

The Securities Building

RETAIL FOR LEASE

1904 3rd Ave, Seattle, WA 98101

PRIME DOWNTOWN SEATTLE RETAIL OPPORTUNITY IN HISTORICAL SECURITIES BUILDING



The Securities Building is located in downtown Seattle on an iconic corner bridging Westlake and Belltown, surrounded by a strong retail district with various hotels, boutiques and restaurants. The building is conveniently located with great street visibility and community recognition. This site is across the street from the Macy's building with newly acquired Amazon offices, and walking distance from Westlake Mall, Pike Place Market, and the renovated Pacific Place Mall. This historic building blends a beautiful mix of classical architecture and Art Deco design and offers retailers ground floor space with large windows and sought-after Fourth Avenue and Stewart Street exposure.

Tiffini Connell
Susanna Tran
Julie Shizukuishi

(206) 283-5212
www.wccommercialrealty.com

WCCR
West Coast Commercial Realty

CBA ICSC CoStar POWERBROKER

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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Cannonball Arts
COMING SOON!
From the producers of
Bumbershoot
slated to open in Spring 2025

ORACLE
twitter

AMERICAN SEAFOODS GROUP

Zillow
Russell Investments

PERKINS COIE
COUNSEL TO GREAT COMPANIES
CHASE
J.P. Morgan
GROUPON

indeed

Expeditors

SOCIAL SECURITY ADMINISTRATION USA

WASHINGTON TRAILS ASSOCIATION

DocuSign

Weyerhaeuser

Meta

LAKE UNION

Google

amazon

Avvo

NORDSTROM
Flagship store & offices

Washington State Convention Center

Apple

Dropbox

hulu

PitchBook
Headquarters

Safeco Insurance

TOWER



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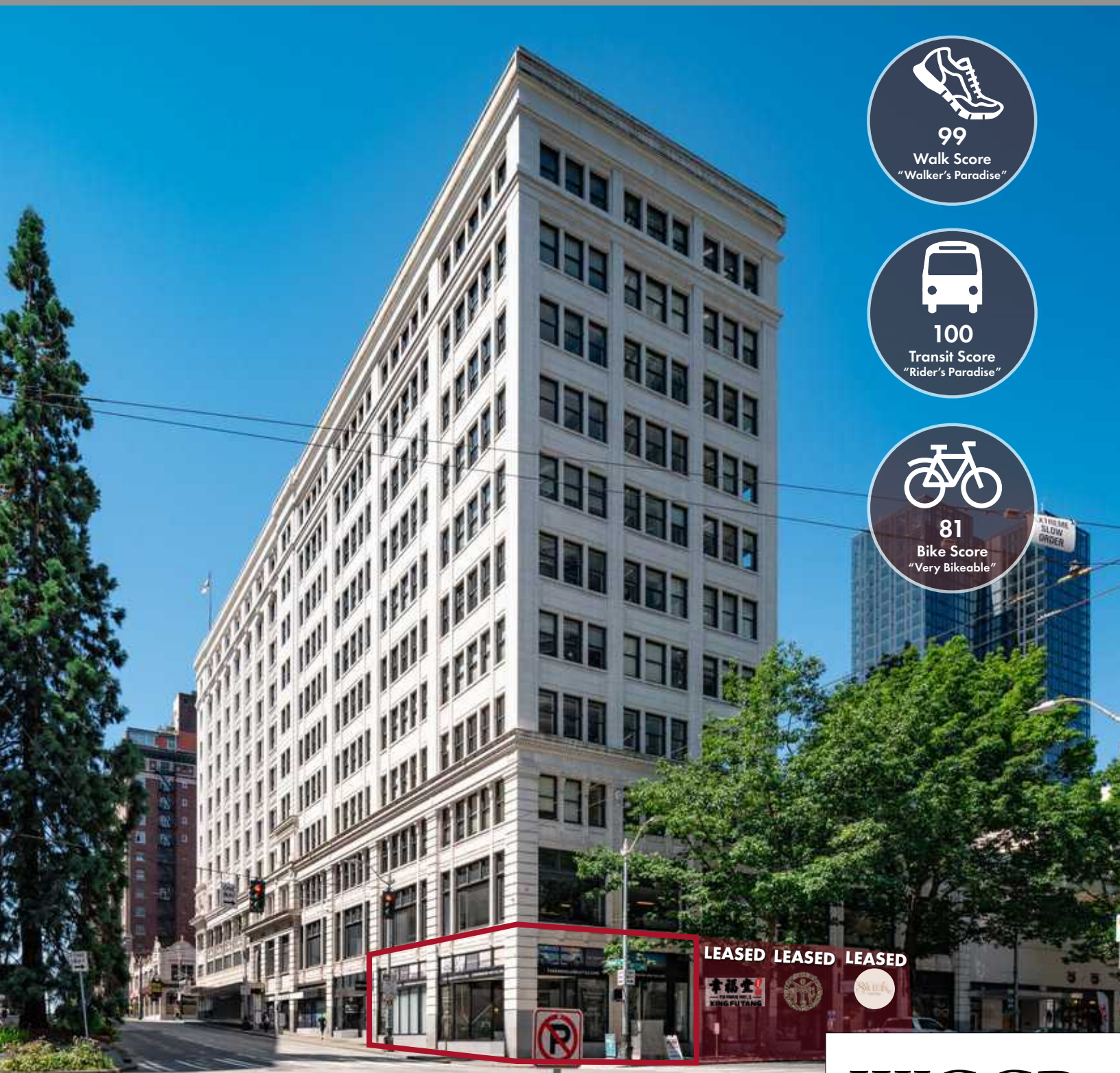
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99
Walk Score
"Walker's Paradise"



