

804

2ND AVE | SEATTLE WA



NEWMARK

MARTIN SMITH INC

Tracy Turnure

Associate
425-372-9923
tracy.turnure@nmrk.com

Cavan O'Keefe

Senior Managing Director
206-395-2903
cavan.okeefe@nmrk.com

Daniel Seger

Senior Managing Director
206-487-5163
daniel.seger@nmrk.com



Availabilities

Floor 1 7,000 RSF Available Now

Floor 2 8,395 RSF Available January 1, 2026

Building Highlights



- **Central Location:** Situated in Seattle's Central Business District, the property offers convenient access to downtown amenities and services.
- **Spacious Interiors:** The building encompasses a total size of 29,451 rentable square feet (RSF), with a typical floor offering approximately 10,000 RSF.
- **High Ceilings and Large Windows:** Designed with stately high ceilings and large windows, the building provides ample natural light, enhancing the work environment.

The Neighborhood

NEARBY PLACES

1. Pike Place Market
2. Seattle Aquarium
3. Waterfront Park
4. Seattle Art Museum
5. The Seattle Great Wheel
6. Pier 56
7. Pier 55
8. Pier 54
9. Colman Dock

COFFEE SHOPS

1. Starbucks
2. Fonté Coffee - 1st Avenue
3. Caffè Ladro - Downtown at 2+U
4. The Shop by Porter
5. Storyville Coffee Pike Place
6. Café Hitchcock
7. Starbucks
8. Futurebean

FOOD & DRINK

- | | |
|--|------------------------------------|
| 1. 20+ Food & Drink Locations | 15. Elliott's Oyster House |
| 2. Plantiful First & Union | 16. Post Alley Pizza |
| 3. Japonessa Sushi Cocina | 17. Mint Progressive Indian |
| 4. Market Seafood Eatery | 18. Okinawa Teriyaki |
| 5. Mason's Famous Lobster Rolls | 19. Skalka |
| 6. Noi Thai Cuisine - Downtown Seattle | 20. All Water Seafood & Oyster Bar |
| 7. the victor tavern | 21. The Frankfurter |
| 8. Diller Room | 22. Premier Meat Pies |
| 9. Skillet Diner @ Post Alley | 23. Great State Burger |
| 10. Locust Cider Post Alley | 24. Ivar's Acres of Clams |
| 11. Von's 1000 Spirits | 25. Ivar's Pier 54 Fish Bar |
| 12. Dough Zone Dumpling House Harbor Steps | 26. Oyster Cellar |
| 13. The Crab Pot Seattle | 27. Ferry Noodle House |
| 14. The Fisherman's Restaurant Seattle | 28. Top Pot Doughnuts |

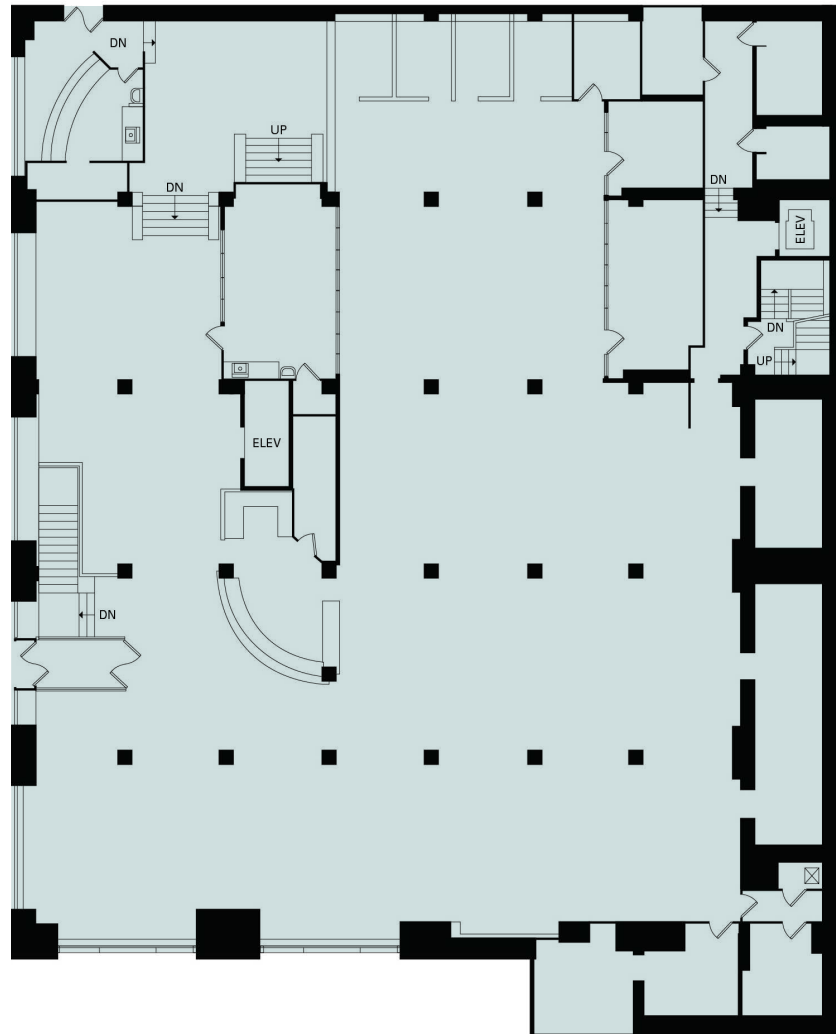


Nearby Transportation



Floor 1 – 7,000 RSF

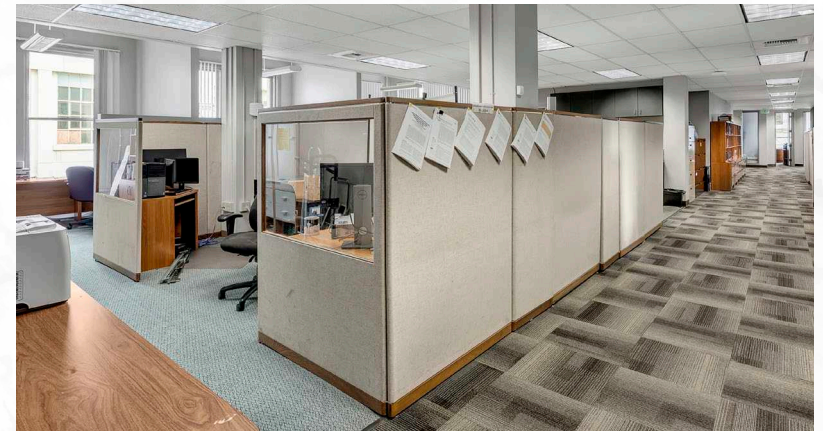
Available Now



Floor 2 – 8,395 RSF

(includes 427 RSF of storage space)

Available January 1, 2026



804

2ND AVE | SEATTLE WA

Tracy Turnure

Associate

425-372-9923

tracy.turnure@nmrk.com

Cavan O'Keefe

Senior Managing Director

206-395-2903

cavan.okeefe@nmrk.com

Daniel Seger

Senior Managing Director

206-487-5163

daniel.seger@nmrk.com

NEWMARK

MARTIN SMITH INC

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.
www.nmrk.com 8891030910