

# 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](http://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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**THE SECURITIES BUILDING**  
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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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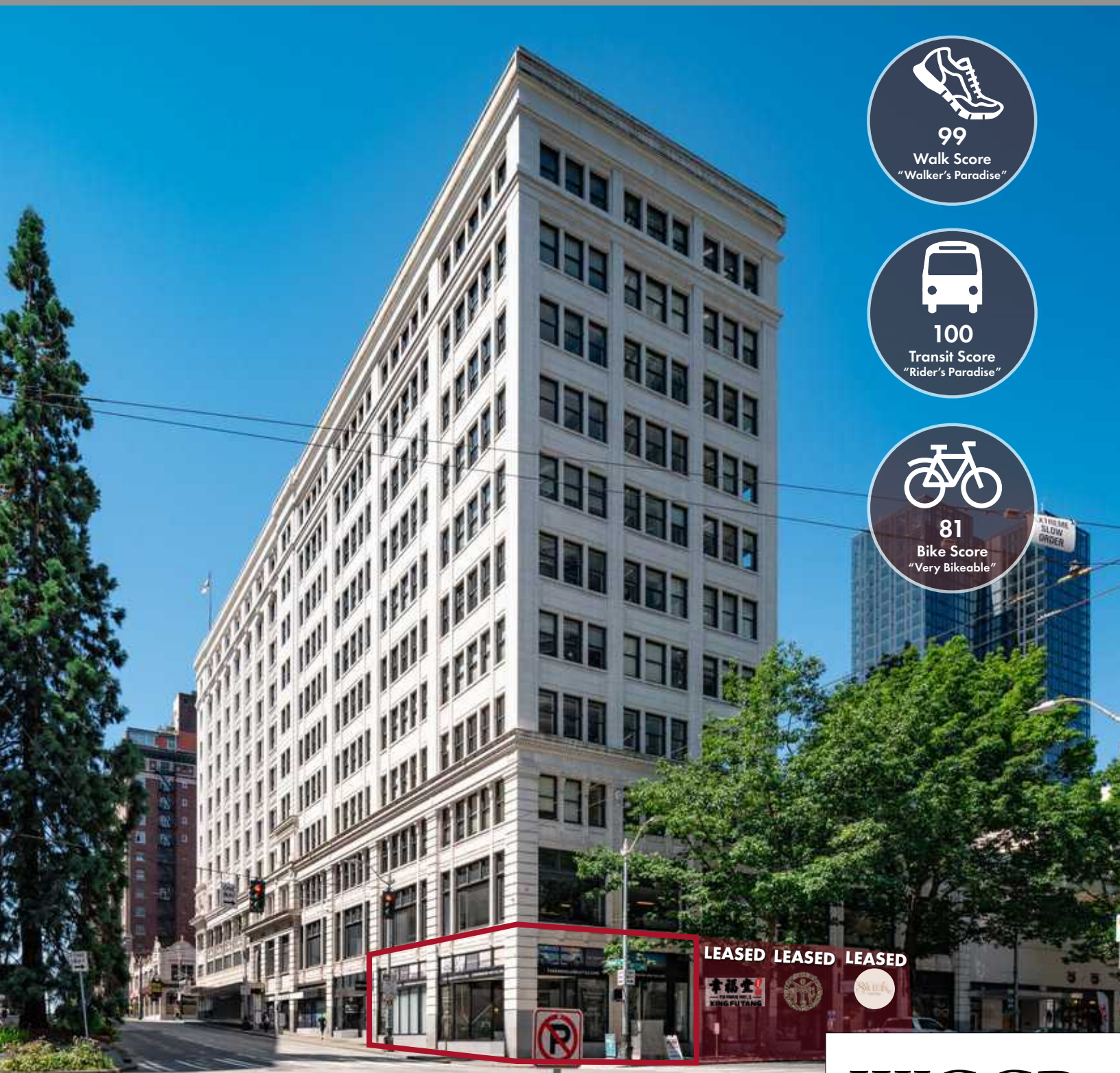
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**99**  
Walk Score  
"Walker's Paradise"