100
Transit Score
"Rider's Paradise"



81
Bike Score
"Very Bikeable"

LEASED LEASED LEASED



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STRONG DEMOGRAPHICS

TOTAL POPULATION

1-Mile: 62,491

3-Mile: 222,735

5-Mile: 456,337

TOTAL EMPLOYEES

1-Mile: 196,265

3-Mile: 329,881

5-Mile: 470,903

POPULATION DENSITY

1-Mile: 19,826.58 / sq. mile

3-Mile: 7,851.97 / sq. mile

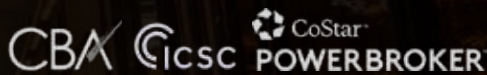
5-Mile: 5,791.32 / sq. mile

AVERAGE HOUSEHOLD INCOME

1-Mile: \$117,321

3-Mile: \$131,677

5-Mile: \$133,325



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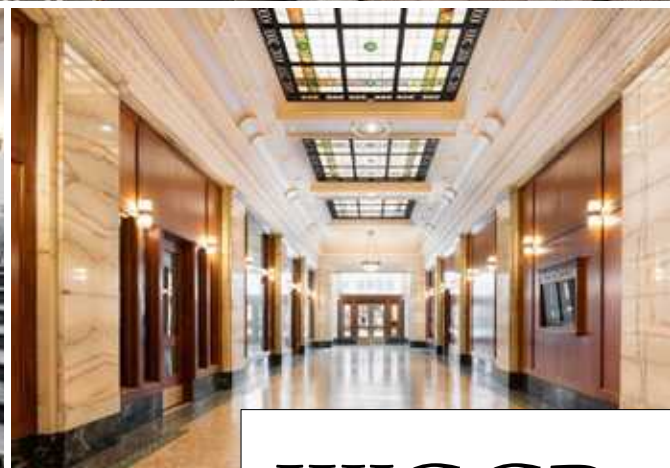
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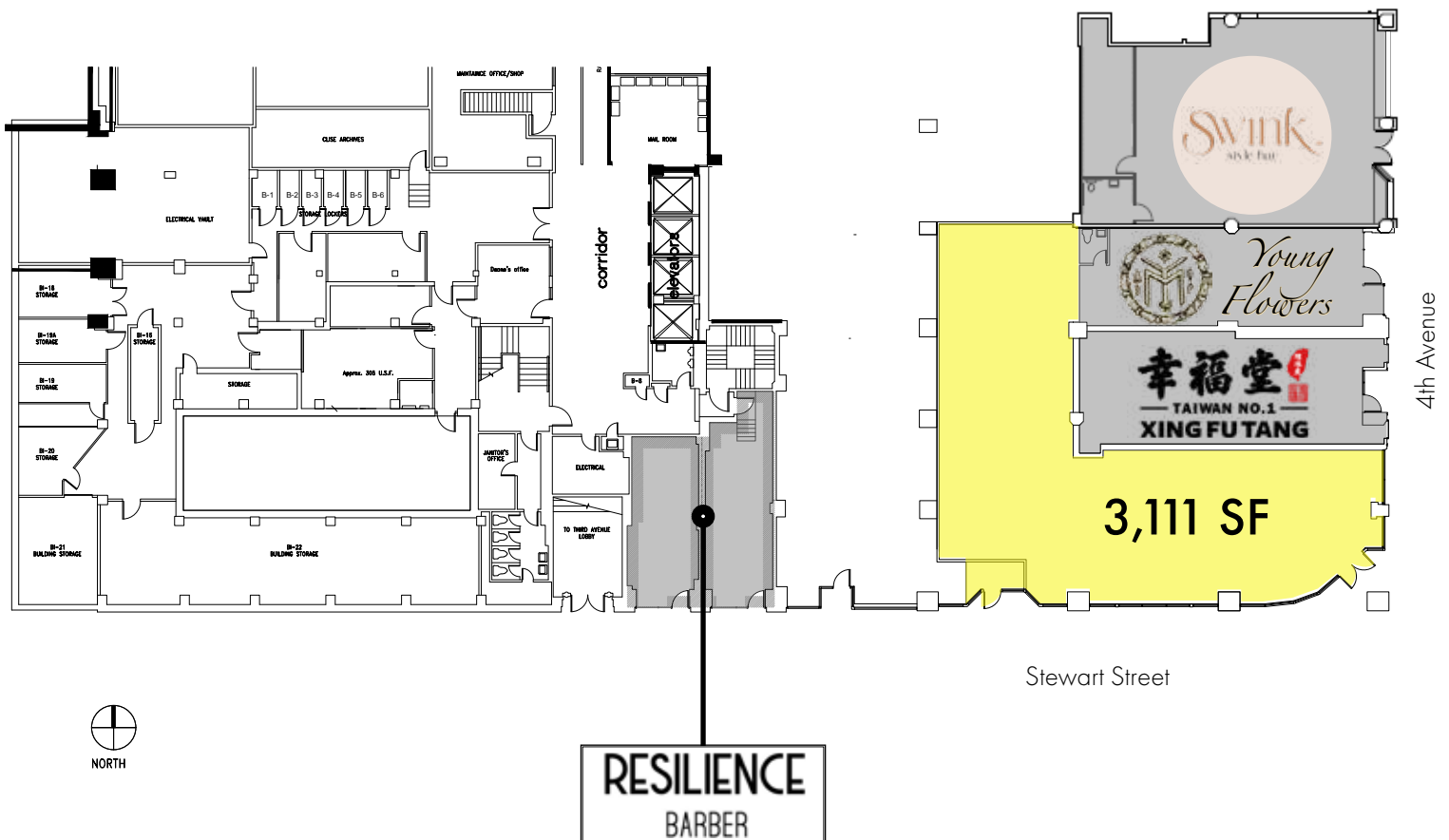
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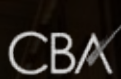
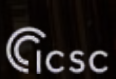

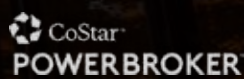
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FLOOR PLAN (4th Avenue and Stewart Street)

