



# COLUMBIA

## CENTER

701 5TH AVENUE  
SEATTLE, WA 98104



GAW CAPITAL

**CBRE**

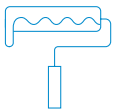




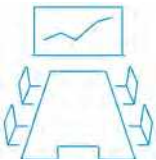
# THE NEW SKY LOBBY

## Putting the Lift in Face Lift

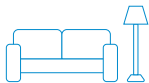
OUR 40TH FLOOR SKY LOBBY HAS BEEN FULLY RENOVATED WITH A FRESH NEW LOOK AND ADDITIONAL AMENITIES



Newly updated common spaces throughout the floor



An all-new conference center capable of seating up to 135, complete with new FFE and A.V. systems



A newly created private lounge designed for tenants, accessible by key card



High-end boardroom designed to accommodate 25–30 guests



# PREMIER AMENITIES



Our three-floor atrium, offering gathering spaces for large and small teams, a fireplace hangout area, and an open, terraced staircase with seating for smaller groups



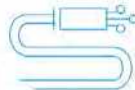
Excellent outdoor spaces, including a covered patio great for lunches or small meetings, an outdoor fireplace alcove, cornhole and foosball games, and west-facing stadium seating with loads of sunlight



More than a dozen on-site food and beverage options, including Juicy Cafe, Jack's BBQ, Monorail Espresso, Evergreens, Starbucks, and Jimmy John's



Convenient on-site services, including custom printing, auto detailing, optometrist, group fitness classes, and on-site property management



Excellent connectivity with redundant fiber access points to minimize network downtime



Sky Lobby on Floor 40, featuring a private tenant lounge, boardroom and conference center; all with sweeping views. Full renovation completed and recently reopened.

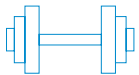


Key card-accessed bike storage, convenient locker rooms and showers make Columbia Center ideal for bike commuters. Traditional bike racks also available for electric bikes





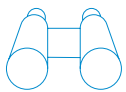
# PREMIER AMENITIES



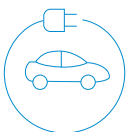
Fitness center staffed by EXOS, a premier operator of corporate/onsite fitness facilities, providing daily classes and education on the state of the art Precor equipment. Full locker rooms, showers and towel service available for tenant use only



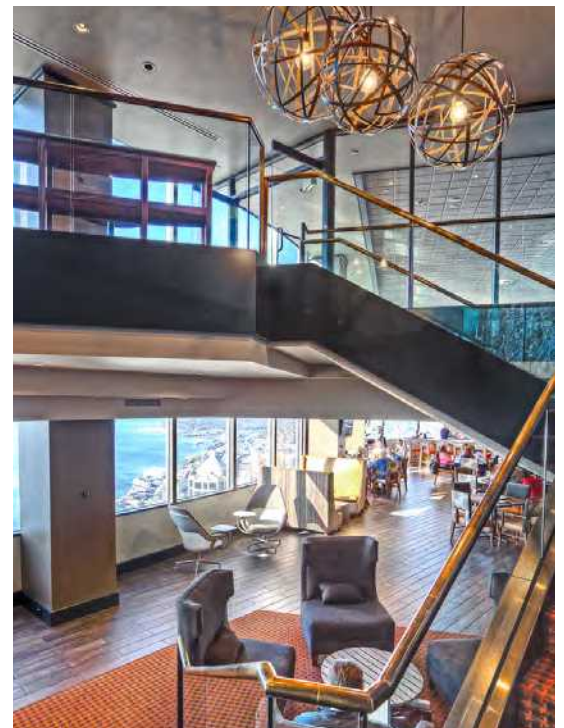
The Columbia Tower Club, Seattle's prime business and social club, located on Floors 75 and 76, with sports casual chic interiors, excellent food and beverages, and spectacular views



The SkyView Observatory on Floor 73 with a full bar and light snacks, is open to tenants and their guests with discounted admissions



