BRODERICK · GROUP ·

TISHMAN SPEYER

520 PIKE

For leasing inquiries, please contact:

LARRY ALMELEH

almeleh@broderickgroup.com

206.910.0859

CHANGE HAS ARRIVED

520
PIKE

PREMIER LOCATION
At the corner of Pike Street and Sixth Avenue in Seattle's downtown central business district, the property is easily accessible by freeway, public transit, bike and ferry. 520 Pike is located within a rich amenity base, adjacent to diverse hotel, dining and retail options, as well as the Washington Athletic Club.

PANORAMIC VIEWS
520 Pike boasts some of the most striking views in Seattle, framing water, city and mountain views with efficient floor plates and a continuous glass façade.

EXCLUSIVE AMENITIES
Tenant-only amenities at 520 Pike include ample parking with eight EV charging stations, secure, card-accessed bike storage, a conference center and state-of-the-art fitness center with shower facilities and complimentary towel service.

SUSTAINABILITY
520 Pike is LEED® Gold (EB) certified and Fitwel certified.

TRANSFORMATIVE RENOVATION
We completed a transformative renovation of 520 Pike in 2018. Designed by Olson Kundig, paying homage to the Pacific Northwest.

520 Pike is a 29-story, Class A office building offering industry-leading tenants over 396,000 RSF of world-class workspace.

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The information contained herein has been given to us by the owner or sources that 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.

APRIL 2026

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Suite	RSF	Availability	Comments
1900 + 2000	36,401	Immediately	Two full contiguous floors with interstitial stair.
2800	18,612	Immediately	Full floor with mix of private offices and open areas. Exposed ceiling in portion of suite. Beautiful top of building views. VIRTUAL TOUR
2000	18,218	Immediately	Full floor, beautiful views. Mix of private offices and open areas. VIRTUAL TOUR
1900	18,183	Immediately	Full floor, beautiful views. Mix of private offices and open areas. VIRTUAL TOUR
900+950	11,460	Immediately	Combined suites.
2550	9,695	7/1/2026	Upgraded improvements. Mix of private offices and open areas. Elevator lobby exposure.
900	9,471	Immediately	Elevator lobby exposure, western views. Mostly open perimeter with conference rooms.
1150	6,048	Immediately	Fully furnished, mostly open with numerous conference rooms and large kitchen. VIRTUAL TOUR
1420+1440	7,154	Immediately	Combined suites.
1400	6,340	Immediately	Mostly open with interior private offices, large conference rooms on window, elevator lobby exposure. Plug and play - furnished. VIRTUAL TOUR
2600	5,368	Immediately	Elevator lobby exposure. Great mix of private offices and open areas. Eastern facing including northeast corner. VIRTUAL TOUR
2750	4,352	Immediately	Elevator lobby exposure. Great mix of private offices and open areas. Eastern facing including northeast corner. VIRTUAL TOUR
2900	3,919	Immediately	Top of building. Mix of open space and private offices.
1420	3,870	Immediately	Northwest corner suite with conference room. VIRTUAL TOUR
1005	3,528	Immediately	Northwest corner suite with five private offices, conference room, kitchen, and open area. VIRTUAL TOUR
1440	3,285	Immediately	Northeast corner. Mix of private offices, conference rooms, and open space. VIRTUAL TOUR
1220	2,729	Immediately	Mostly open space with conference rooms and kitchen. Southeast corner suite.
1010	2,262	Immediately	Northeast corner suite with upgraded improvements. Five perimeter private offices, large conference room on the perimeter, and kitchen. VIRTUAL TOUR
950	1,989	Immediately	Northeast corner suite with two private offices, large open area and kitchen.
1250	1,636	Immediately	Fully furnished. Elevator lobby exposure. Two private offices, conference room, kitchen and bullpen. VIRTUAL TOUR
1305	842	Immediately	Open work space, one private office and kitchen. VIRTUAL TOUR

