

THE ATRIUM

AT COLUMBIA CENTER



Over 45,000 SF of
premier retail space
in Seattle's landmark
Columbia Center

701 5TH AVENUE, SEATTLE, WA

 **Kidder
Mathews**



THE CENTER OF SEATTLE'S DOWNTOWN COMMUNITY

A landmark address at the confluence of Seattle's financial district and its historic Pioneer Square district. Featured within the tallest building in Washington with over 1.5M SF of office space, The Atrium at Columbia Center is an alluring place to be, offering high visibility for tenants by attracting thousands of visitors daily.

RETAIL ATRIUM

45K SF

OFFICE SPACE IN BUILDING

1.5M+ SF

THE
ATRIUM



The 45,000 SF retail atrium features a grand staircase between the 1st and 2nd floors. Customers, employees, and office tenants appreciate the security of the enclosed atrium, bolstering retention for food and beverage tenants.

The 4th Avenue entrance, located between Columbia & Cherry Streets, extends towards the street with a three-story glass curtain wall, maximizing natural light intake.

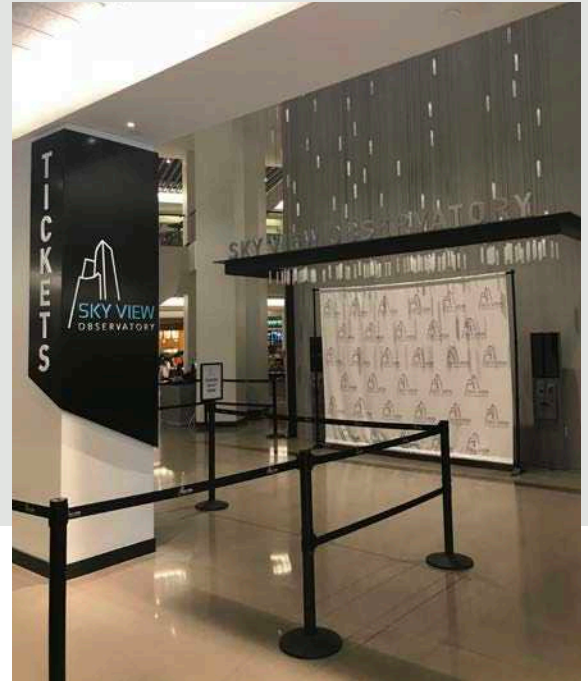


1ST FLOOR AVAILABILITY

The Sky View Observatory located on the 73rd floor offers the tallest viewing area in the Pacific Northwest. The ticket booth, located on the 1st floor, attracts numerous tourists and visitors offering extensive foot traffic and visibility for retail tenants.

Available Suite	RSF	Hood
101	2,435 SF	Yes - Type 2
102*	743 SF	No
103*	504 SF	Yes - Type 2
105	1,174 SF	Yes - Type 1
108*	717 SF	Yes - Type 2
109*	859 SF	Yes - Type 2
110*	660 SF	Yes - Type 2
111	814 SF	Yes - Type 2

