

www.colmanbuilding.com



THE COLMAN BUILDING

811 FIRST AVENUE | SEATTLE , WA

TRACY TURNURE

425.372.9923

tracy.turnure@nrmk.com

THE COLMAN BUILDING

RECEPTION AREA



HIGHLIGHTS



Historic Building with Modern Conveniences & Amenities



HVAC & Operable Windows



Direct Access to the Revitalized Waterfront



Multiple Reservable Conference Rooms



Direct Access to the Waterfront & Ferry Dock via Skybridge



On-site Security



Tenant Only Kitchen Facilities



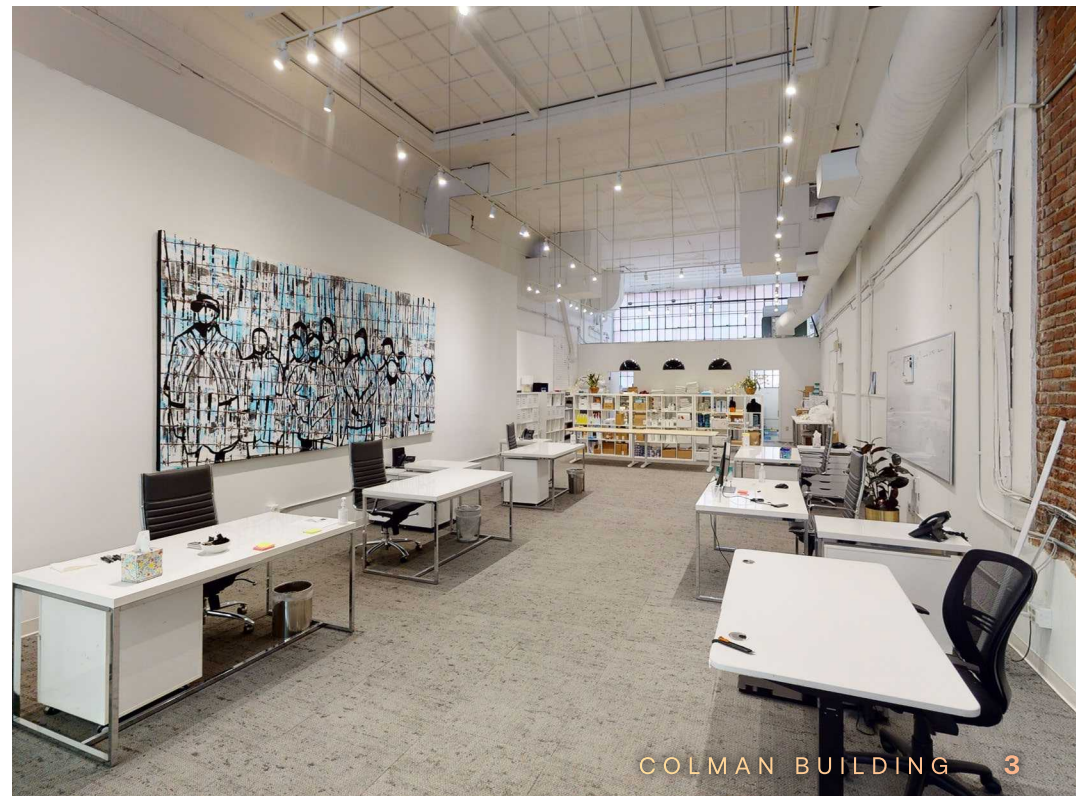
Excellent Access to I-5, Metro Buses and Water Taxis