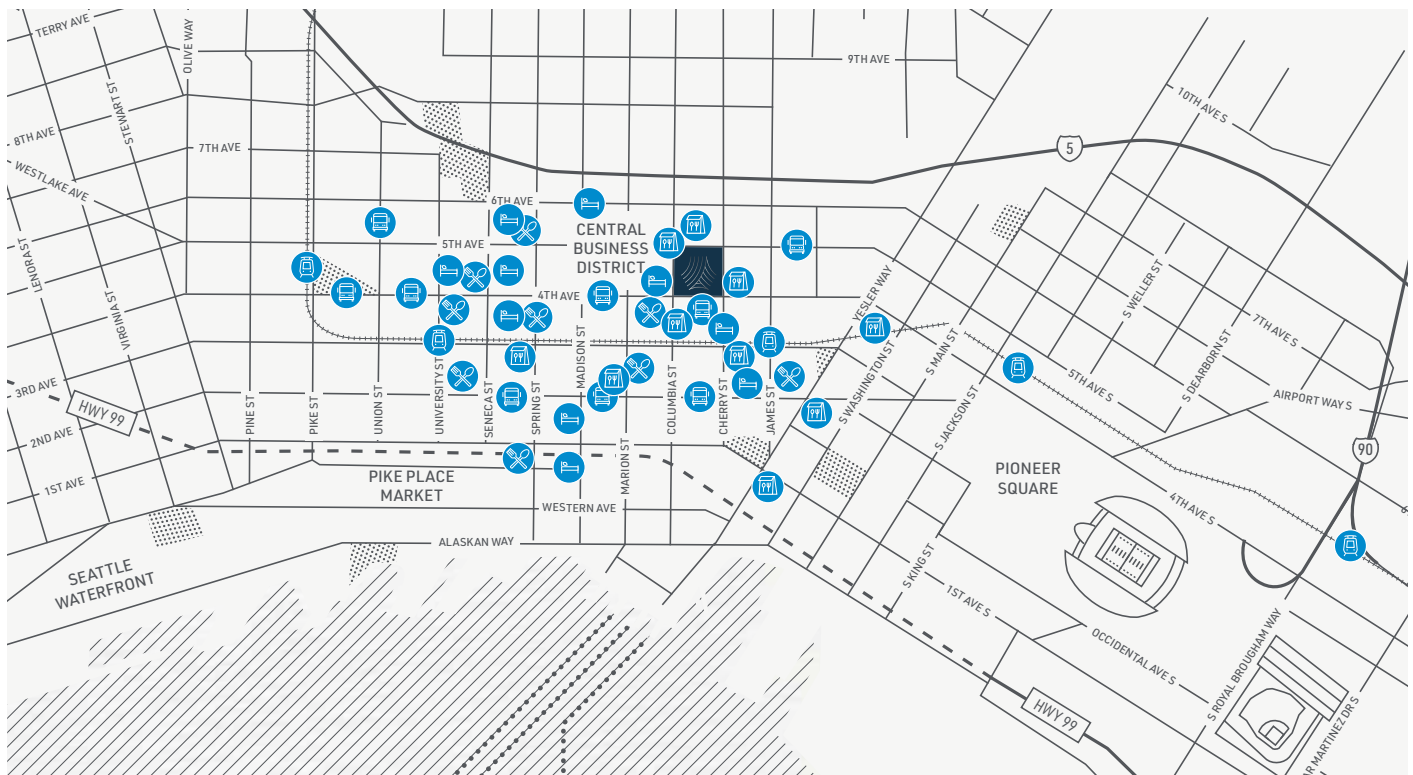
Over 700 spaces in the underground parking garage, including designated Zip Car stalls and EV charging stations



# PRIME LOCATION

Columbia Center's location is ideally situated between Pioneer Square and the Central Business District. Headquarters for many leading west coast companies, this landmark address in the city's core offers close proximity to Seattle's dynamic business community, hotels, restaurants, entertainment and the hub for City and County government.

