

*Smith
Tower*

ANNEX

**FLORENCE
BUILDING**

512 2ND AVENUE
SEATTLE, WA 98104

BRODERICK
· GROUP ·



**FULL BUILDING, FREE STANDING
OFFICE OR RETAIL OPPORTUNITY**



BUILDING HIGHLIGHTS



CREATIVE OFFICE SPACE WITH HIGH CEILINGS, NATURAL LIGHT AND HARDWOOD FLOORS



ACCESS TO THE SHARED AMENITIES AT THE ADJACENT SMITH TOWER



UNPARALLELED TRANSIT ACCESS VIA LINK LIGHT RAIL, METRO BUS, & FERRY



IMMEDIATE ACCESS TO RESTAURANTS AND RETAIL AMENITIES



FURNITURE AVAILABLE

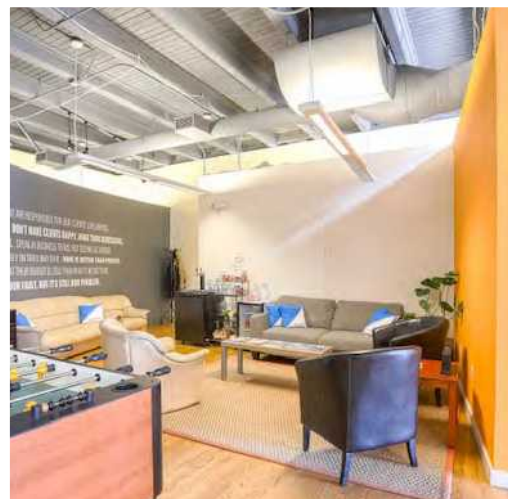


OPEN SPACE WITH A CONFERENCE ROOM, ONE PRIVATE OFFICE AND KITCHENNE

AVAILABLE SPACE

| SUITE | RSF | AVAILABLE |
|--------------|--------------|----------------------|
| 100 | 2,369 | NOW |
| 200 | 2,665 | WITH 90 DAYS' NOTICE |
| TOTAL | 5,034 | |

Can be leased combined or as two separate suites



BEST-IN-CLASS AMENITIES

22ND FLOOR – TENANT LOUNGE

- ▶ Full floor interior space offering table seating as well as additional collaboration and conversational areas
- ▶ 1,500 SF exterior deck with sweeping views of the Puget Sound and Seattle skyline
- ▶ Upscale kitchen ideal for hosting company events featuring bar seating area, beer kegs, and dual refrigerators

BIKE ROOM & FITNESS CENTER

- ▶ Cardio/weight room, fitness studio including On Demand Fitness classes, Peloton bikes, and more
- ▶ Full service locker rooms including showers, towel service, lockers and hair dryers
- ▶ Secured bike room with maintenance table

BUILDING CONFERENCE CENTER

- ▶ Board room style meeting area available for the exclusive use of building tenants

35TH FLOOR OBSERVATORY BAR

- ▶ All Smith Tower and Florence Building tenants receive **exclusive, free** access to Smith Tower's 35th floor Observatory Experience and Bar, operated by Columbia Hospitality.
- ▶ In addition, all tenants receive access to the [Columbia Hospitality Perks Program](#) that provides discounts and benefits at other properties in Columbia's portfolio.



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.

