

Smith Tower

506 2ND AVENUE
SEATTLE, WA 98104

BRODERICK
• GROUP •



CLICK TO WATCH
THE SMITH TOWER
VIDEO TOUR

BUILDING HIGHLIGHTS



**DEDICATED BIKE STORAGE,
SHOWERS & LOCKERS**



**IMMEDIATE ACCESS TO
RESTAURANTS AND RETAIL AMENITIES**



**STATE-OF-THE-ART FITNESS
CENTER & STUDIO IN BUILDING**



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



**1/1,000 RSF PARKING RATIO AVAILABLE
IN ADJACENT SECURED BUTLER GARAGE**



**360-DEGREE VIEWS OF SEATTLE
AND OPEN-AIR VIEWING DECK**



**ON-SITE MANAGEMENT AND 24
HOUR, 365 SECURITY STAFF**



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 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.





AVAILABLE SPACE

SMITH TOWER

SUITE	RSF	AVAILABILITY	COMMENTS
210	4,613	Now	Southwest corner suite with an open layout. Fully furnished. Plug & play. View Virtual Tour
300	11,382	Now	Full floor available with open layout. Formerly occupied by Accenture.
400	11,385	Now	Full floor available with open layout. Formerly occupied by Accenture.
500	11,385	Now	Full floor available. Formerly occupied by Accenture. Open layout with large conference room, kitchen and private offices.
630	2,162	Now	North facing spec suite with private office, conference room, storage, and open area.
640	5,425	Now	South facing spec suite with private offices, conference rooms, kitchen, and open area.
700	8,924	Now	Efficient layout and great views. Contiguous with suite 730 for a full floor (11,489 SF).
730	2,460	Now	Northeast corner suite with 1 conference room and open plan. Contiguous with suite 700 for a full floor (11,489 SF).
800	11,385	Now	Full floor available with an efficient layout and great views
910	4,228	Now	Southeast corner suite with exterior private offices, conference room, and kitchen. Can be combined with 900+920 for a full floor (11,175 RSF).
920	2,448	Now	Creative open space on northeast corner. Can be combined with 900+910 for a full floor (11,175 RSF).
1008	1,978	Now	North facing with open space and kitchen. Divisible to 394 RSF (eastern portion) or 1,347 RSF (western portion).
1021	3,514	Now	Five perimeter offices and a large conference room. Divisible to 1,228 RSF (western portion) or 2,286 RSF (eastern portion).
1101*	4,531	Now	Spec suite with 1 private office, 1 conference room, 2 phone rooms, kitchen and open area. South facing views.
1103*	2,439	Now	Northeast corner spec suite with an open plan, 1 private office, and a kitchen.
1600	11,396	Now	Full floor availability with 7 private offices, 3 conference rooms, reception, and a kitchen. Incredible views and abundant natural light.
1700	11,394	Now	Full floor availability with 8 private offices, 4 conference rooms, and a kitchen. Incredible views and abundant natural light.
1800	2,158	Now	Northeast corner suite with a conference room, private office, and kitchen. Can be combined with 1810 for 6,686 RSF.
1810	4,528	Now	Interior private offices and conference rooms with exterior open work area. Incredible views and abundant natural light. Can be combined with 1800 for 6,686 RSF.
2100	10,960	Now	Full floor opportunity with open layout and excellent views. Formerly occupied by Steve Madden.
2400	2,288	8/1/2025	Tower Suite with excellent 360° views and direct elevator access. Features perimeter private offices, conference rooms, and a kitchen/break area.
2800	2,297	Now	Tower Suite with excellent 360° views and direct elevator access. Features private offices, conference room, kitchen and open space.

* Market-ready spec suites

SMITH TOWER ANNEX – FLORENCE BUILDING

SUITE	RSF	AVAILABILITY	COMMENTS
100	2,369	Now	Can be leased combined or as two separate suites.
200	2,665	90 Days' Notice	Creative office space with high ceilings, great natural light and hardwood floors. Can be leased combined or as two separate suites

Smith Tower



BACK TO AVAILABLE SPACE

FLOOR 2

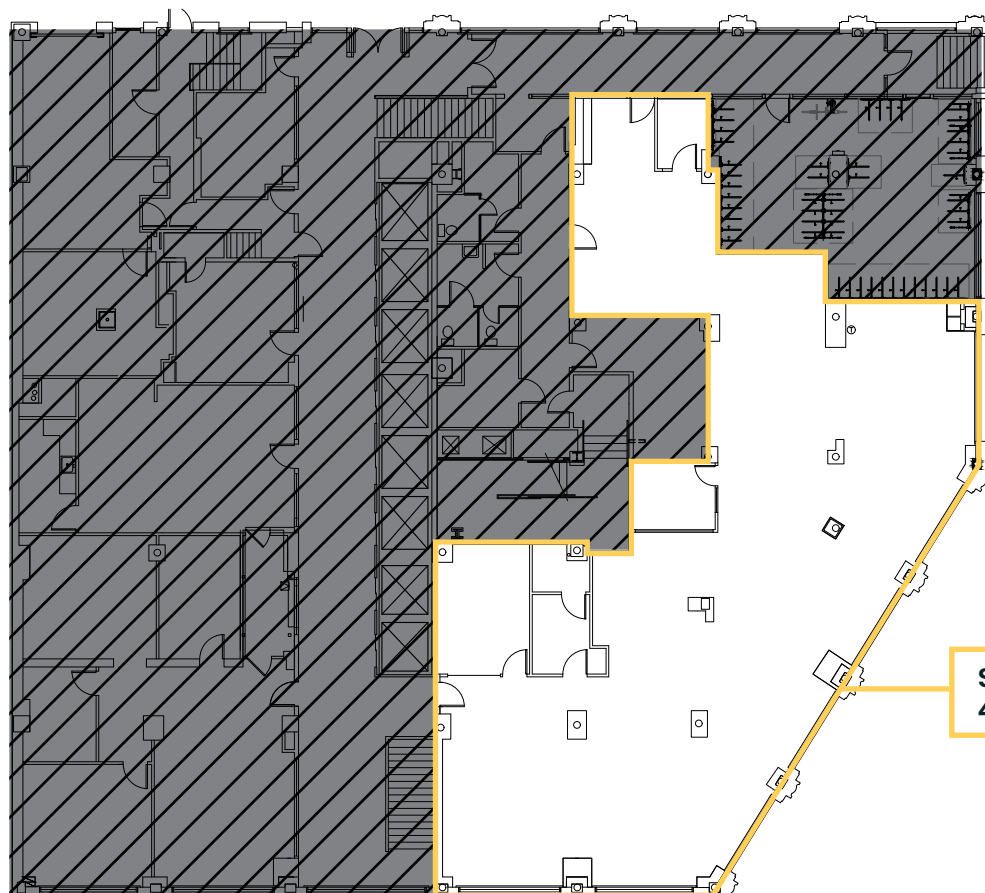


VIRTUAL TOUR

4,613 RSF

AVAILABLE NOW

PLUG & PLAY



SUITE 210
4,613 RSF



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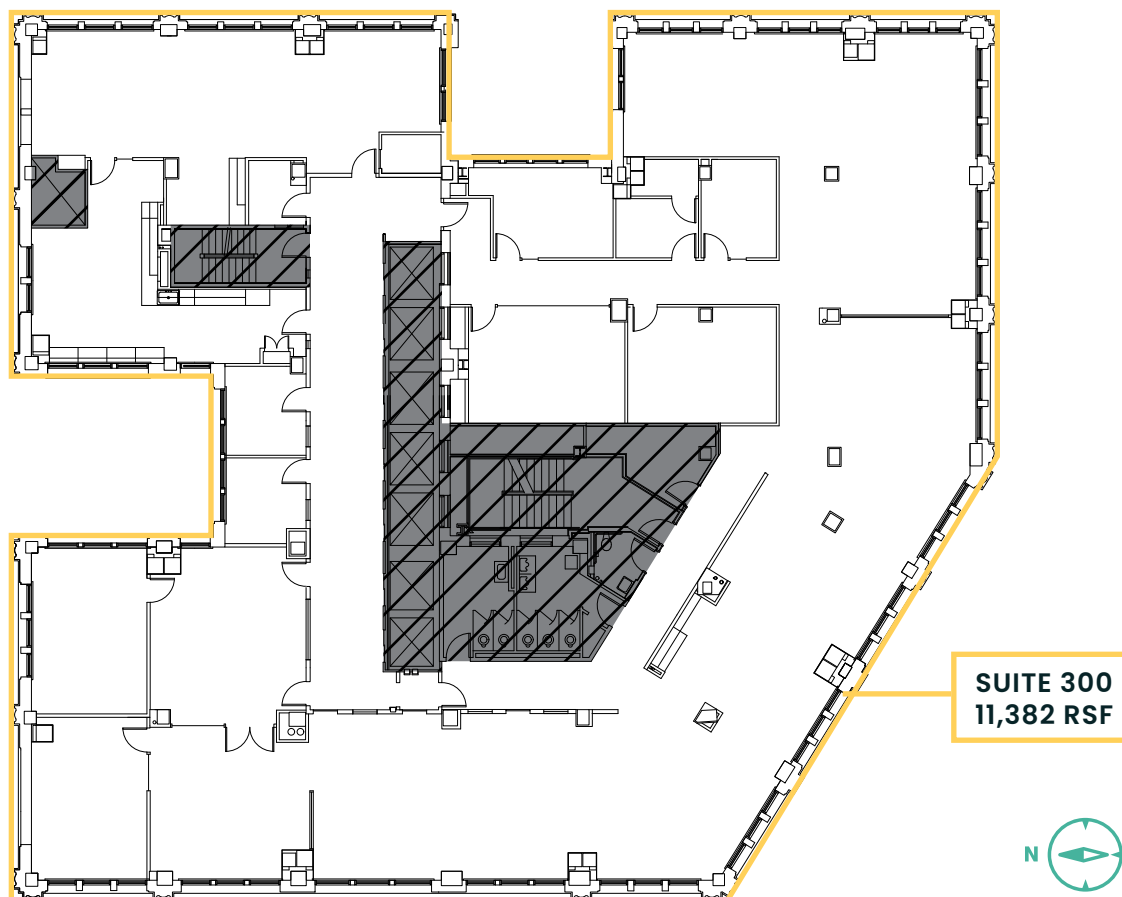
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BACK TO AVAILABLE SPACE

