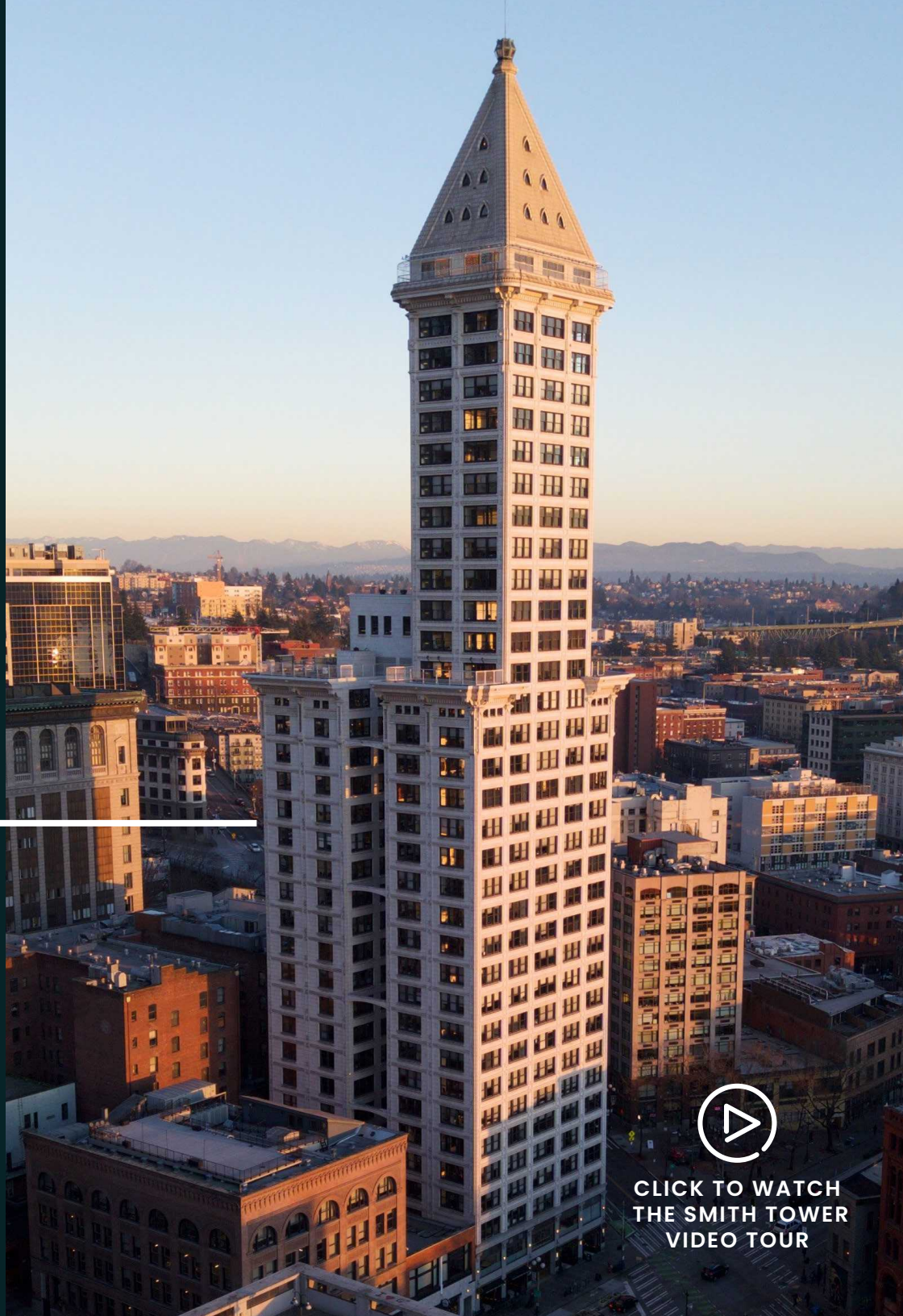


Smith Tower

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**



ENJOY BEST-IN-CLASS AMENITIES

22ND FLOOR LOOKOUT LOUNGE

- Full floor collaboration or event space including kitchen, bar seating, and beer kegs
- 1,500 SF exterior deck with sweeping views of the Puget Sound and Seattle skyline

BIKE ROOM & FITNESS CENTER

- Cardio machines including Peloton bikes, weight room, fitness studio and more
- Full service locker rooms including showers, towel service, lockers and hair dryers
- Secured bike room with maintenance table

EXECUTIVE BOARDROOM

- 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.

HOST YOUR EVENT AT SEATTLE'S MOST ICONIC VENUE

LOOKOUT LOUNGE

The Lookout Lounge and Deck offers a sophisticated indoor-outdoor experience, featuring a modern lounge equipped with a full kitchen. This stylish space seamlessly extends to a spacious rooftop deck, providing panoramic views of Seattle.

- **Specs:**
Floor Level: 22
Capacity: 65 people

CONFERENCE CENTER

NEWLY AVAILABLE

The 21st-floor Conference Center combines sweeping views and adaptable design with state-of-the-art AV technology and flexible seating, making it ideal for corporate gatherings, workshops and private events.

- **Specs:**
Floor Level: 21
Capacity: 60 people

[VIEW VIRTUAL TOUR](#)



FOR MORE INFORMATION
ON EVENTS CLICK HERE
TO VISIT THE WEBSITE

THE OBSERVATORY BAR

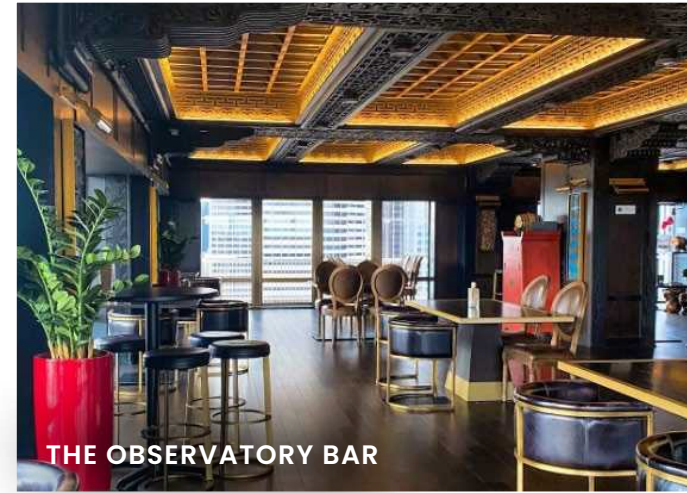
A hidden gem high above the city – this speakeasy-style bar blends vintage charm with panoramic, 360° views of Seattle and exclusive access to the open-air Observation Deck.