Convenient access to public transportation and the freeway system keeps business moving while saving valuable time and resources.



Hotels



Dining



Food To Go

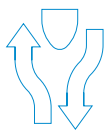


Bus Stop



Light Rail Station

## Unparalleled Access



Direct HOV access to the express lanes across Fifth Avenue



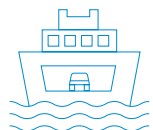
Three blocks to the entrances to I-5 and I-90



Eight major bus lines within one block



Two blocks to the light rail station and metro bus tunnel



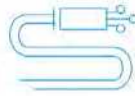
Commuter train station and ferry dock access are nearby



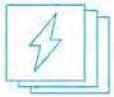
## Building Facts



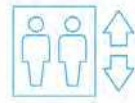
With each floor served with it's own fresh air intake / exhaust fan system and digital controls, the HVAC system provides comfort and efficiency for all tenants; ancillary cooling systems can accommodate high-density areas and server rooms



Fiber service is available from multiple providers including AT&T, CenturyLink, Comcast, Wave, XO Communications and Zayo. Columbia Center is capable of full redundancy with multiple points of entry for providers, minimizing network downtime in case of an outage.



Redundant power sources and energy management systems ensure maximum efficiency and productivity



48 OTIS elevators service the building, each bank of passenger cars accesses seven to ten floors, and all floors are accessed by two freight elevators



24-hour security guard patrols and guard stations offer controlled building access



LEED Silver Certification

# SUSTAINABILITY

Columbia Center holds LEED Silver® certification and is ENERGY STAR® rated, resulting in lower operating expenses.

Energy efficient upgrades to building systems improve building operations and reduce expenses.

Progressive green cleaning program provides a safe and sustainable work environment.

On-site recycling and composting programs divert more than 50% of building waste.



Flexible floorplates,  
stunning spaces,  
and awesome  
amenities, all ready  
for you

A revolution in modern workspace design, Columbia Center offers open floor plates with an expansive windowline that embrace unrivaled views of Seattle and the Puget Sound region. The building's continuous glass line lets in the light and views, providing a sense of comfort and wellbeing for tenants. Unique floor plates provide a canvas for dramatic space designs that lift brands, encourage encounters, discussion and collaboration, and promote recruitment and retention of talent.







| Suite | SF     | Comments  |
|-------|--------|---|
| 700   | 23,547 | Full floor with multiple conference rooms, private offices, work rooms, kitchenette, and open work area.  |
| 800   | 23,547 | Full floor with multiple conference rooms, private offices, work rooms, kitchenette, and open work area.  |
| 900   | 23,547 | Full floor with 25 private offices, 6 conference rooms, 2 workrooms, 2 server rooms, 1 break room, reception, and open workspace.   |
| 1000  | 23,547 | Full floor with 14 private offices, 3 conference rooms, multiple workrooms, kitchenette, and open workspace.  |
| 1100  | 12,762 | 21 private offices, 3 conference rooms, reception, workroom, storage, break room, and open workspace. Western views of Puget Sound and downtown.  |
| 2160  | 2,238  | Reception, 3 private offices, work room, and open workspace. Views of Lake Washington and the Cascade Mountains.  |
| 2200  | 23,898 | Full floor with 43 private offices, 3 conference rooms, 3 breakrooms, 5 workrooms, 1 server room, storage, reception, and open workspace. Views of Mount Rainier, Puget Sound, and Lake Washington.   |
| 2300  | 23,417 | Full floor with high-end buildout. 3 large conference rooms, 7 medium conference rooms, 5 small conference rooms, 10 phone rooms, 2 kitchenettes, 1 large break area, and open workspace. Views of Mount Rainier, Puget Sound, and Lake Washington.     |
| 2450  | 4,060  | Reception, 2 conference rooms, 1 workroom, storage, and open workspace.   |
| 2470  | 7,984  | 12 private offices, 4 conference rooms, 2 workrooms, breakroom, storage room, and open workspace. Views of Lake Washington and the Cascade Mountains.   |
| 2600  | 24,228 | Full floor with high-end tech buildout. 22 private offices, 10 conference rooms, large break room and open workspace.   |
| 2800  | 3,978  | Law firm buildout with 2 conference rooms, 11 private offices, break room, copy room, and storage. Views of Mount Rainier and Lake Washington.  |
| 2810  | 8,735  | Tech suite with 6 conference rooms, large kitchenette, server room, storage, and open workspace. Plug n Play with existing cabling and existing furniture available. 61 desks setup in the space, an additional 10 desks could be put together as well. |
| 2820  | 2,747  | Mid-size suite with great natural light and fantastic views of Mt. Rainier.   |