 AVAILABLE SPACE



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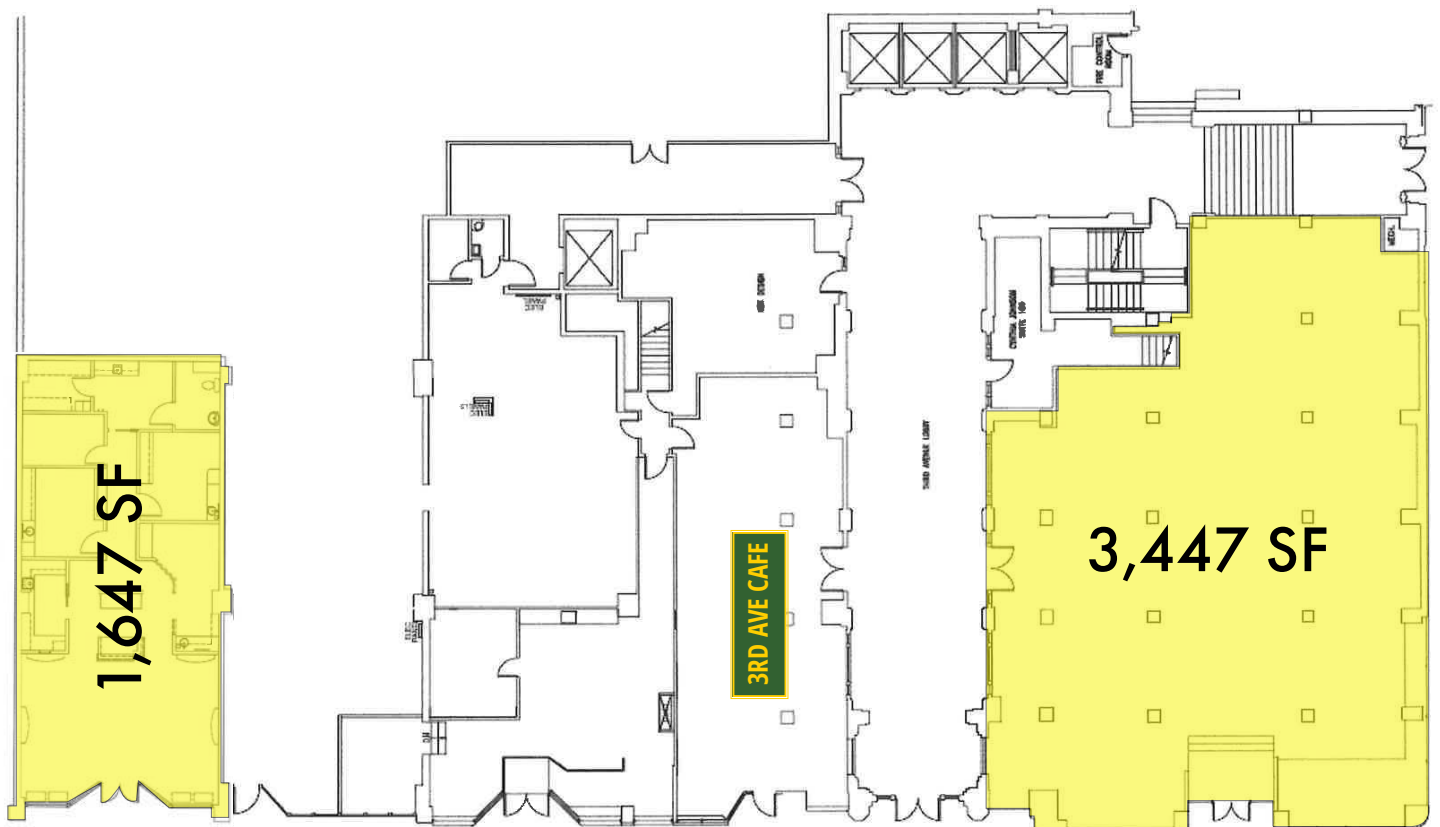
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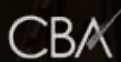
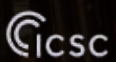

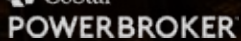
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 AVAILABLE SPACE

FLOOR PLAN (3rd Avenue)



3rd Avenue

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