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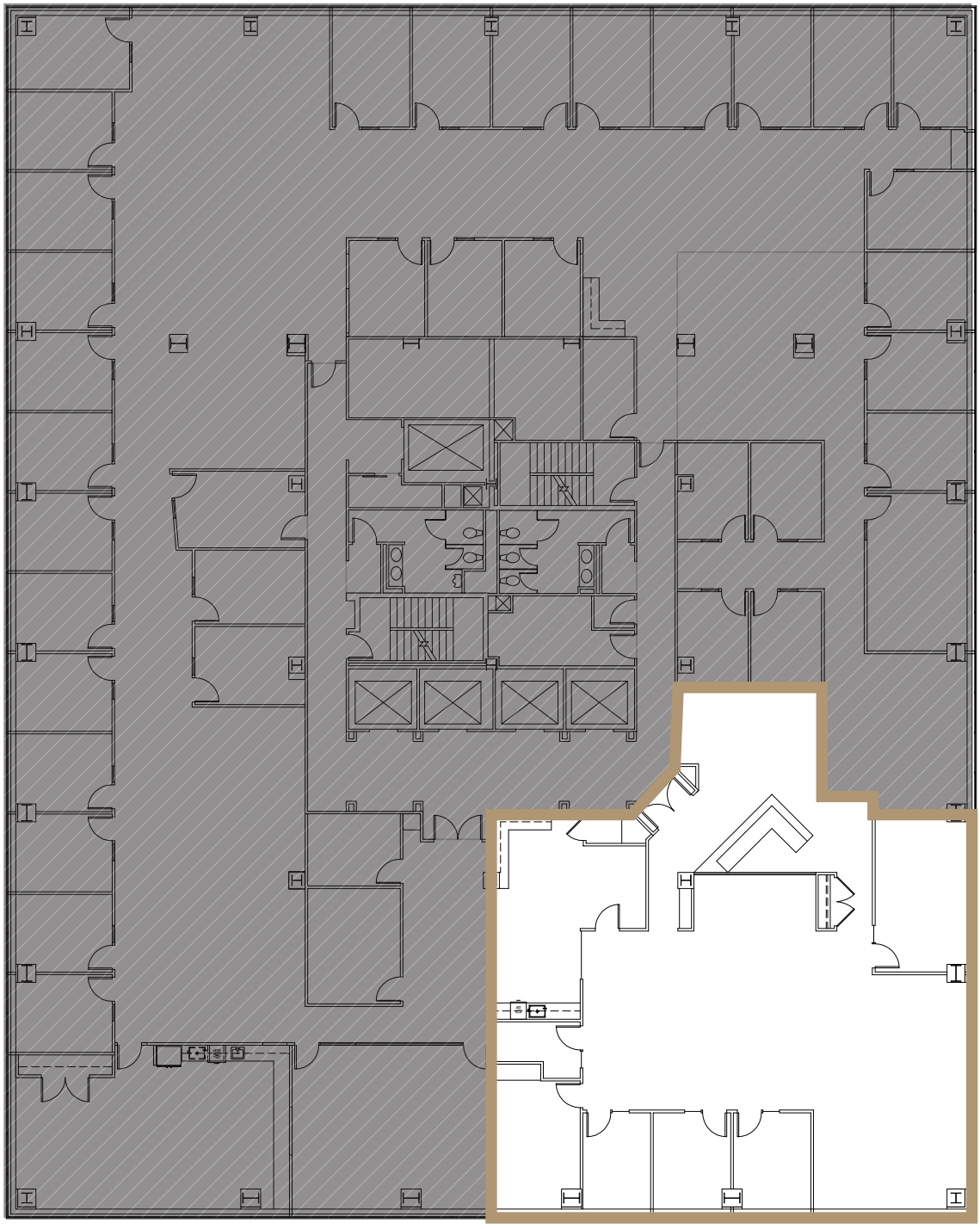
FLOOR 29 | SUITE 2900

