

17TH AVE

1700 7TH AVENUE — SEATTLE, WA

Premier Class A+
Office Tower in
Downtown Seattle


CLISE

NEWMARK





BUILDING OVERVIEW

Featuring 23 stories of office space, ample amenities, and prominent street level retail, 1700 7th is steps away from Nordstrom's flagship store and Pacific Place. The property's proximity to public transportation, the Washington State Convention Center, and Seattle's retail core all add to its convenience and appeal. With floorplates of 32,000 RSF on floors 3-9 and 21,000 RSF on floors 10-18, 1700 7th has the unique opportunity to accommodate Tenants seeking large floor plates not often seen in the downtown core.

Developed in 2001, 1700 7th is one of Seattle's Premier Class A+ office towers.



10TH FLOOR

Collaboration Area



10TH FLOOR

Tenant Lounge



GROUND FLOOR
Bike Room



3RD FLOOR
Fitness Center



10TH FLOOR

Tenant Restaurant



10TH FLOOR
Conference Room



10TH FLOOR

Tenant Deck

BUILDING AMENITIES



10th floor Amenity space, including a 10,000 SF private tenant and guest-only deck. Floor to ceiling windows provide 25% more natural light



Seattle-based, best-in-class, on-site ownership and management



Starbucks, Bank of America & UPS Store on-site



Building concierge & security guard in main lobby with 24/7 security



On-site storage, large loading dock & freight elevator



Attended, access-controlled, underground parking garage with 591 stalls, including executive level reserved parking with a dedicated exit



BUILDING RENOVATIONS

- New fitness center
- New conference center
- Future food operator
- Updated patio and outdoor event area
- Premium bike parking
- New locker rooms
- New showers
- Drying room
- Electric vehicle charging stations

BUILDING AVAILABILITIES

FLOOR	SIZE	DIVISIBLE TO	FLOORPLATES	AVAILABLE
3	20,689	10,000	±32,000	Now
4	32,669	10,000	±32,000	Now
5	32,691	10,000	±32,000	Now
6	32,739	10,000	±32,000	Now
7	32,739	10,000	±32,000	Now
8	32,739	10,000	±32,000	Now
9	32,739	10,000	±32,000	Now
10	10,903		±21,000	Now
11 (Spec Suites)	3,470 - 5,933	3,470		Now
12	20,591	3,500	±21,000	Now
13	20,797	3,500	±21,000	Now
14	21,610	3,500	±21,000	Now
15	2,576		±21,000	Now
16	9,444		±21,000	Now
3-16	±312,329 RSF			Now

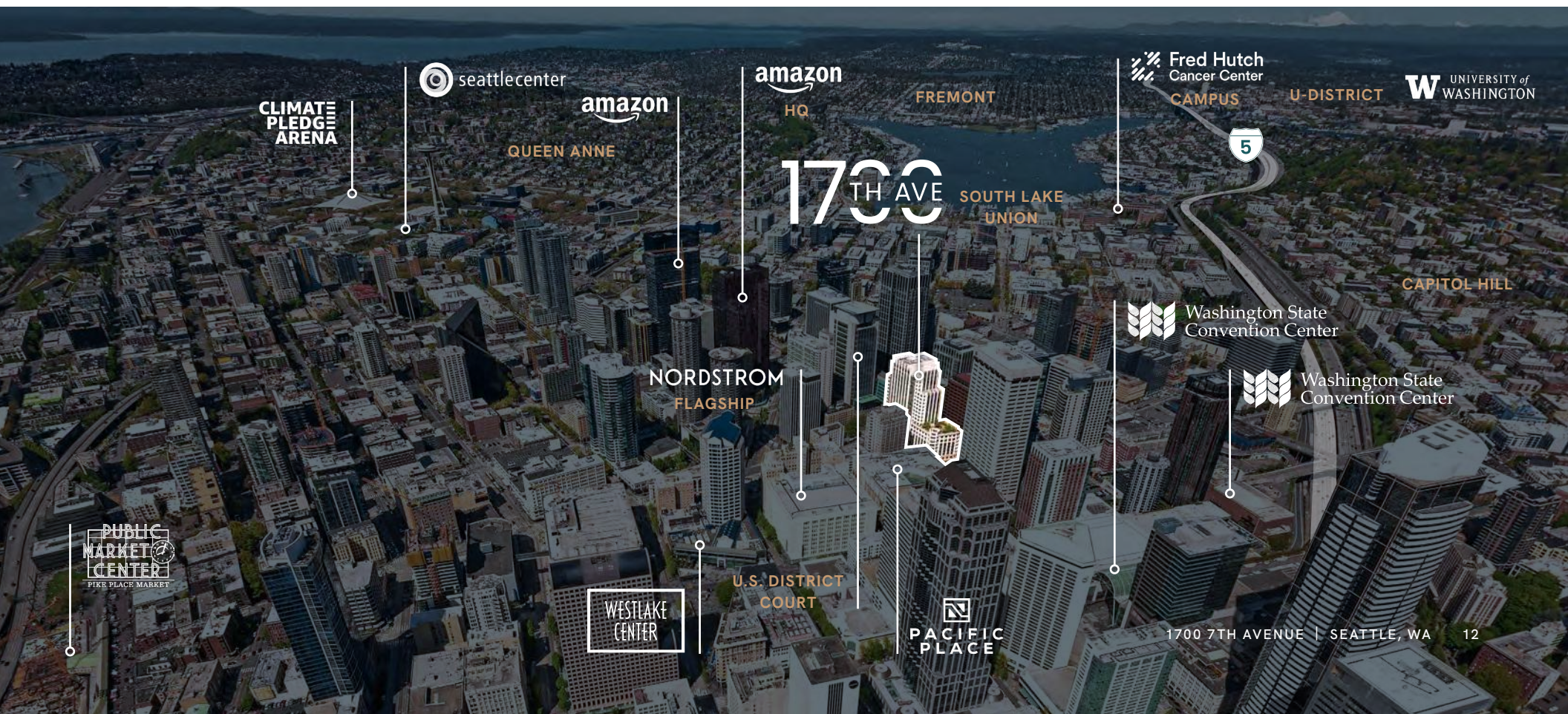


THE NEIGHBORHOOD

Located on 7th Avenue between Olive and Stewart, 1700 7th offers one of Seattle's best office locations between bustling South Lake Union and Seattle's downtown core.