- **Specs:**
Floor Level: 35
Capacity: 80 people

EXECUTIVE BOARDROOM

A sophisticated, fully equipped meeting room featuring high-speed internet, a flat-screen TV, and 360° Owl video conferencing—ideal for all meeting types and seamless virtual collaboration.

- **Specs:**
Floor Level: 2
Capacity: 14 people



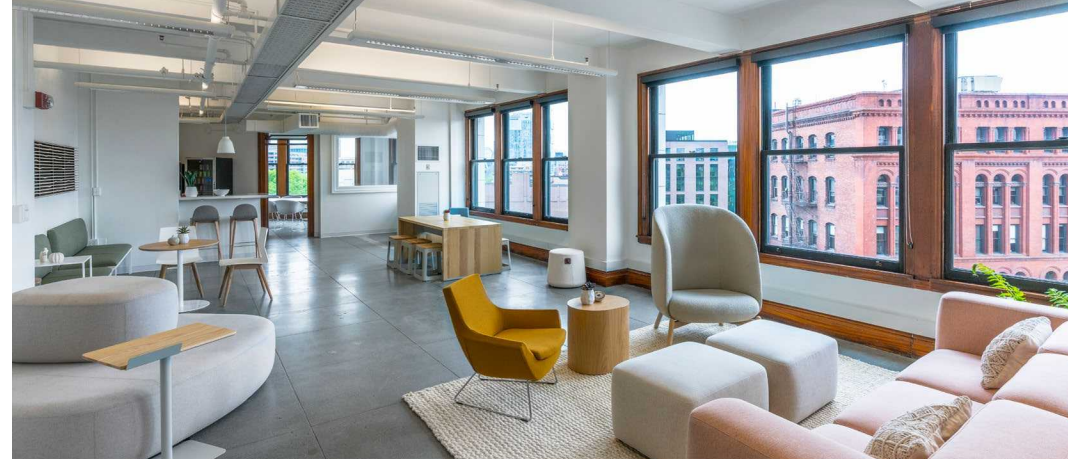
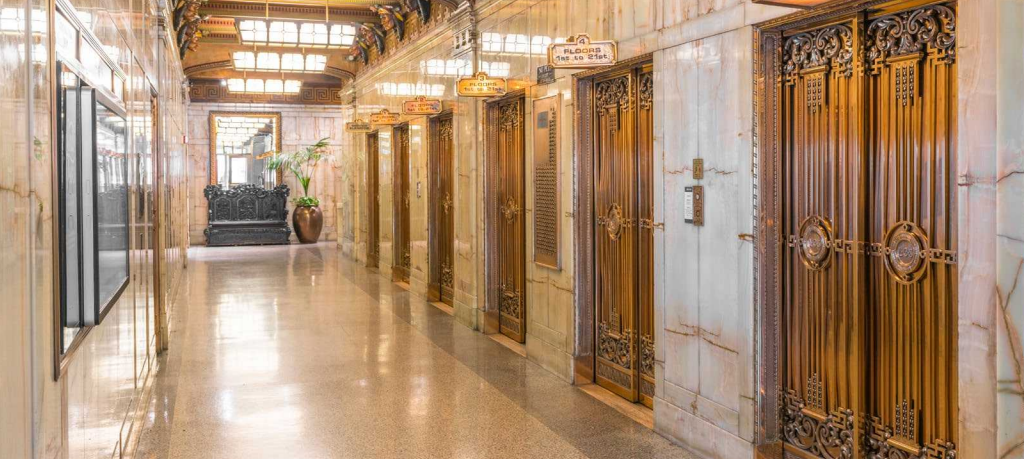
THE OBSERVATORY BAR



LOOKOUT LOUNGE

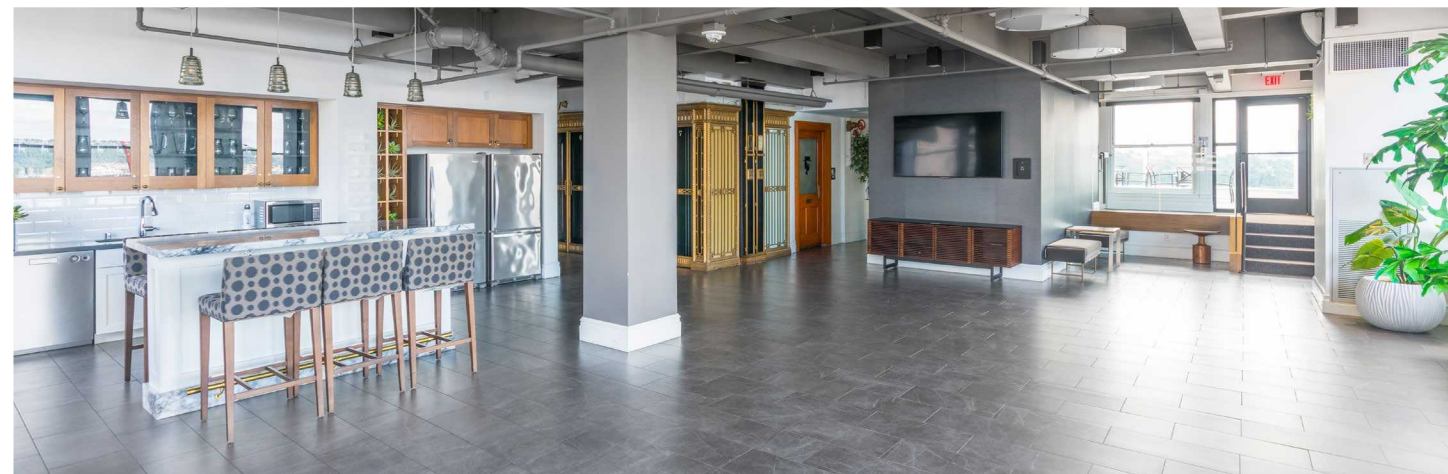
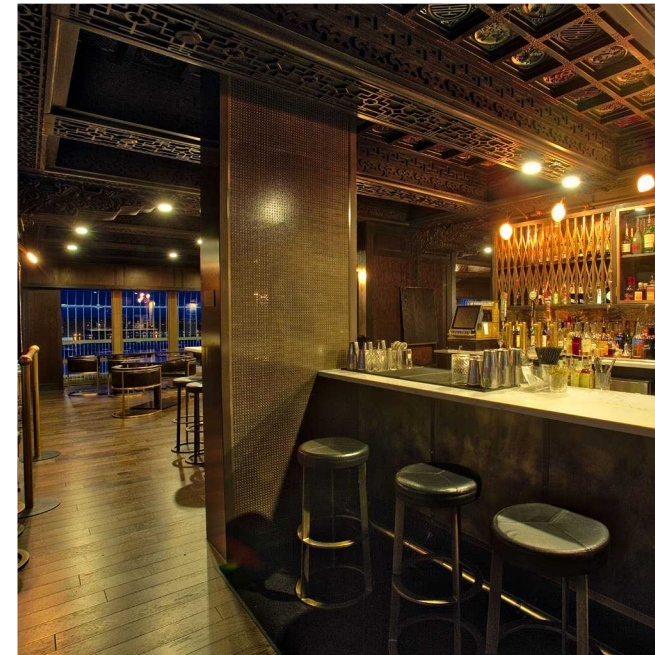


