

NEW OWNERSHIP, NEW LOW RATES!
\$3/SF/YR COMMISSION ON ANY NEW DEALS
FURNITURE AVAILABLE



THE COLMAN BUILDING

811 FIRST AVENUE | SEATTLE , WA

www.colmanbuilding.com

TRACY TURNURE

425.372.9923

tracy.turnure@nmrk.com



RECEPTION AREA



SUITE 615

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



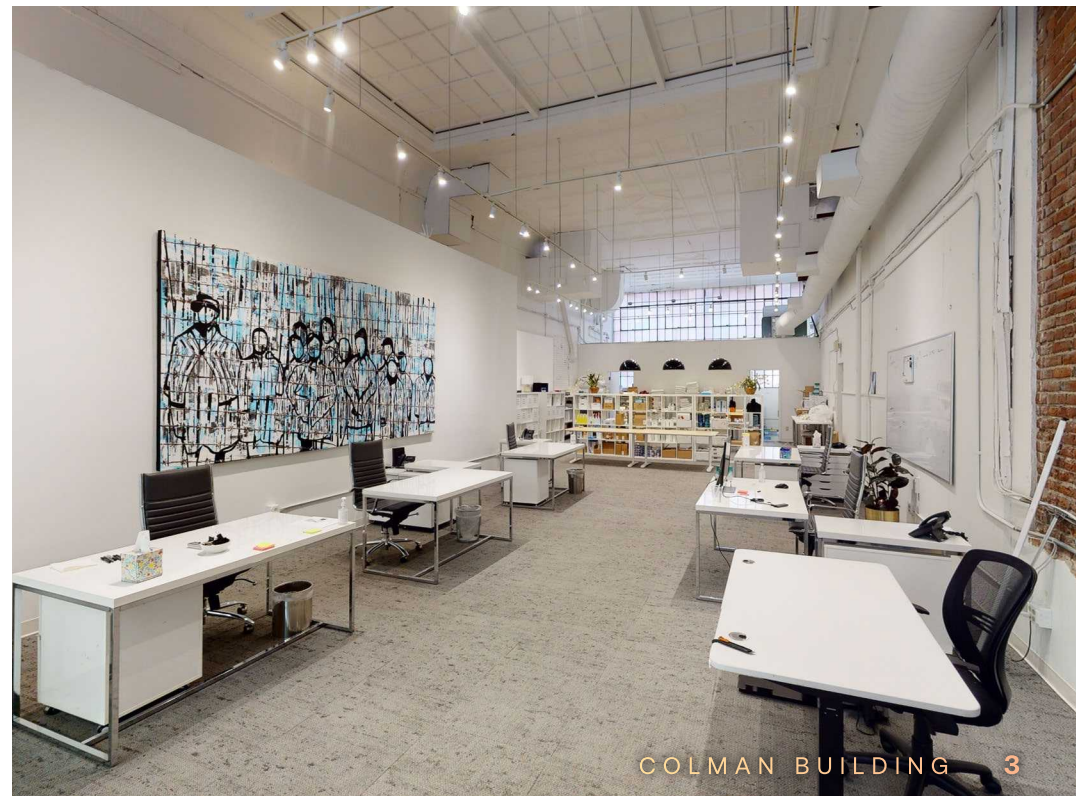
Excellent Access to I-5, Metro Buses and Water Taxis