* Can be combined



2ND FLOOR AVAILABILITY

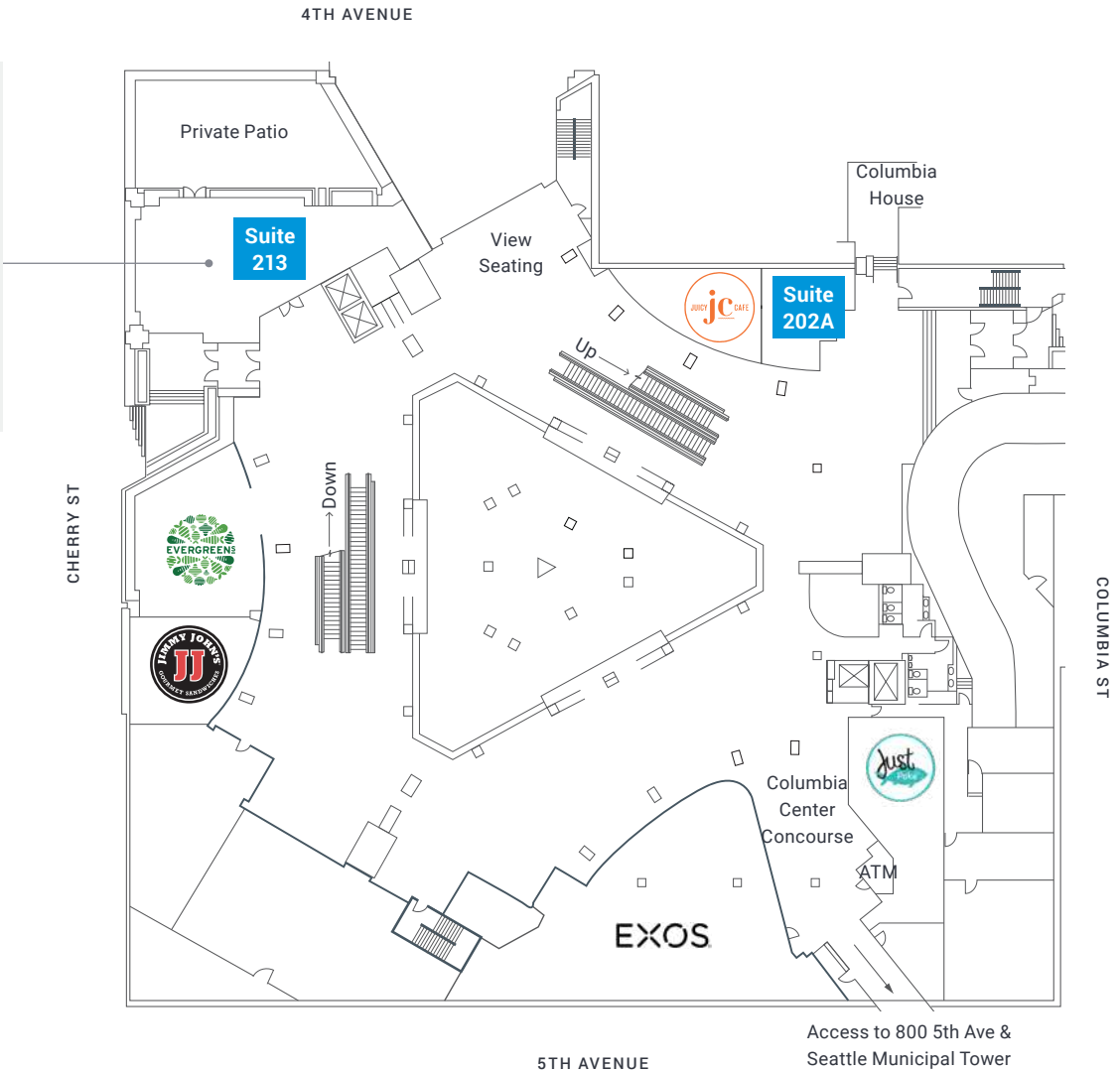
Available Suite	RSF	Hood
202 A	280 SF	No
213	3,925 SF (2,250 SF + 1,675 SF patio)	No

Direct access to the 800 5th Avenue Building and the Seattle Municipal Tower via the 2nd floor concourse. This tunnel connects the retail atrium to an additional 2M SF of office space accommodating an estimated 10K employees.



