

# 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

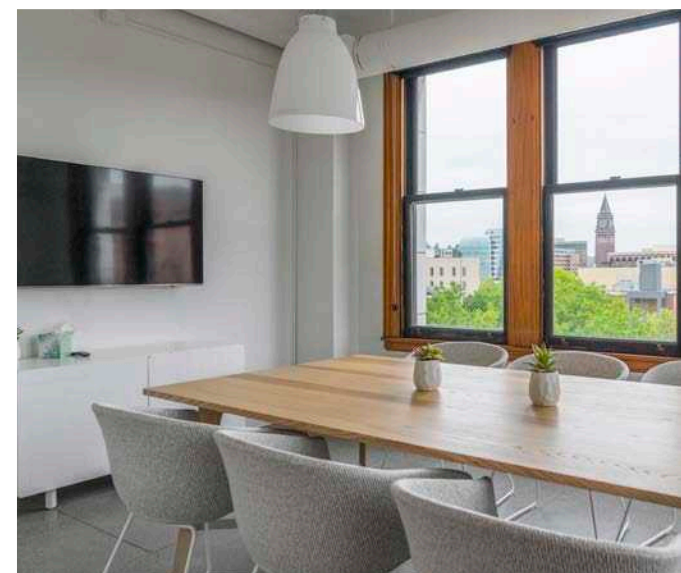
- ▶ Cardio/weight room, fitness studio including On Demand Fitness classes, Peloton bikes, and more
- ▶ Full service locker rooms including showers, towel service, lockers and hair dryers
- ▶ Secured bike room with maintenance table

## 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.

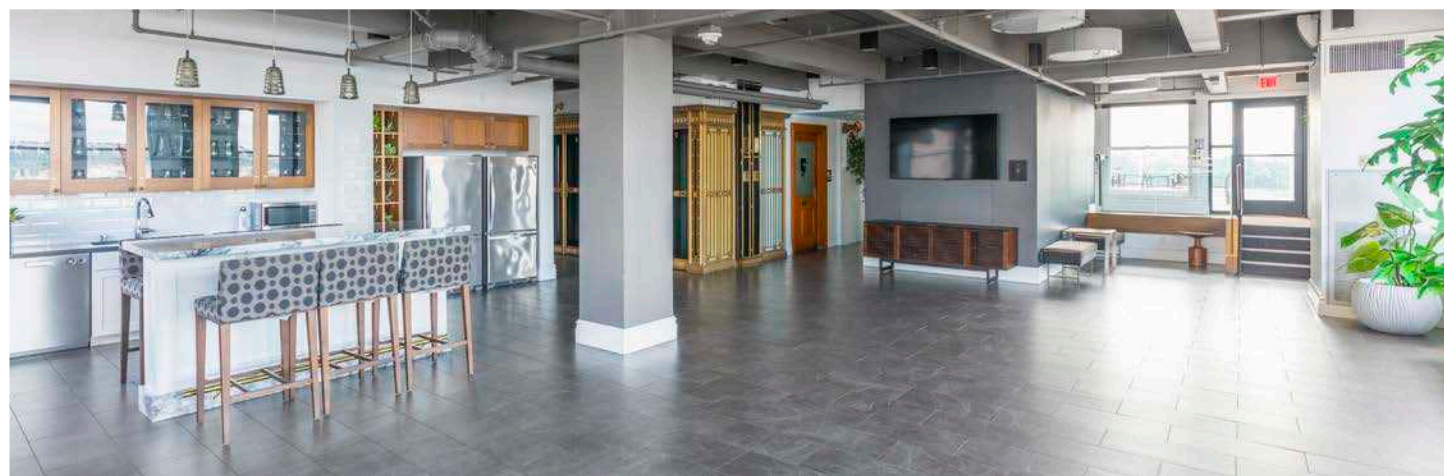
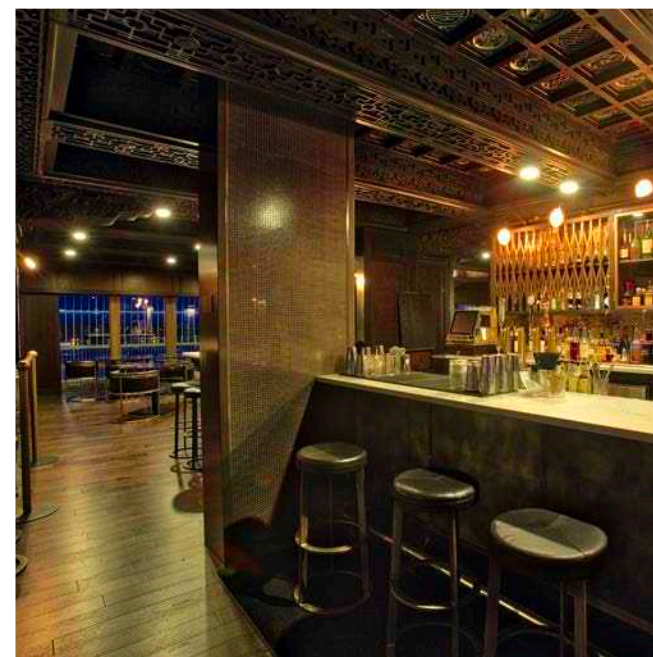




# Smith Tower

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TAKE YOUR OFFICE  
SPACE TO NEW HEIGHTS





# AVAILABLE SPACE



## SMITH TOWER

SUITE	RSF	AVAILABILITY	COMMENTS
<a href="#">300</a>	7,031	Now	Open layout. Formerly occupied by Accenture.
<a href="#">400</a>	11,385	Now	Full floor available with open layout. Formerly occupied by Accenture.
<a href="#">640</a>	5,402	Now	Fully furnished. South facing spec suite with private offices, conference rooms, kitchen, and open area.
<a href="#">700</a>	8,924	Now	Efficient layout and great views. Contiguous with suite 730 for a full floor (11,489 SF).
<a href="#">730</a>	2,460	Now	Northeast corner suite with 1 conference room and open plan. Contiguous with suite 700 for a full floor (11,489 SF).
<a href="#">800</a>	11,385	Now	Full floor available with an efficient layout and great views
<a href="#">910</a>	4,228	Now	Market Ready. South facing corner suite with exterior private offices, conference room, and kitchen.
<a href="#">920</a>	2,448	Now	Creative open space on northeast corner.
<a href="#">1008</a>	233	Now	Market Ready. North facing with open space and kitchen. Can be combined with 1009 for 1,183 RSF.
<a href="#">1009</a>	950	Now	Market Ready. North facing with open space and kitchen. Can be combined with 1008 for 1,183 RSF.
<a href="#">1103*</a>	2,439	Now	Market Ready. Northeast corner spec suite with an open plan, 1 private office, and a kitchen.
<a href="#">1701</a>	3,504	Now	Great views. Exterior offices, kitchen, and open area
<a href="#">1800</a>	2,158	Now	Northeast corner suite with a conference room, private office, and kitchen. Can be combined with 1810 for 6,686 RSF.
<a href="#">1810</a>	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.
<a href="#">2100</a>	10,960	Now	Full floor opportunity with open layout and excellent views. Formerly occupied by Steve Madden.
<a href="#">2110</a>	576	Now	Private office with excellent views.
<a href="#">2140</a>	2,659	Now	Open work area with excellent views.
<a href="#">2160</a>	357	Now	Private office with excellent views.
<a href="#">2400</a>	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.
<a href="#">3201</a>	398	Now	Excellent views.

