

EST. *Smith Tower* 1914

ANNEX

FLORENCE
BUILDING

RETAIL FOR LEASE

DRAMATIC INCREASE IN EXPECTED TOURISM
TO THE SMITH TOWER DURING THE
FIFA WORLD CUP EVENTS.



Tiffini Connell & Avery Connell (206) 283-5212 www.wccommercialrealty.com

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Smith
EST. 1914
Tower

ANNEX

**FLORENCE
BUILDING**

Prime retail space
available at the
historic Smith Tower
building.

The Smith Tower is a cultural icon built in 1914, becoming the first skyscraper in the city that put Seattle on the map. The building has since been modernized to bring Seattleites and tourists a unique visitor experience including a gift shop, historical exhibits, and a famous Observatory, thirty-fifth floor bar, that provides breathtaking, panoramic views of Seattle's Downtown and Waterfront. Located in the heart of Pioneer Square, just a few blocks from the Waterfront, Lumen Field, and T-mobile Park. The immediate neighborhood is rich in history, known for its historic architecture, art walks, restaurants, nightlife, boutiques and galleries.

The Smith Tower attracts over 80,000 unique visitors a year to the Observatory. Seeking an All-Day Café and Bar operator to anchor the north-end of the neighborhood.

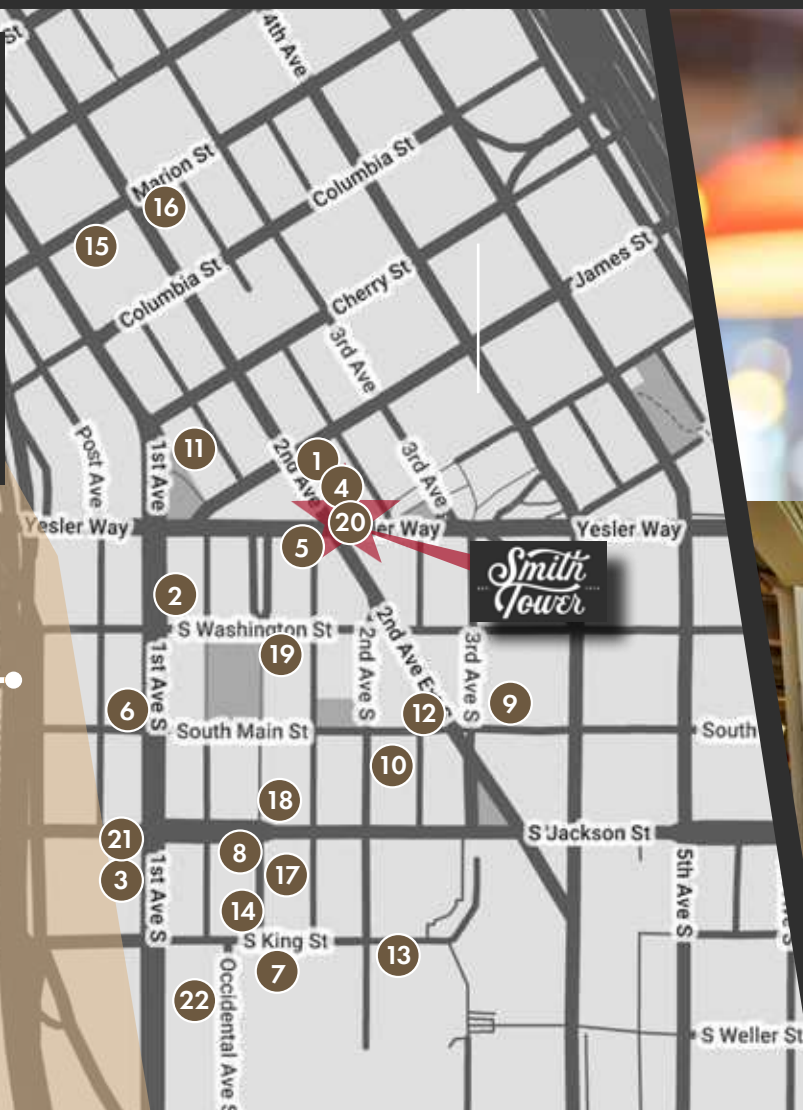
RETAIL FOR LEASE



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FLORENCE BUILDING



Pioneer Square Neighborhood

- | | |
|---|---------------------------------------|