FLOOR 3

11,382 RSF
AVAILABLE NOW



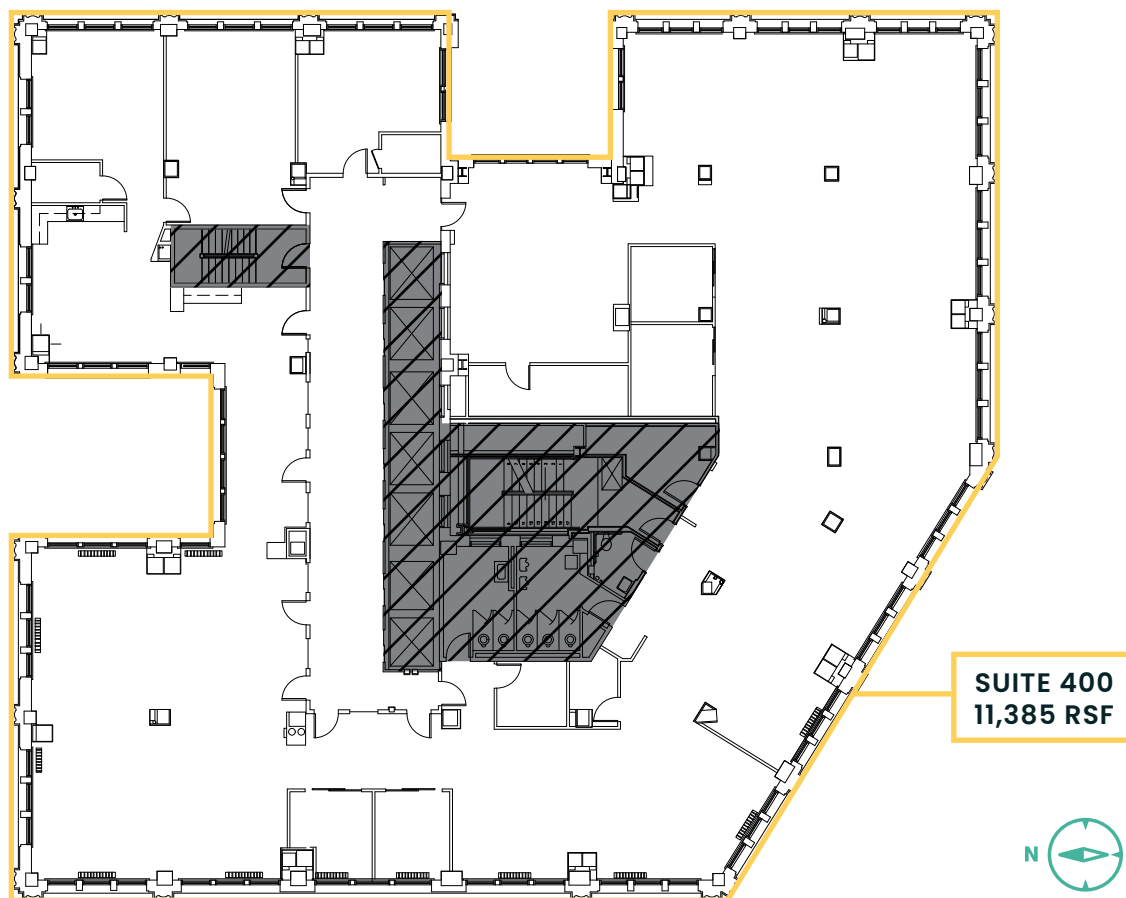
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BACK TO AVAILABLE SPACE

FLOOR 4

11,385 RSF
AVAILABLE NOW



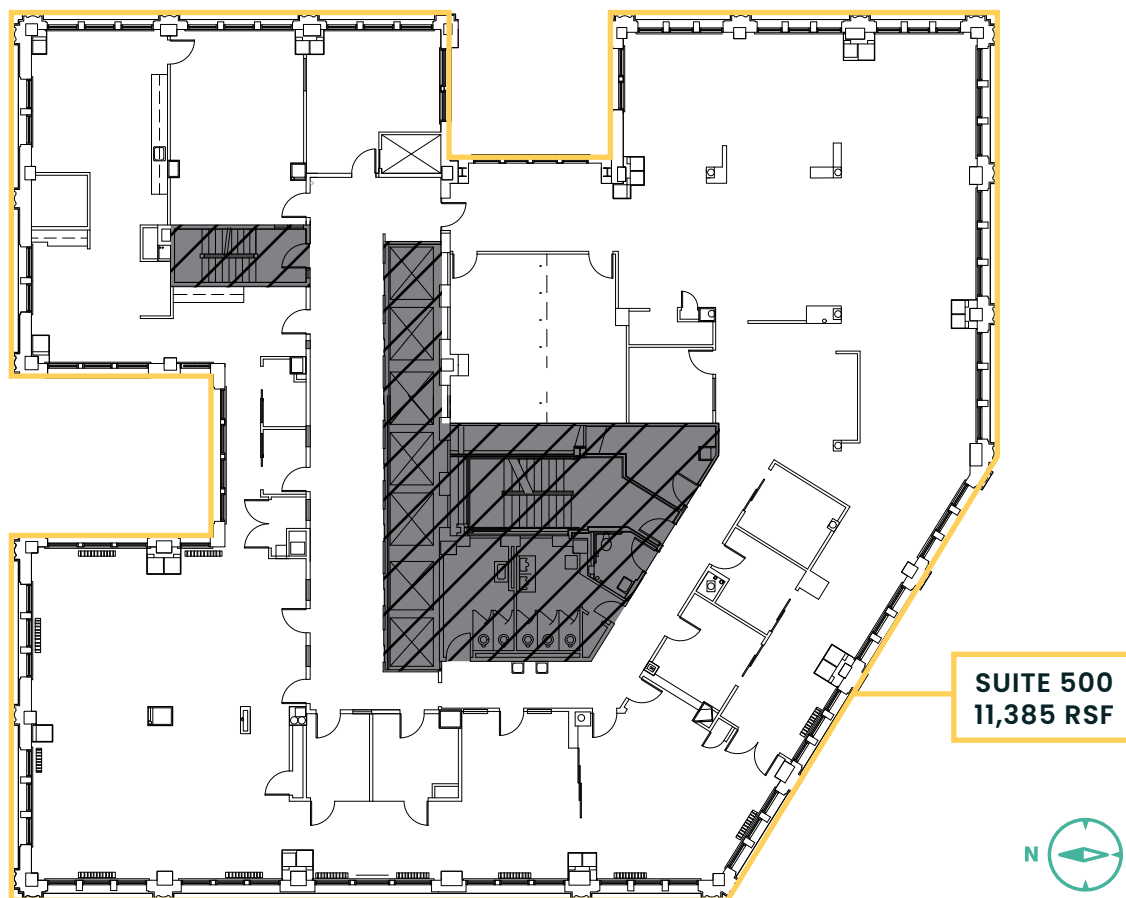
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BACK TO AVAILABLE SPACE