\* Market-ready spec suites

## SMITH TOWER ANNEX - FLORENCE BUILDING

SUITE	RSF	AVAILABILITY	COMMENTS
<a href="#">100</a>	2,680	Now	Can be leased combined or as two separate suites.
<a href="#">200</a>	2,169	90 Days' Notice	Creative office space with high ceilings, great natural light and hardwood floors. Can be leased combined or as two separate suites

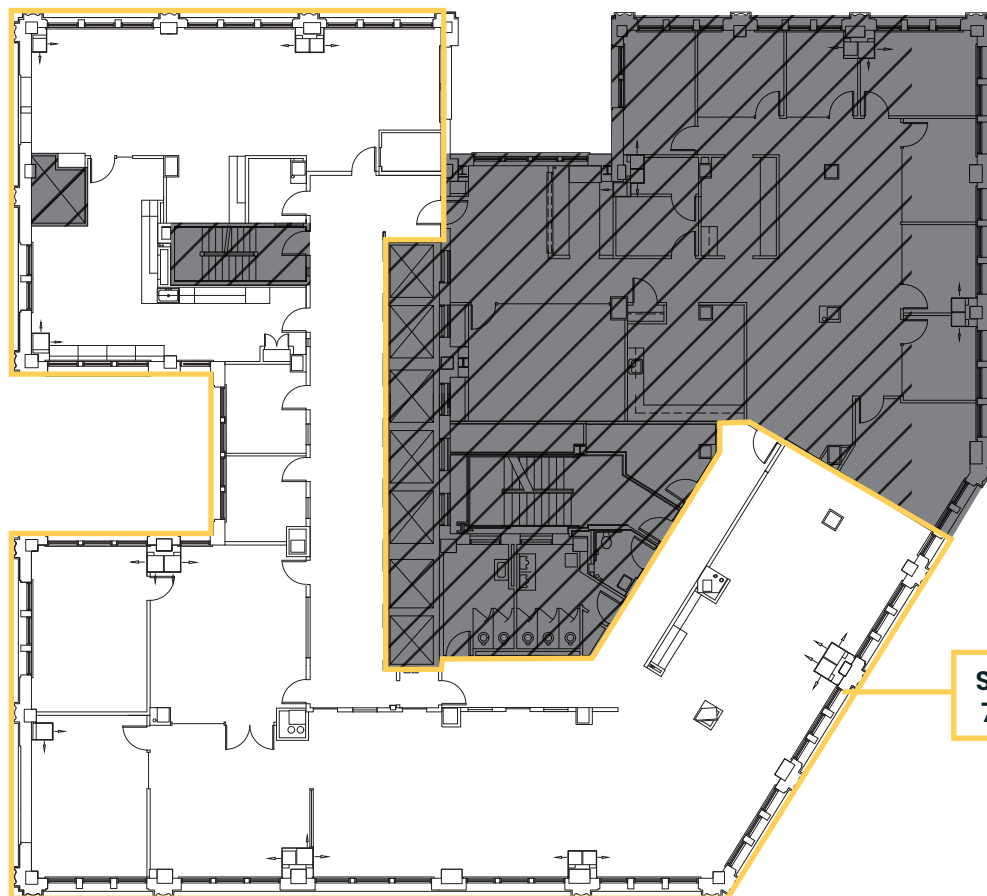
# Smith Tower



BACK TO AVAILABLE SPACE

## FLOOR 3

7,031 RSF  
AVAILABLE NOW



SUITE 300  
7,031 RSF



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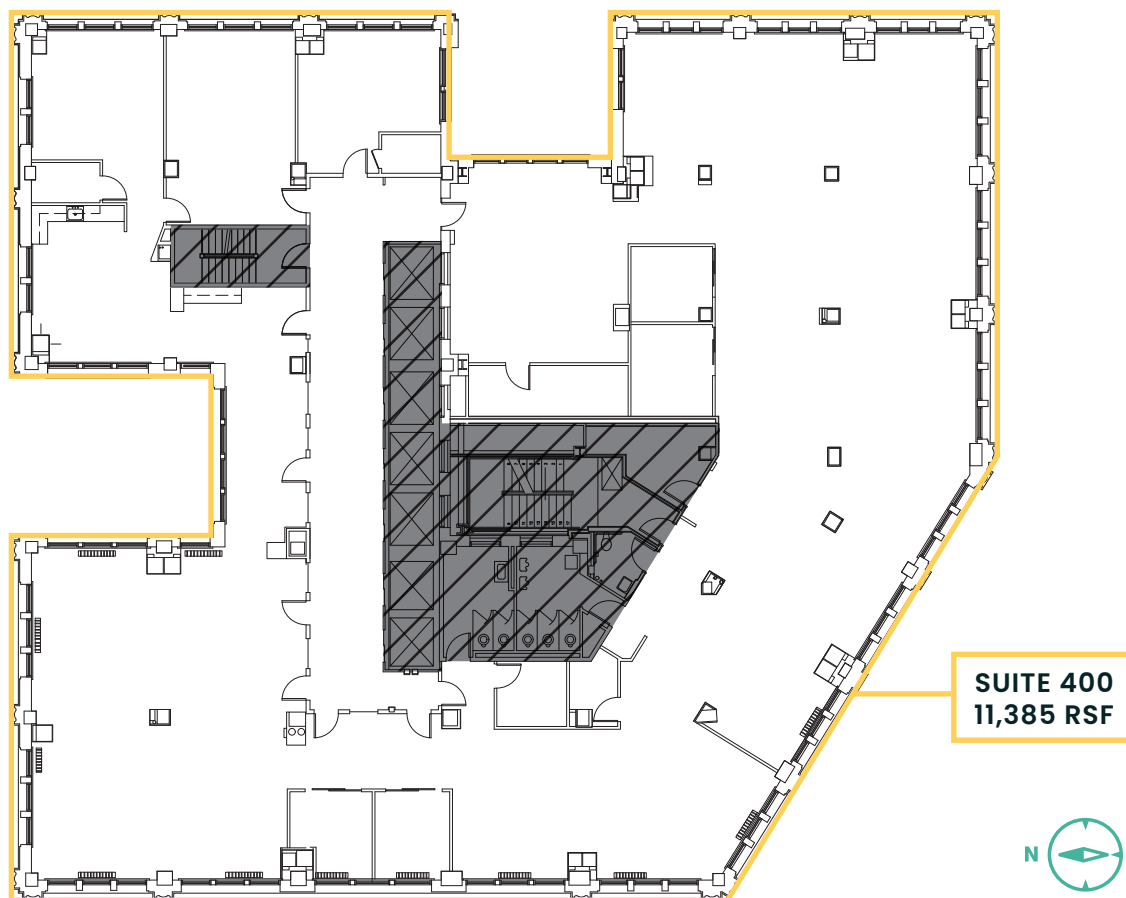
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BACK TO AVAILABLE SPACE

