McCoy's | 14. Shawn O'Donnell's |
| 7. Swannies Sports Bar | 15. Collin's Pub |
| 8. Pioneer Square Saloon | 16. Bad Bishop |





LOWMAN & HANFORD BUILDING



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



YESLER WAY

SWASHINGTON 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





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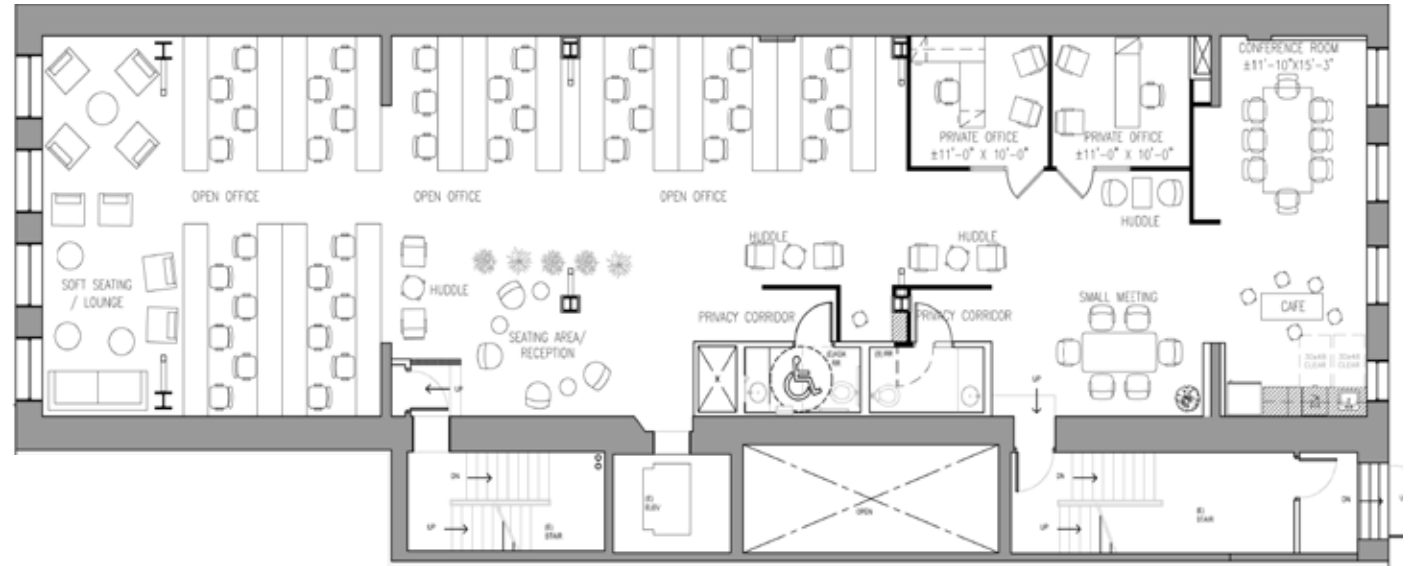
FOR LEASE

FLOOR 2
3,990 SF

AVAILABLE NOW

\$15/SF/YR, NNN

\$3/SF/YEAR LEASING COMMISSION



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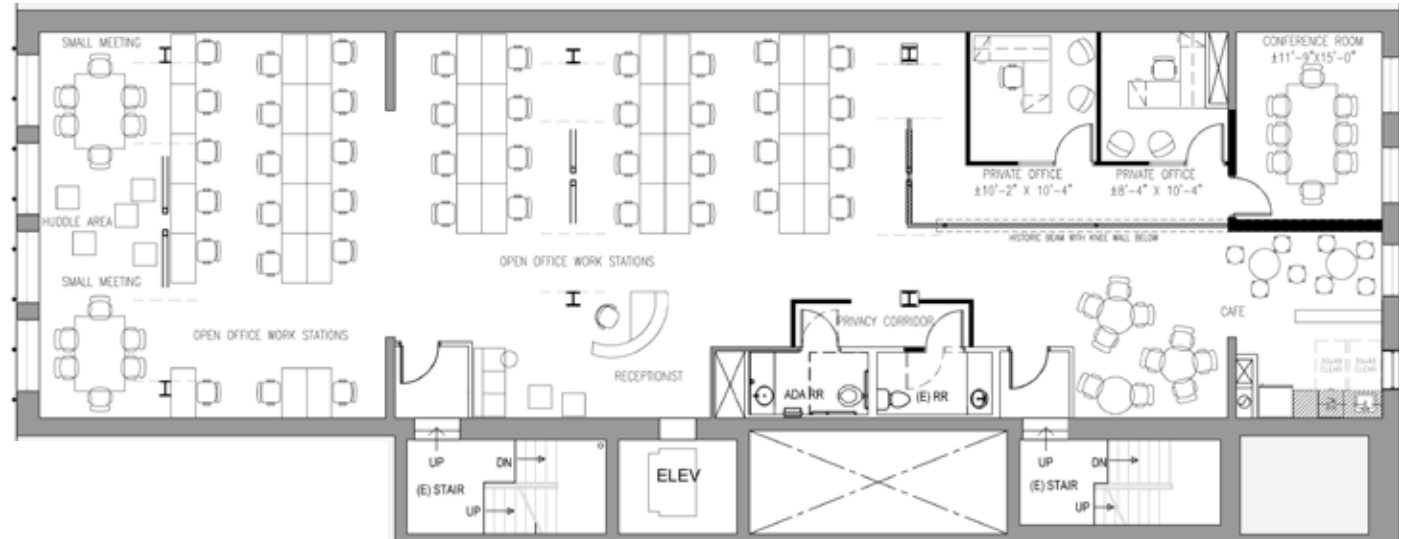
FOR LEASE