FLOOR 5

11,385 RSF
AVAILABLE NOW



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BACK TO AVAILABLE SPACE

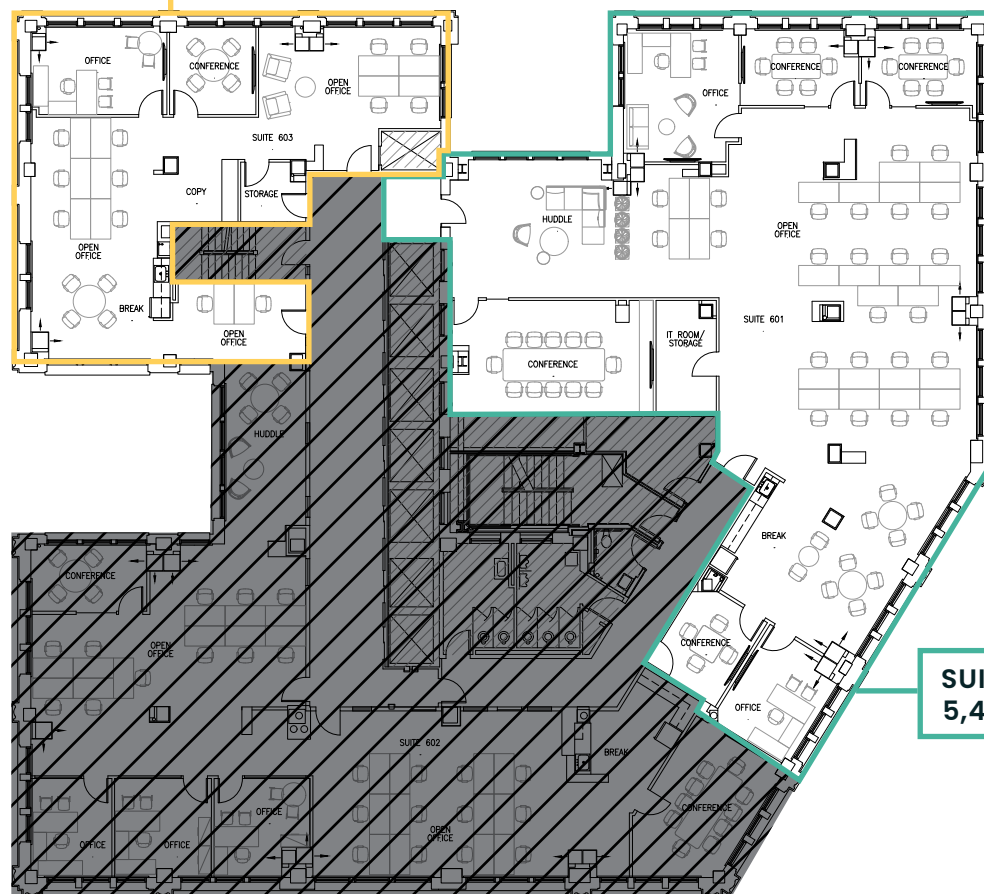
FLOOR 6

7,587 RSF

AVAILABLE NOW

MARKET-READY SPEC SUITES

SUITE 630
2,162 RSF



STADIUM VIEWS

SUITE 640
5,425 RSF



WATER VIEWS

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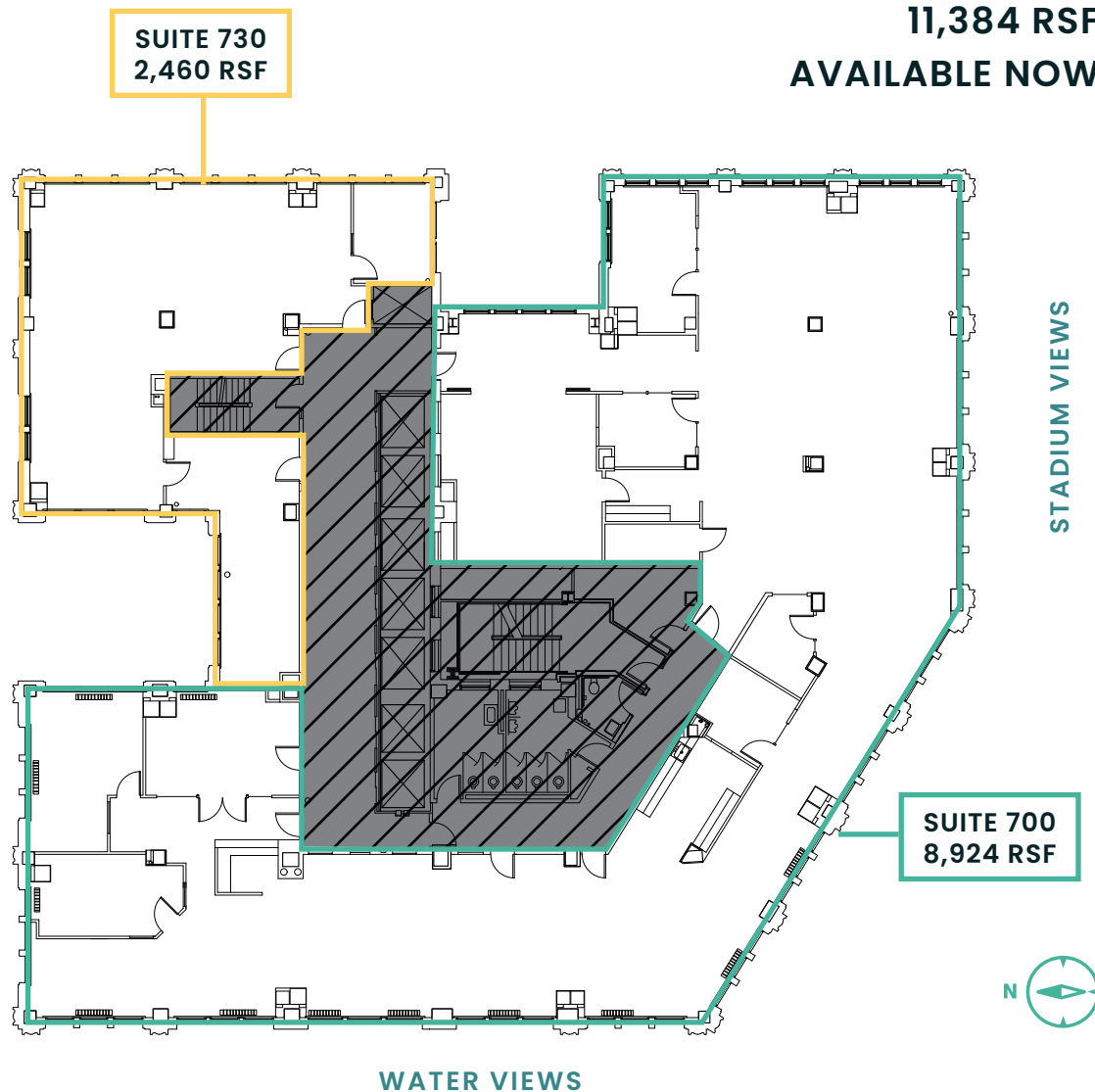
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BACK TO AVAILABLE SPACE

FLOOR 7

11,384 RSF
AVAILABLE NOW



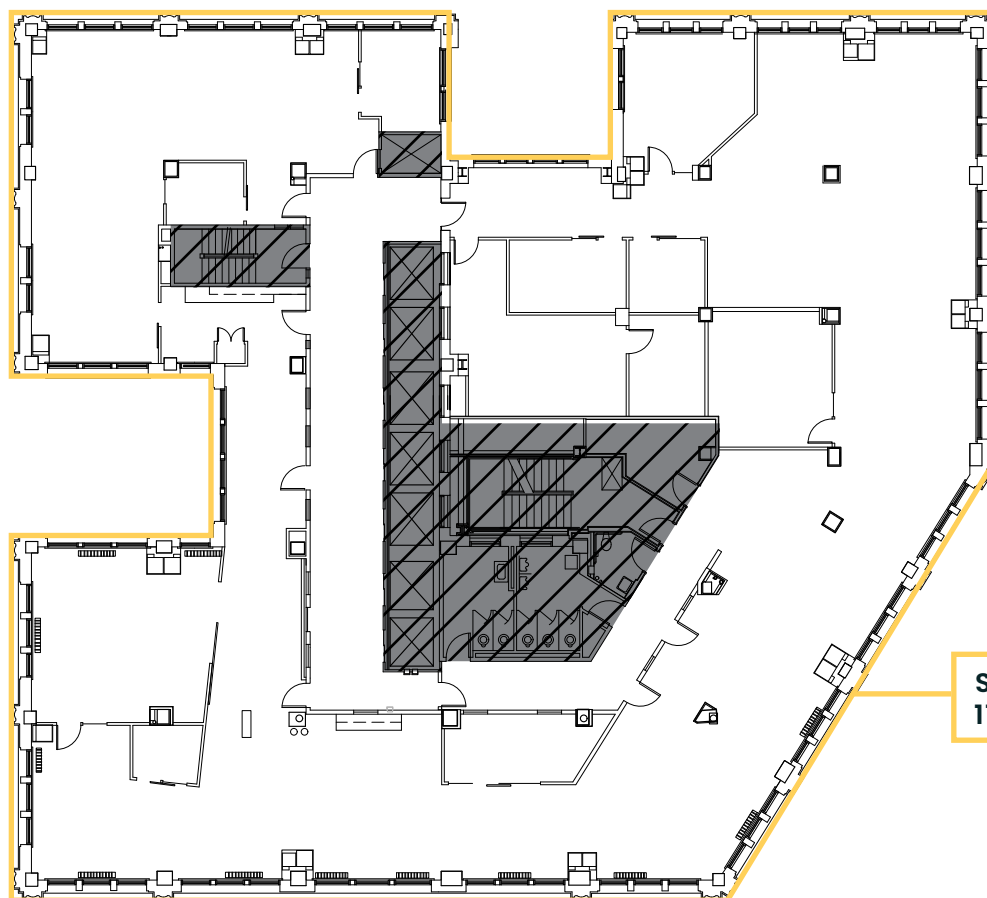
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BACK TO AVAILABLE SPACE