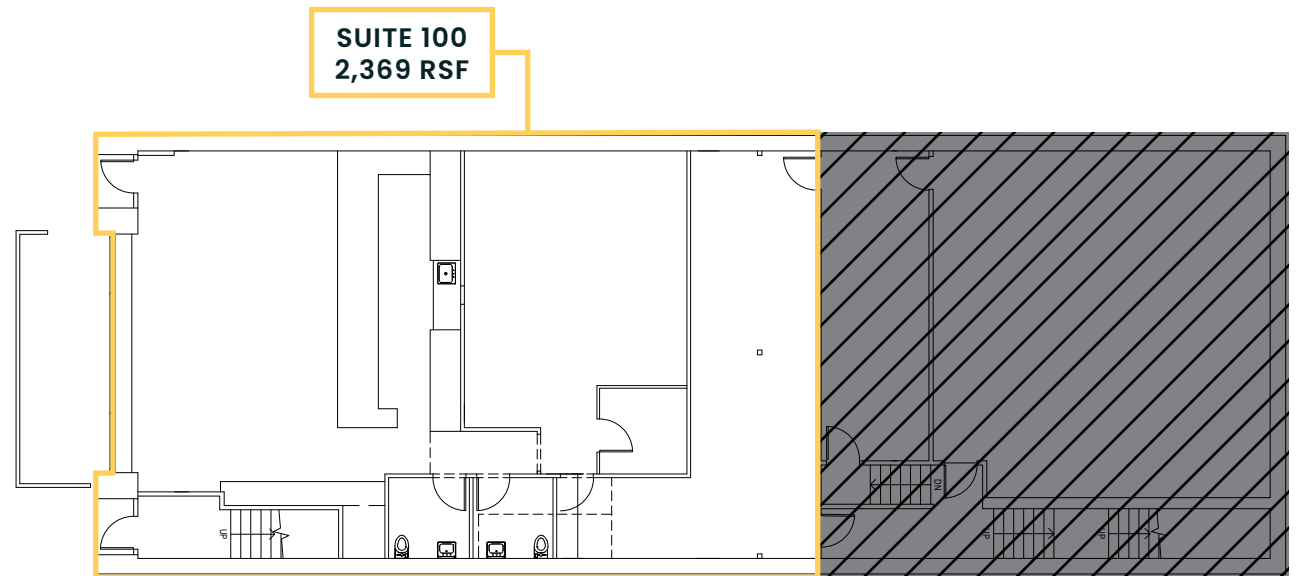
*Smith
Tower*

ANNEX

FLORENCE
BUILDING

SUITE 100

2,369 RSF
AVAILABLE NOW



BRODERICK
· GROUP ·

DAMON MCCARTNEY | 206.838.7633
mccartney@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