3,919 RSF



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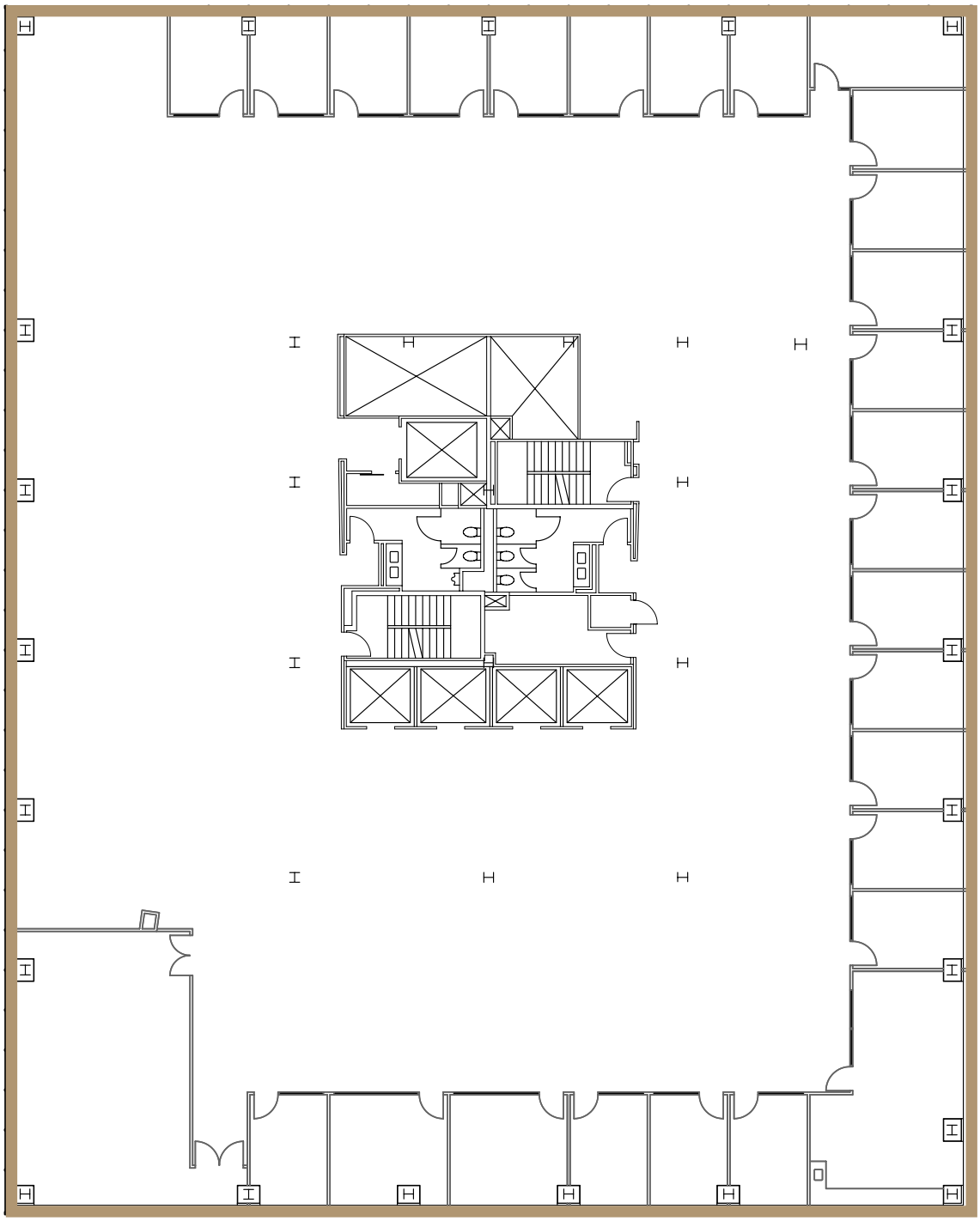
520 PIKE