## FLOOR 4

11,385 RSF  
AVAILABLE NOW



# Smith Tower



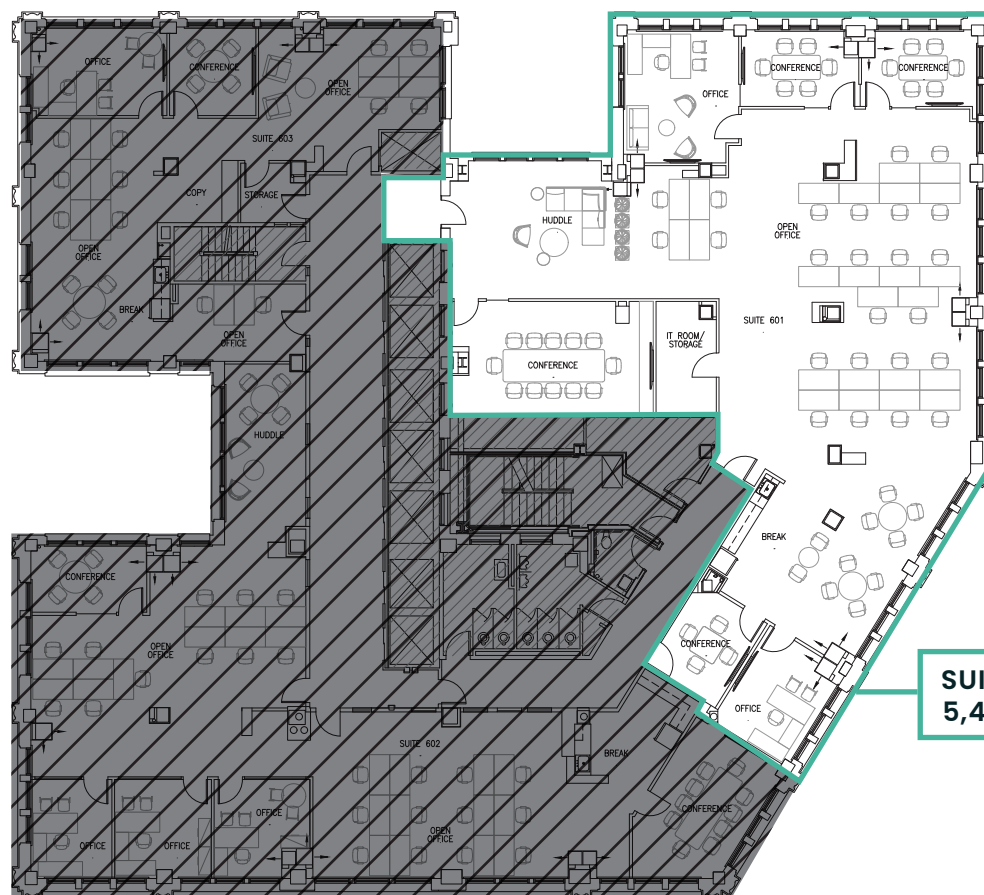
BACK TO AVAILABLE SPACE

## FLOOR 6

5,402 RSF

AVAILABLE NOW

MARKET-READY SPEC SUITE



STADIUM VIEWS

SUITE 640  
5,402 RSF



WATER VIEWS

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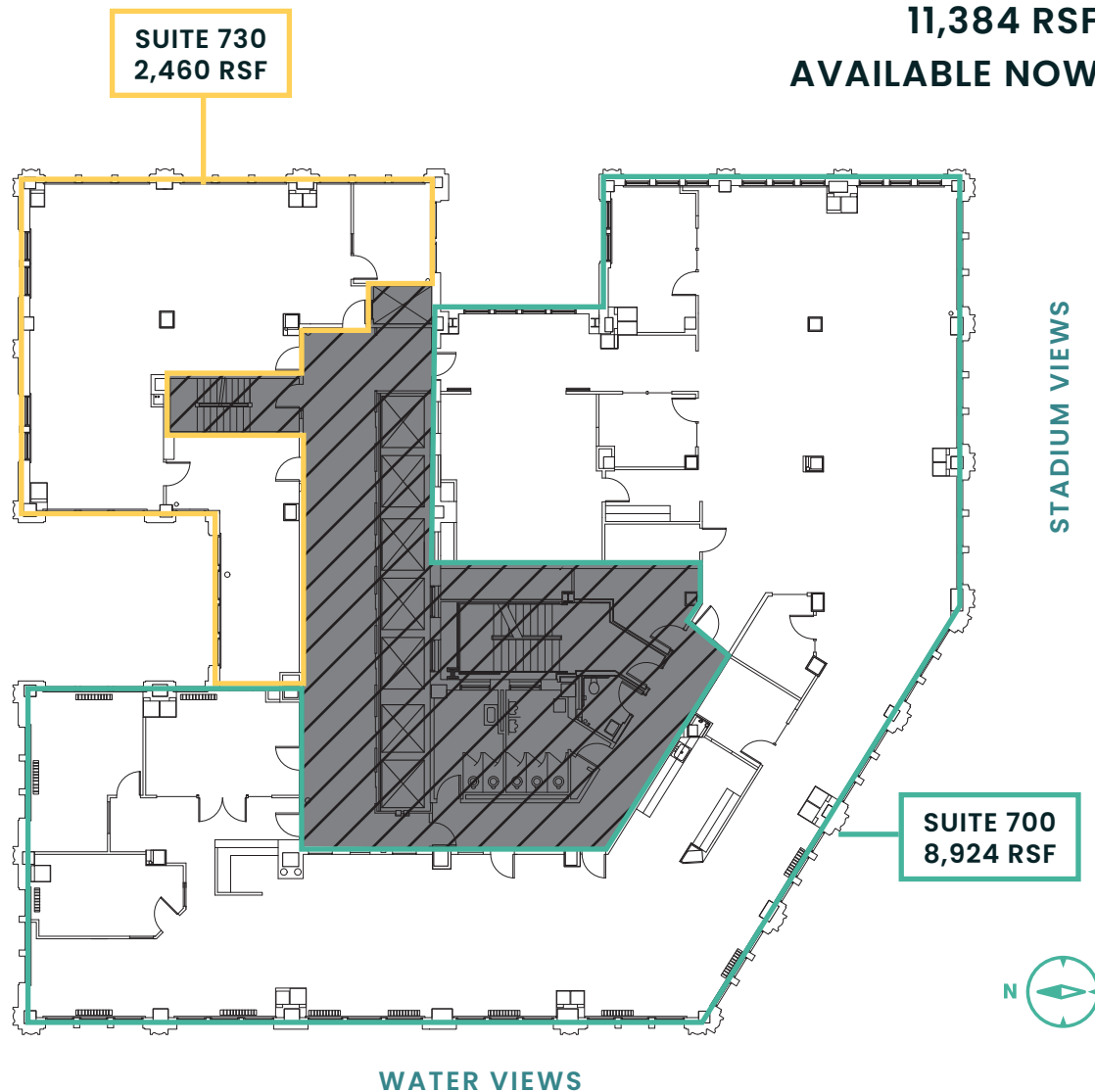
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BACK TO AVAILABLE SPACE

## FLOOR 7

11,384 RSF  
AVAILABLE NOW



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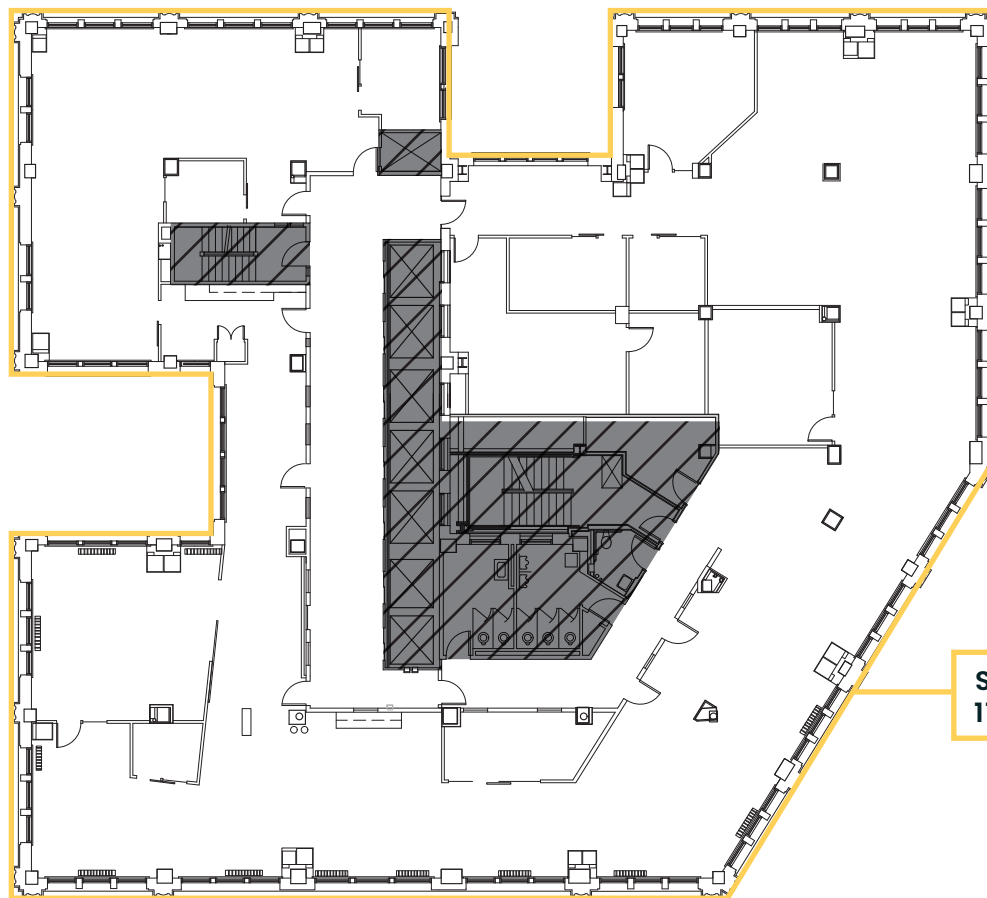
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BACK TO AVAILABLE SPACE