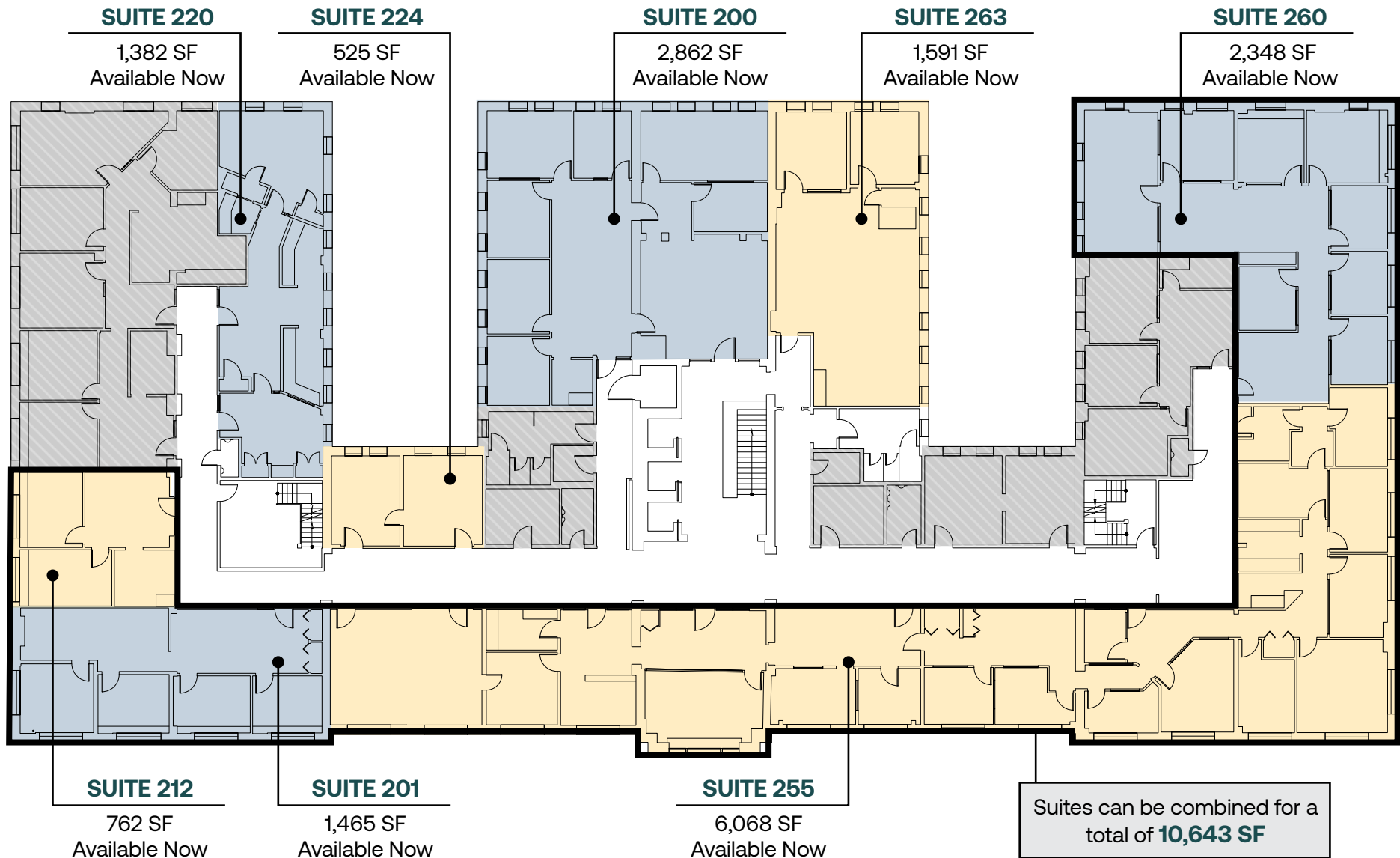
Showers, Lockers & Secure Bike Storage

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
260	2,348	7 PO's, Conference Room & Open Space
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	3,735	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
550	670	2 PO's & Open Space
570	6,797	Divisible. Bright Open Space with Kitchen, POs & Water View
630	2,749	5 PO's, Conference Room & Kitchen
675	2,255	4 POs, Work Rooms, Conference Room & Kitchen
615	1,576	Penthouse. Multiple Open Rooms & Kitchen, Water Views