FLOOR 28 | SUITE 2800

18,612 RSF

VIEW VIRTUAL TOUR



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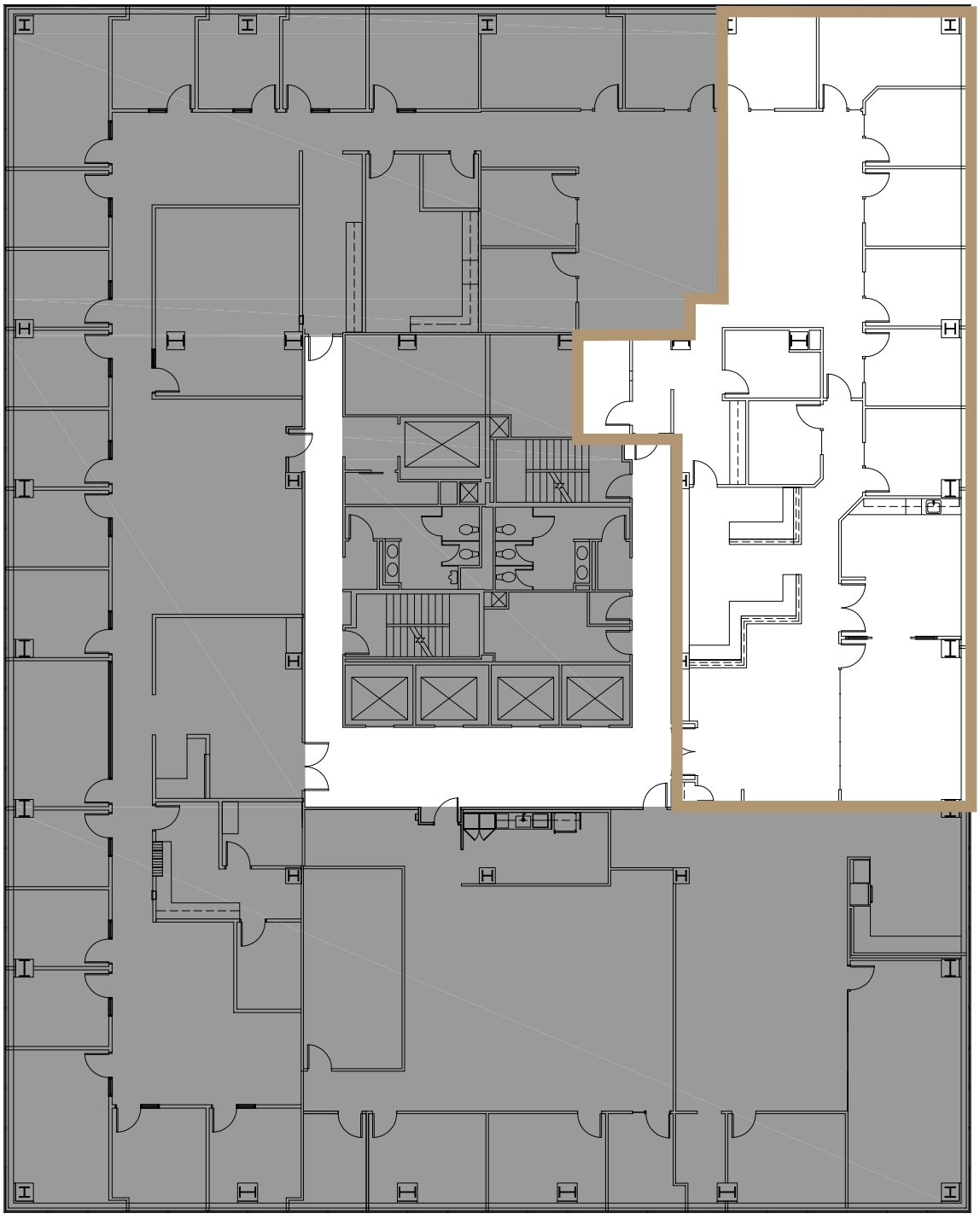
520 PIKE