Industry giants like Amazon, Microsoft, and Boeing have contributed to a booming neighborhood dining and shopping scene. Nearby arts and culture venues are plentiful, and iconic Pike Place Market is minutes away.

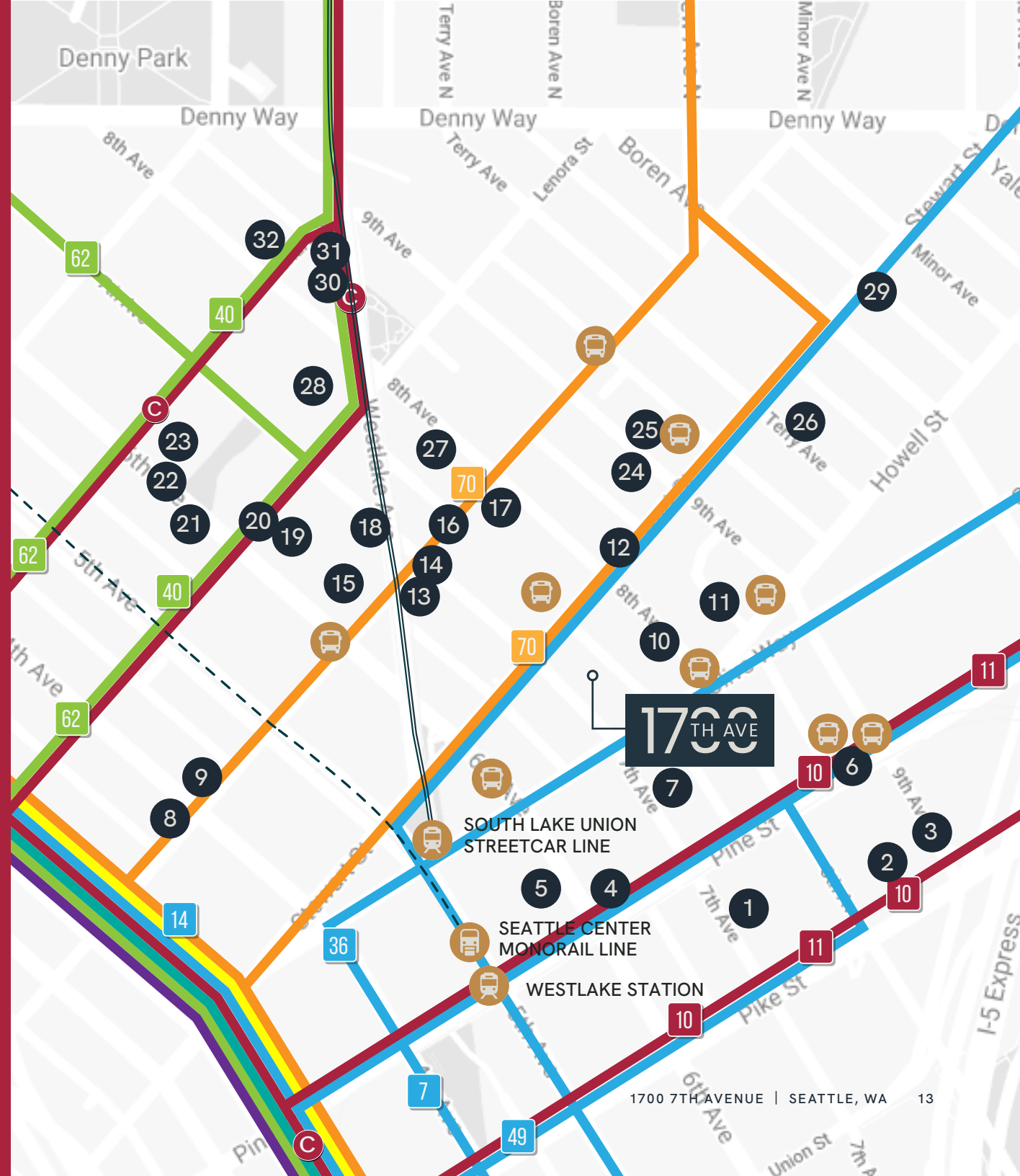
Commuters enjoy easy access to I-5 North & South via Stewart Street & Olive Way, as well as Westlake Center Light Rail Station and the SLU Streetcar. Nearby hotels include The Westin, Elliott Grand Hyatt, The Sheraton, Hotel Max, and The Paramount Hotel. 1700 7th is just two blocks west of the newly expanded Washington State Convention Center, across the street from the United States Federal Court House, one block south of Amazon's World Headquarters, two blocks east of the Westlake Center Light Rail Station and two blocks east of the SLU Streetcar.



Amenities + Transportation Map

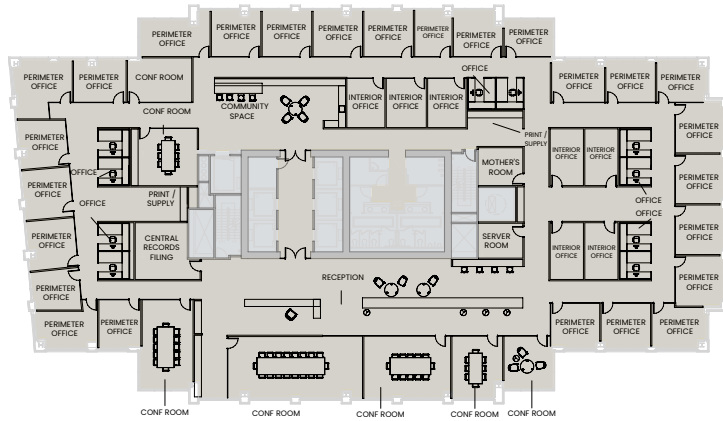
FOOD & DRINKS

1. Qiao Lin Hotpot
2. Audacity Wine Bar
3. Daawat Indian Grill & Bar
4. Din Tai Fung
5. Nordstrom Grill
6. Dough Zone™ Dumpling House
7. Anchorhead Coffee
8. Serious Pie Downtown
9. Lola
10. Mr. West Cafe Bar - Downtown
11. Rickhouse Whiskey Bar
12. Daniel's Broiler - Downtown
13. Barolo Ristorante
14. Pho Bac
15. Marination
16. US Courthouse Café
17. Cafe Madeline
18. Cinque Terre Ristorante
19. Skillet Regrade
20. Evergreens Salad
21. Rubinstein Bagels (South Lake Union)
22. The Victor Tavern
23. 2120
24. Subway
25. Grumpy Bean
26. Nana's Green Tea
27. Urban Sushi Kitchen
28. Casco Antiguo SLU
29. Mighty-O Donuts
30. Shake Shack
31. The Butcher's Table
32. Wild Ginger McKenzie