FLOORPLAN - 2ND FLOOR

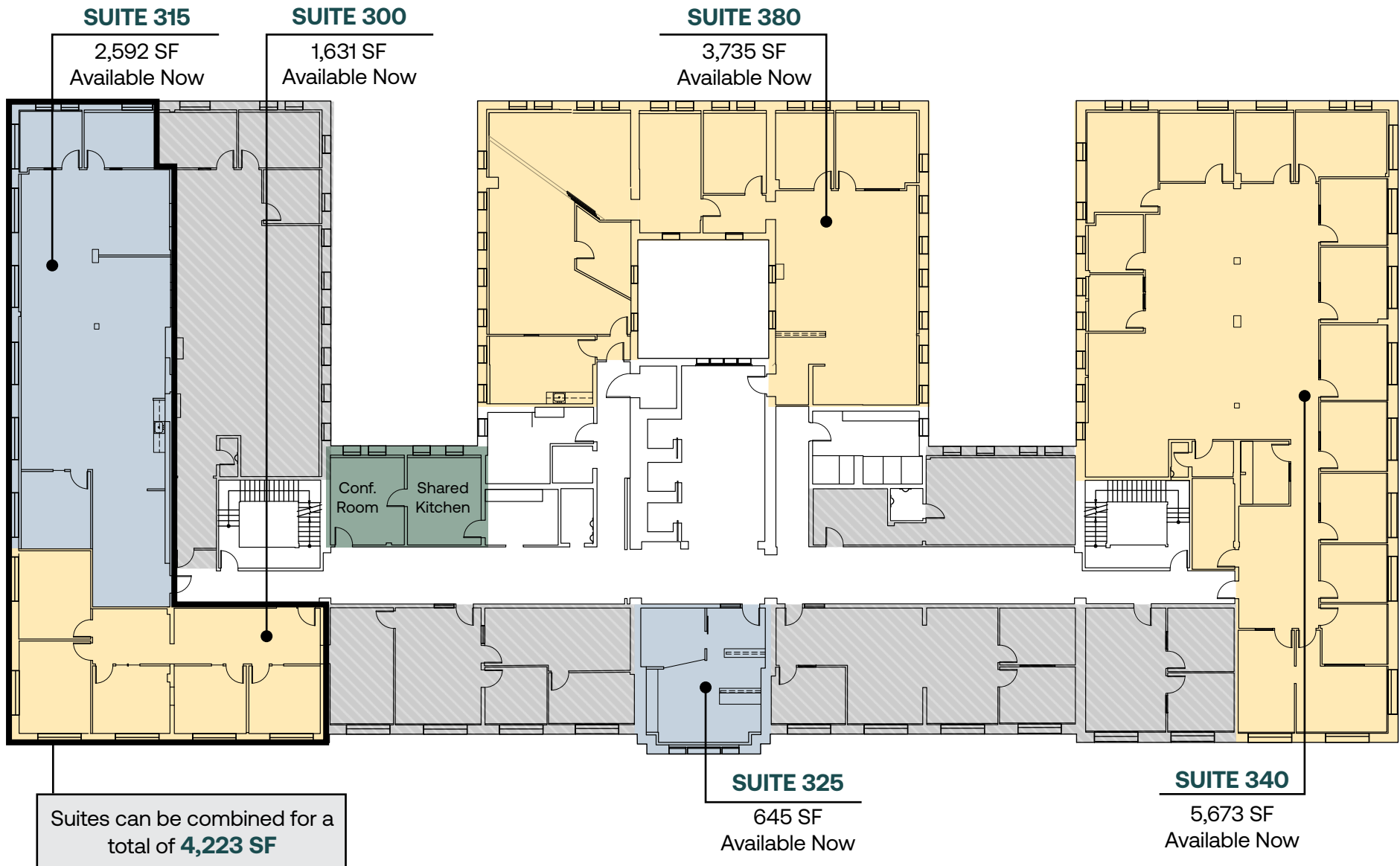


 Leased



[CLICK SUITE TO VIEW
VIRTUAL TOUR](#)

