

SEATTLE, WASHINGTON

SECOND

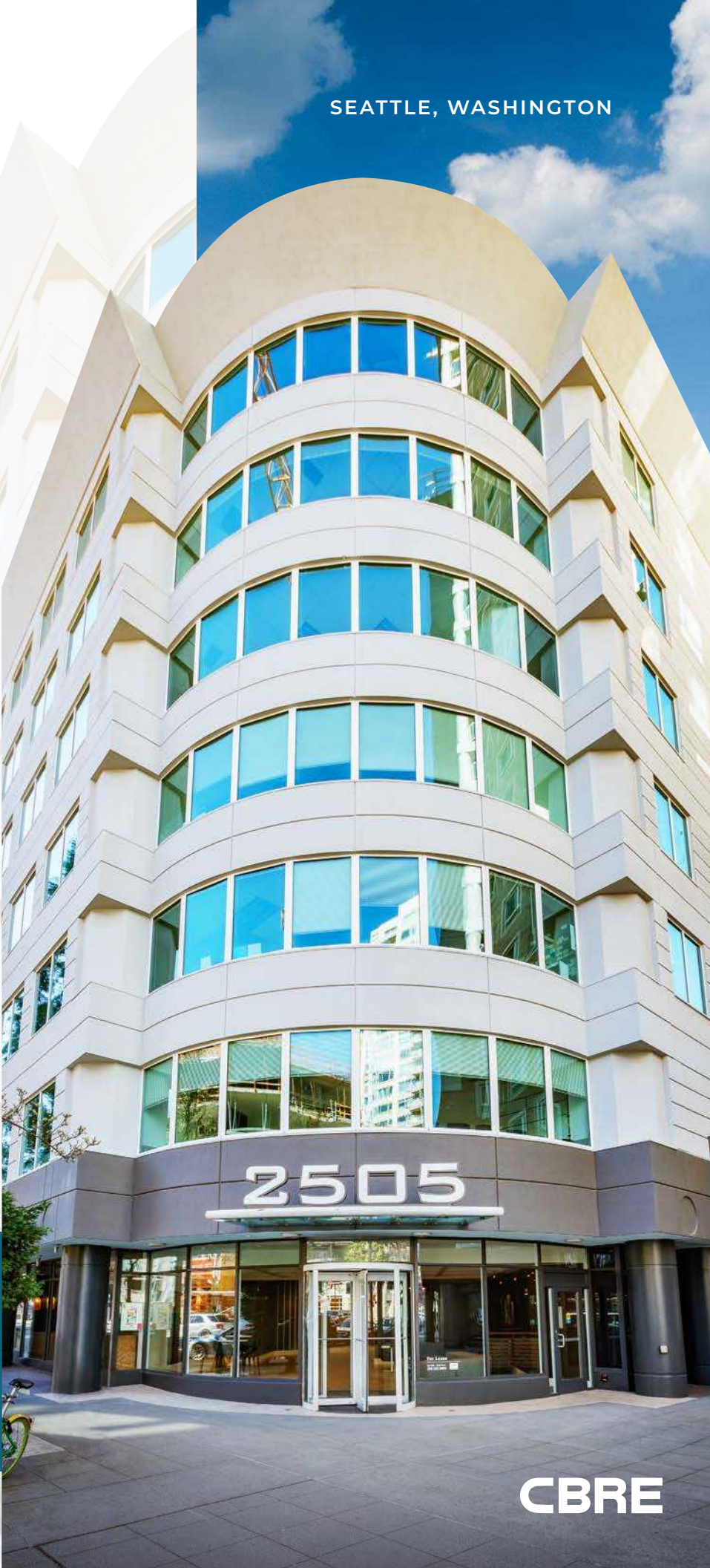
50

50

50

2

MARKET-READY OFFICE
SUITES FOR IMMEDIATE
OCCUPANCY



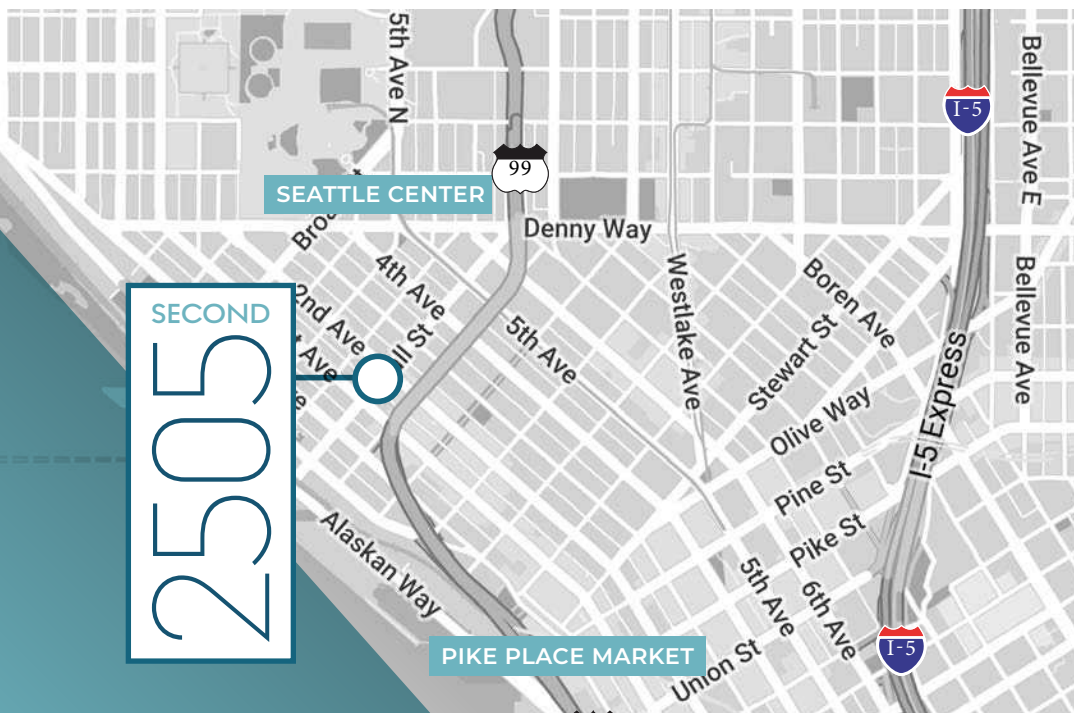
CBRE

Excellent Location

Featuring sweeping views of Elliott Bay and Downtown Seattle, the 73,604 sf office building at 2505 Second Avenue is well located in Seattle's Belltown neighborhood.

The seven-story building offers market-ready suites that are ideal for small to mid-size tenants, garage parking and easy access to Highway 99 and Interstate 5.

2505 Second also enjoys immediate ground-floor retail services and proximity to Belltown's many restaurants, hotels and shopping venues.



PROJECT HIGHLIGHTS



Building conference room



Extensive lobby and common area renovation completed in 2018



Secure Bike Storage



Several onsite food and beverage options



Secure garage parking ratio of one stall per 1,000 sf



Market-ready space



Spectacular Views



99
WALK SCORE



97
TRANSIT SCORE



69
BIKE SCORE

Yesler Way



OFFICE SPACE

| SUITE | SF | AVAILABLE | COMMENTS |
|-------|-------|-----------|---|
| ↓ 400 | 1,433 | 2/1/2025 | Three private offices, conference room and break room. |
| ↓ 500 | 3,492 | Now | North facing suite with reception area, perimeter private offices and kitchen. Contiguous with Suite 505 up to 6,792 SF. |
| ↓ 505 | 3,300 | Now | Mix of private offices and open space with kitchenette. Contiguous with Suite 500 up to 6,792 SF. |
| ↓ 605 | 1,537 | Now | Mix of private offices and open space. |
| ↓ 610 | 2,940 | Now | Open space with conference room and kitchenette. |

SEATTLE, WASHINGTON



CBRE

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. 11.07.24 AS

SECOND

50

50

50

2

SCOTTA ASHCRAFT

Senior Vice President
scotta.ashcraft@cbre.com
+1 206.292.6063