CONFERENCE CENTER



Smith Tower

TAKE YOUR OFFICE
SPACE TO NEW HEIGHTS



AVAILABLE SPACE



SMITH TOWER

SUITE	RSF	AVAILABILITY	COMMENTS
320	2,155	Now	Mostly open plan with kitchen/break area.
330	1,036	Now	Open plan with kitchenette. VIEW VIRTUAL TOUR
400	11,385	Now	Full floor available with open layout. Formerly occupied by Accenture. VIEW VIRTUAL TOUR
700	8,924	Now	Efficient layout and great views. VIEW VIRTUAL TOUR
800	11,385	Now	Full floor available with an efficient layout and great views. VIEW VIRTUAL TOUR
910	4,228	Now	Market Ready. South facing corner suite with exterior private offices, conference room, and kitchen. Fully furnished. VIEW VIRTUAL TOUR
920	2,448	Now	Creative open space on northeast corner. VIEW VIRTUAL TOUR
1014	844	Now	West facing space with water views. VIEW VIRTUAL TOUR
1320	2,444	Now	Creative open space on NE corner with kitchen/break area.
1701	3,504	Now	Great views. Exterior offices, kitchen, and open area. VIEW VIRTUAL TOUR
1810	4,528	Now	Interior private offices and conference rooms with exterior open work area. Incredible views and abundant natural light. VIEW VIRTUAL TOUR
2100	4,579	Now	One-of-a-kind space with incredible views and an open floor plan. VIEW VIRTUAL TOUR