FLOOR 8

11,385 RSF
AVAILABLE NOW



STADIUM VIEWS

SUITE 800
11,385 RSF



WATER VIEWS

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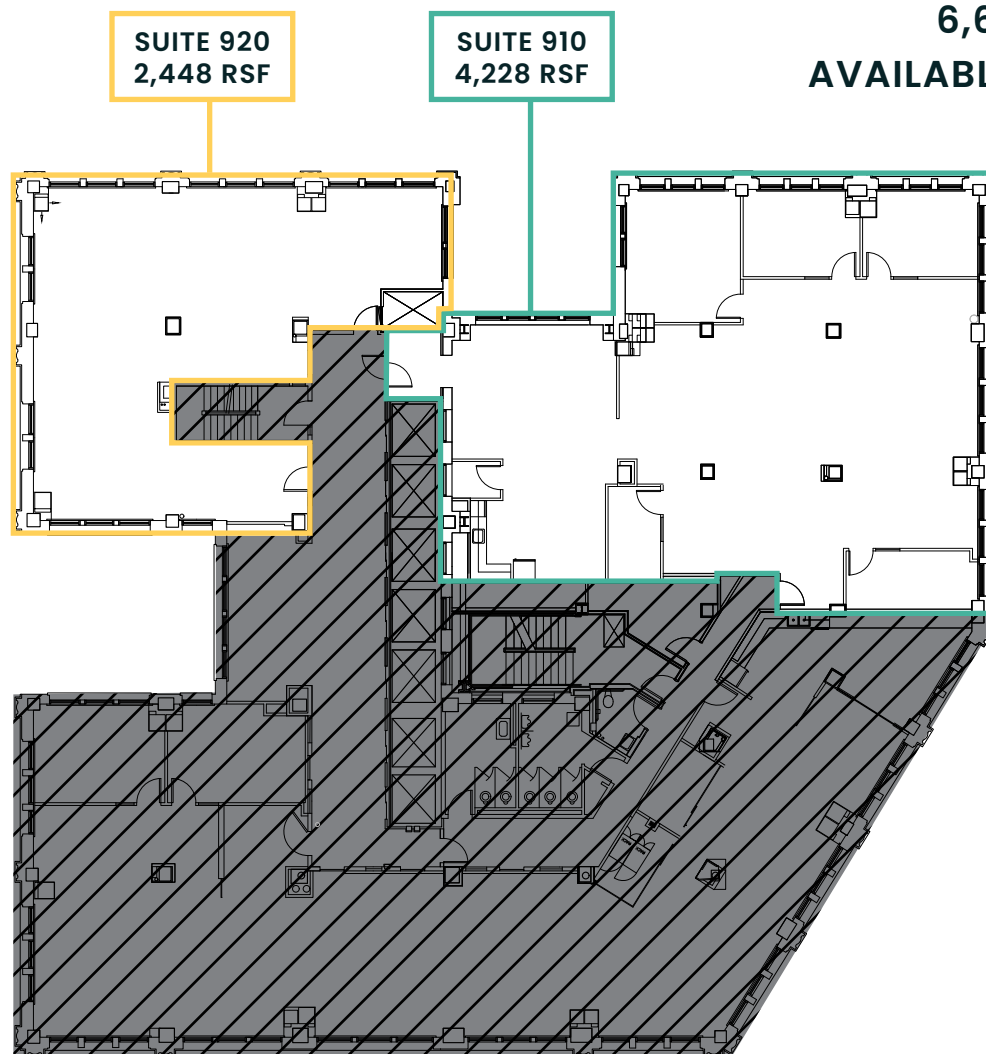
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BACK TO AVAILABLE SPACE

FLOOR 9

6,676 RSF
AVAILABLE NOW



STADIUM VIEWS

WATER VIEWS

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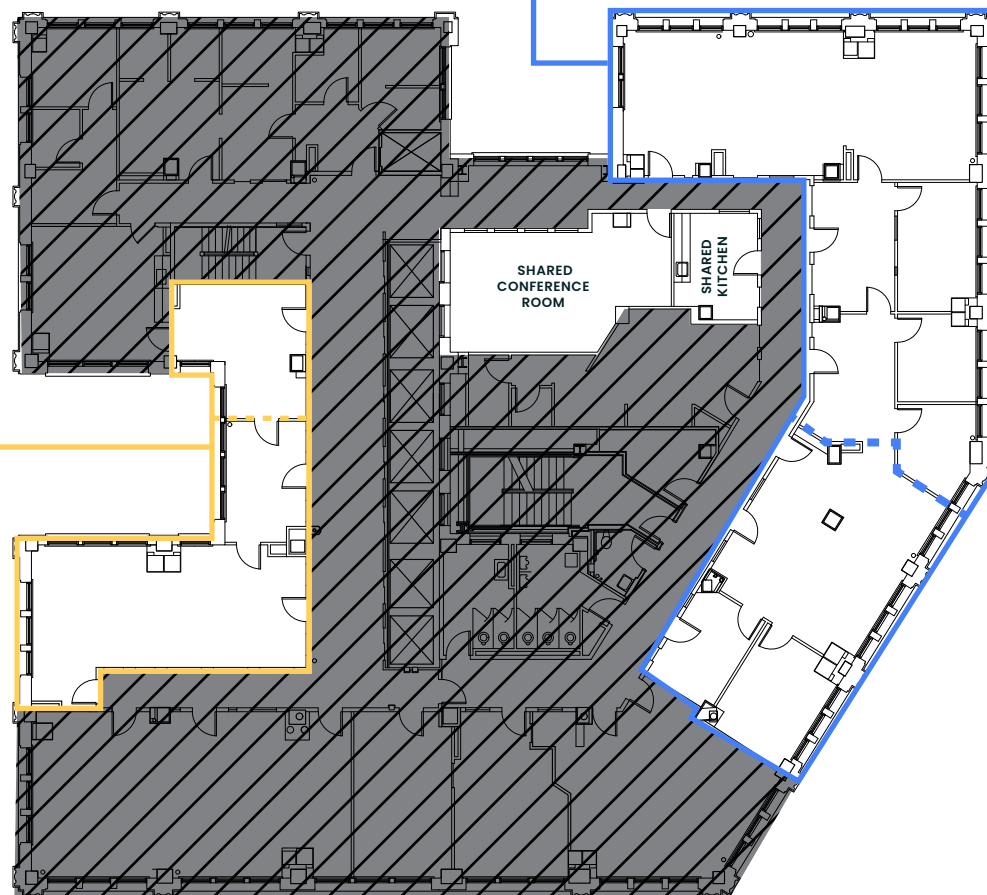
BACK TO AVAILABLE SPACE

FLOOR 10

5,255 RSF
AVAILABLE NOW

SUITE 1008 | 1,741 RSF
Divisible to 394 RSF
(eastern portion) / 1,347 RSF
(western portion)

SUITE 1021 | 3,514 RSF
Divisible to 1,228 RSF
(western portion) / 2,286
RSF (eastern portion)