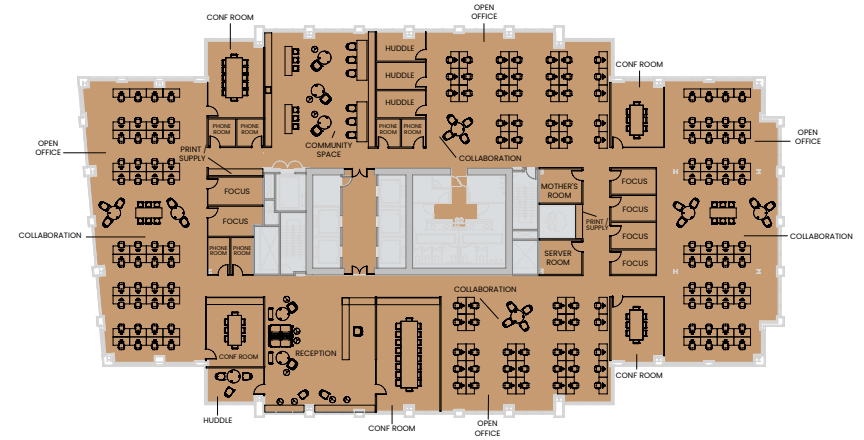


1700 Seventh Test-Fits

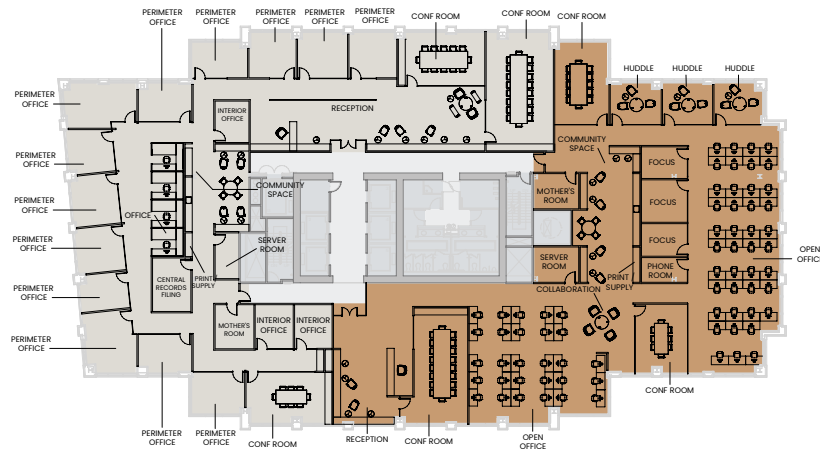
Professional Services Tenant



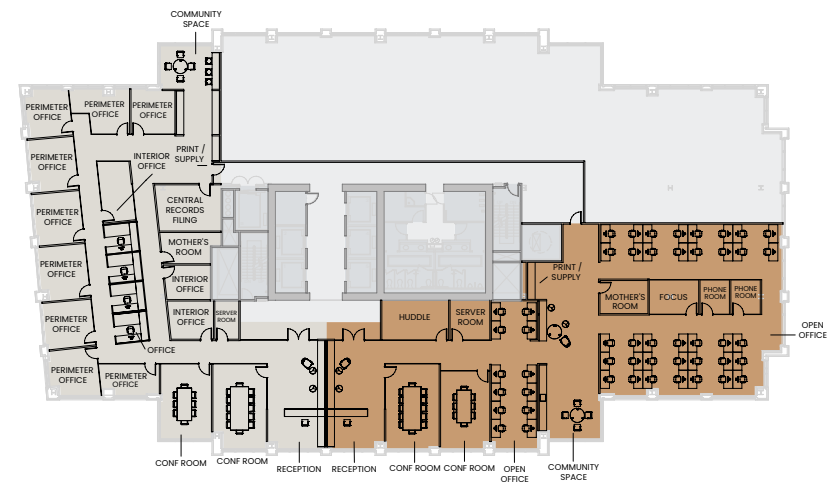
Tech Tenant



Tech & Professional Services Tenants