## FLOOR 8

11,385 RSF  
AVAILABLE NOW



STADIUM VIEWS

SUITE 800  
11,385 RSF



WATER VIEWS

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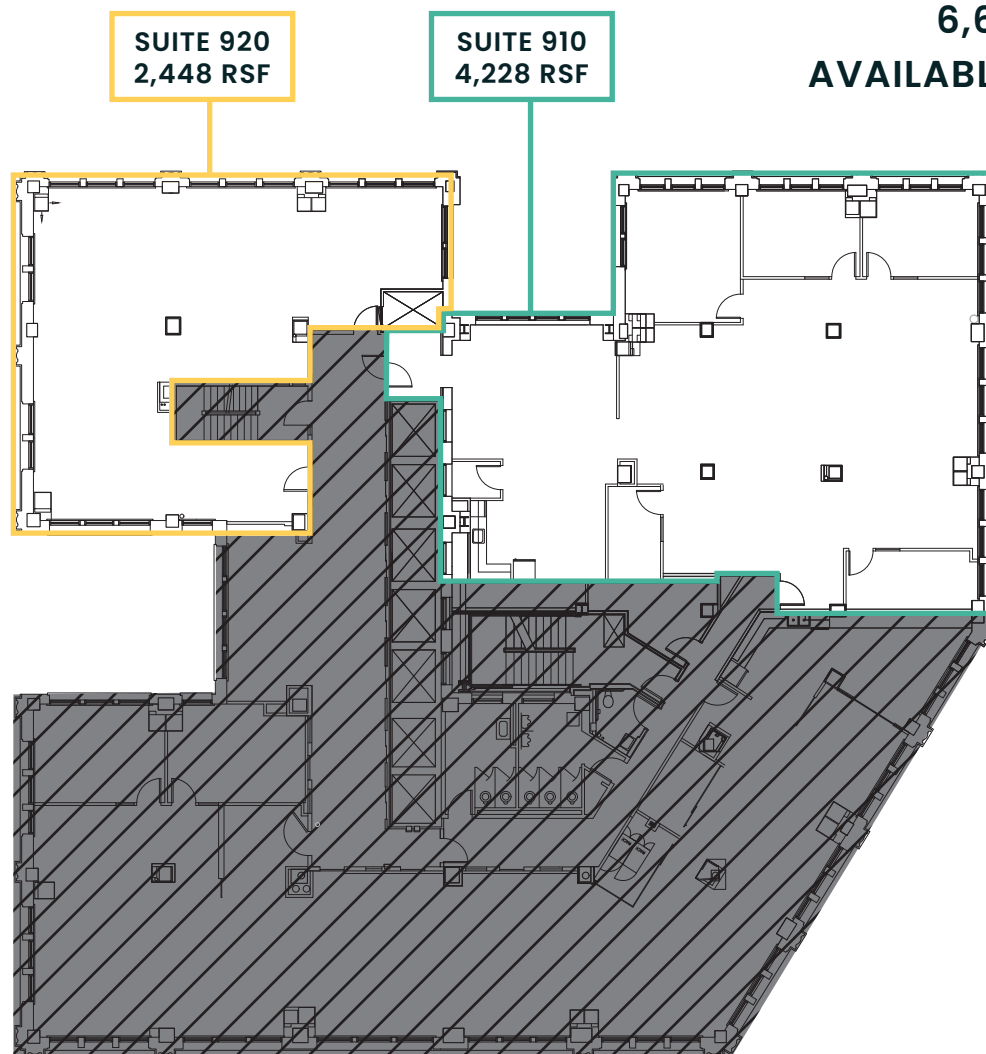
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BACK TO AVAILABLE SPACE

## FLOOR 9

6,676 RSF  
AVAILABLE NOW



STADIUM VIEWS

WATER VIEWS

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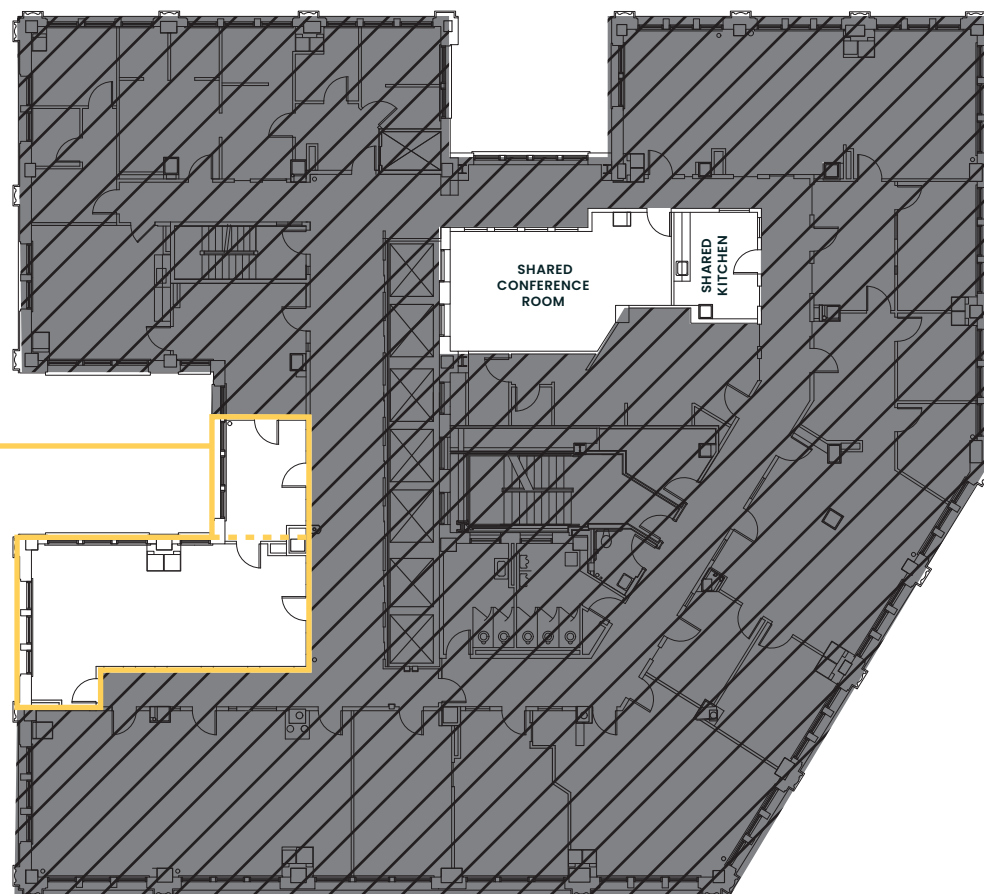
BACK TO AVAILABLE SPACE

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## FLOOR 10

1,183 RSF  
AVAILABLE NOW

SUITE 1008 | 1,183 RSF  
Divisible to 233 RSF  
(eastern portion) / 950 RSF  
(western portion)