STADIUM VIEWS



WATER VIEWS

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BACK TO AVAILABLE SPACE

FLOOR 11

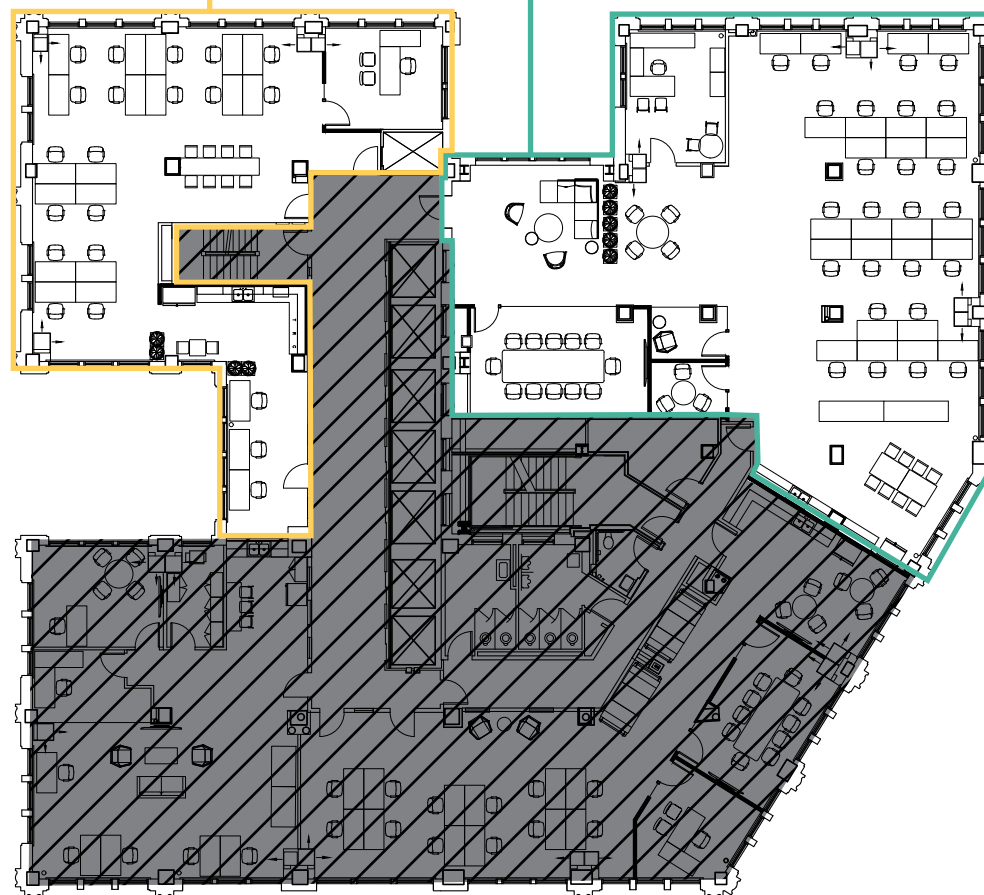
6,970 RSF

AVAILABLE NOW

MARKET-READY SPEC SUITES

SUITE 1103
2,439 RSF

SUITE 1101
4,531 RSF



STADIUM VIEWS

WATER VIEWS



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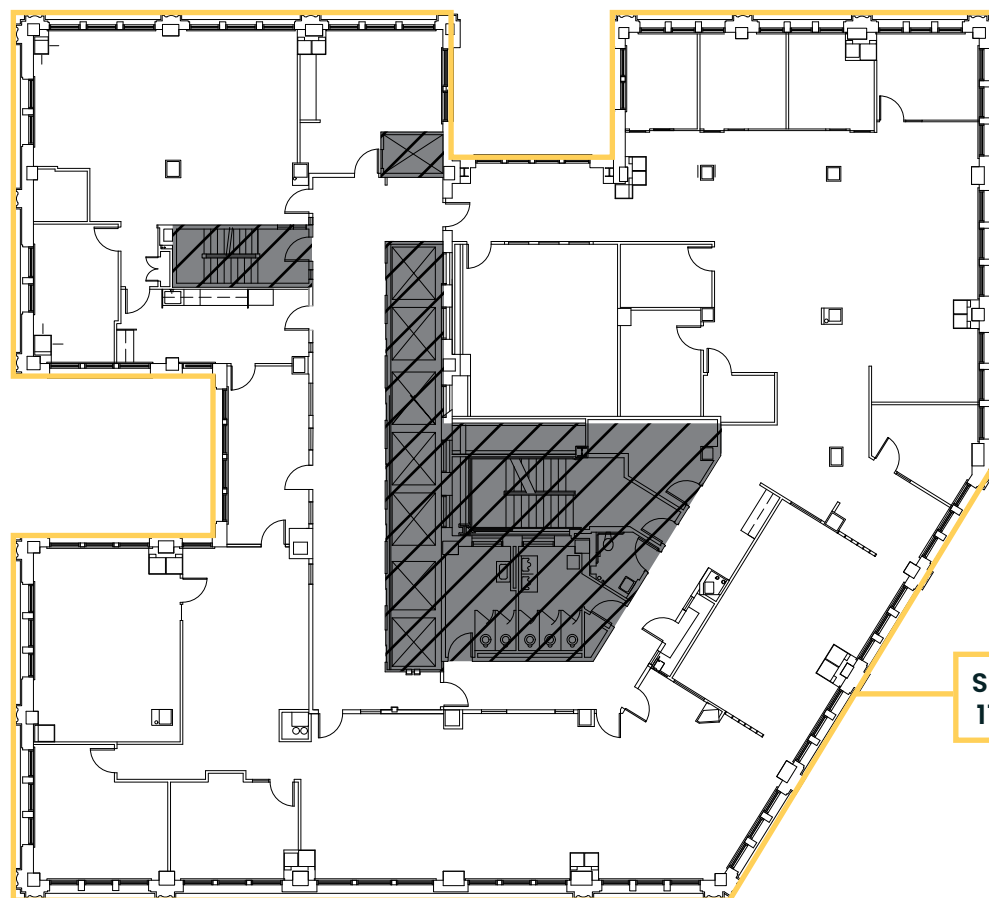
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BACK TO AVAILABLE SPACE

FLOOR 16

11,396 RSF
AVAILABLE NOW



STADIUM VIEWS

SUITE 1600
11,396 RSF



WATER VIEWS

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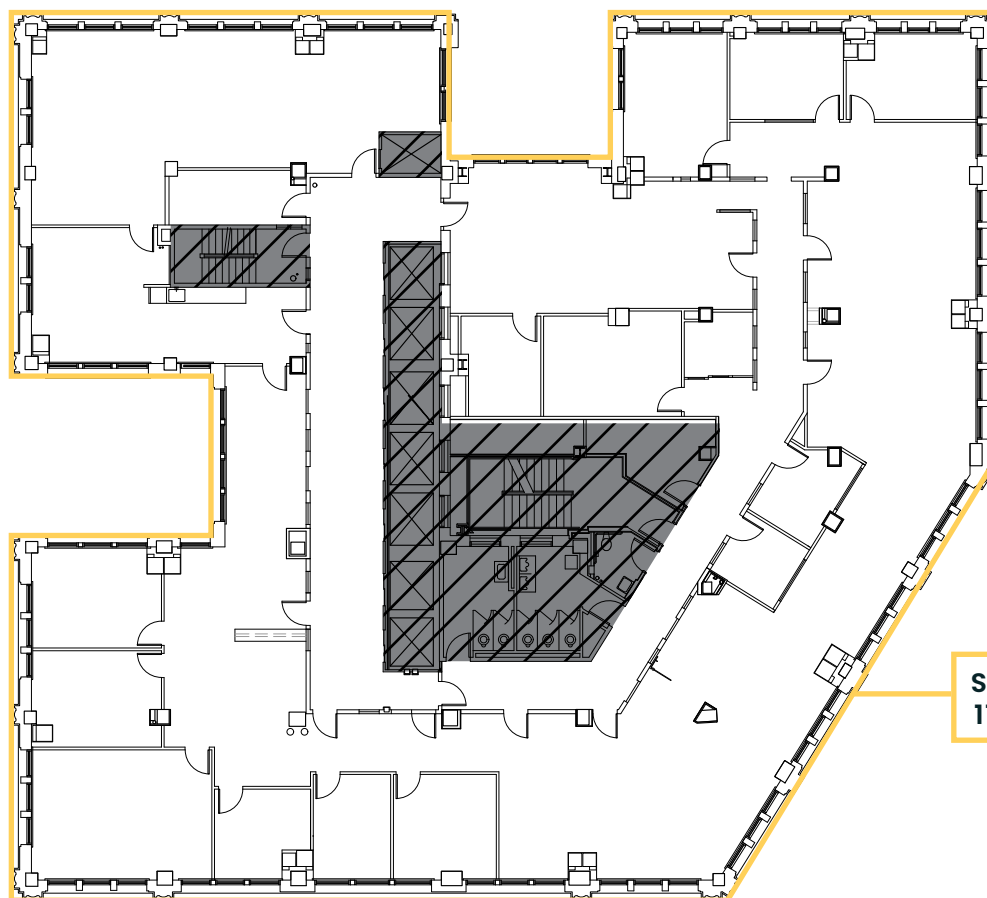
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BACK TO AVAILABLE SPACE