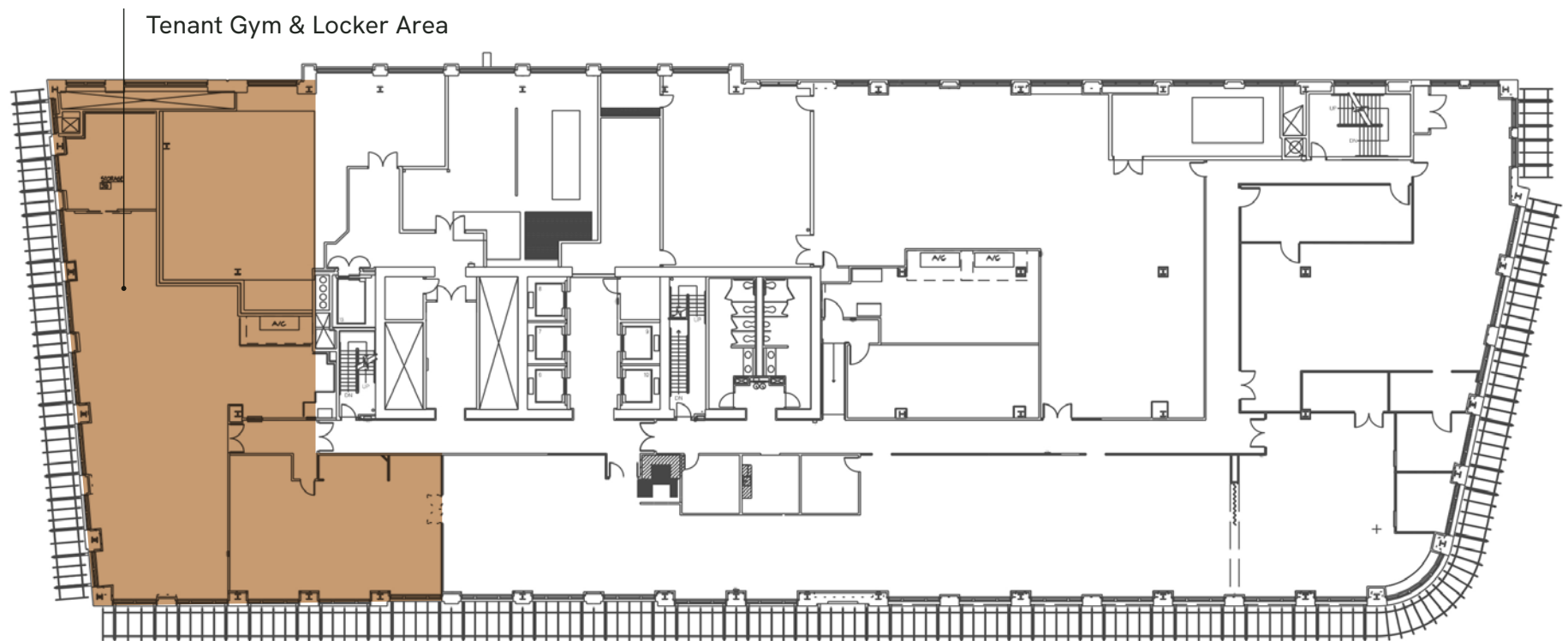
Tech & Professional Services Tenants



FLOOR 3

20,689 RSF

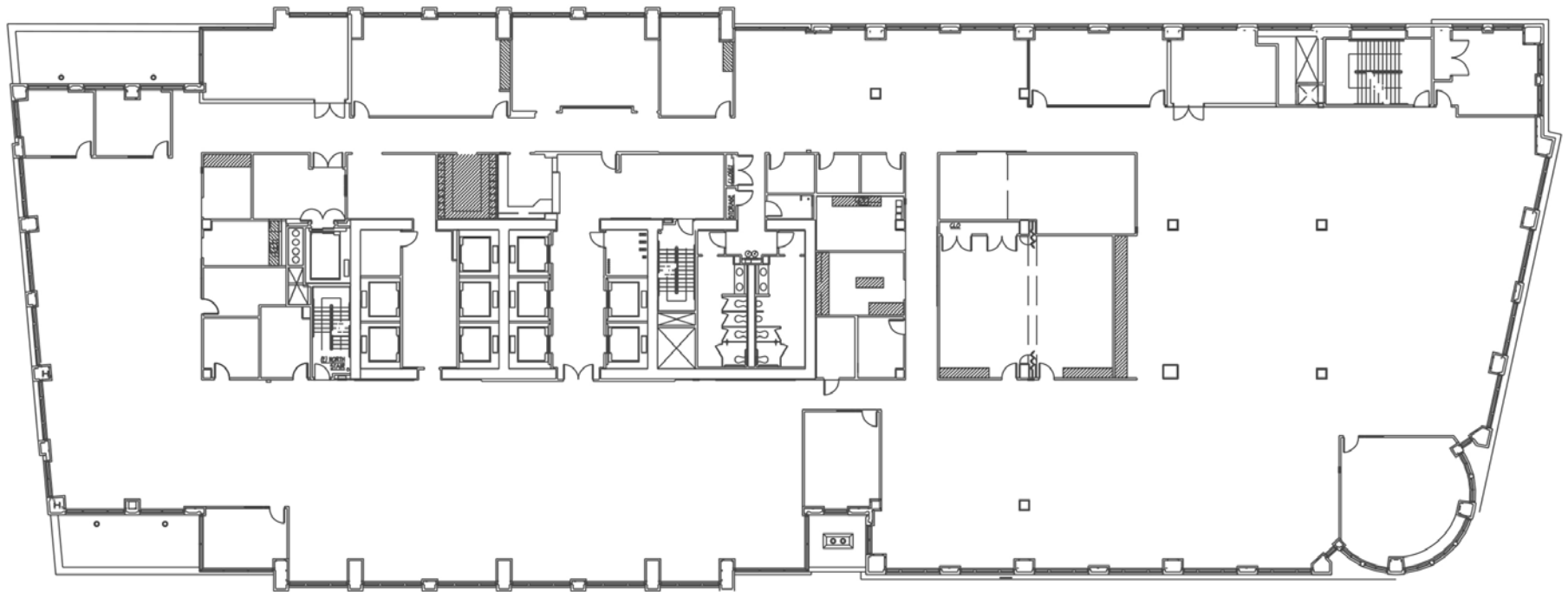
Available Now



FLOOR 4

32,669 RSF

Available Now



FLOOR 5

32,691 RSF