*Smith
Tower*

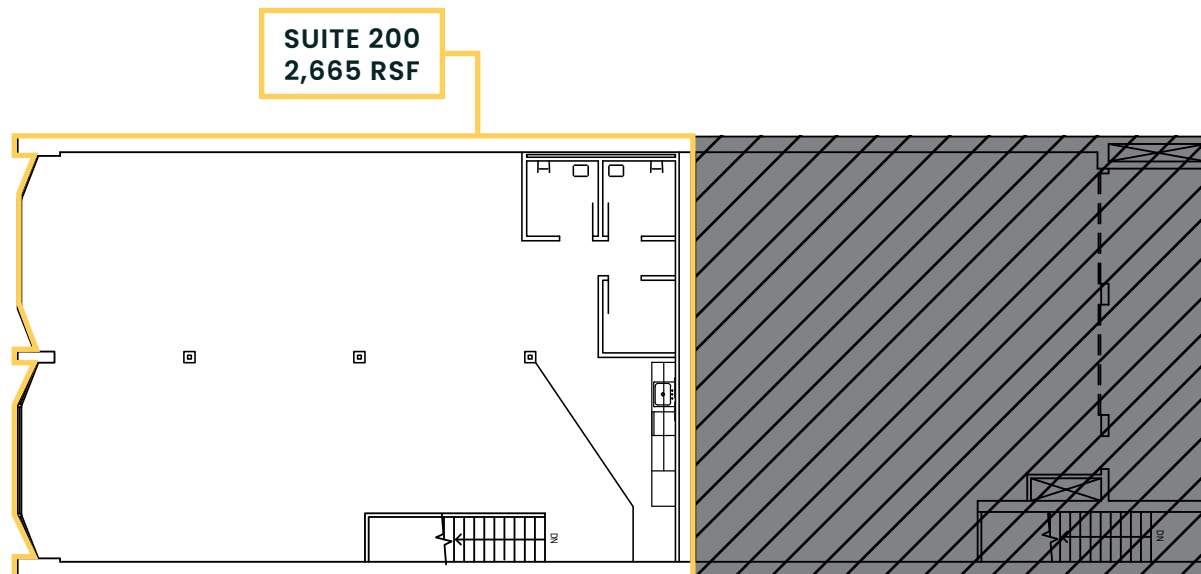
ANNEX

FLORENCE
BUILDING

SUITE 200

2,665 RSF

AVAILABLE WITH
90 DAYS' NOTICE



BRODERICK
· GROUP ·

DAMON MCCARTNEY | 206.838.7633
mccartney@broderickgroup.com

LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

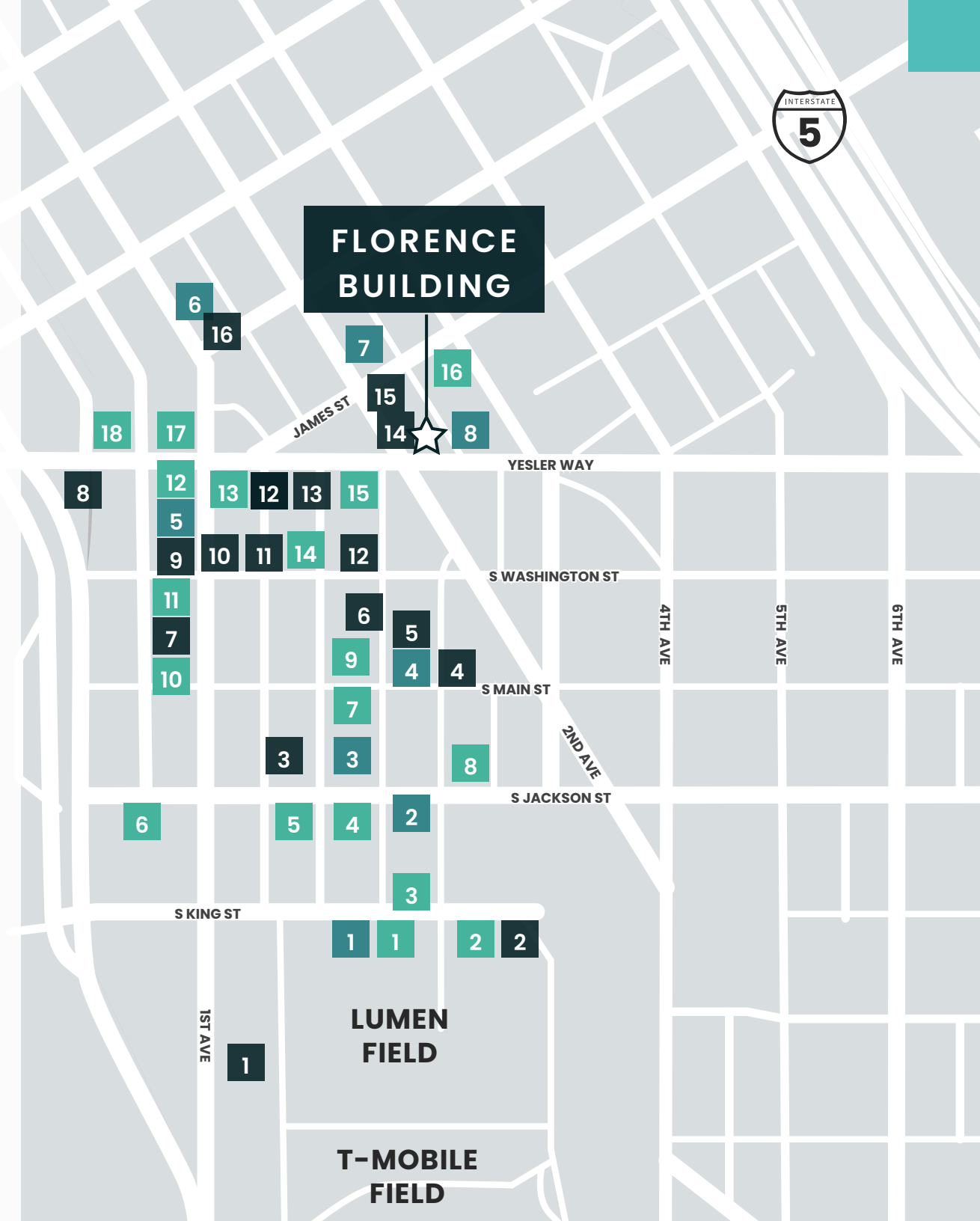


ANNEX

FLORENCE BUILDING



FLORENCE BUILDING



FOOD

- | | |
|------------------------|--------------------------------------|
| 1. Matsu | 10. OHSUN Banchan Deli & Cafe |
| 2. 13 Coins Seattle | 11. Luigi's Italian Eatery & Cantina |
| 3. SuperKim Crab House | 12. Cafe Paloma |
| 4. Salumi | 13. The Halal Guys |
| 5. Tacolisto | 14. Golden Roosters |
| 6. General Porpoise | 15. TAT'S Deli |
| 7. Darkalino's | 16. Rojo's Mexican Food |
| 8. Fat Shack | 17. Tapas Angel |
| 9. Muse | 18. 84 Yesler |