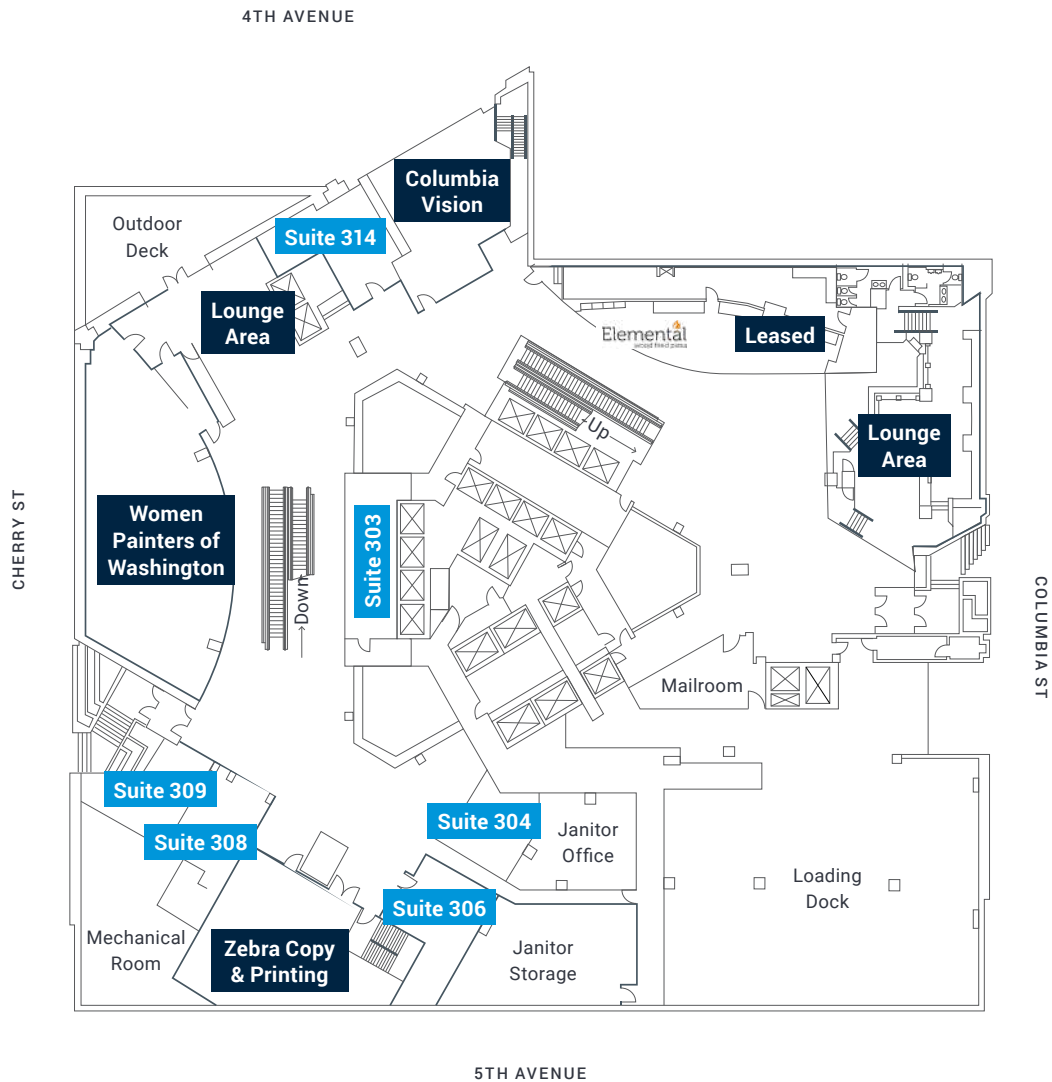
SUITE 213 HIGHLIGHTS

- 1,675 SF dedicated outdoor patio with southwest views
- Interior and exterior access to the suite



3RD FLOOR AVAILABILITY

Available Suite	RSF	Hood
303	802 SF	No
304	459 SF	No
306	706 SF	No
308	762 SF	No
309	580 SF	No
314	729 SF	No



RESTAURANT CORNER LOCATION ON 4TH AVENUE

Incredible restaurant opportunity on the exterior of the atrium
on the corner of 4th & Columbia

Thousands of daytime workers come to the Columbia Center for
breakfast and lunch

Across the street from F5 headquarters, which consists of
500,000 SF adding an estimated 2,500 employees to the
immediate neighborhood



RSF AVAILABLE

5,362

WALK SCORE

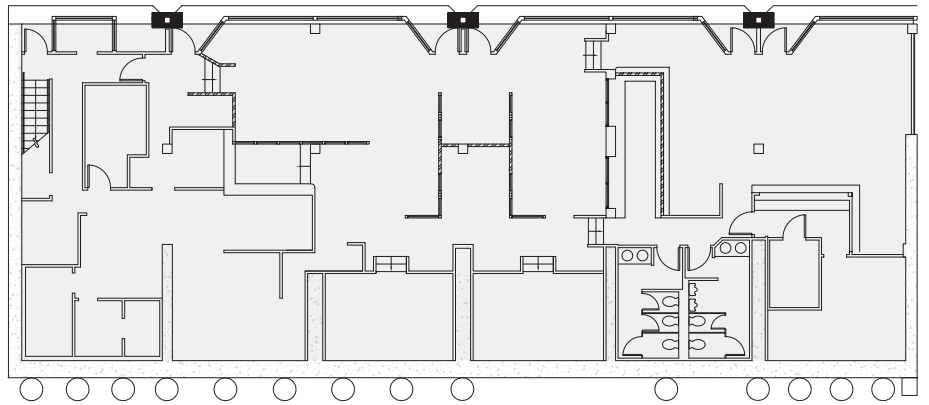
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HOOD