FLOOR 27 | SUITE 2750

4,352 RSF

VIEW VIRTUAL TOUR



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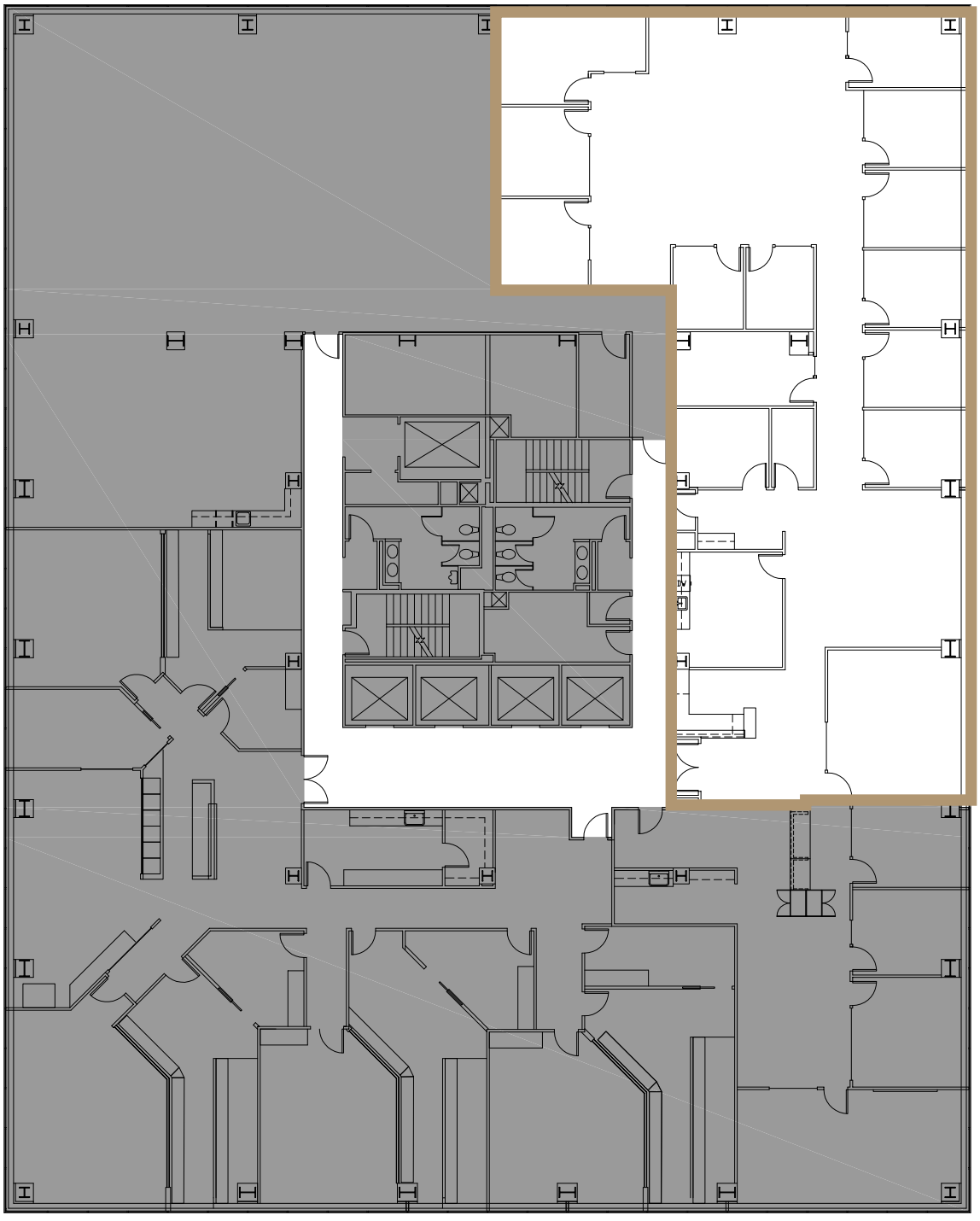
520 PIKE