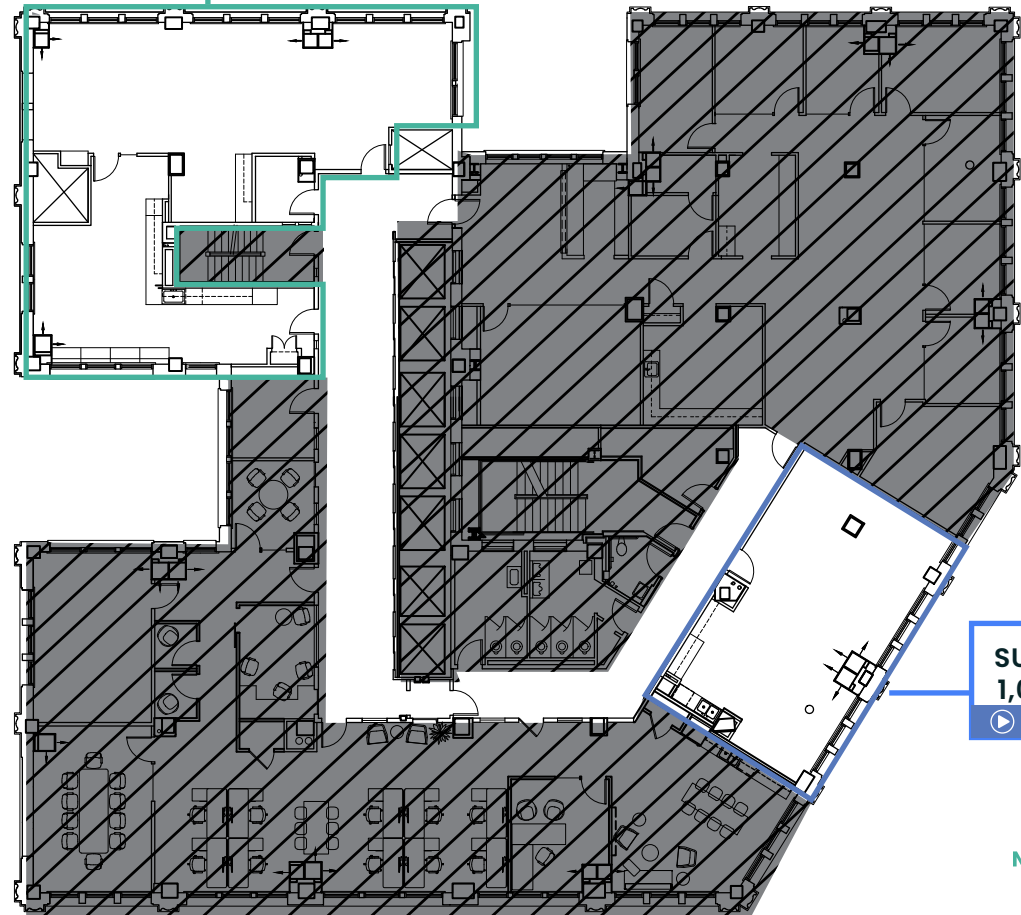
Smith Tower

↑ BACK TO AVAILABLE SPACE

FLOOR 3

AVAILABLE NOW
MARKET-READY SPEC SUITE

SUITE 320
2,155 RSF



SUITE 330
1,036 RSF

▶ View Tour



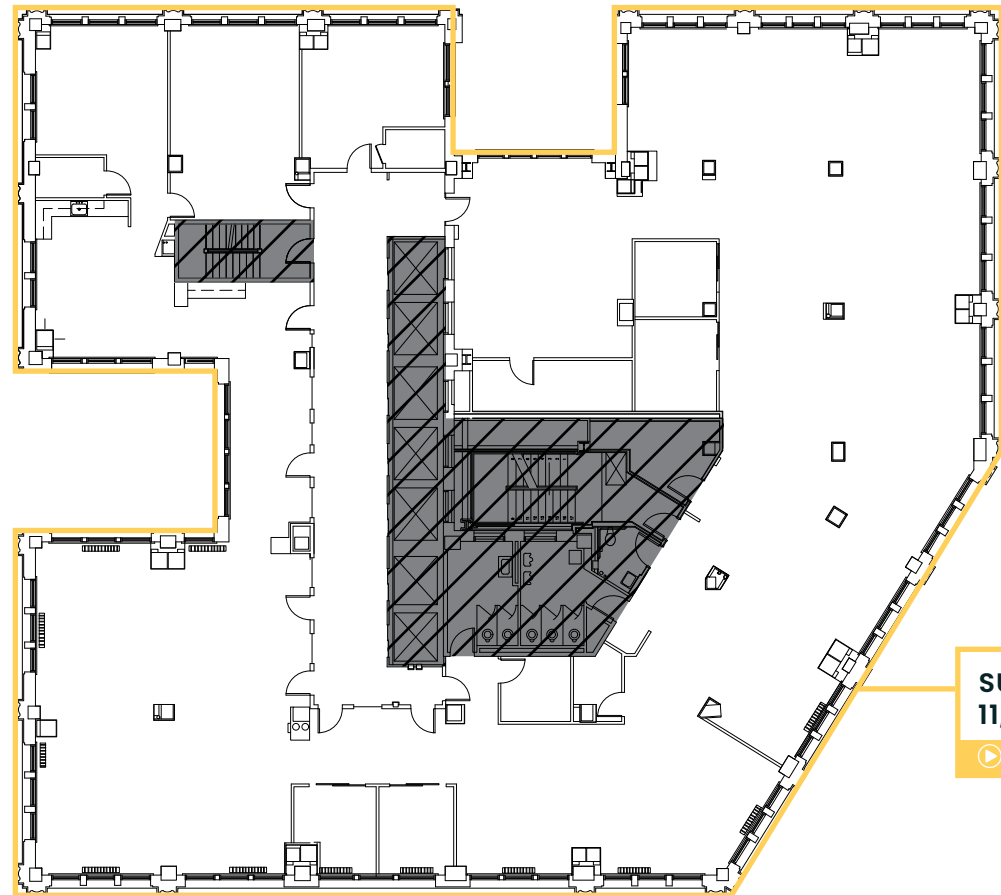
Smith Tower



BACK TO AVAILABLE SPACE

FLOOR 4

11,385 RSF
AVAILABLE NOW



SUITE 400
11,385 RSF

[View Tour](#)



BRODERICK
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mccartney@broderickgroup.com

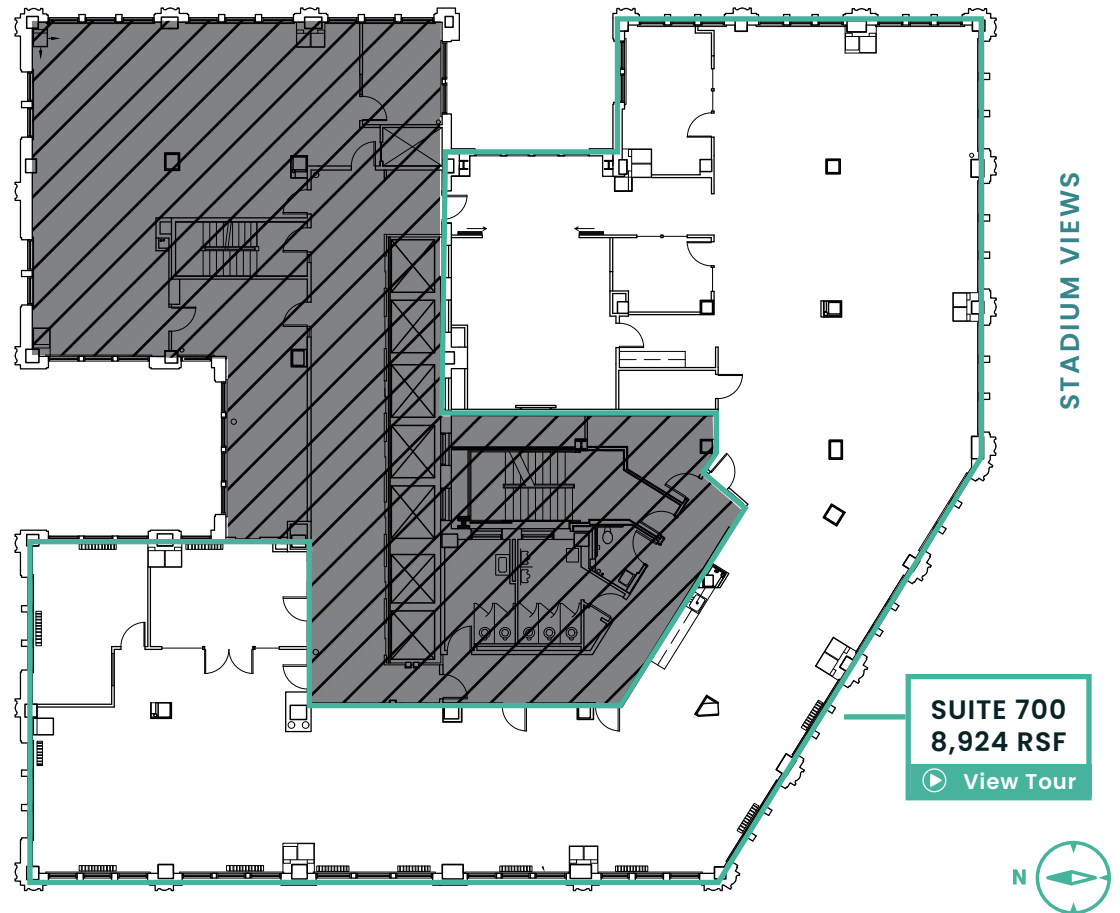
LAUREN HALLGRIMSON | 206.948.4440
hallgrimson@broderickgroup.com