FLOOR 17

11,394 RSF
AVAILABLE NOW



STADIUM VIEWS

SUITE 1700
11,394 RSF



WATER VIEWS

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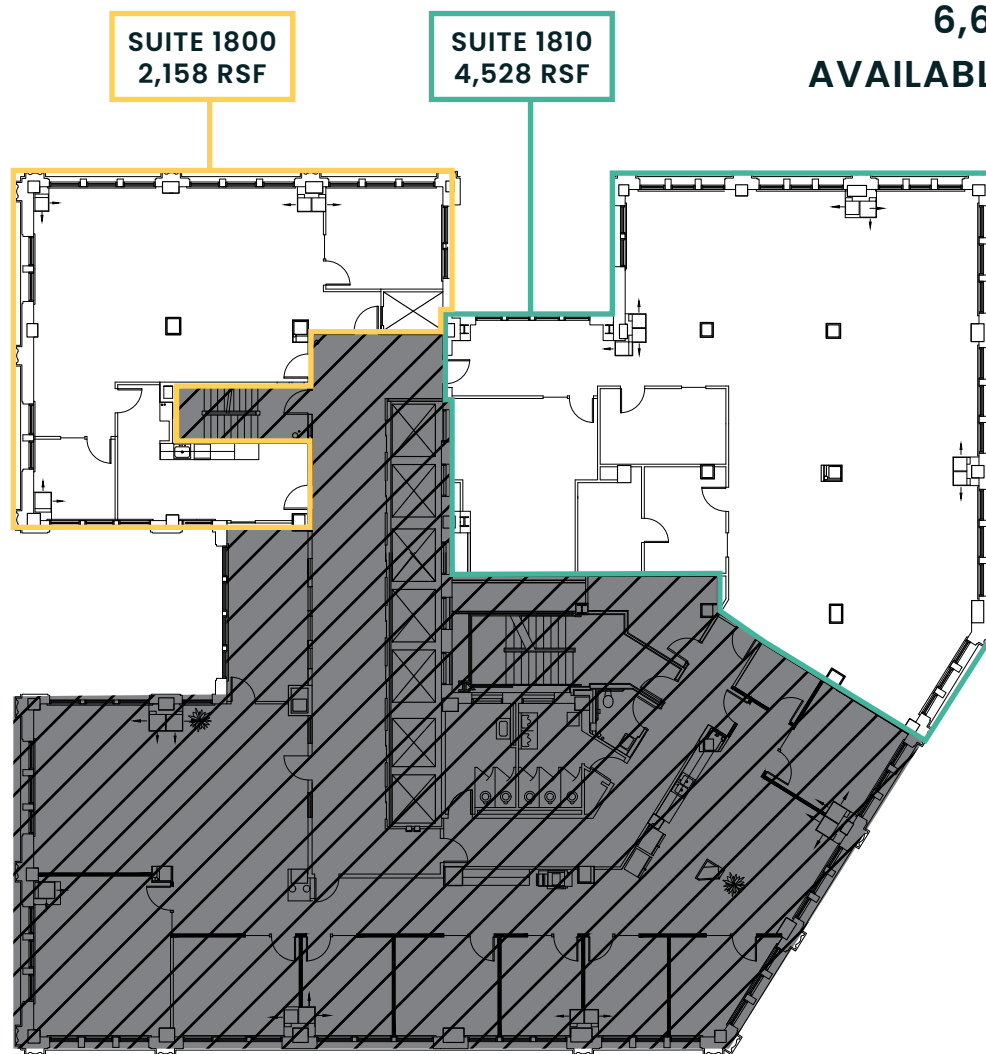
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BACK TO AVAILABLE SPACE

FLOOR 18

6,686 RSF
AVAILABLE NOW



STADIUM VIEWS



WATER VIEWS

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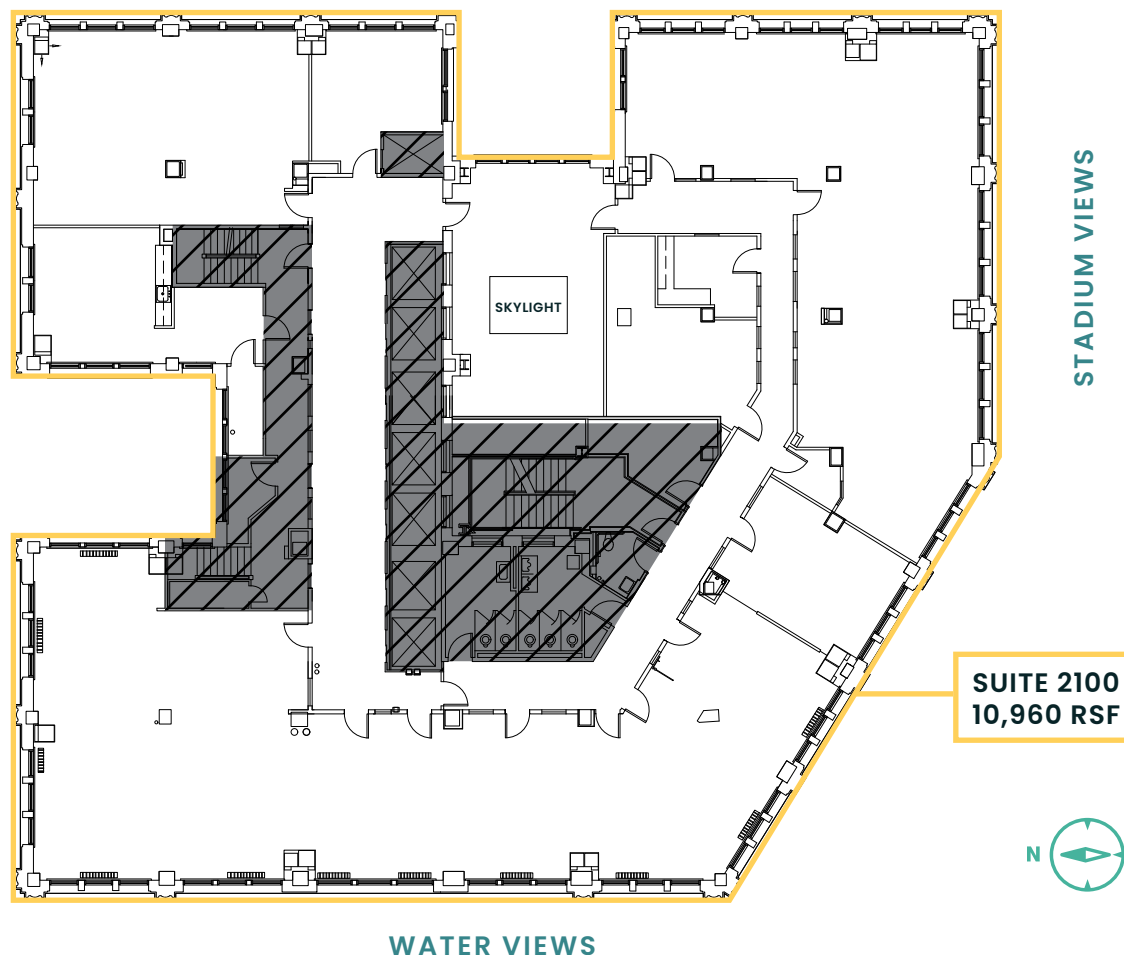
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BACK TO AVAILABLE SPACE