# CURRENT AVAILABILITIES

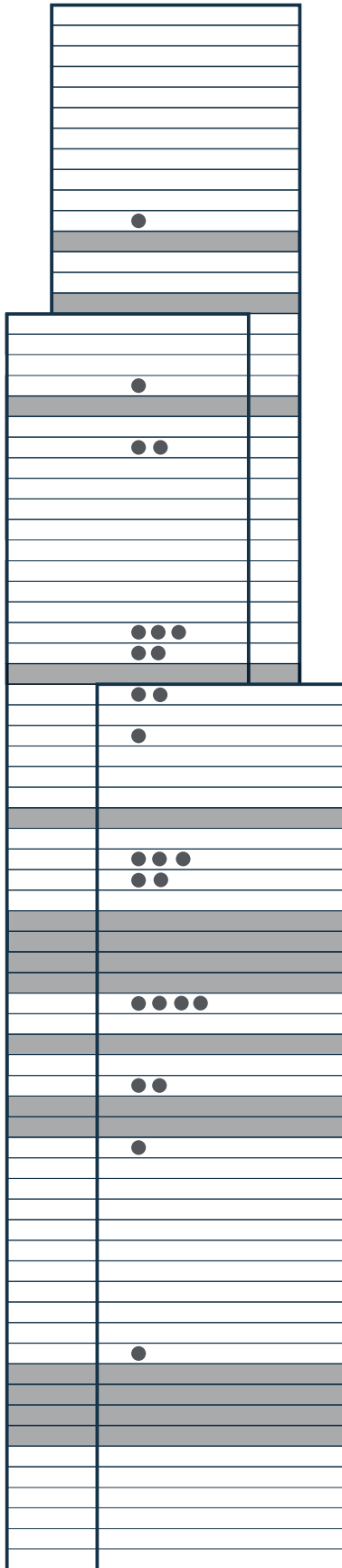
| Suite | SF     | Comments  |
|-------|--------|---|
| 2830  | 2,915  | 4 private offices, 1 conference room, break room, and open workspace. Views of Mount Rainier and Lake Washington.   |
| 2900  | 24,215 | Full floor with 7 private offices, 8 conference rooms, 2 workrooms, 2 storage rooms, 1 break room, server room, and open workspace. Separate medical office space with reception, 2 triage rooms, storage, and restroom.  |
| 3000  | 24,232 | Full floor with 13 private offices, 6 conference rooms, 1 large workroom/storage, 2 break rooms, reception, and open workspace. Available 7/2025.   |
| 3100  | 24,214 | Full floor with high-end buildout. 5 conference rooms, 3 private offices, 2 phone rooms, 4 storage rooms, large kitchenette/break area and large server room. Great views of Puget Sound, Mount Rainier, and the Cascades.  |
| 3200  | 24,582 | Full floor with high-end buildout. 28 private offices, 7 conference rooms, 4 phone rooms, 2 kitchenettes, 2 copy stations, 3 storage rooms, mother's room, gender neutral restroom, reception, large lounge/break area, and open workspace. Views of Puget Sound, Mount Rainier, Lake Washington, and downtown. |
| 3400  | 3,655  | Tech suite with open workspace, 1 conference room, 2 call rooms, kitchenette, and storage closet. View of the Cascade Mountains.  |
| 3420  | 3,998  | 7 private offices, 1 large conference room, copy/break room, and open workspace. Northwest corner with views of Puget Sound.  |
| 3530  | 1,651  | Small office buildout with 2 private offices, 1 storage closet, and large open workspace. New carpet and paint. Great view of Mount Rainier.  |
| 3540  | 2,360  | 4 private offices, 1 conference room, open area for reception and workstations, and a kitchenette. Views of Mount Rainier and Lake Washington.  |
| 3570  | 4,903  | 9 private offices, 2 storage rooms, large break/workroom and open workspace. Northwest corner with views of Puget Sound.  |
| 3700  | 23,898 | Full floor with 16 private offices, 3 conference rooms, 2 break rooms, reception, multiple work rooms, and open workspace. Views of Puget Sound, Mount Rainier, and Lake Washington.  |
| 4100  | 11,433 | Tech buildout with 4 conference rooms, 2 offices, 2 call rooms, break area, server room, storage, reception, and open workspace. Great views of Puget Sound and downtown.   |
| 4310  | 2,377  | Northeast corner suite with 7 exterior private offices and open workspace. Views of the Cascade Mountains and downtown.   |
| 4350  | 9,456  | 13 private offices, 2 phone rooms, copy room, break room, server room, and open workspace. Sweeping southern views of Puget Sound, Mt. Rainier, and Lake Washington.  |
| 4400  | 21,221 | Full floor law firm buildout. 41 private offices, 11 conference rooms, 5 storage rooms, 3 work rooms, 2 kitchenettes, 1 break room, server room, and library with high density filing. Stellar views of Mt. Rainier, Lake Washington, and Puget Sound.  |