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↑ BACK TO AVAILABLE SPACE

FLOOR 7

8,924 RSF
AVAILABLE NOW



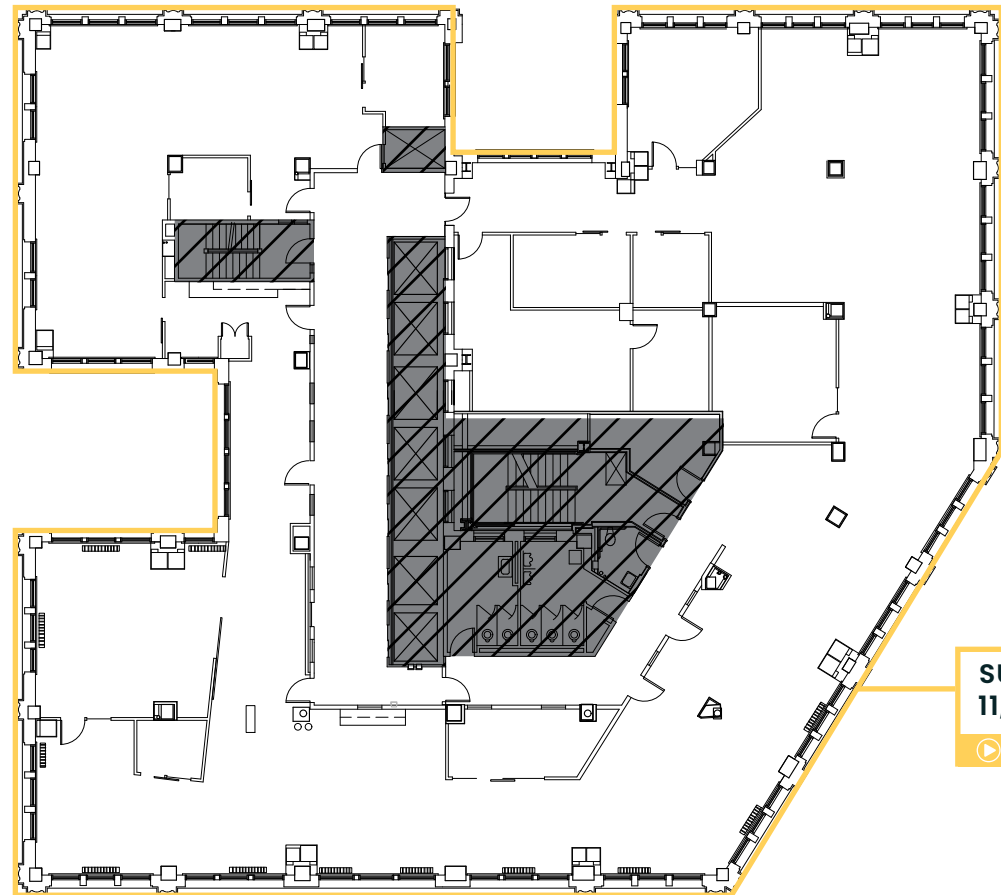
WATER VIEWS

Smith Tower

↑ BACK TO AVAILABLE SPACE

FLOOR 8

11,385 RSF
AVAILABLE NOW



STADIUM VIEWS

SUITE 800
11,385 RSF
[View Tour](#)



WATER VIEWS

Smith Tower

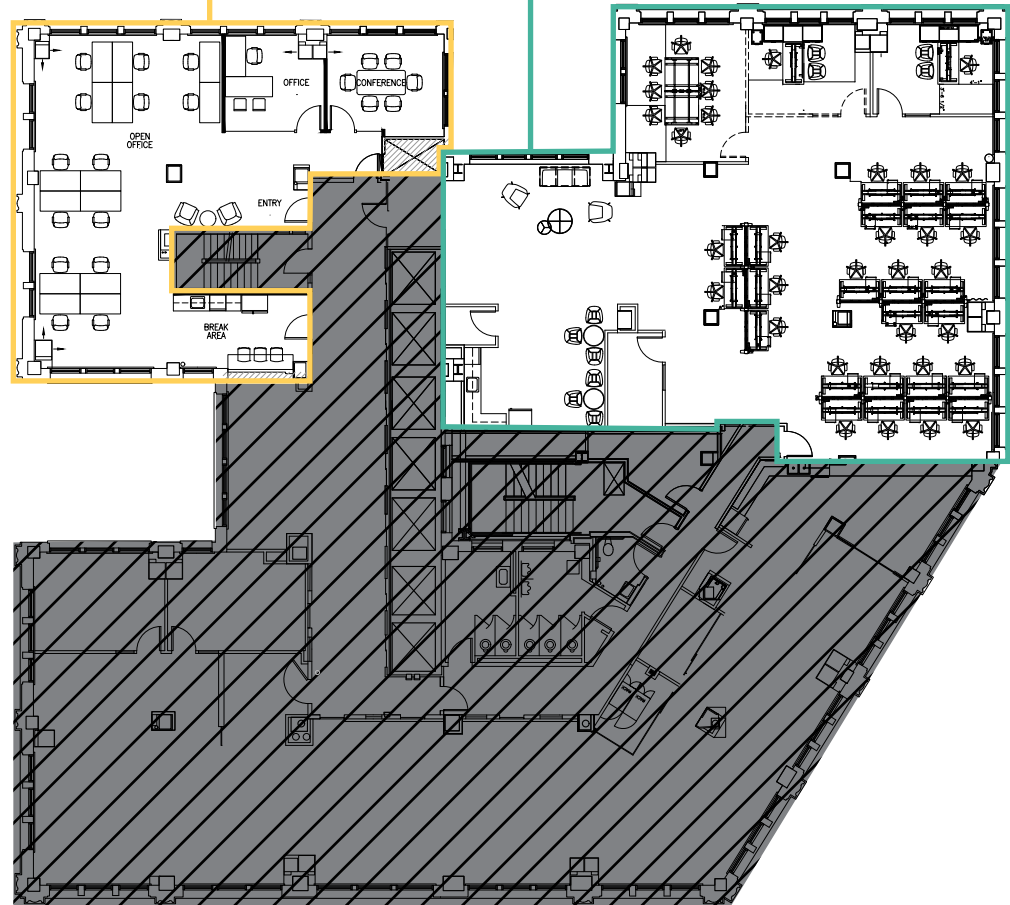
↑ BACK TO AVAILABLE SPACE

FLOOR 9

AVAILABLE NOW

SUITE 920
2,448 RSF
[▶ View Tour](#)

SUITE 910
4,228 RSF
[▶ View Tour](#)