FLOOR 21

10,960 RSF
AVAILABLE NOW



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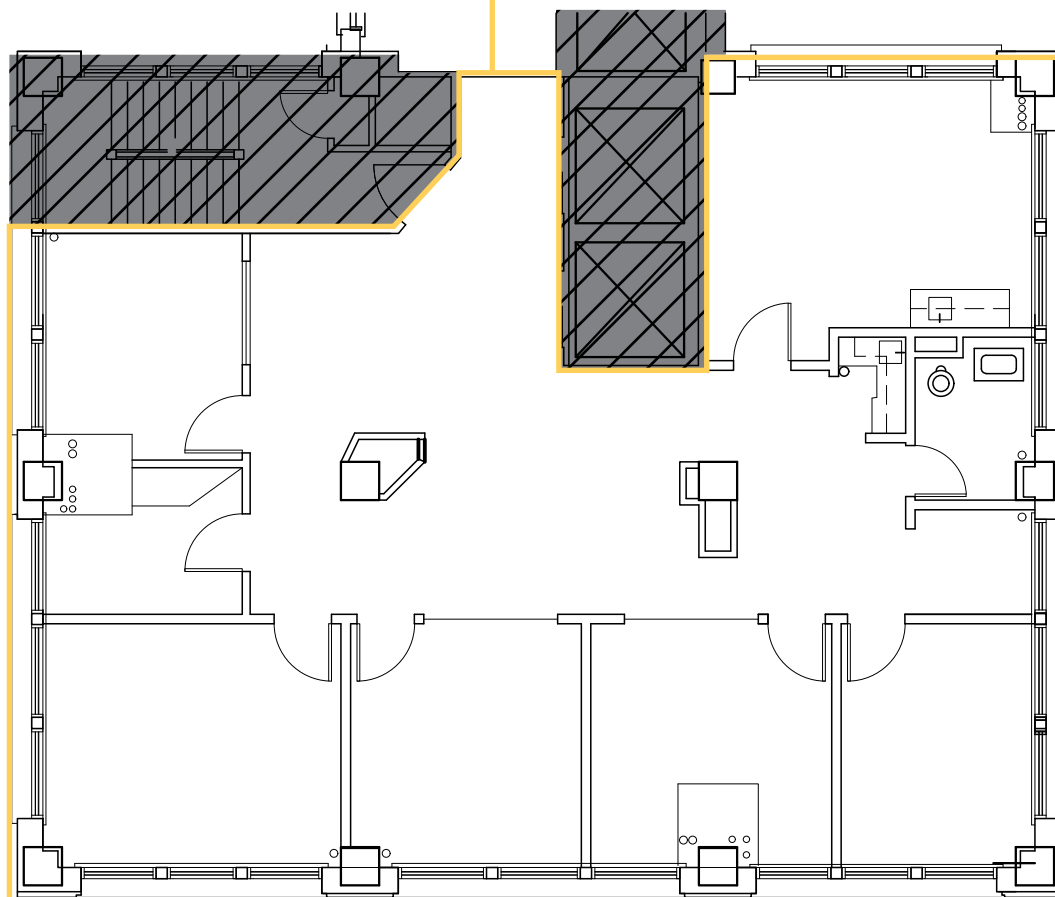
FLOOR 24

2,288 RSF

AVAILABLE 8/1/2025

TOWER SUITE. 360° VIEWS.

SUITE 2400
2,288 RSF



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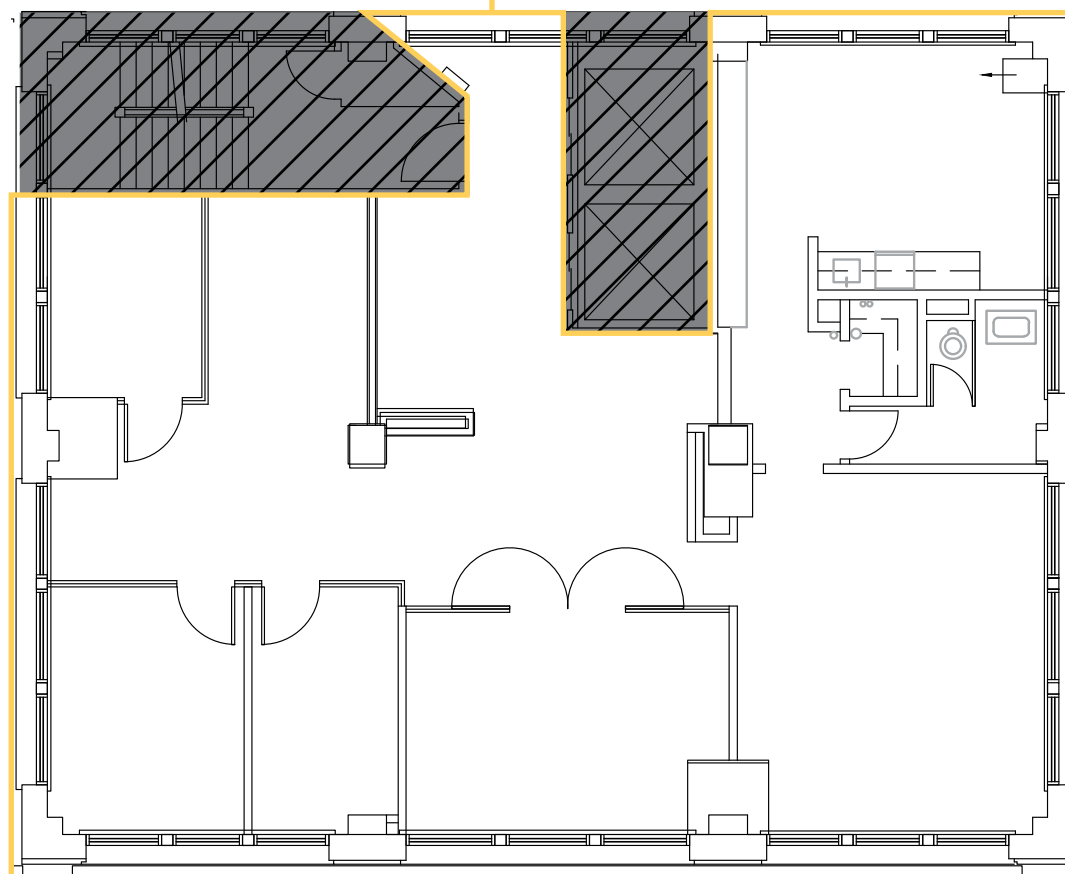
FLOOR 28

2,297 RSF

AVAILABLE NOW

TOWER SUITE. 360° VIEWS.

SUITE 2800
2,297 RSF



STADIUM VIEWS



WATER VIEWS

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*Smith
Tower*

ANNEX

FLORENCE
BUILDING

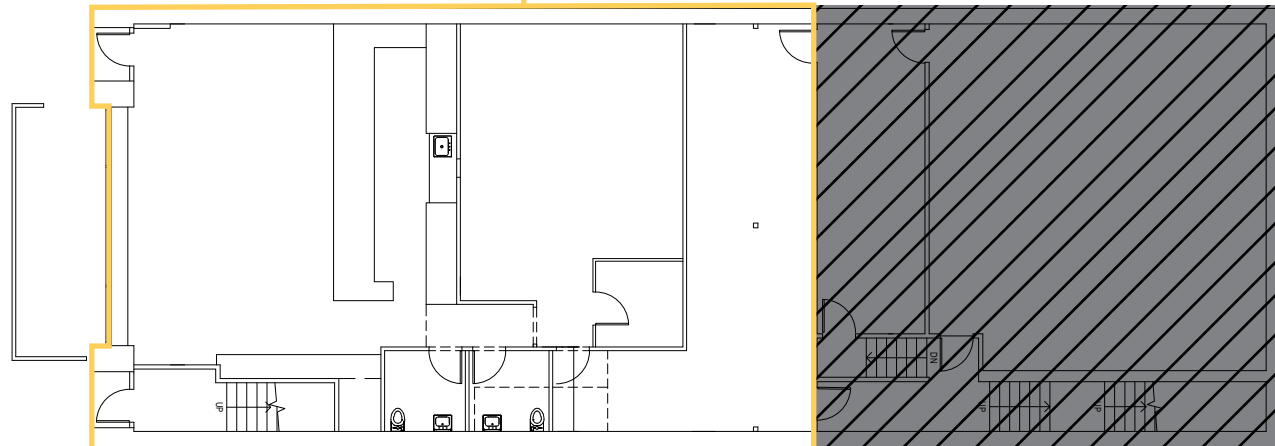


BACK TO AVAILABLE SPACE

SUITE 100

2,369 RSF
AVAILABLE NOW

SUITE 100
2,369 RSF



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ANNEX

FLORENCE
BUILDING

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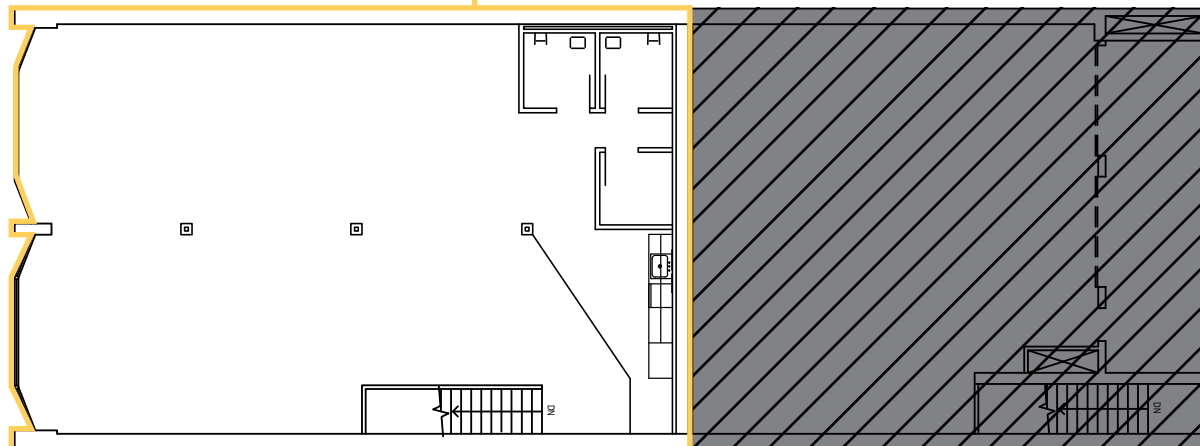
BACK TO AVAILABLE SPACE