| 1. Collins Pub | 12. Flatstick Pub |
| 2. Damn the Weather | 13. 13 Coins |
| 3. Il Terrazzo Carmine | 14. Quality Athletics |
| 4. Shawn O'Donnell's American Grill & Irish Pub | 15. Bar Solea |
| 5. Tat's Deli | 16. Metropolitan Grill |
| 6. Ohsun | 17. Talyor Shellfish |
| 7. Cone & Steiner | 18. Caffe Umbria |
| 8. Stonington Gallery | 19. Mod Pizza |
| 9. Foster/White Gallery | 20. The Observatory Bar @ Smith Tower |
| 10. The Marble Room | 21. General Porpoise |
| 11. Bill Speidels Underground Tour | 22. Foundry Vineyards |



EST.

1914



New data released earlier this year, shows that there are now more people living in Downtown Seattle than in 2019, — topping 100,000+ residents!



98
Walk Score
"Walker's Paradise"



100
Transit Score
"Rider's Paradise"



82
Bike Score
"Very Bikeable"



TOTAL POPULATION

1-Mile: 58,129
2-Mile: 180,723
3-Mile: 256,305



TOTAL EMPLOYEES

1-Mile: 191,817
2-Mile: 261,042
3-Mile: 299,498



AVERAGE HOUSEHOLD INCOME

1-Mile: \$113,612
2-Mile: \$126,350
3-Mile: \$134,612

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ANNEX

**FLORENCE
BUILDING**

FIRST FLOOR

RETAIL AVAILABLE

FOR LEASE

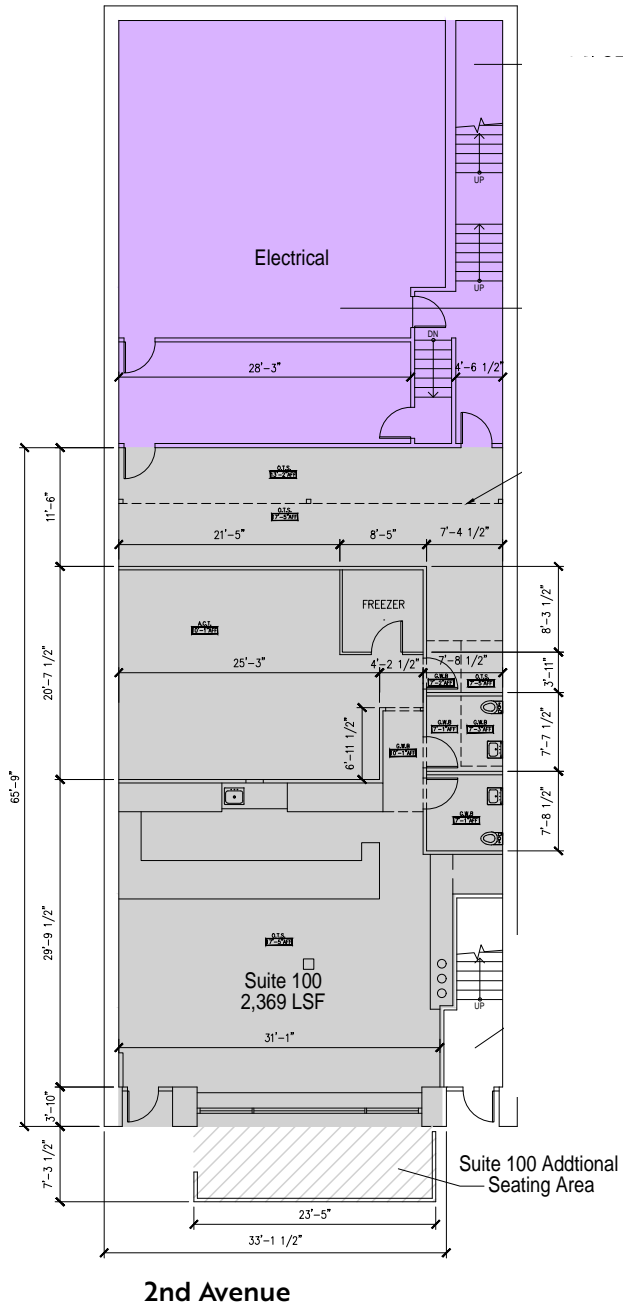
Suite 100

2,369 SF

**Suite 200 - a 2,665 SF upstairs loft
space is available as well for an
expanded presence.**

**This space listed separately through
Broderick.***





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