# CURRENT AVAILABILITIES

| Suite | SF     | Comments  |
|-------|--------|---|
| 4500  | 14,698 | Elevator lobby exposure with views of the Cascades, Lake Washington, and Puget Sound. Space in a warm shell condition ready for construction of TI's. Can be combined with suite 4550 for up to 21,205 RSF.   |
| 4550  | 6,515  | Law firm buildout with 6 exterior private offices, 4 interior offices, 4 conference rooms, break room, reception, and storage space. Great views of Lake Washington and Mount Rainier. Can be combined with suite 4500 for up to 21,205 RSF.          |
| 4600  | 9,872  | Open plan with new ceiling system and lighting installed throughout. Western-facing location with sweeping views of Puget Sound.  |
| 4630  | 4,035  | High-end buildout with 3 private offices, 1 conference room, kitchenette, storage, and open workspace. Great views of downtown.   |
| 4640  | 4,560  | Law firm buildout with 8 private offices, 2 conference rooms, 2 workrooms, 1 kitchenette, reception, and open workspace.  |
| 5500  | 19,098 | Law firm buildout with private offices along perimeter, multiple conference rooms, reception, large break room, and multiple work rooms. Stunning views of Puget Sound, Mount Rainier, and downtown.  |
| 5510  | 2,437  | Open workspace with views of Lake Washington and the Cascades. Can be combined with Suite 5500 for 21,534 RSF.  |
| 5700  | 21,021 | Full floor with high-end buildout. 13 private offices, 4 large conference rooms, 2 medium conference rooms, 2 break rooms, 2 copy rooms, large library/file storage and open workspace. Incredible views of Puget Sound, downtown, and Mount Rainier. |
| 5810  | 2,768  | 5 private offices and open workspace. New ceiling system and lighting installed throughout. Stunning views of Lake Washington.  |
| 6200  | 17,652 | Full floor with large private deck, private offices along perimeter, multiple conference rooms, multiple work rooms, break area, and open workspace. Stunning views of Puget Sound, Mount Rainier, and the Cascades.                                  |
| 6500  | 13,661 | Full floor with high-end tech buildout, multiple call rooms, conference rooms, break area, open workspace, and internal staircase to floor 63. Incredible views of Puget Sound, Mount Rainier, and the Cascades.                                      |
| 6630  | 3,042  | High-end buildout with 2 private offices, 1 conference room, wellness room, server room, kitchenette, and open workspace. Available Q1 2026.  |