FLOOR 26 | SUITE 2600

5,368 RSF

VIEW VIRTUAL TOUR



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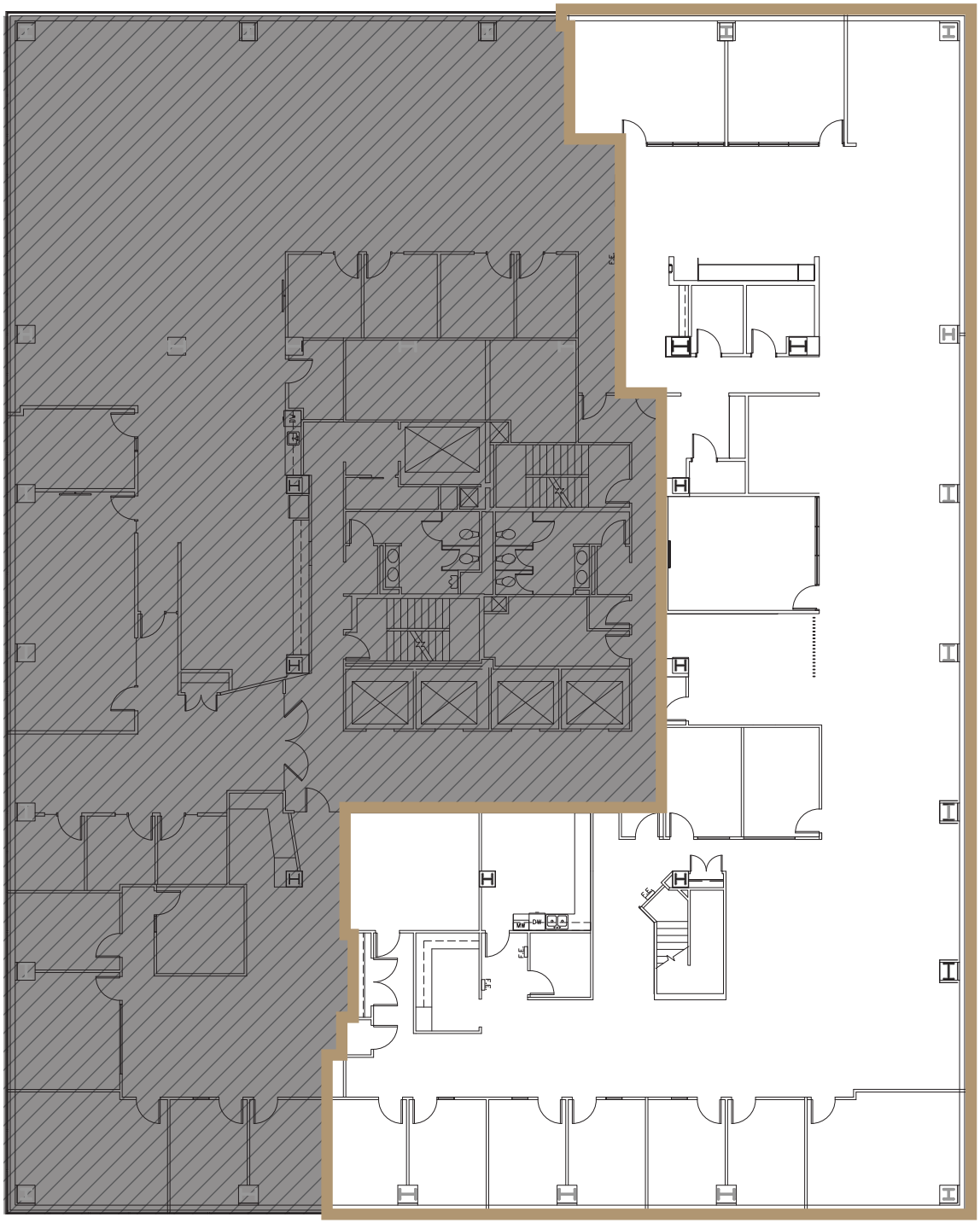
520 PIKE