Available Now



FLOOR 6

32,739 RSF

Available Now



FLOOR 7

32,739 RSF

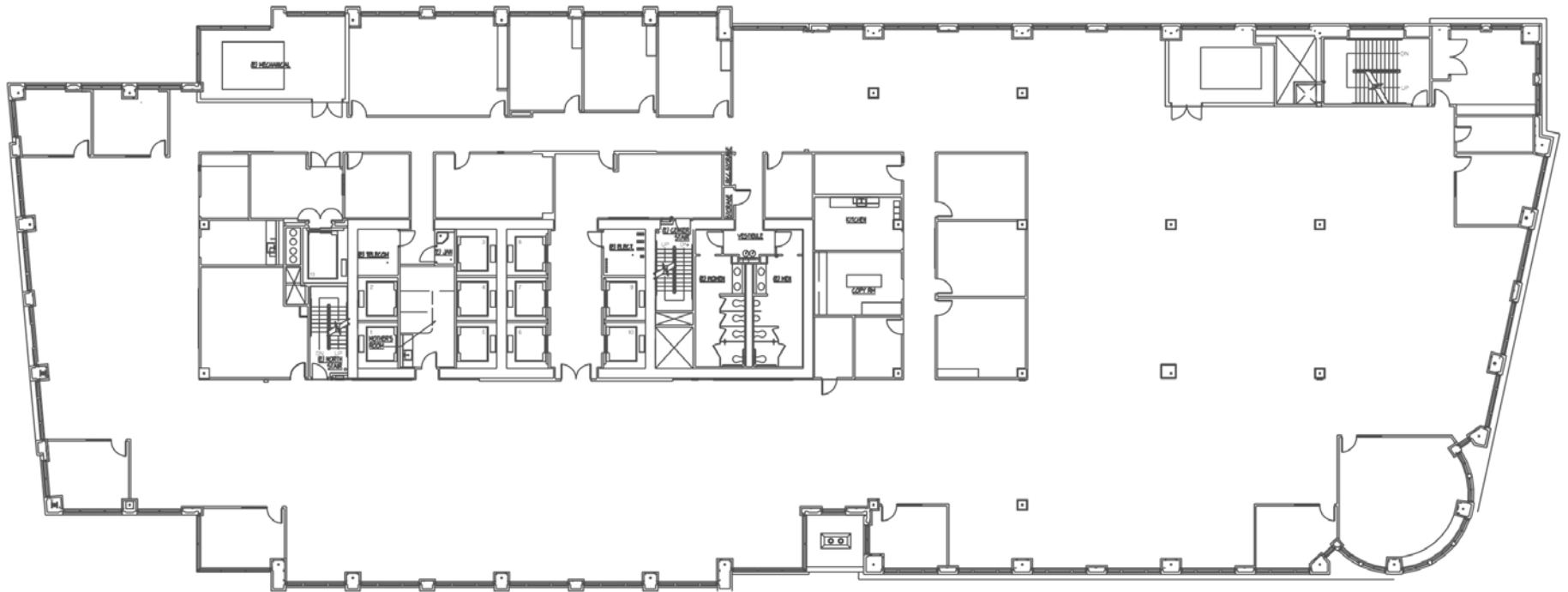
Available Now



FLOOR 8

32,739 RSF

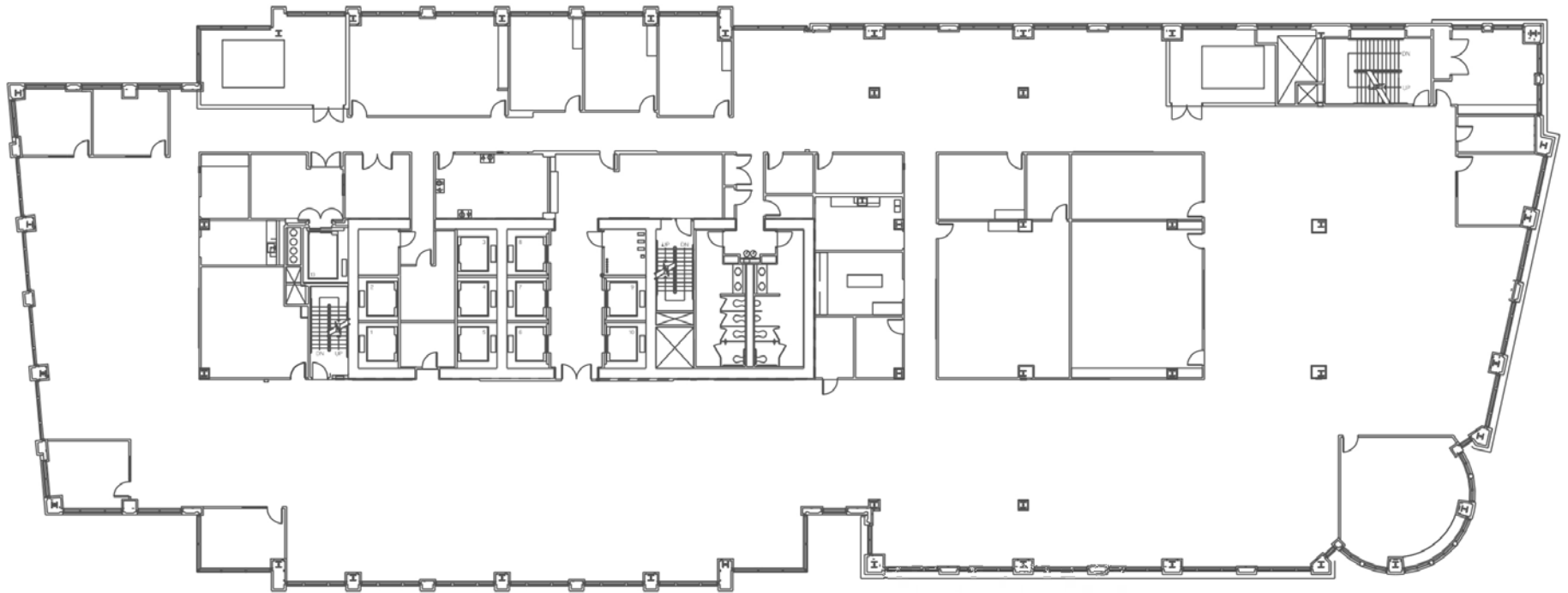
Available Now



FLOOR 9