FLOORPLAN - 3RD FLOOR



**CLICK SUITE TO VIEW
VIRTUAL TOUR**

FLOORPLAN - 4TH FLOOR

Multiple Small Private Suites Available

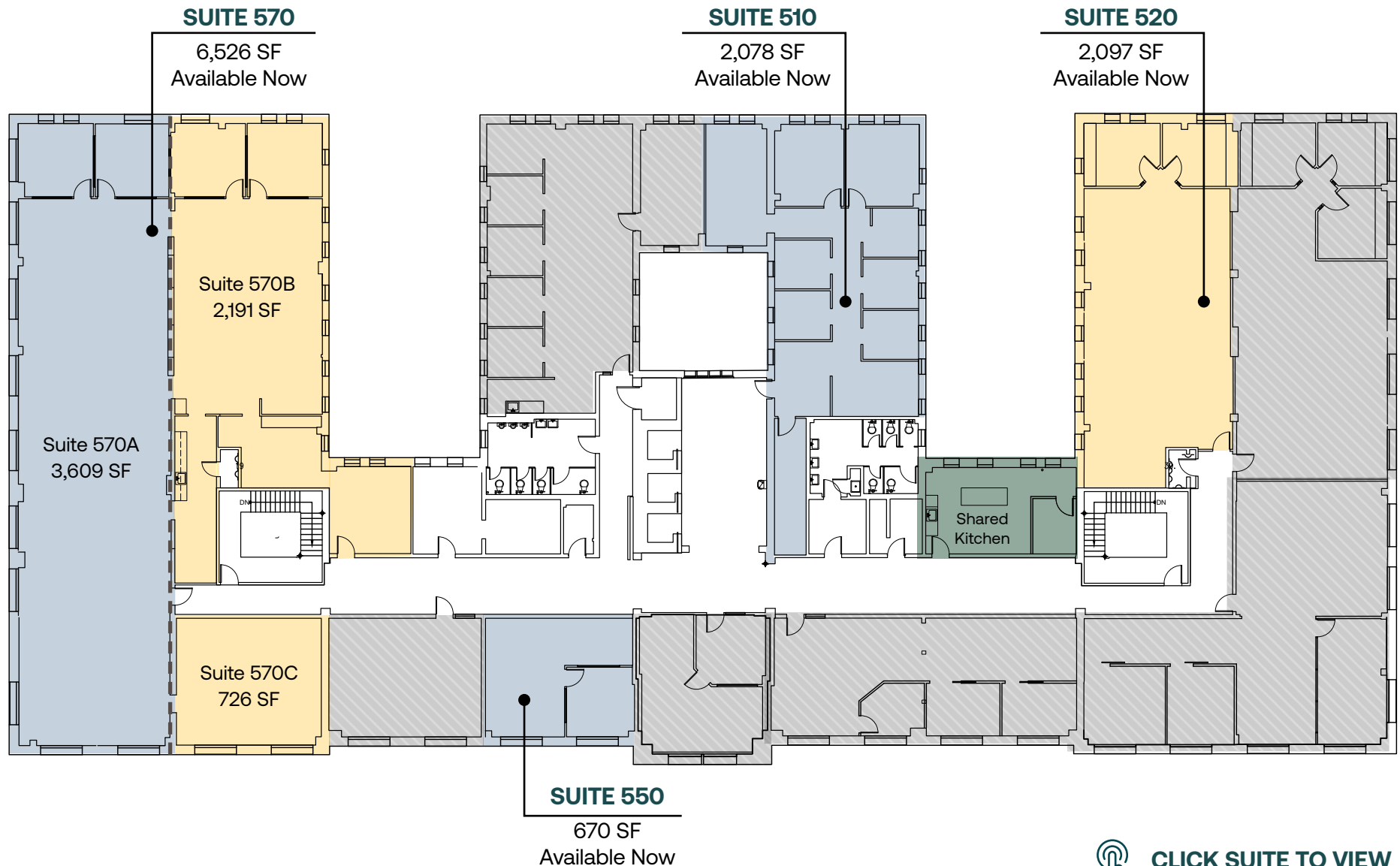


 Leased



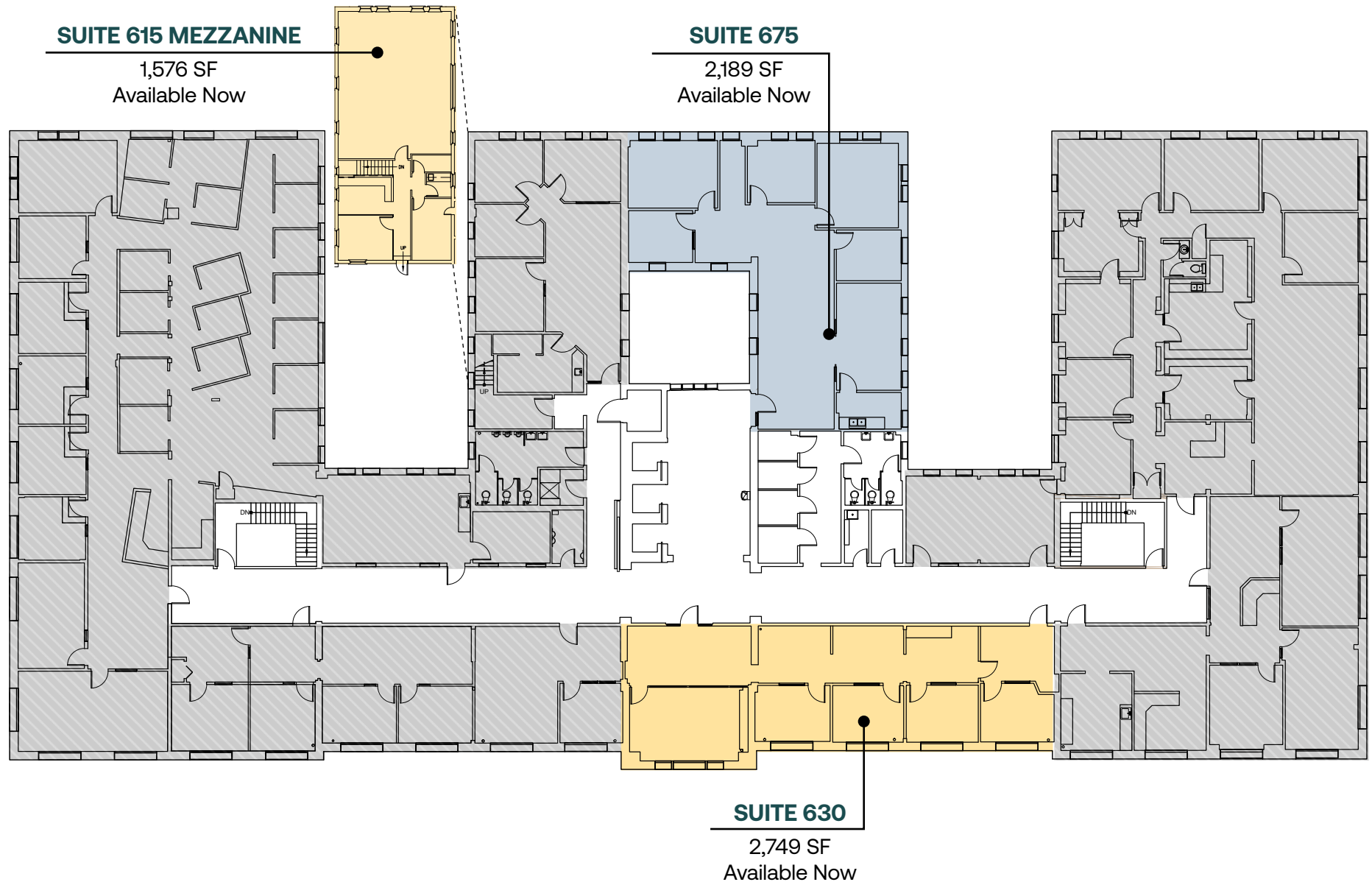
[CLICK SUITE TO VIEW
VIRTUAL TOUR](#)

FLOORPLAN - 5TH FLOOR



**CLICK SUITE TO VIEW
VIRTUAL TOUR**

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

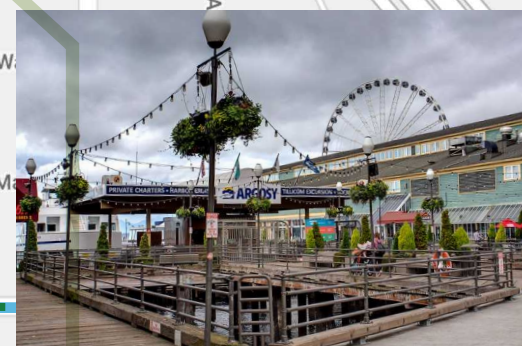
 Major Bus Lines  Link Light Rail  Bike Lanes
 Seattle Street Car  Amtrak & Sounder Trains

THE COLMAN
BUILDING

Colman Ferry
Dock

Seattle Ferry
Terminal

King Street
Station



COLMAN BUILDING



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