TYPE 1

OPTION 1

5,362 SF

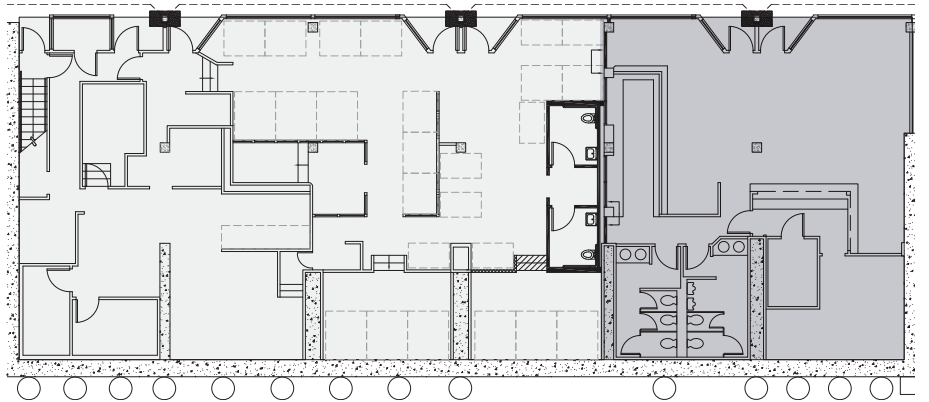


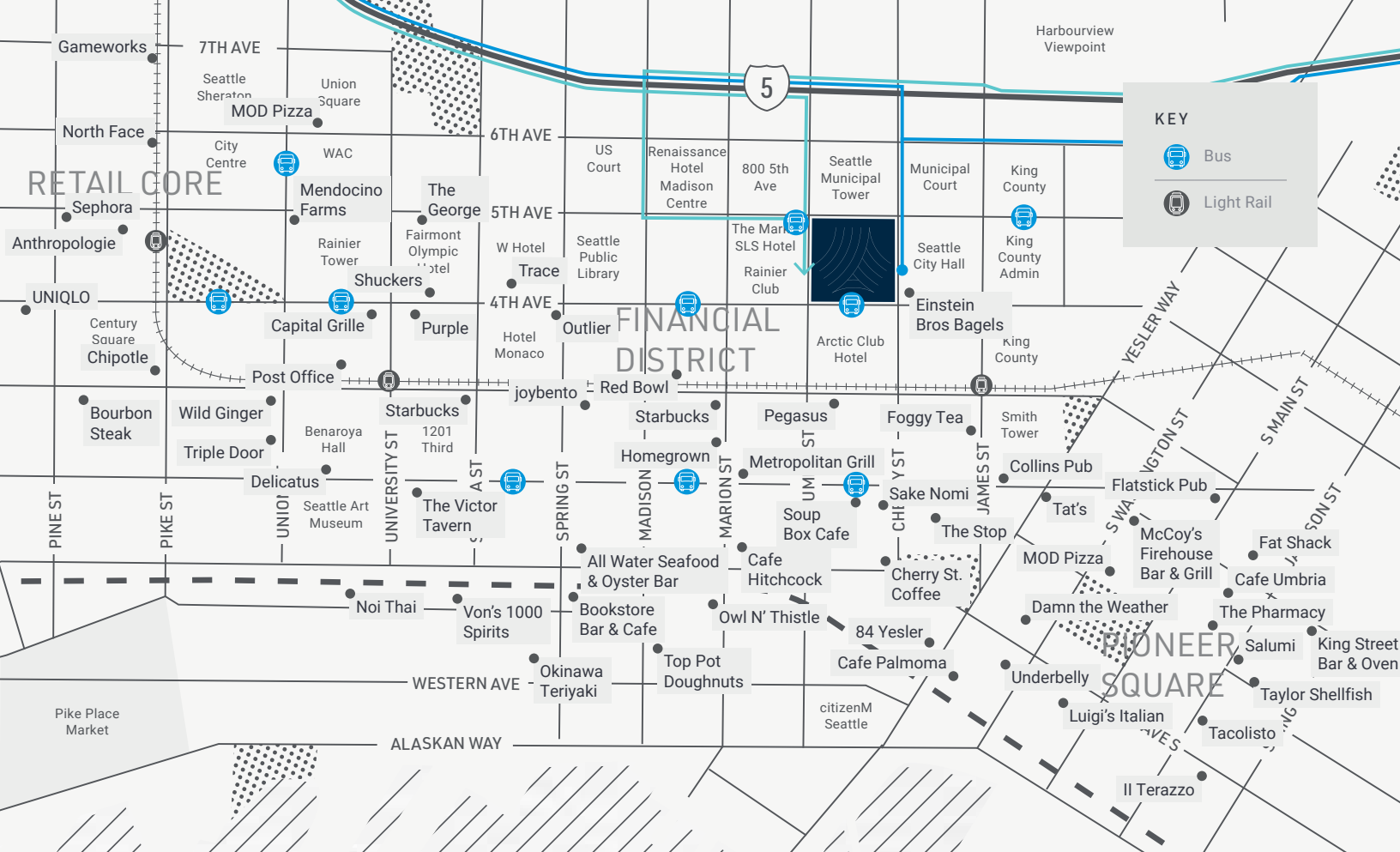
OPTION 2

1,890 SF

+

3,472 SF





DEMOGRAPHICS

	.25 Mile	.5 Mile	1 Mile
Population	4,511	19,465	70,415
Daytime Population	38,571	98,777	179,738
Average Income	\$118,644	\$103,838	\$114,457
College (1-4)+	71.0%	77.8%	81.6%
Median Age	41.7	44.0	38.2
Households	2,281	12,106	43,181



Direct HOV access to express lanes across the street



Eight major bus lines within one block



Two blocks to the light rail station and metro bus tunnel



Commuter train station and ferry dock access are nearby

WALK SCORE

98

TRANSIT SCORE

100

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AT COLUMBIA CENTER



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