32,739 RSF

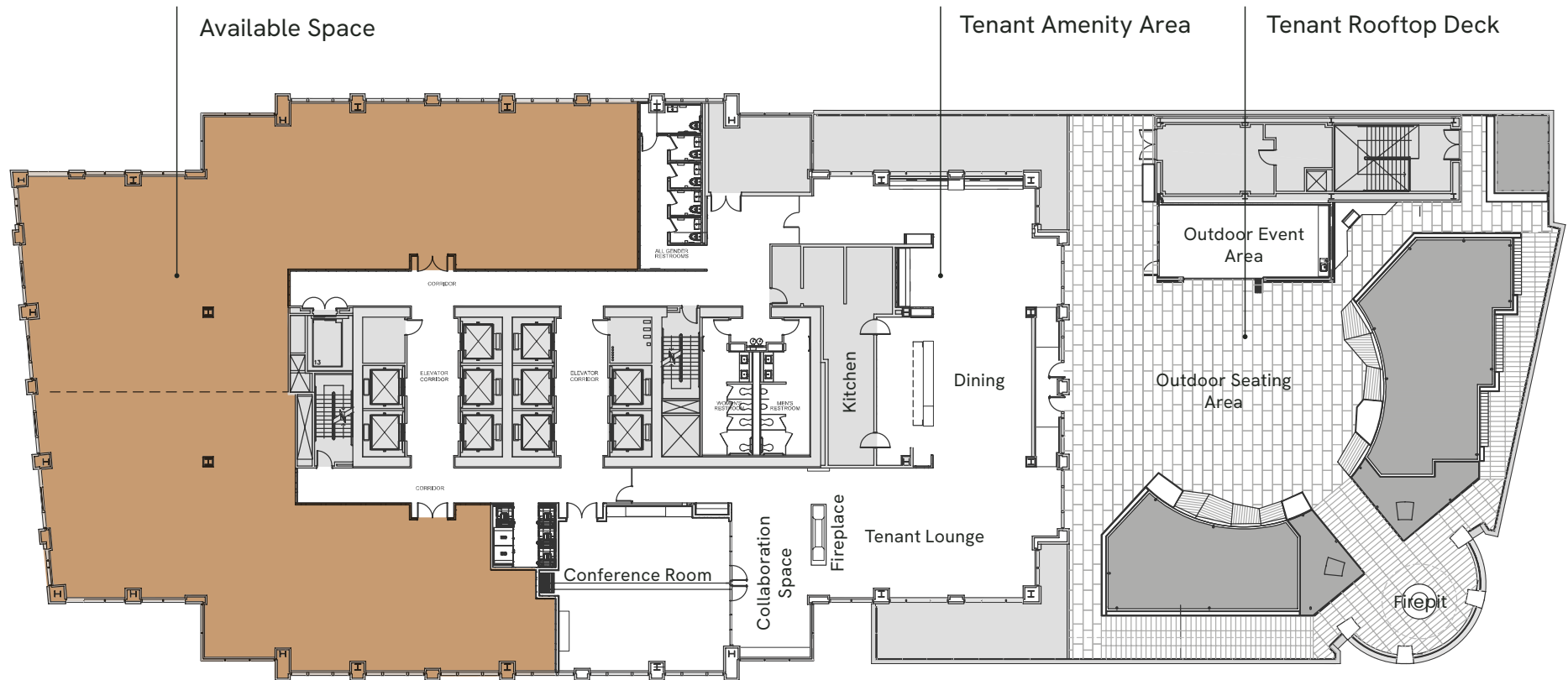
Available Now



FLOOR 10

10,903 RSF

Available Now

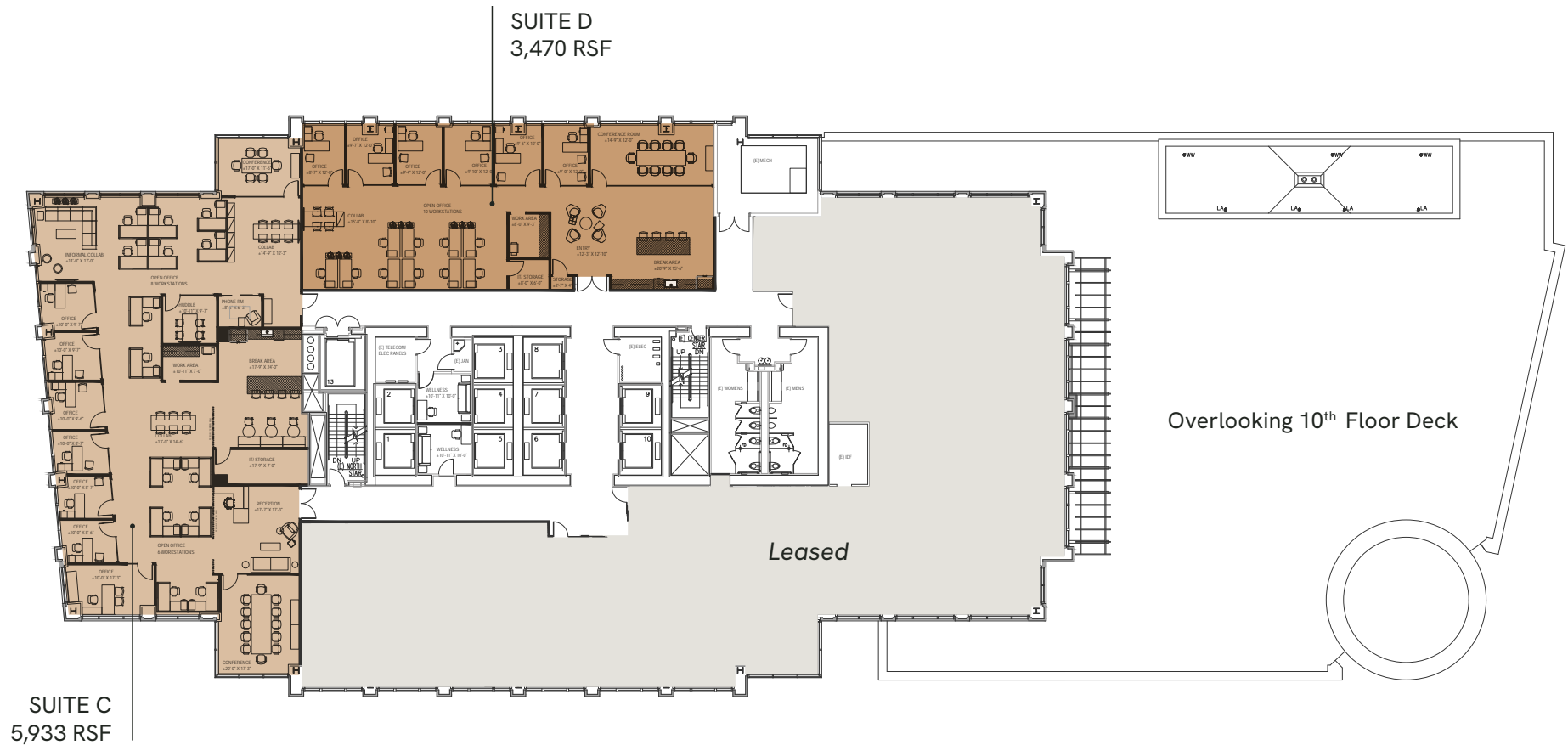


FLOOR 11

Spec Suites
Available Now

Suite C: 5,933 RSF

Suite D: 3,470 RSF