STADIUM VIEWS



WATER VIEWS

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BACK TO AVAILABLE SPACE

# Smith Tower

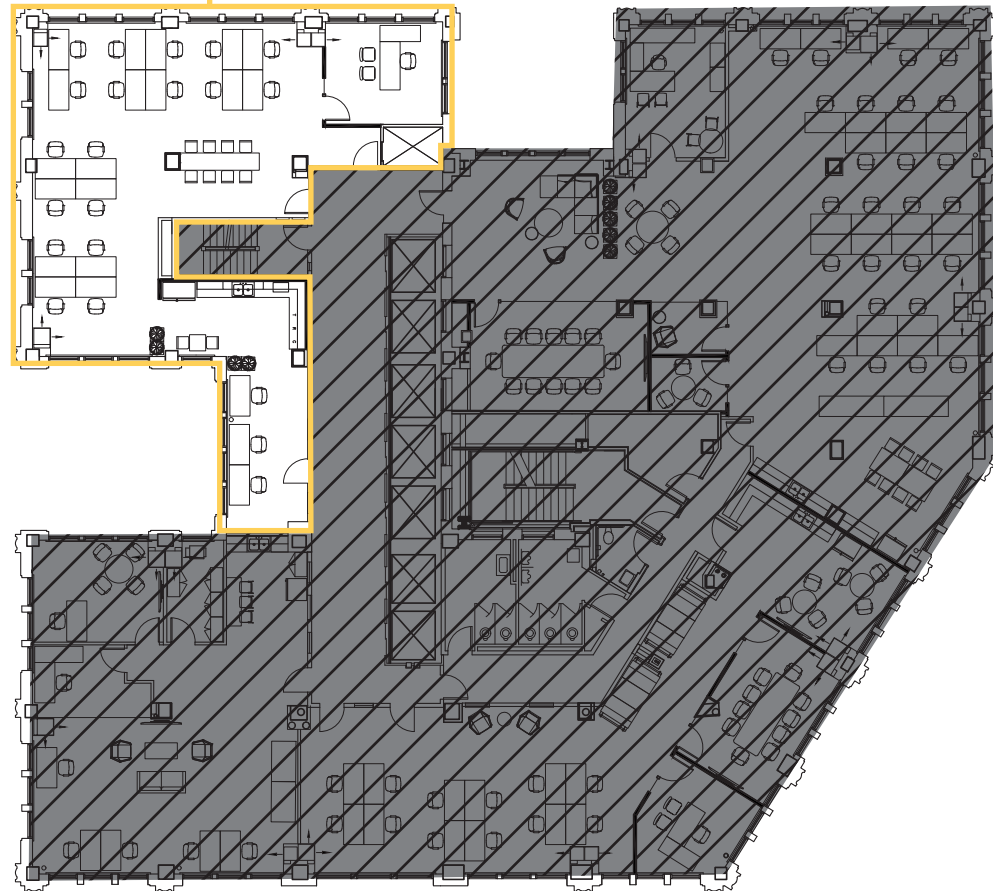
## FLOOR 11

6,970 RSF

AVAILABLE NOW

MARKET-READY SPEC SUITES

SUITE 1103  
2,439 RSF



STADIUM VIEWS



WATER VIEWS

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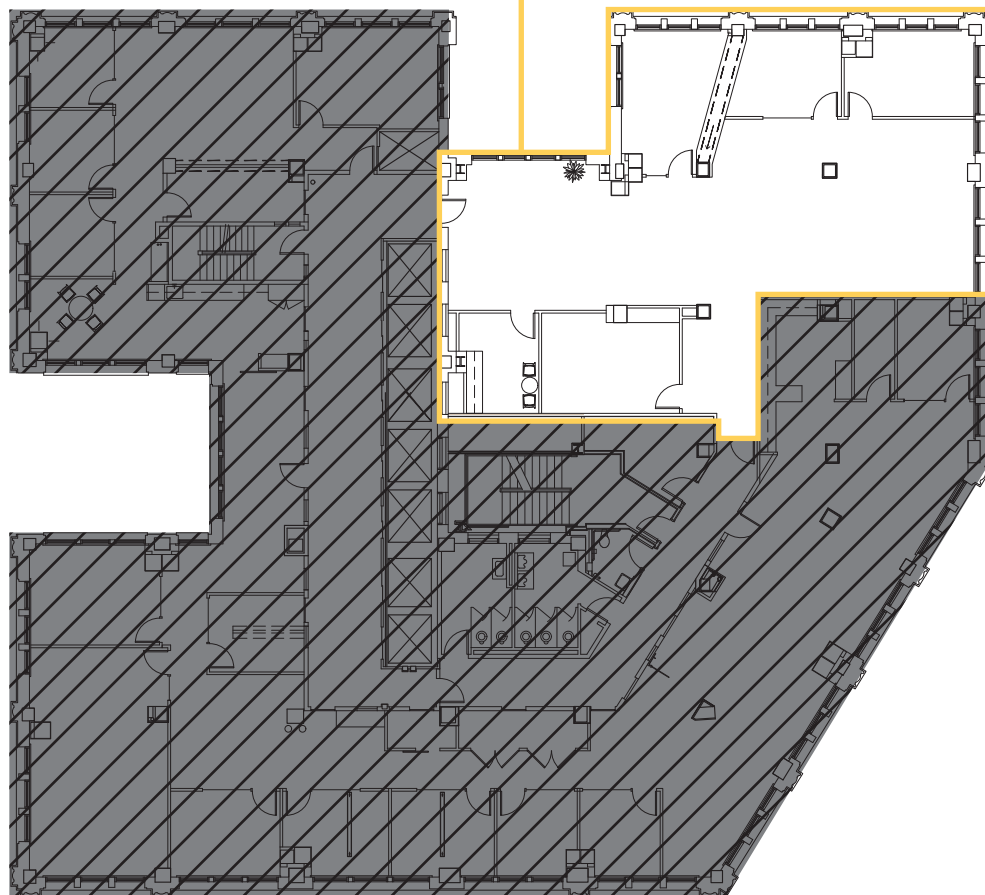


BACK TO AVAILABLE SPACE

## FLOOR 17

3,504 RSF  
AVAILABLE NOW

SUITE 1701  
3,504 RSF



STADIUM VIEWS



WATER VIEWS

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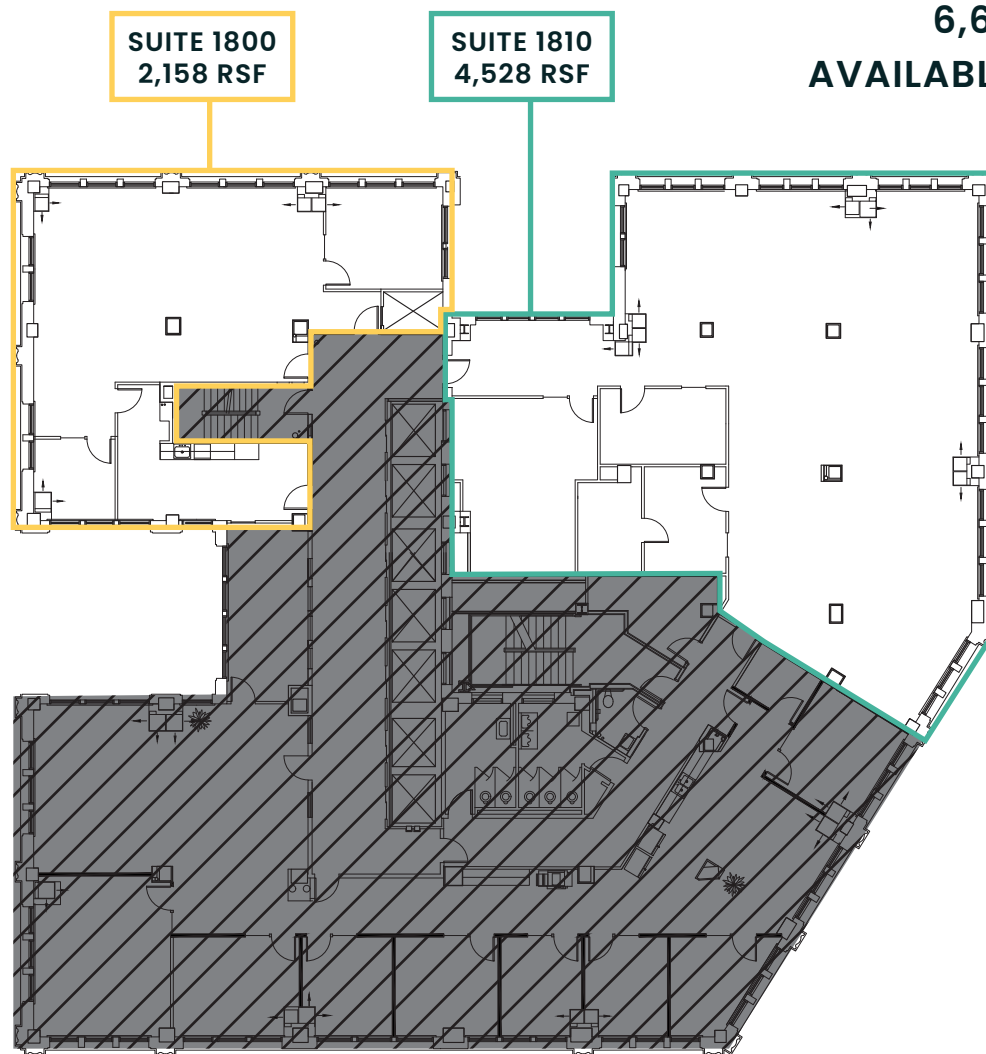
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BACK TO AVAILABLE SPACE