COFFEE

- | | |
|---------------------|---------------------|
| 1. Cone & Steiner | 5. Lune Cafe |
| 2. Zeitgeist Coffee | 6. Cherry Street |
| 3. Caffe Umbria | 7. Foggy Tea |
| 4. Elm Coffee | 8. Cedar River Cafe |

DRINKS

- | | |
|--------------------------|-----------------------|
| 1. Elysian Fields | 9. Underbelly |
| 2. Zephyr Bar | 10. Damn The Weather |
| 3. Temple Billiards | 11. Dead Line |
| 4. Flatstick Pub | 12. Merchant's |
| 5. Good Bar | 13. The Meyer |
| 6. McCoy's | 14. Shawn O'Donnell's |
| 7. Central Saloon | 15. Collin's Pub |
| 8. Pioneer Square Saloon | 16. Bad Bishop |



ANNEX

FLORENCE 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



FLORENCE
BUILDING



YESLER WAY

JAMES ST

S WASHINGTON ST

PIONEER
SQUARE

2ND AVE

4TH AVE

5TH AVE

6TH AVE



INTERNATIONAL
DISTRICT

S MAIN ST



S JACKSON ST



OCCIDENTAL
AVENUE



S KING ST



CRUISE SHIP
FACILITY

WATERFRONT

1ST AVE

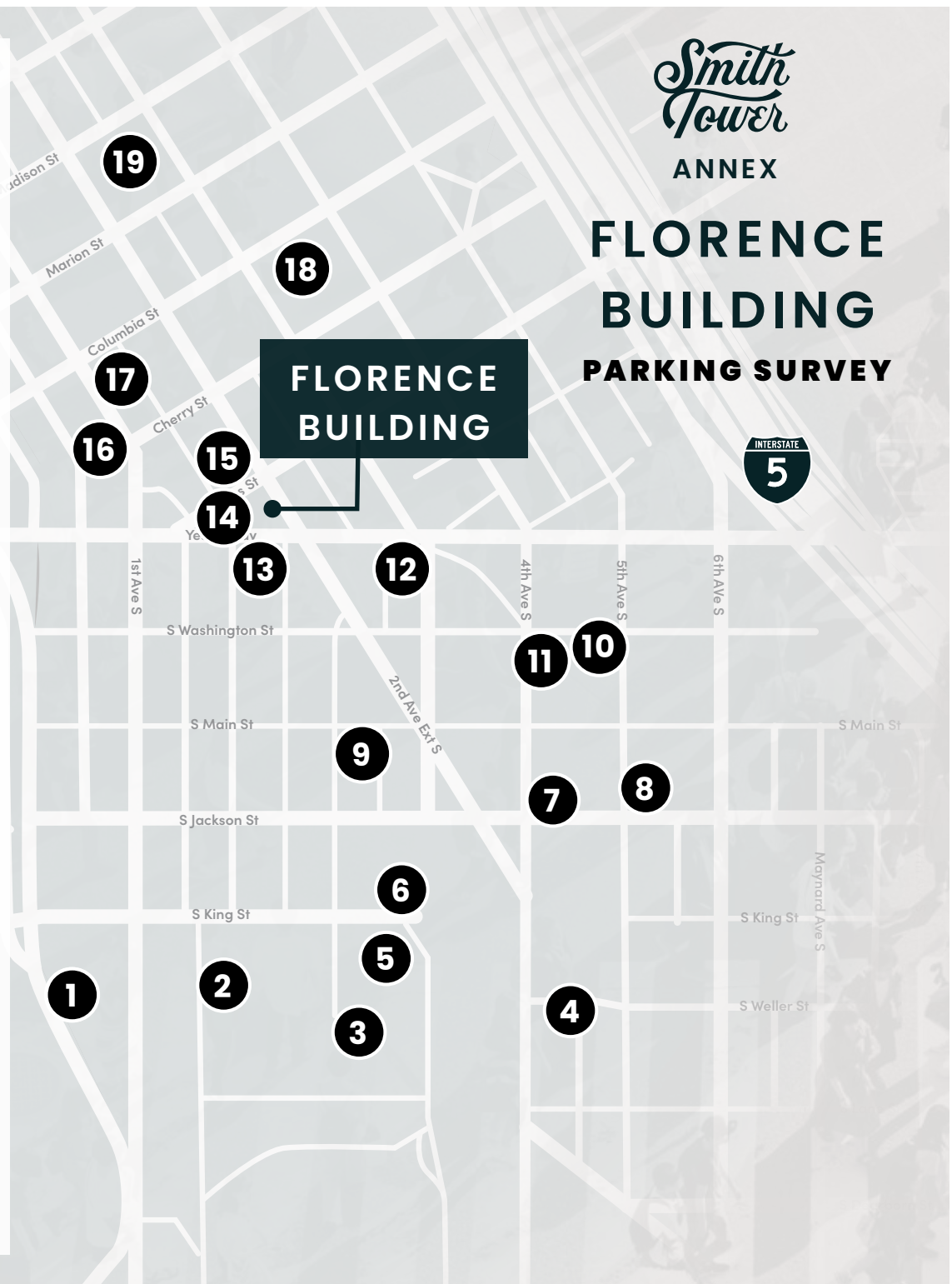
STADIUM
DISTRICT

PARKING FACILITY

MONTHLY

SECURED GARAGE

| | | | |
|----|--|---|-----|
| 1 | 505 First Avenue Garage 505 First Ave South | No Monthly Available \$10 Early Bird | Yes |
| 2 | Stadium Place Parking Garage 530 Occidental Ave South | No Monthly Available \$3/Hour | Yes |
| 3 | CenturyLink Field North Lot 201 South King St | No Monthly Available \$16/Daytime | No |
| 4 | Union Station Garage 600 Fifth Ave South | \$210/Month \$14 Early Bird | Yes |