STADIUM VIEWS



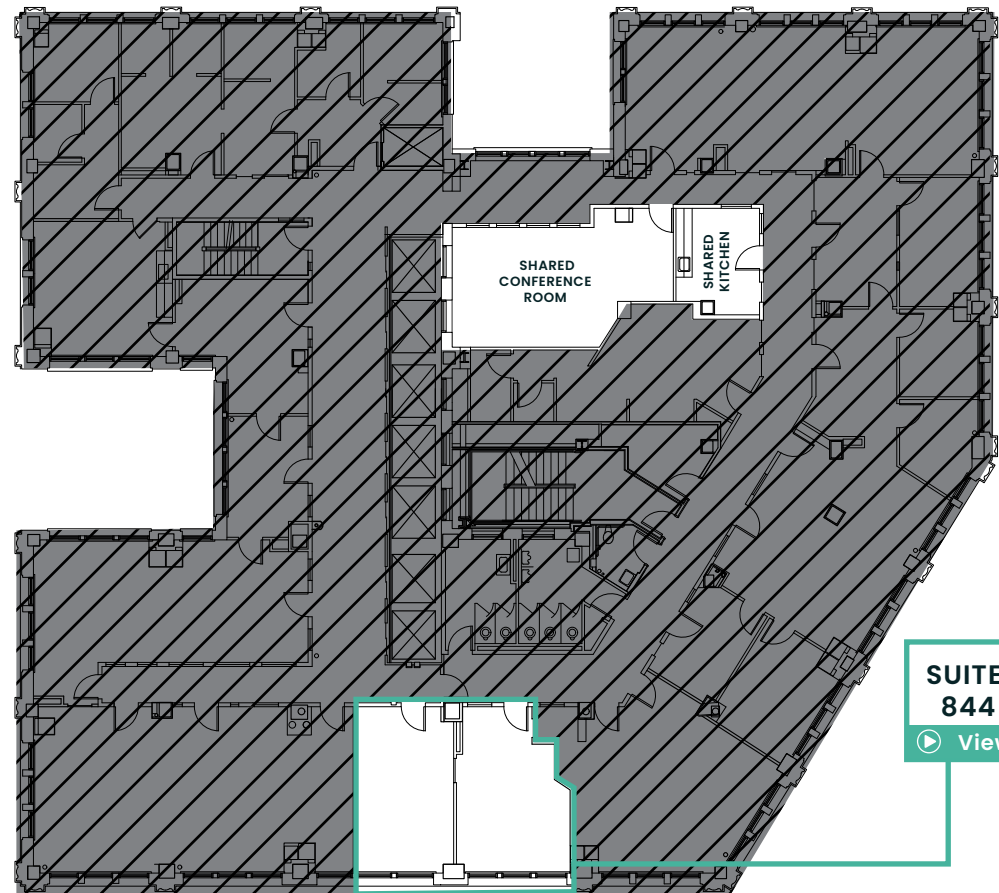
WATER VIEWS

Smith Tower

↑ BACK TO AVAILABLE SPACE

FLOOR 10

844 RSF
AVAILABLE NOW



STADIUM VIEWS

WATER VIEWS

SUITE 1014
844 RSF
▶ View Tour



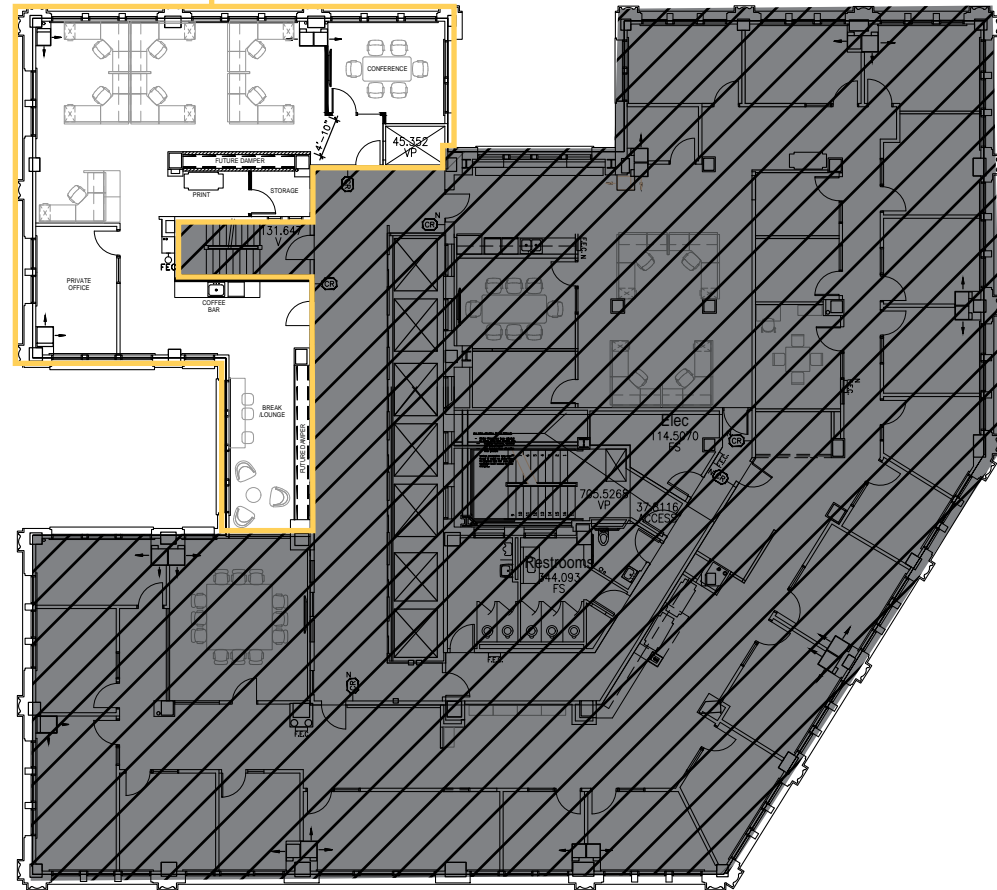
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↑ BACK TO AVAILABLE SPACE

FLOOR 13

2,444 RSF
AVAILABLE NOW

SUITE 1320
2,444 RSF



Smith Tower

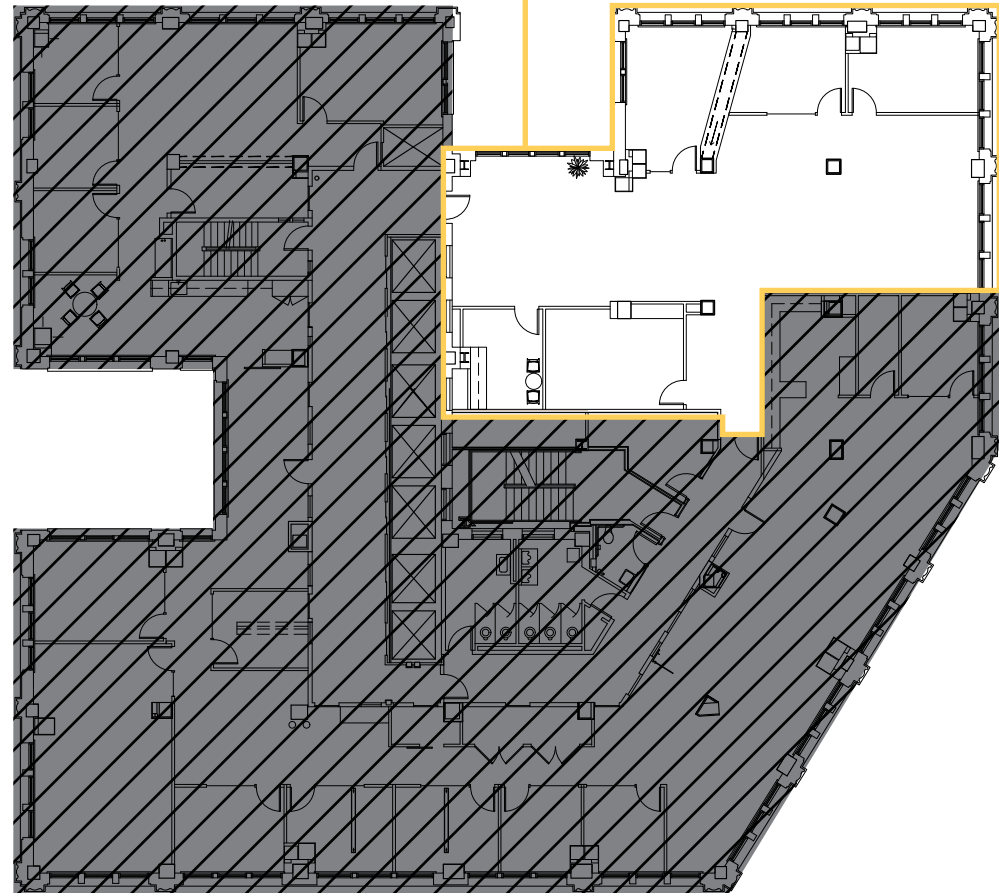


BACK TO AVAILABLE SPACE

FLOOR 17

3,504 RSF
AVAILABLE NOW

SUITE 1701
3,504 RSF
[View Tour](#)