## FLOOR 18

6,686 RSF  
AVAILABLE NOW



STADIUM VIEWS



WATER VIEWS

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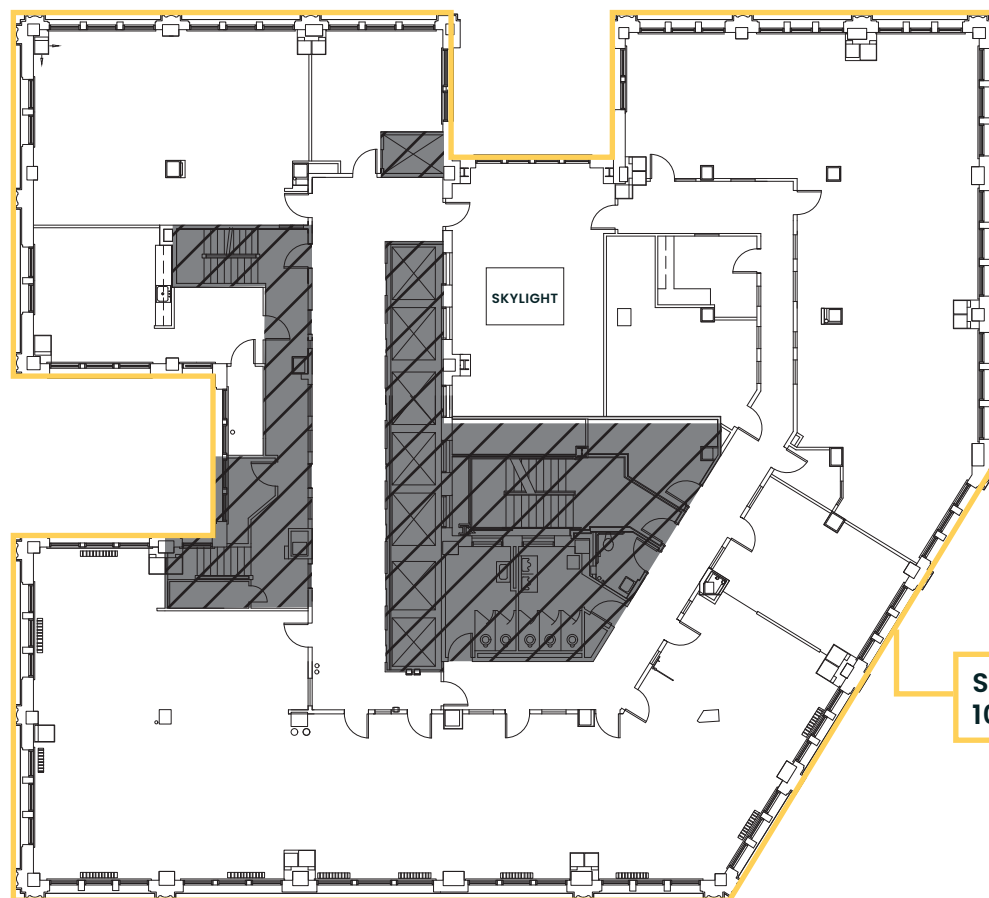
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BACK TO AVAILABLE SPACE

## FLOOR 21

10,960 RSF  
AVAILABLE NOW



STADIUM VIEWS

SUITE 2100  
10,960 RSF



WATER VIEWS

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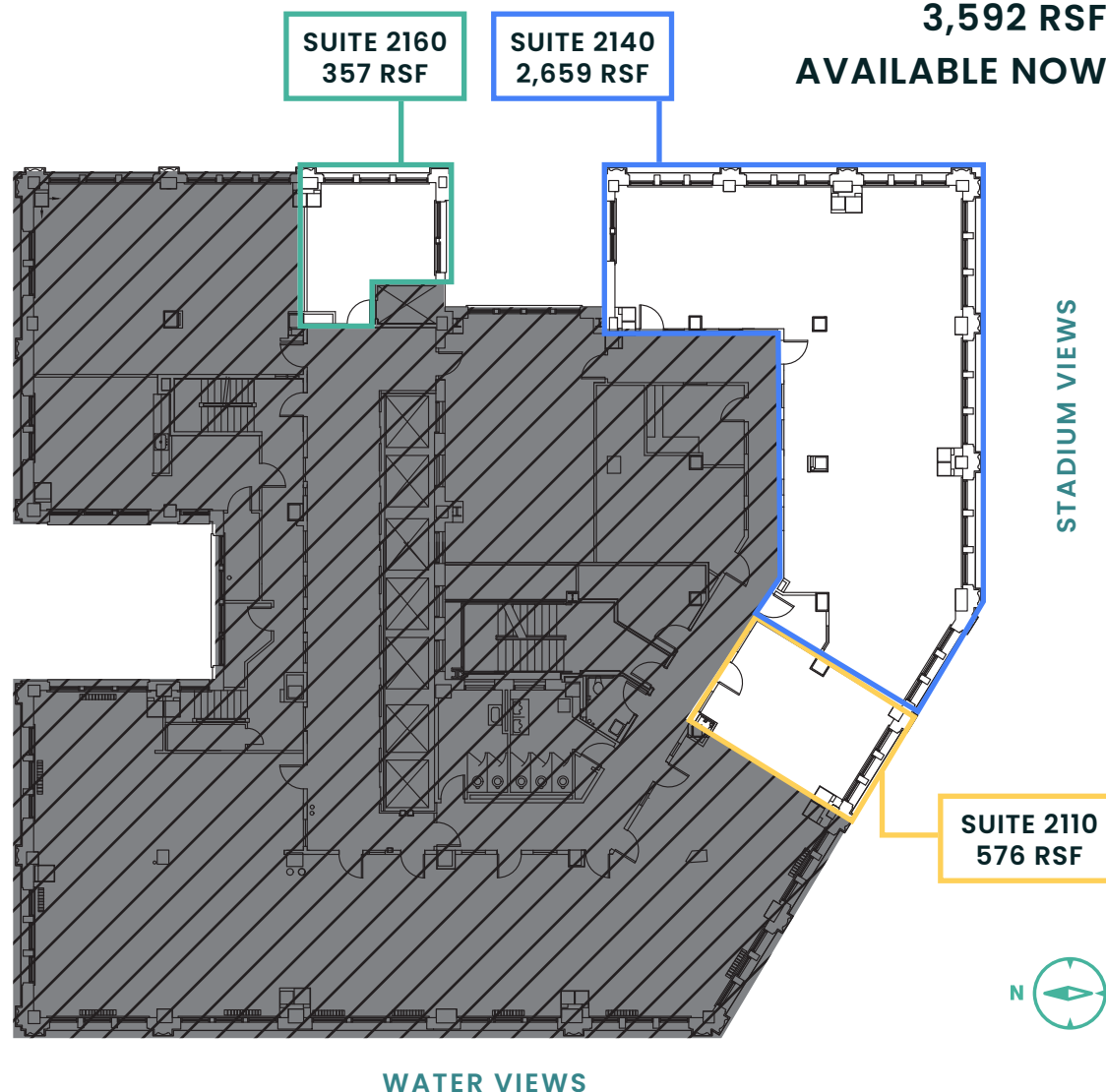
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BACK TO AVAILABLE SPACE

## FLOOR 21

3,592 RSF  
AVAILABLE NOW





BACK TO AVAILABLE SPACE

# Smith Tower

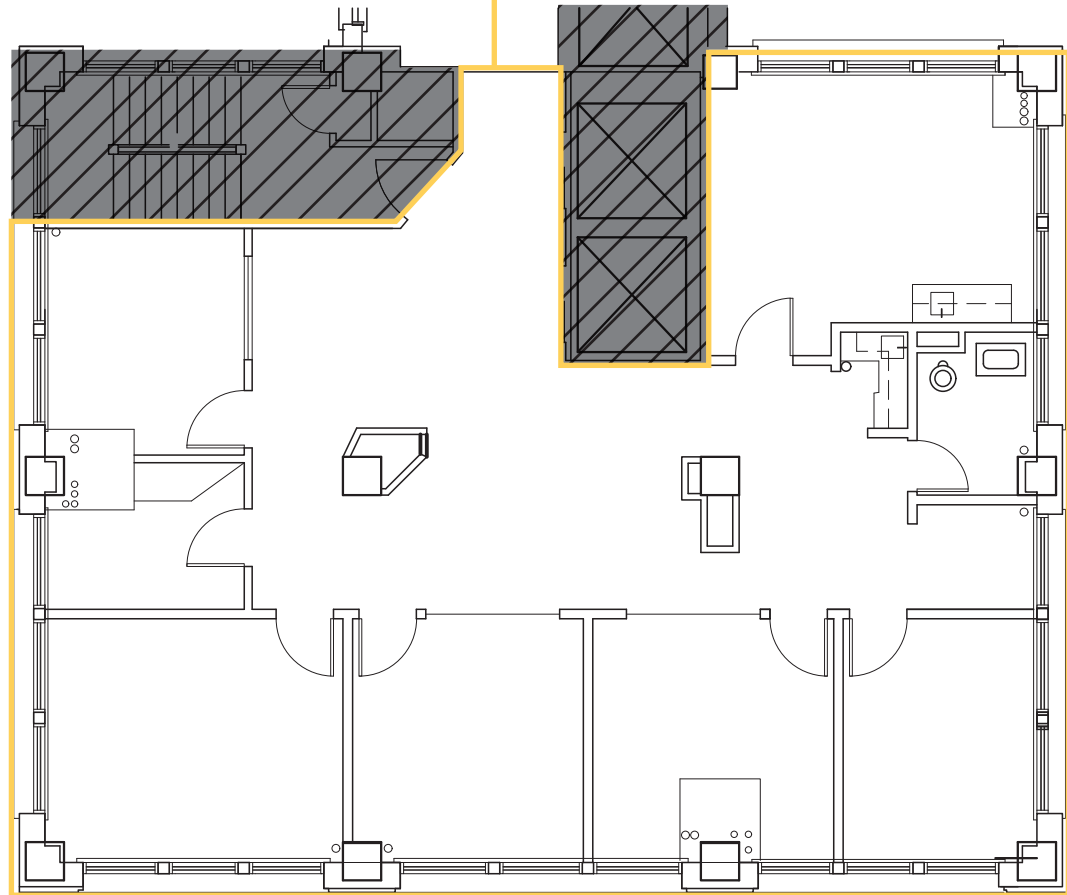
## FLOOR 24

2,288 RSF

AVAILABLE 8/1/2025

TOWER SUITE. 360° VIEWS.