**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

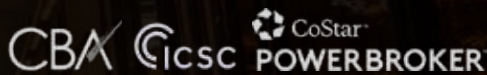
5-Mile: 5,791.32 / sq. mile

### AVERAGE HOUSEHOLD INCOME

1-Mile: \$117,321

3-Mile: \$131,677

5-Mile: \$133,325



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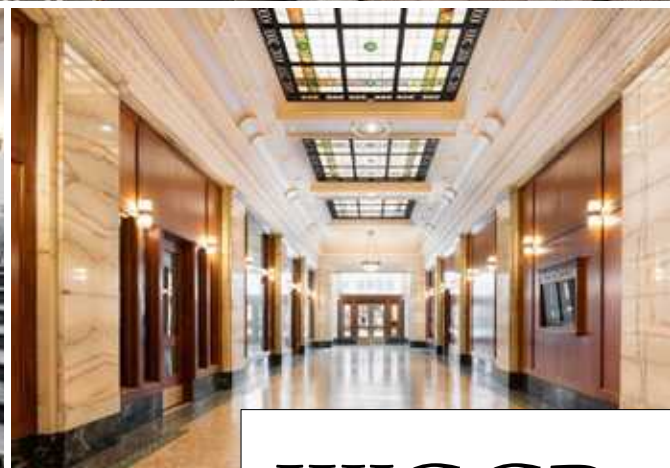
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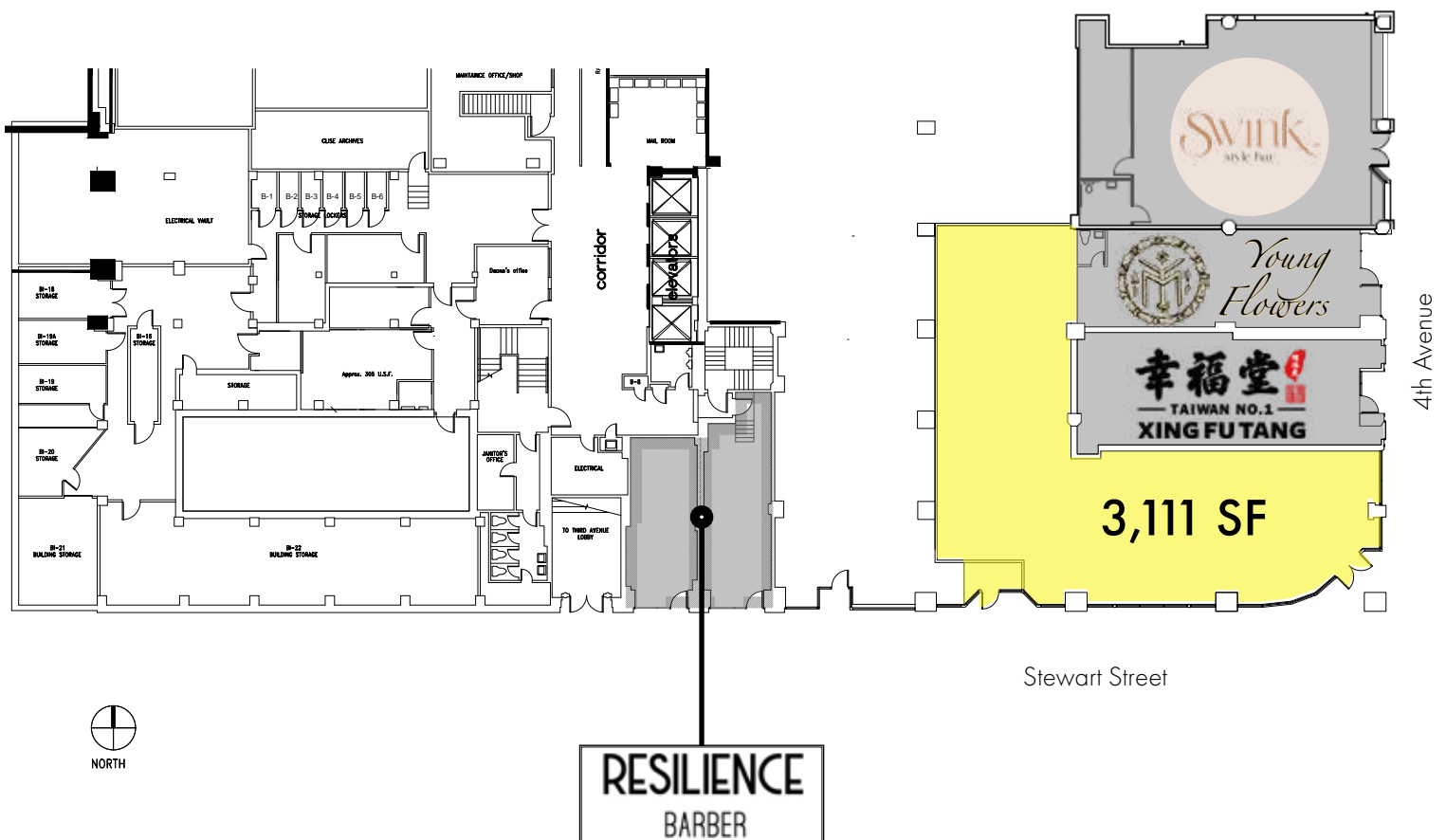
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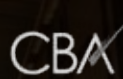
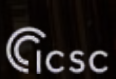