FLOOR 12

20,591 RSF

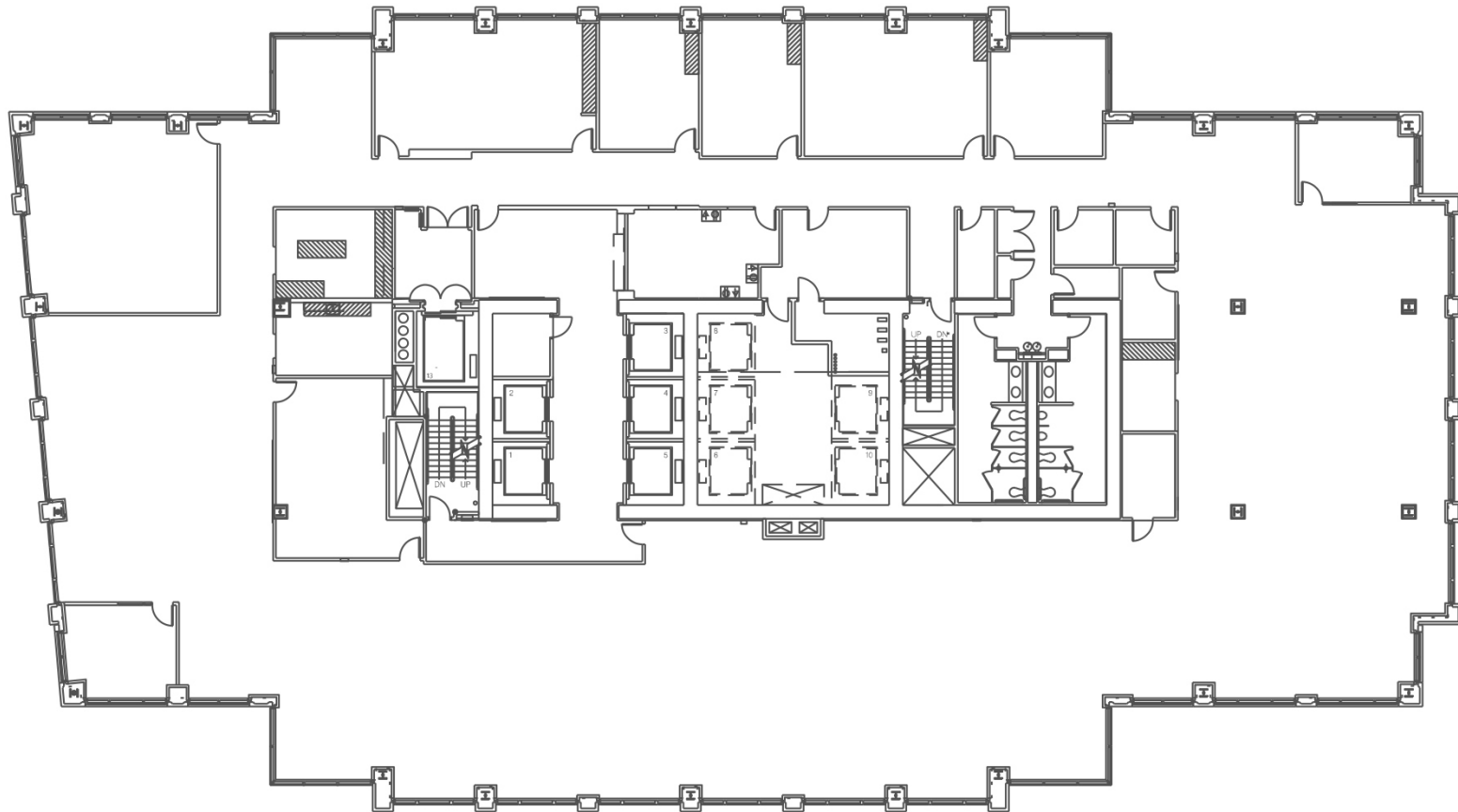
Available Now



FLOOR 13

20,797 RSF

Available Now



FLOOR 14

21,610 RSF

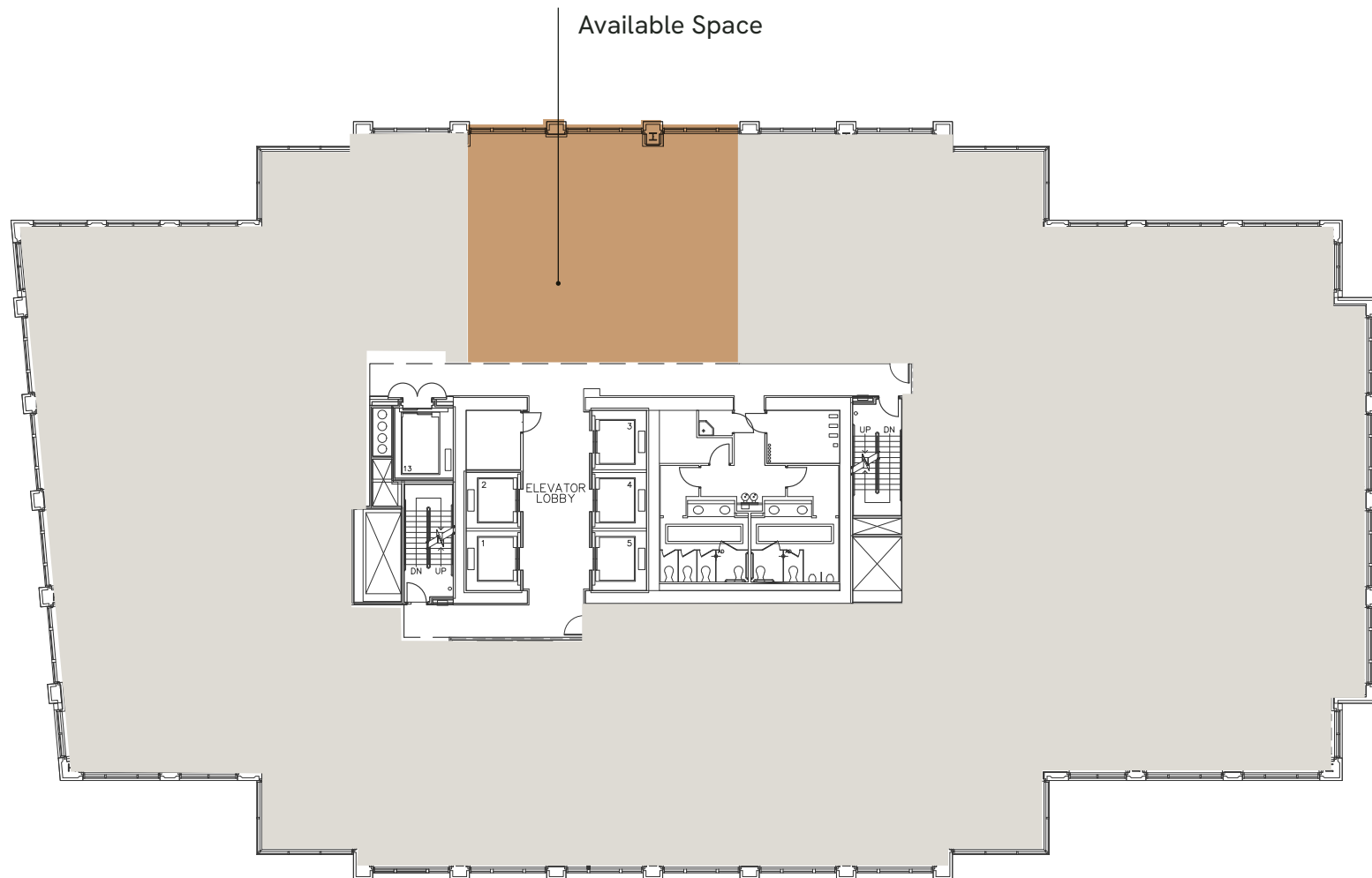
Available Now



FLOOR 15

2,576 RSF