SUITE 2400  
2,288 RSF



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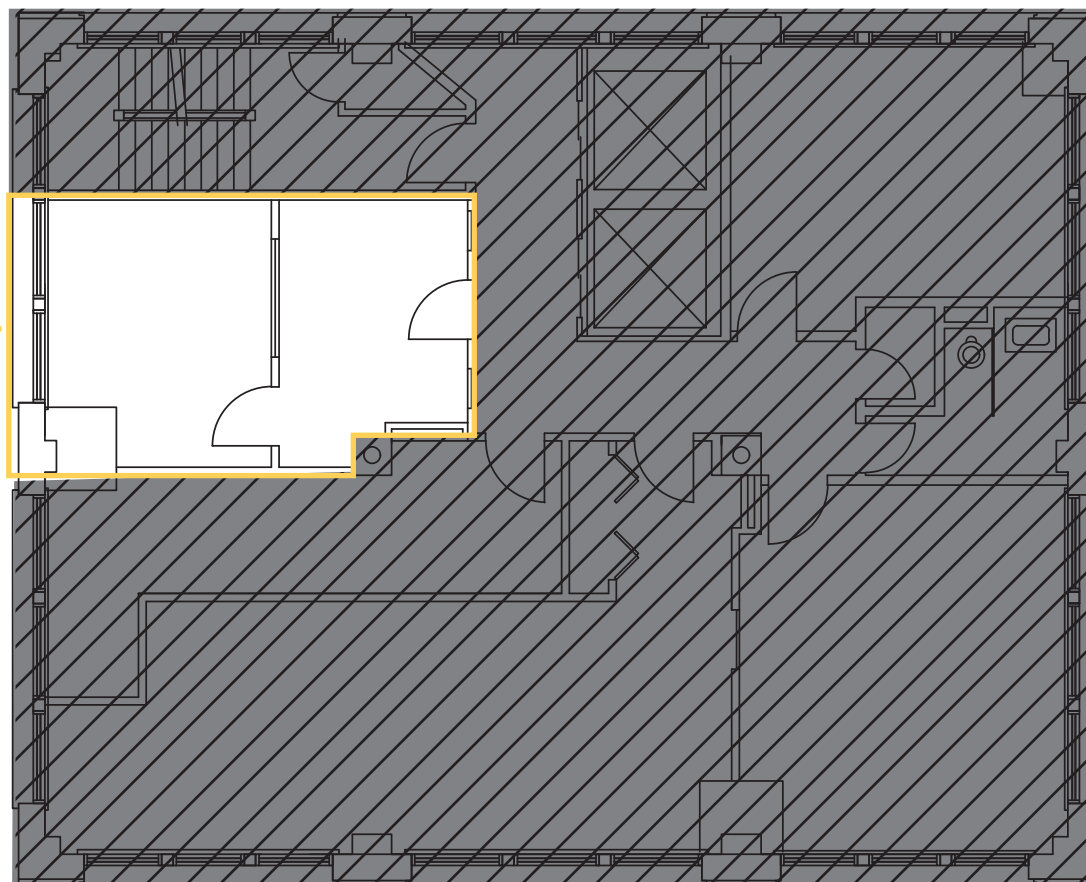


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## FLOOR 32

398 RSF  
AVAILABLE NOW

SUITE 3201  
398 RSF



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*Smith  
Tower*  
ANNEX

FLORENCE  
BUILDING

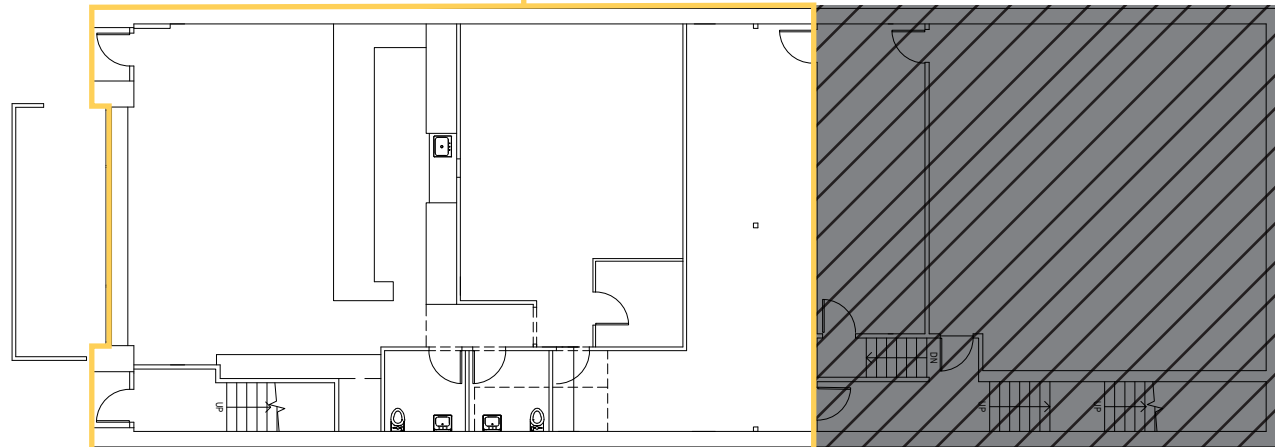


BACK TO AVAILABLE SPACE

SUITE 100

2,680 RSF  
AVAILABLE NOW

SUITE 100  
2,680 RSF



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*Smith  
Tower*

ANNEX

FLORENCE  
BUILDING

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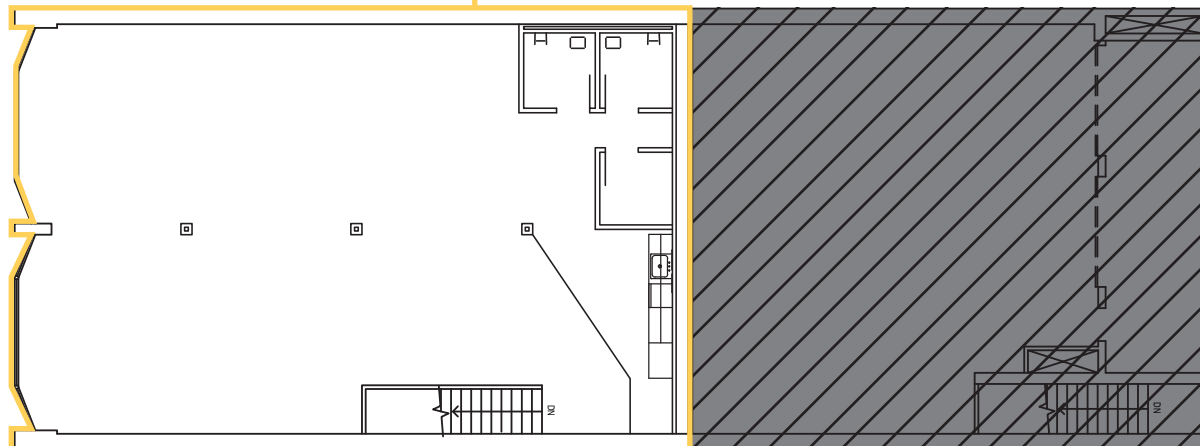
BACK TO AVAILABLE SPACE