SUITE 200

2,665 RSF

AVAILABLE WITH
90 DAYS' NOTICE

SUITE 200
2,665 RSF



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FOOD

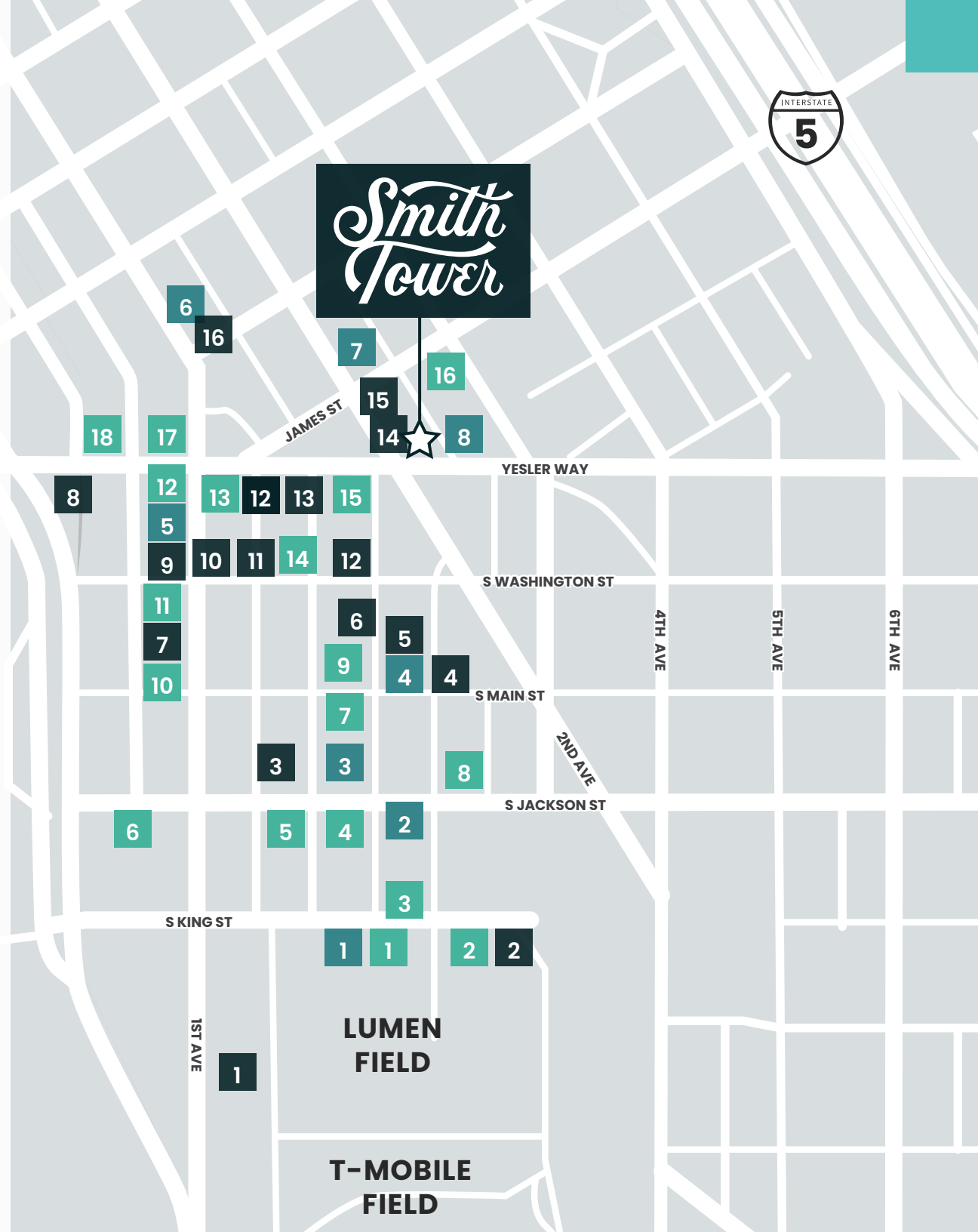
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|------------------------|--------------------------------------|
| 1. Matsu | 10. OHSUN Banchan Deli & Cafe |
| 2. 13 Coins Seattle | 11. Luigi's Italian Eatery & Cantina |
| 3. SuperKim Crab House | 12. Cafe Paloma |
| 4. Salumi | 13. The Halal Guys |
| 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. Caffè 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 |



Smith Tower



LINK LIGHT RAIL



STREETCAR LINES

MULTI-USE TRAIL



SOUND TRANSIT STOP



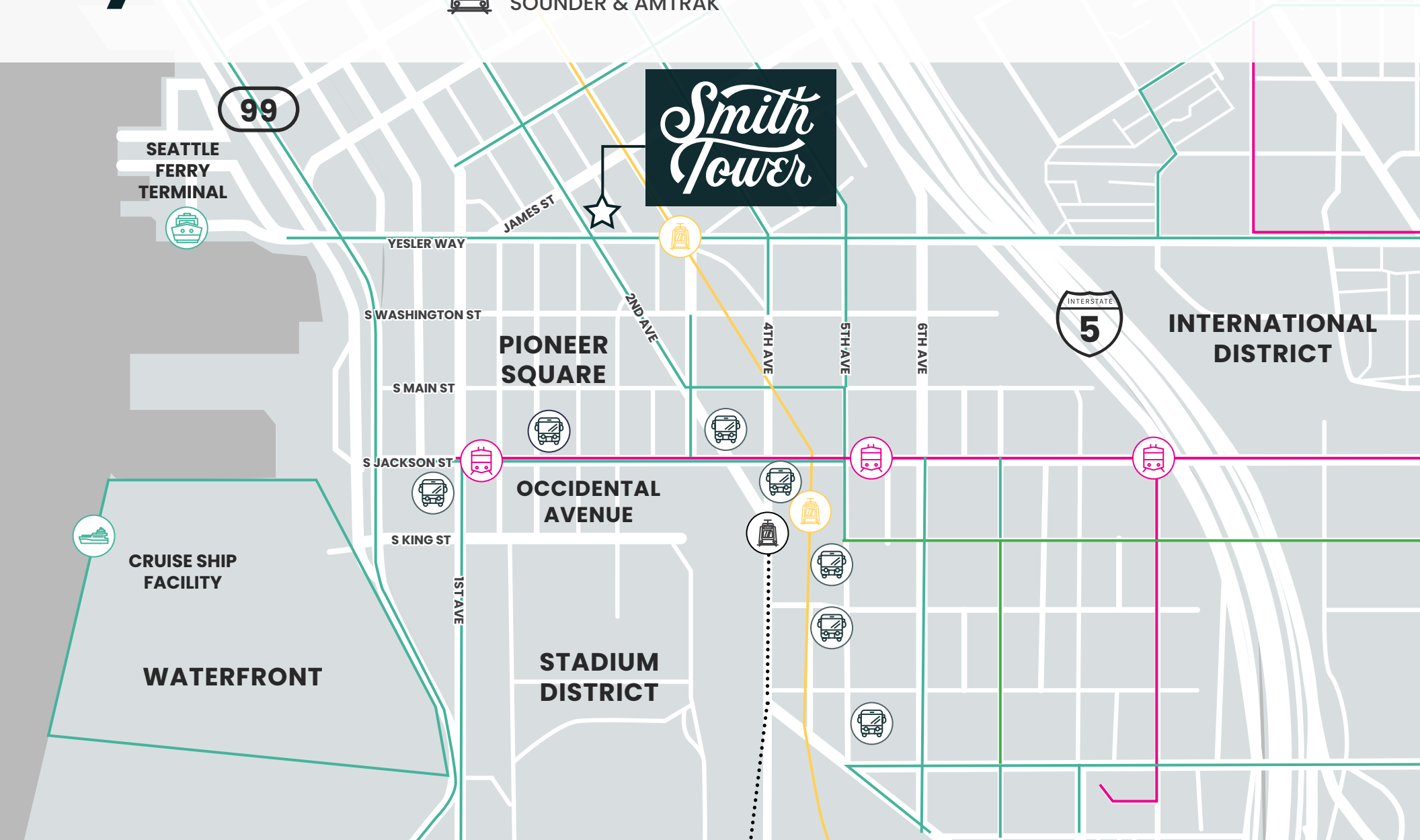
SEATTLE FERRY TERMINAL

NEIGHBORHOOD GREENWAY



KING STREET STATION
SOUNDER & AMTRAK

BIKE PATH



	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



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