| 5 | Avalara Hawk Tower Garage 255 S King St | No Monthly Available \$16 Early Bird | Yes |
| 6 | King Street Center Garage 248 S King St | No Monthly Available \$28/Daytime | Yes |
| 7 | Diamond Garage 400 S Jackson | \$250/Month | Yes |
| 8 | IPM Surface Lot (5th & Jackson) 500 South Jackson St | No Monthly Available \$15 Early Bird | No |
| 9 | Diamond Surface Lot 300 Second Ave South | No Monthly Available \$17.50/Daytime | No |
| 10 | U-Park Surface Lot 425 South Washington St | \$301.16/Month \$15/Daytime | No |
| 11 | Diamond Surface Lot 210 Fourth Ave | No Monthly Available \$15.25/Daytime | No |
| 12 | Frye Garage 117 Third Ave South | \$300/Month \$16/Daytime | Yes |
| 13 | Diamond Surface Lot 112 Occidental Ave | No Monthly Available \$17.50 Early Bird | No |
| 14 | Sinking Ship Garage 515 Second Ave | \$215/Month \$9 Early Bird | No |
| 15 | Butler Garage 114 James St | \$300/Month \$16 Early Bird \$45 / 24 Hours | Yes |
| 16 | 1st & Columbia Garage 721 First Ave | \$10 Early Bird \$33 / 24 Hours | No |
| 17 | Impark Parking 714 First Ave | \$215/Month \$13.87 Early Bird | Yes |
| 18 | SP+ Parking 901 Fifth Ave | \$370/Month | Yes |
| 19 | ACE Parking 999 3rd Ave | \$34 / 24 Hours | Yes |





*Smith
Tower*

ANNEX

**FLORENCE
BUILDING**

512 2ND AVENUE
SEATTLE, WA 98104

DAMON MCCARTNEY

206.838.7633

mccartney@broderickgroup.com

LAUREN HALLGRIMSON

206.948.4440

hallgrimson@broderickgroup.com