STADIUM VIEWS



WATER VIEWS

BRODERICK
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Smith Tower



BACK TO AVAILABLE SPACE

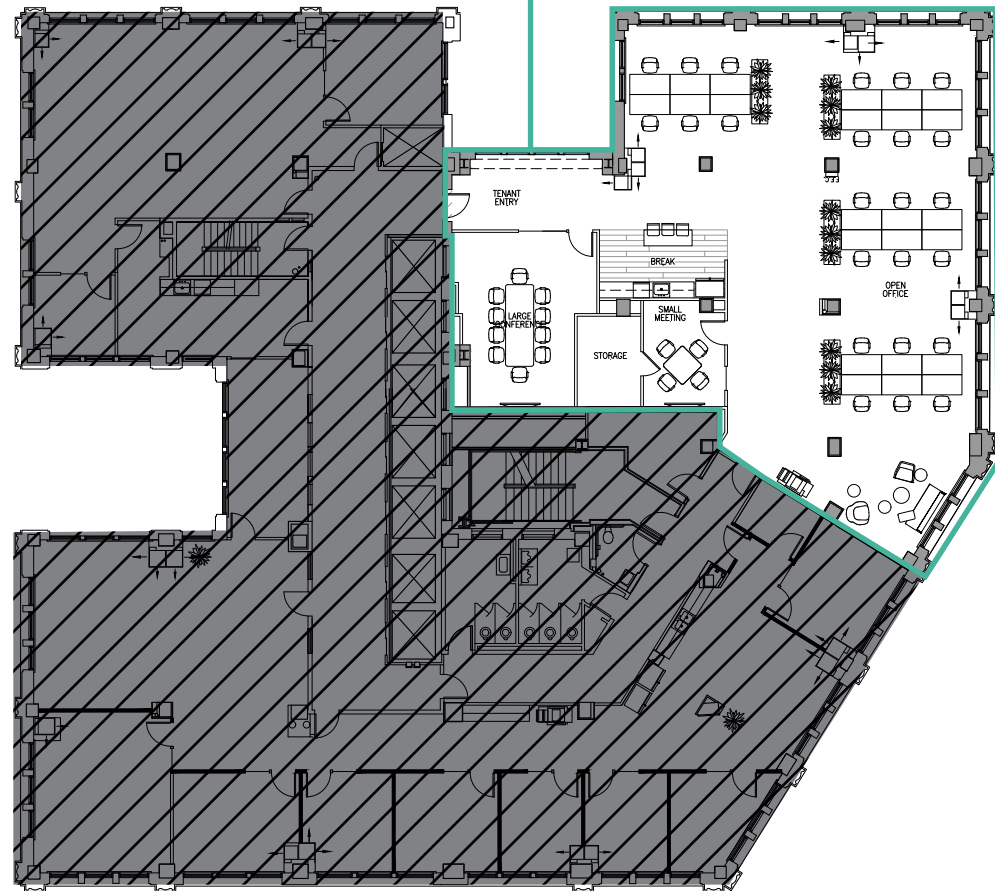
FLOOR 18

4,528 RSF

AVAILABLE NOW

SUITE 1810
4,528 RSF

[View Tour](#)