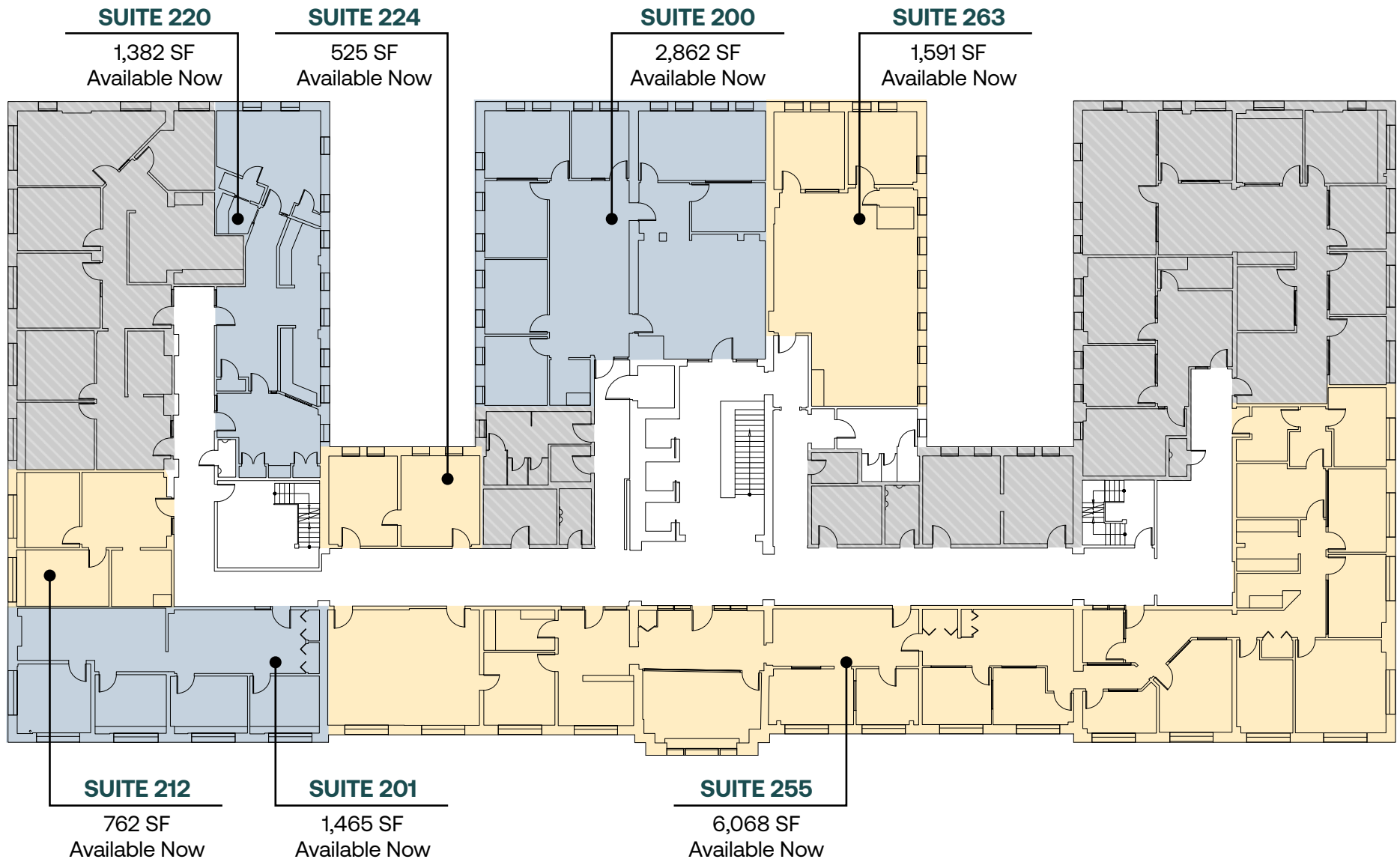
Showers, Lockers & Secure Bike Storage

AVAILABILITIES

SUITE	SIZE (SF)	BUILDOUT
200	2,862	Showroom/Office Space
201	1,465	4 POs & Open Space
212	762	2-3 POs & Conference Room
220	1,382	Multiple Open Workspaces
224	525	2 Open Work Areas
255	6,068	Divisible. Heavy Office Buildout
263	1,591	2 POs, Kitchen & Open Space
300	1,631	4-5 POs & Conference Room
315	2,592	2 POs, Conference Room, Kitchen & Open Space
325	645	Open Space & Conference Room
340	5,673	+12 POs, Conference Rooms, Kitchen & Open Space
380	2,200	Production/Office Space. Divisible.
454	1,100	Reception, Conference Room, 2 POs & Workspace
456	1,631	Heavy Office Buildout with Kitchen
466	1,140	Reception, POs, Conference Room, Kitchen & Water View
480	3,871	Perimeter Offices, Kitchen & Open Space
510	2,078	Perimeter Offices, Kitchen, Conference Room & Storage
520	2,097	2 POs, Conference Room, Open Space & Storage
570	6,797	Divisible. Bright Open Space with Kitchen, POs & Water View
640	1,439	4-5 POs and Conference Room
675	2,255	4 POs, Work Rooms, Conference Room & Kitchen
615	1,576	Penthouse. Multiple Open Rooms & Kitchen, Water Views