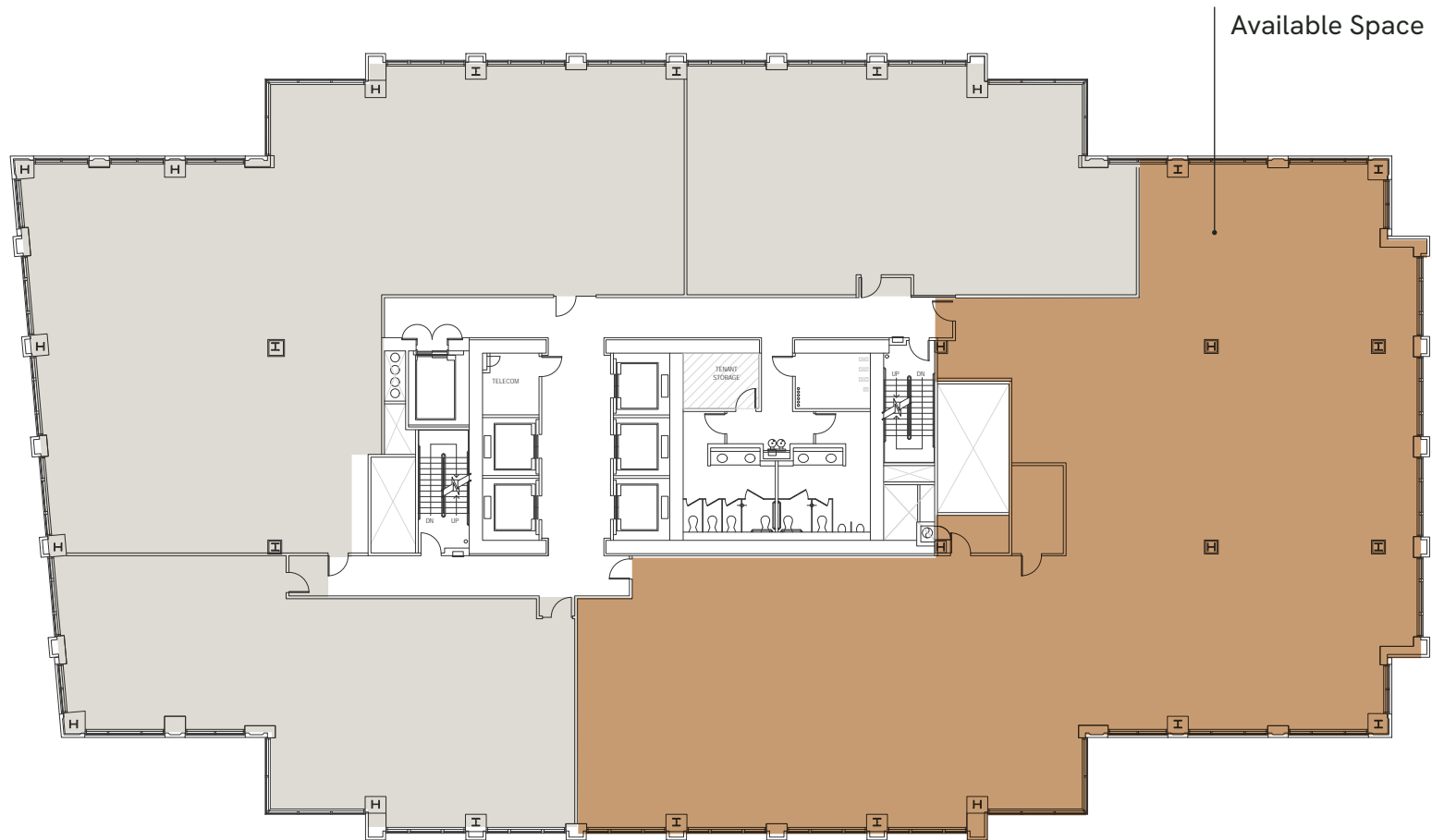
Available Now



FLOOR 16

9,444 RSF

Available Now



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NEWMARK  **CLISE**

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