FLOOR 3
4,249 SF

AVAILABLE NOW

\$2/SF/YR, NNN

\$3/SF/YEAR LEASING COMMISSION



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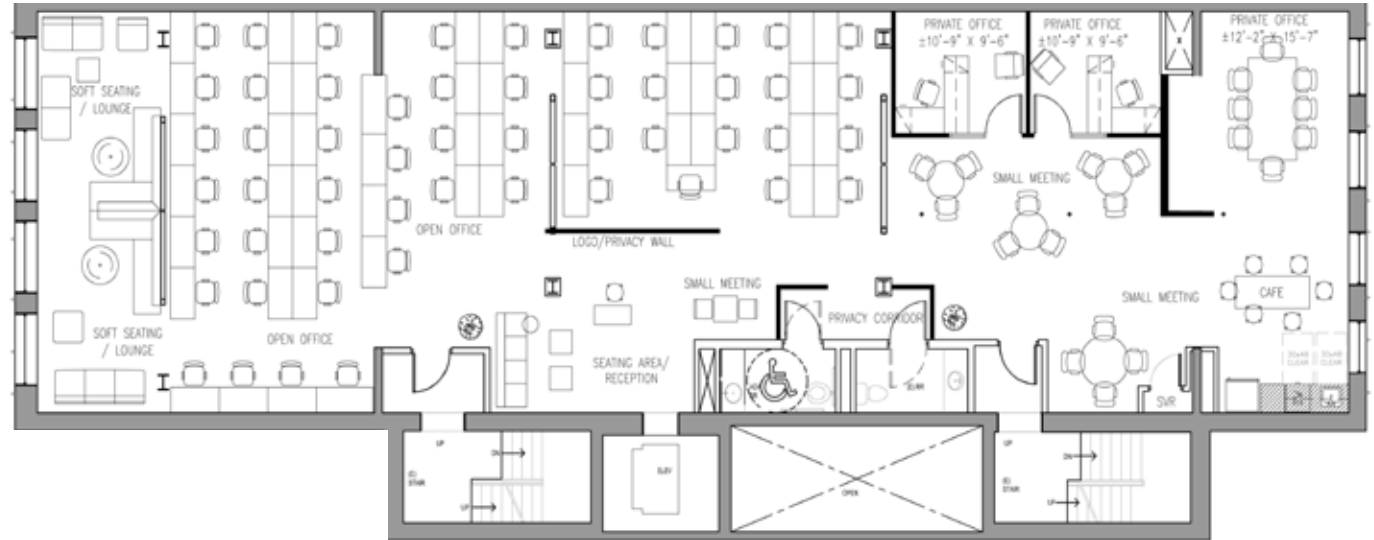
FOR LEASE