STADIUM VIEWS

WATER VIEWS

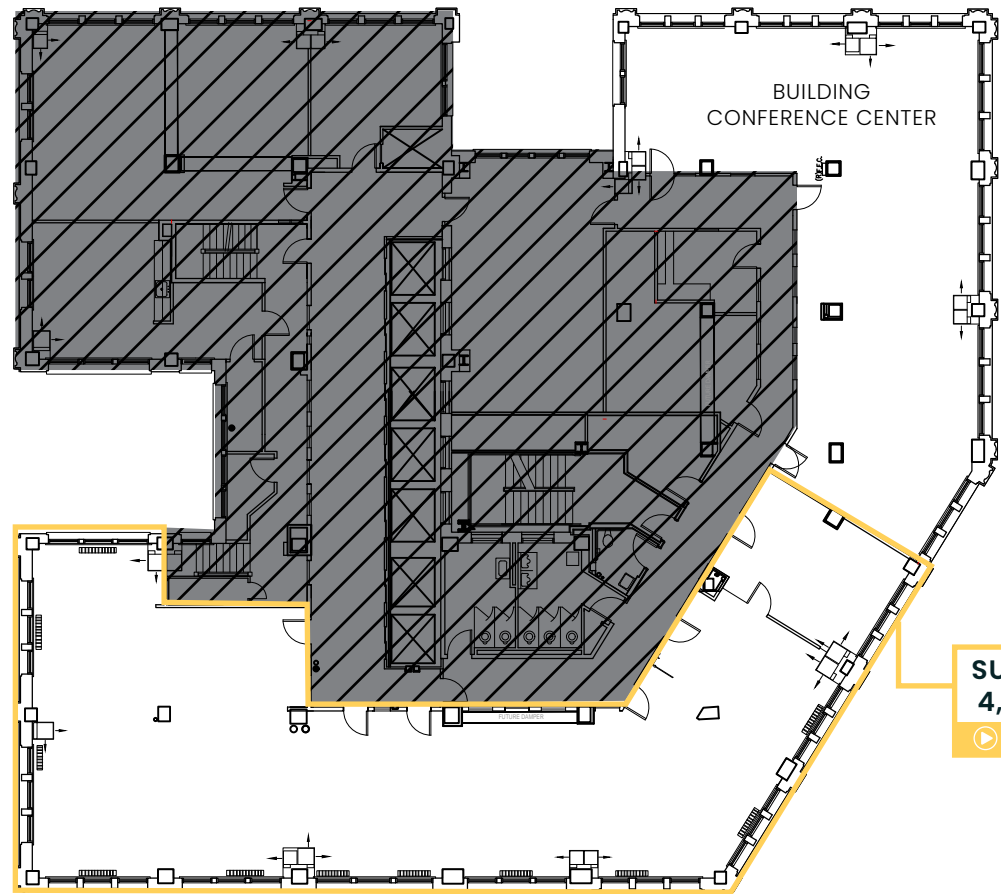


BACK TO AVAILABLE SPACE

Smith Tower

FLOOR 21

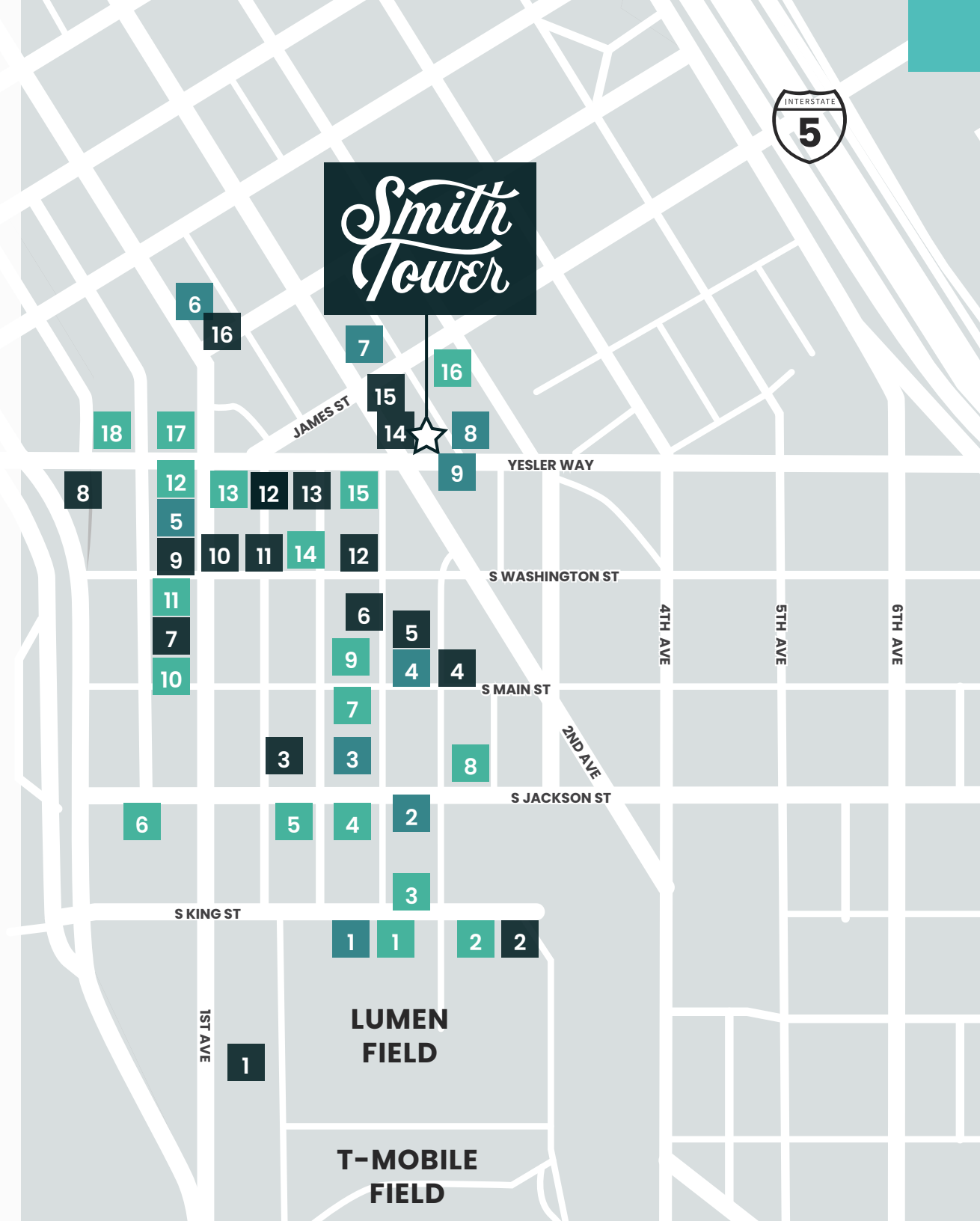
4,579 RSF
AVAILABLE NOW



WATER VIEWS



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 | 6. Cherry Street |
| 2. Zeitgeist Coffee | 7. Foggy Tea |
| 3. Caffe Umbria | 8. Cedar River Cafe |
| 4. Elm Coffee | 9. Caffe Vita (located in Smith Tower) |
| 5. Lune 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 |

LUMEN FIELD

T-MOBILE FIELD

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



99

SEATTLE
FERRY
TERMINAL



JAMES ST

YESLER WAY

SWASHINGTON ST

PIONEER
SQUARE

S MAIN ST

S JACKSON ST

OCCIDENTAL
AVENUE

S KING ST

CRUISE SHIP
FACILITY

WATERFRONT

1ST AVE

STADIUM
DISTRICT

2ND AVE

4TH AVE

5TH AVE

6TH AVE



INTERNATIONAL
DISTRICT

PARKING FACILITY		MONTHLY	SECURED GARAGE
1	505 First Avenue Garage 505 First Ave South	\$318.76/Month \$10/Hour	Yes
2	Stadium Place Parking Garage 530 Occidental Ave South	No Monthly Available \$7.50/Hour	Yes
3	CenturyLink Field North Lot 201 South King St	No Monthly Available Event: \$35 Daily Rate \$16	No
4	Uwajimaya Village Garage 600 Fifth Ave South	No Monthly Available \$7.50/hour	Yes
5	Avalara Hawk Tower Garage 255 S King St	\$285/Month \$16 Early Bird	Yes
6	King Street Center Garage 248 S King St	No Monthly Available \$8.00/Hour	Yes
7	Diamond Garage 400 S Jackson	\$285/Month \$10 Early Bird	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 \$12.49/Hour	No
10	U-Park Surface Lot 425 South Washington St	\$301.64/Month \$15/Hour	No
11	Diamond Surface Lot 210 Fourth Ave	No Monthly Available \$13/Hour	No
12	Frye Garage 117 Third Ave South	\$300/Month \$19/Early Bird	Yes
13	Diamond Surface Lot 112 Occidental Ave	No Monthly Available \$12 Early Bird	No
14	Sinking Ship Garage 515 Second Ave	\$250/Month \$10 Early Bird	No
15	Butler Garage 114 James St	\$300/Month \$5/Hour \$16/Early Bird	Yes
16	1st & Columbia Garage 721 First Ave	\$290/ Month \$5/Hour	No
17	Impark Parking 714 First Ave	\$311.88/Month \$8/Hour	Yes
18	SP+ Parking 901 Fifth Ave	\$370/Month \$15/Hour	Yes
19	ACE Parking 999 3rd Ave	\$360/Month \$19 Early Bird	Yes



Smith Tower

PARKING SURVEY

A low-angle, monochromatic photograph of the Smith Tower in Seattle, showing its ornate facade and many windows. The image is dark and serves as the background for the text.

Smith Tower

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