

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.



Caffe Vita
opening
Early 2025

Tiffini Connell & Avery Connell

(206) 283-5212

www.wccommercialrealty.com

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

WCCR

West Coast Commercial Realty

EST. *Smith* 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.

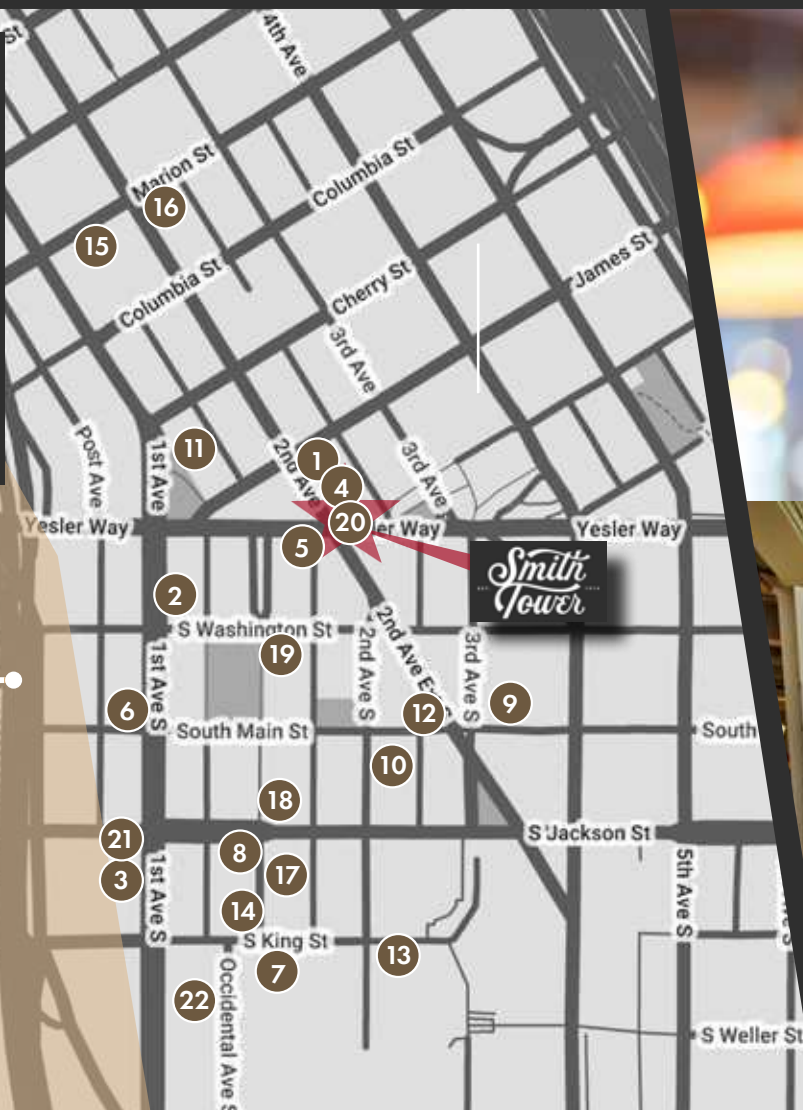
RETAIL FOR LEASE



EST. *Smith Tower* 1914

ANNEX

FLORENCE BUILDING



Seattle Waterfront Redevelopment



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

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

WCCR
West Coast Commercial Realty

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

Smith Tower

ANNEX

FLORENCE BUILDING



Tiffini Connell & Avery Connell

(206) 283-5212

www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

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

**Smith
Tower**
EST. 1914

ANNEX

**FLORENCE
BUILDING**

FIRST FLOOR

RETAIL AVAILABLE

FOR LEASE

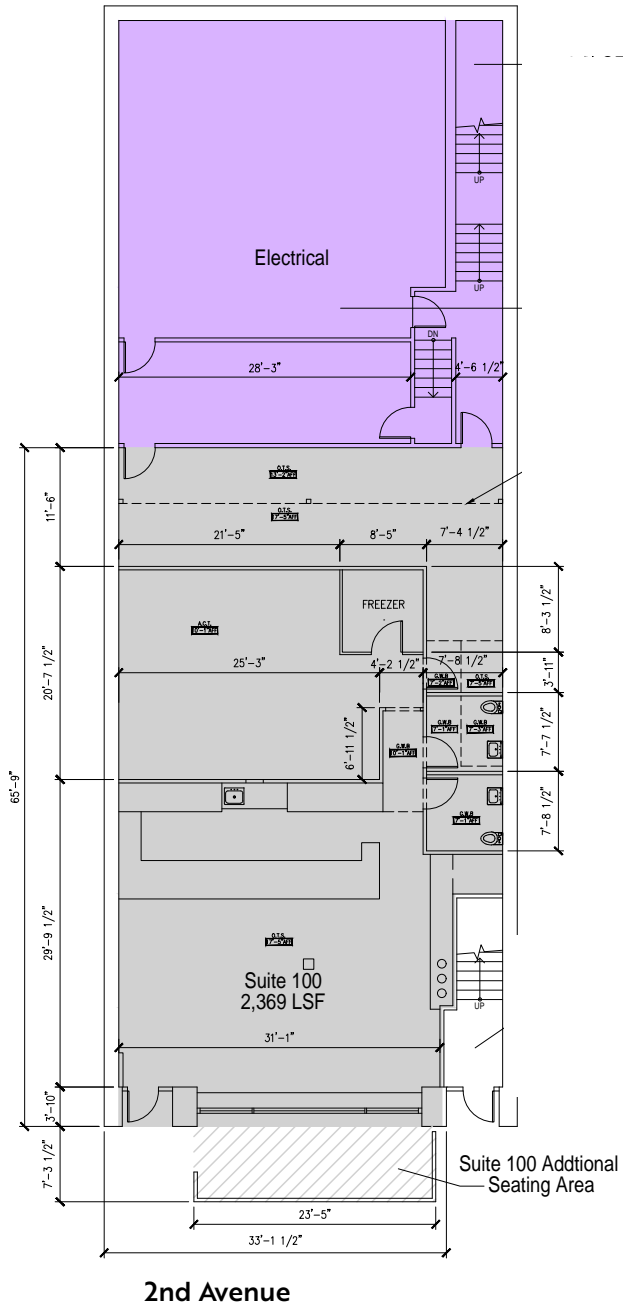
Suite 100

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.***





Tiffini Connell & Avery Connell

(206) 283-5212

www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

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