FLOOR 4
4,311 SF

AVAILABLE NOW

\$15/SF/YR, NNN

\$3/SF/YEAR LEASING COMMISSION



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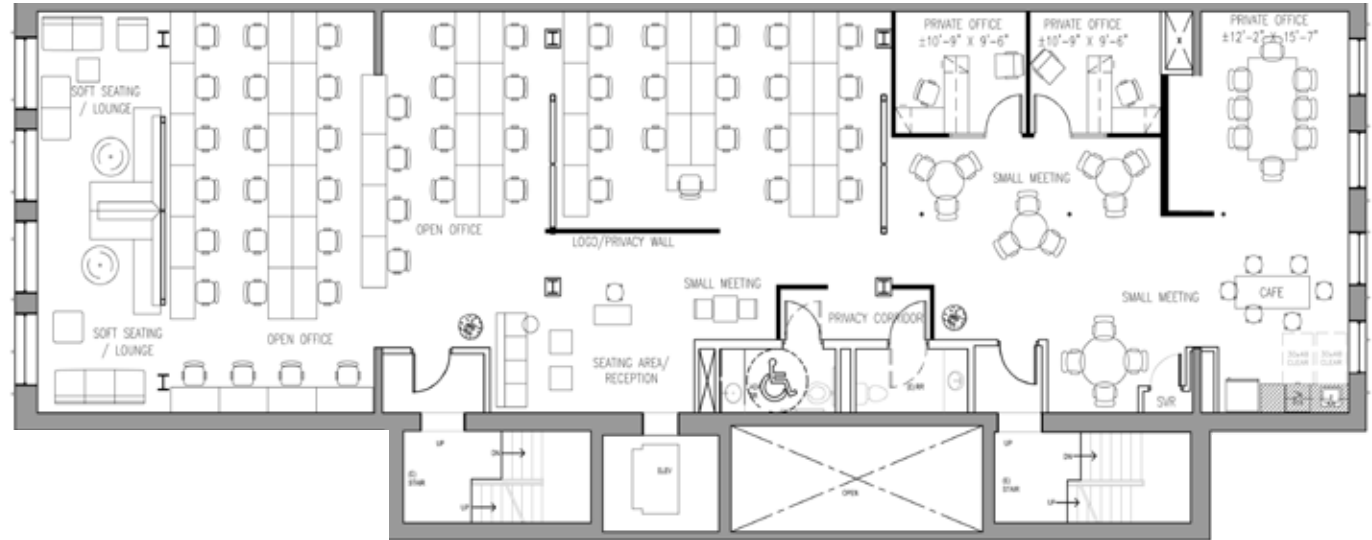
FOR LEASE

FLOOR 5 4,570 SF

AVAILABLE NOVEMBER 1, 2024

\$18/SF/YR, NNN

\$3/SF/YEAR LEASING COMMISSION



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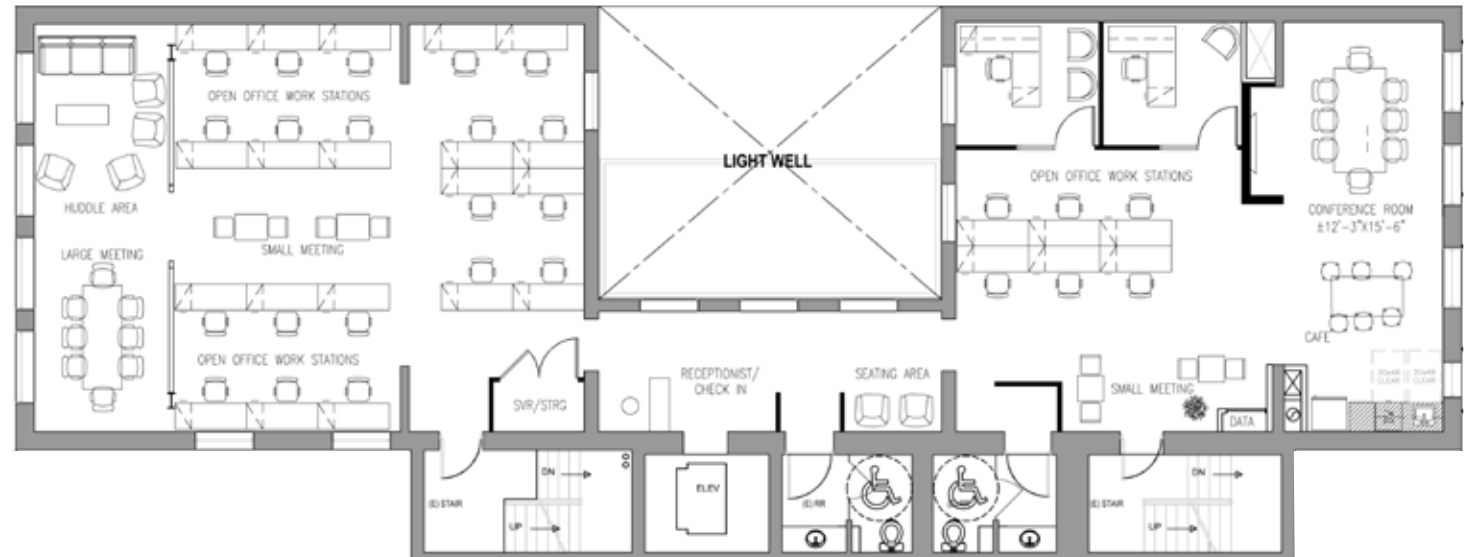
FLOOR 6

3,783 SF

AVAILABLE NOW

\$18/SF/YR, NNN

\$3/SF/YEAR LEASING COMMISSION



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