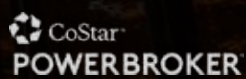
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## FLOOR PLAN (4th Avenue and Stewart Street)

 AVAILABLE SPACE



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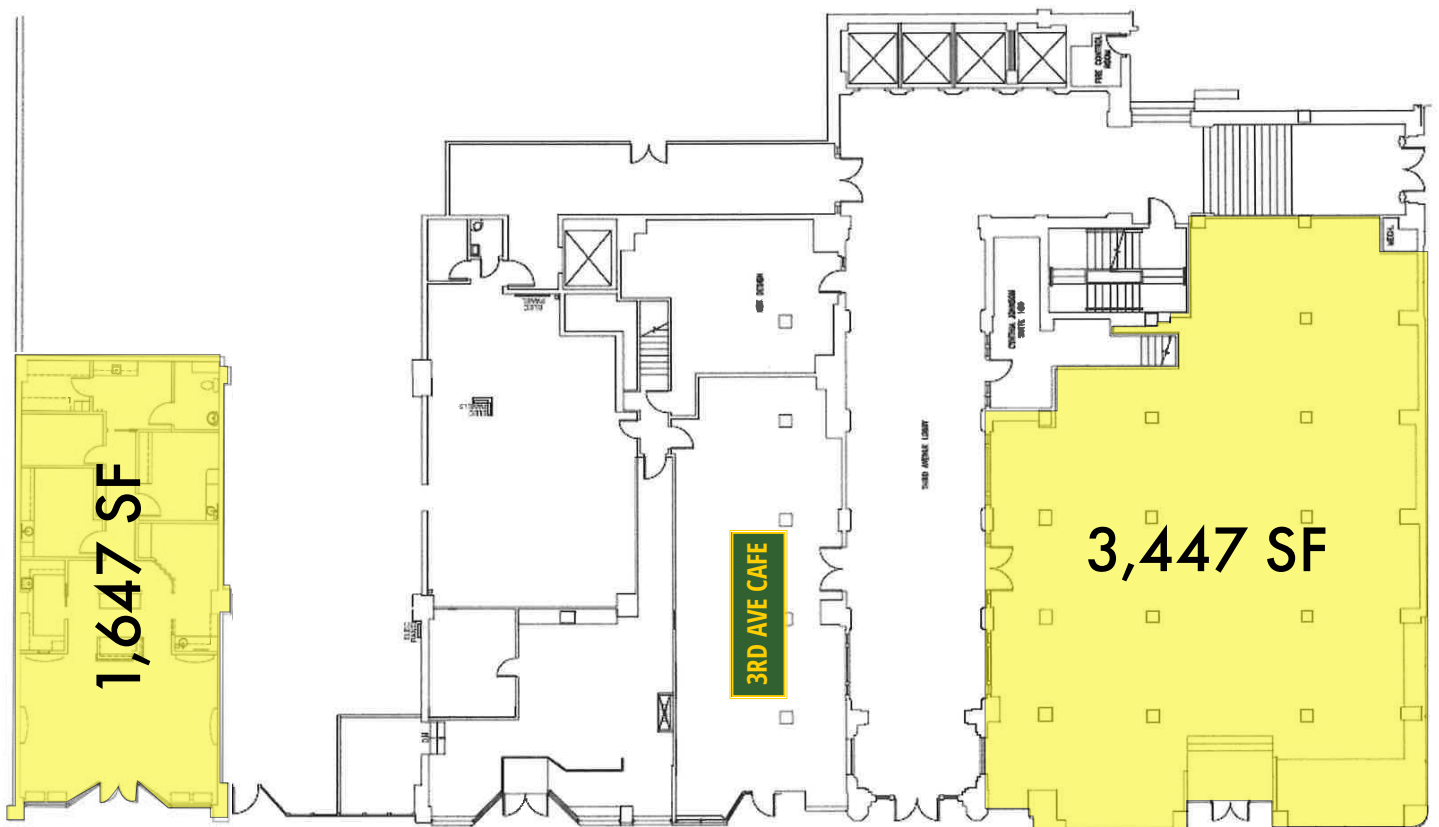
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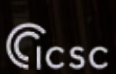

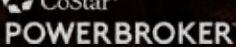
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 AVAILABLE SPACE

## FLOOR PLAN (3rd Avenue)



3rd Avenue

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