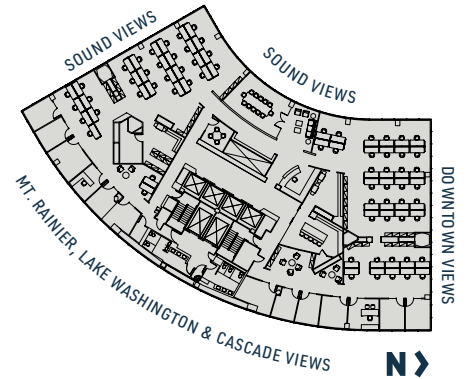




## HIGH RISE | FLOORS 61–76

Floor 74 sample layout  
13,646 SF  
164 rsf per person

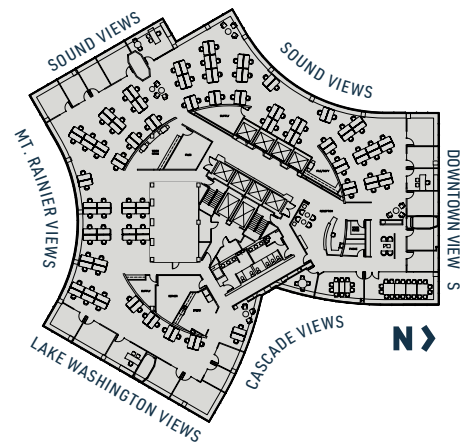
|                  |    |
|------------------|----|
| Offices          | 13 |
| Work Stations    | 69 |
| Conference Rooms | 3  |
| Total Head Count | 83 |



## MID RISE | FLOORS 43–60

Floor 57 sample layout  
20,895 SF  
167 rsf per person

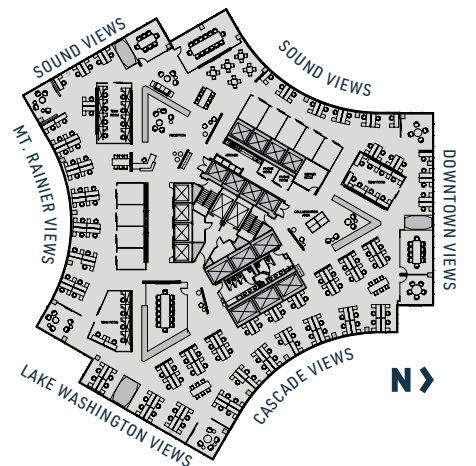
|                  |     |
|------------------|-----|
| Offices          | 18  |
| Work Stations    | 105 |
| Conference Rooms | 3   |
| Total Head Count | 123 |



## LOW RISE | FLOORS 5–42

Floor 19 sample layout  
23,729 SF  
167 rsf per person

|                  |     |
|------------------|-----|
| Offices          | 14  |
| Work Stations    | 126 |
| Conference Rooms | 4   |
| Total Head Count | 140 |



Key:  Full floor availability  Partial floor availability

# COLUMBIA CENTER

## BRINGING COMMUNITY TO THE CENTER

701 5TH AVENUE SEATTLE, WA 98104  
[www.columbiacenterseattle.com](http://www.columbiacenterseattle.com)

For more information

John Hansen

+1 206 386 5885

[john.hansen2@cbre.com](mailto:john.hansen2@cbre.com)

Chelsie Barrett

+1 206 386 5392

[chelsie.barrett@cbre.com](mailto:chelsie.barrett@cbre.com)

CBRE, Inc.

1420 5th Avenue, Suite 3800

Seattle, WA 98101



GAW CAPITAL

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