FLOORPLAN - 2ND FLOOR



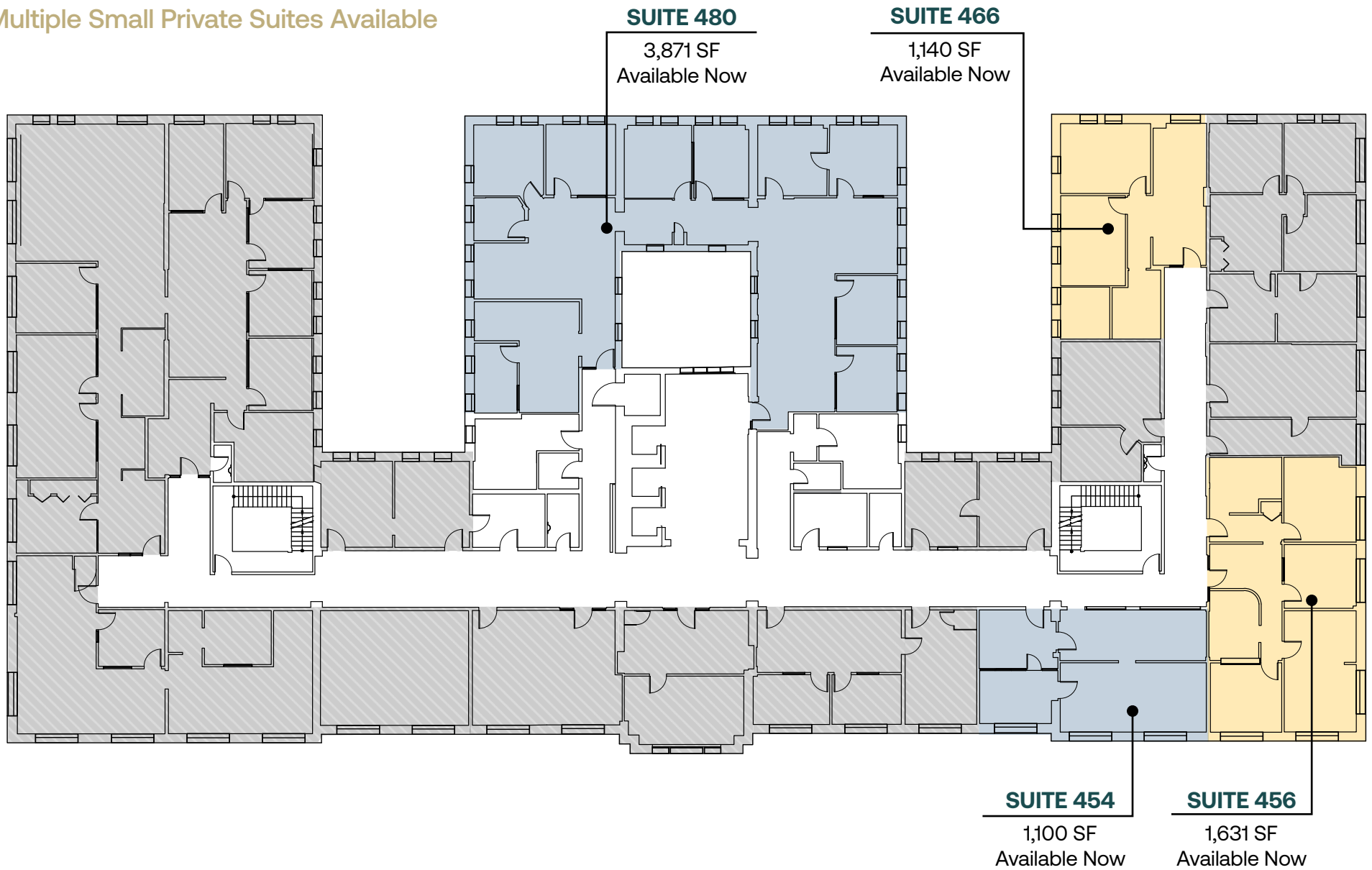
 Leased

FLOORPLAN - 3RD FLOOR



FLOORPLAN - 4TH FLOOR

Multiple Small Private Suites Available

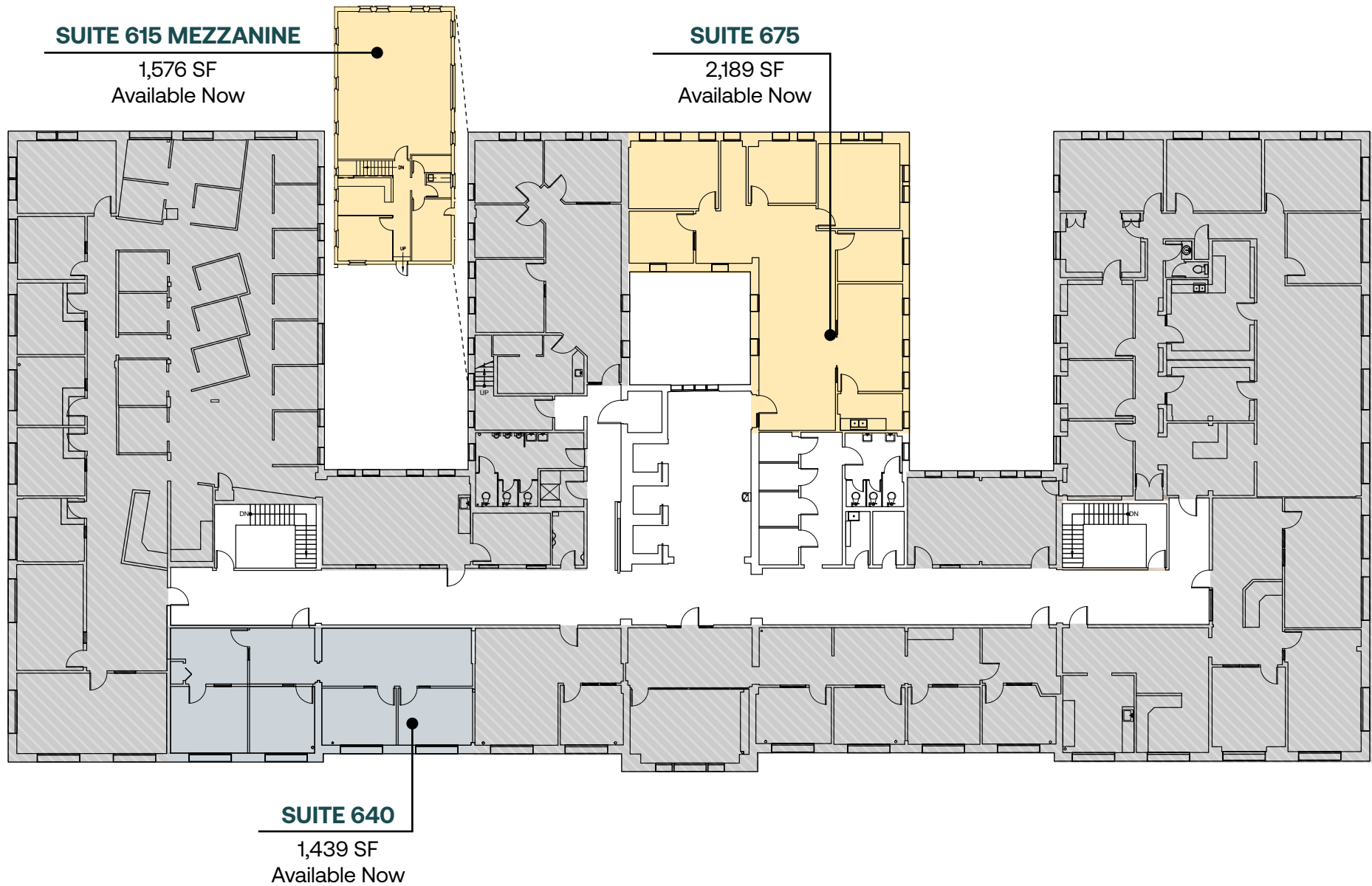


 Leased

FLOORPLAN - 5TH FLOOR



FLOORPLAN - 6TH FLOOR








TRANSPORTATION & AMENITIES


WATERFRONT REVITALIZATION
 Est. Completion 2025


50+ RESTAURANTS
 within 3 blocks


10+ COFFEE SHOPS
 within 3 blocks


12 HOTELS
 within 1 mile

	Major Bus Lines		Link Light Rail		Bike Lanes
	Seattle Street Car		Amtrak & Sounder Trains		



www.colmanbuilding.com

THE COLMAN BUILDING

811 FIRST AVENUE | SEATTLE , WA

TRACY TURNURE

425.372.9923

tracy.turnure@nmrk.com

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MP-1582 | 11/24