## SUITE 200

2,169 RSF

AVAILABLE WITH  
90 DAYS' NOTICE

SUITE 200  
2,169 RSF



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# Smith Tower

## FOOD

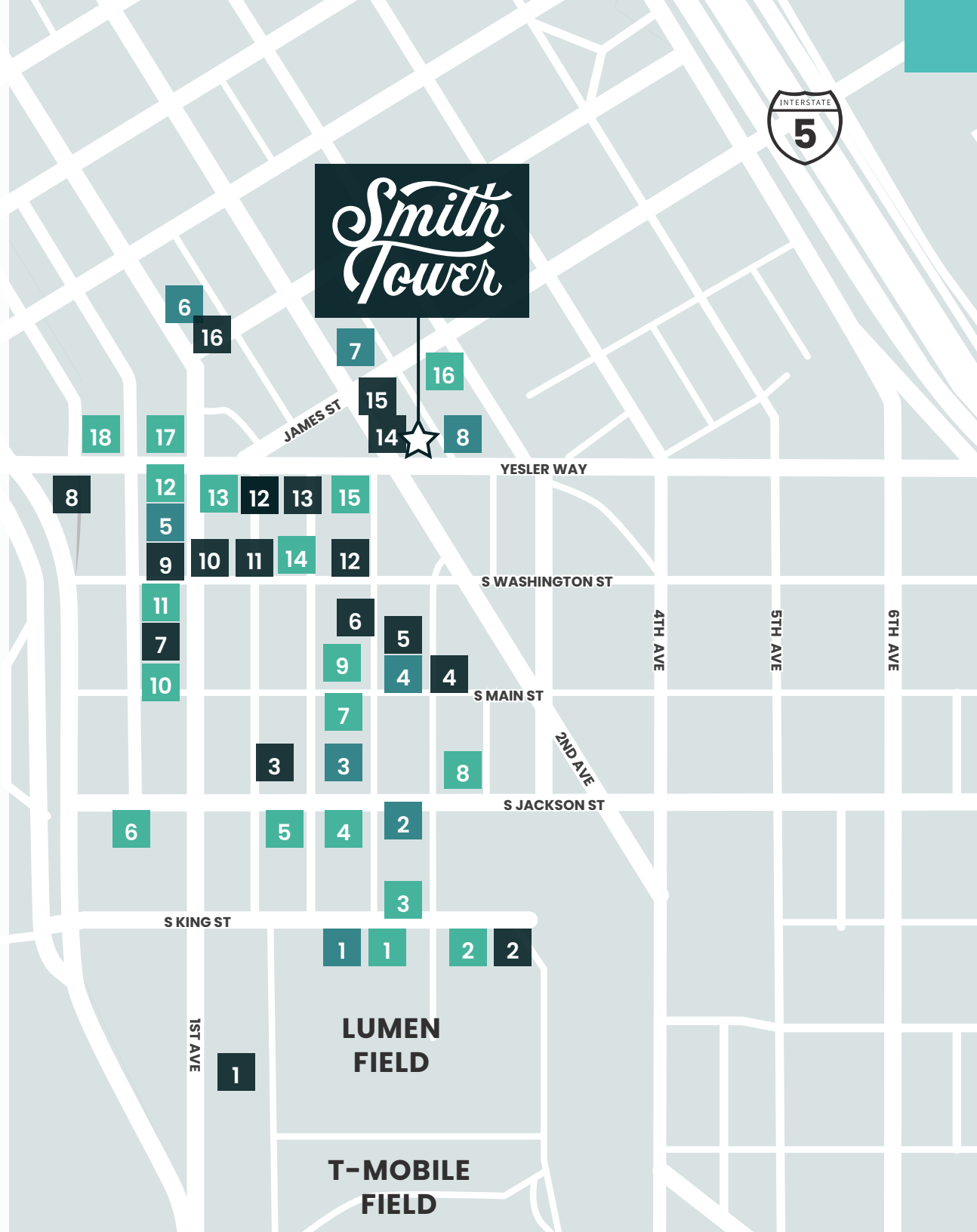
- |                        |                                      |
|------------------------|--------------------------------------|
| 1. Matsu               | 10. OHSUN Banchan Deli & Cafe        |
| 2. 13 Coins Seattle    | 11. Luigi's Italian Eatery & Cantina |
| 3. SuperKim Crab House | 12. Cafe 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        |





# Smith Tower



LINK LIGHT RAIL



STREETCAR LINES

MULTI-USE TRAIL



SOUND TRANSIT STOP



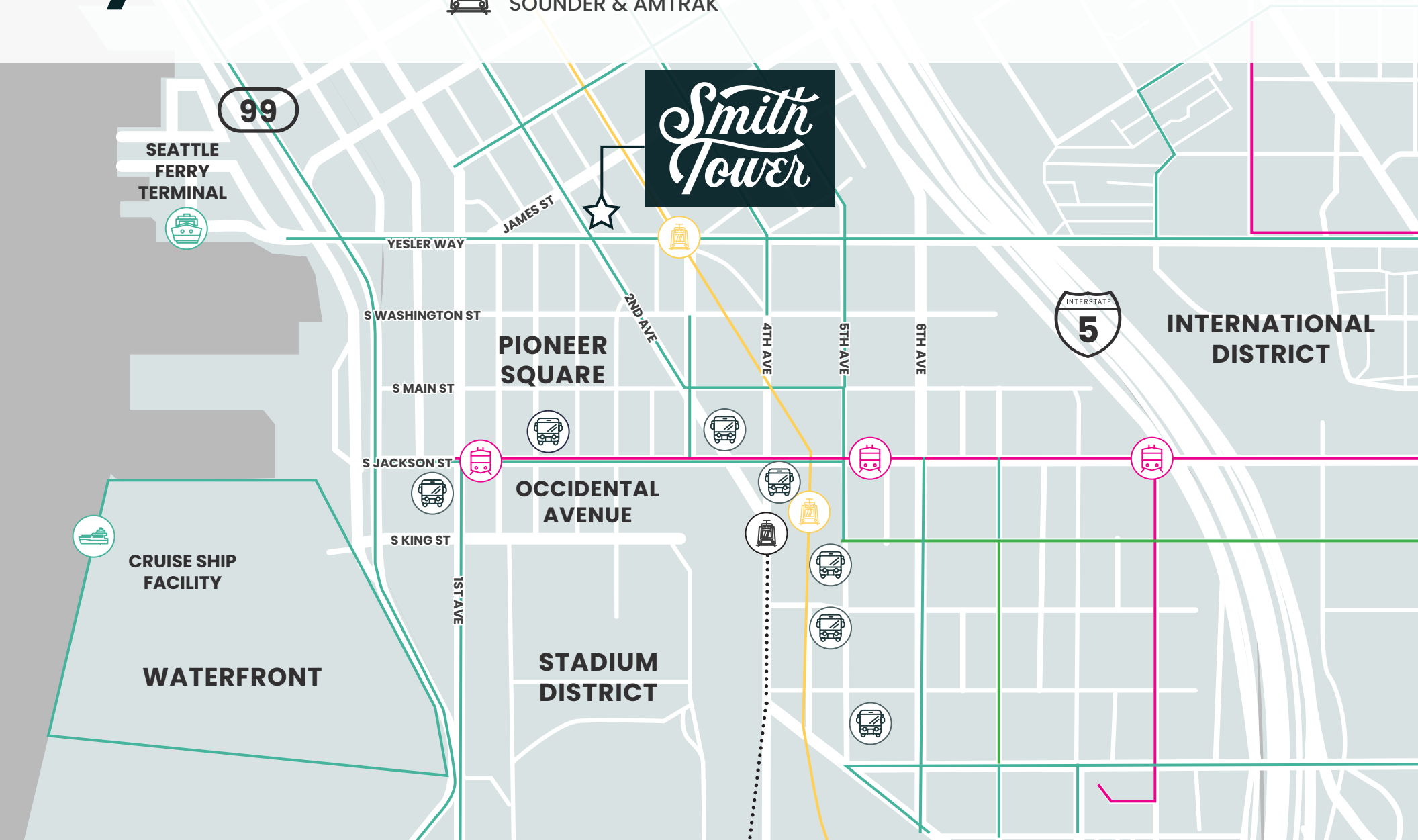
SEATTLE FERRY TERMINAL

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



# Smith Tower

## PARKING SURVEY

# Smith Tower

506 2ND AVENUE  
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