FLOOR 25 | SUITE 2550

9,695 RSF



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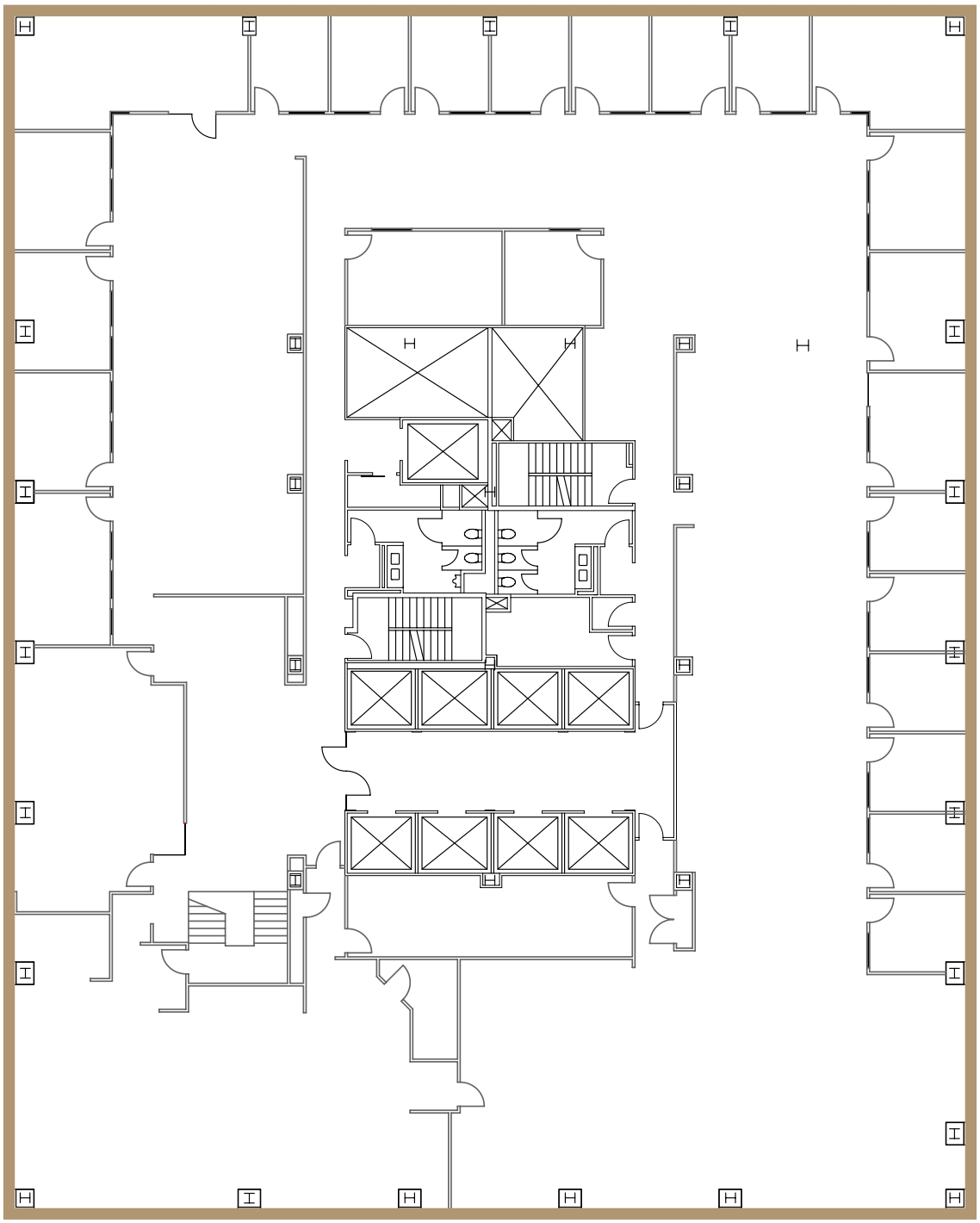
520 PIKE

FLOOR 20 | SUITE 2000

18,218 RSF

VIEW VIRTUAL TOUR



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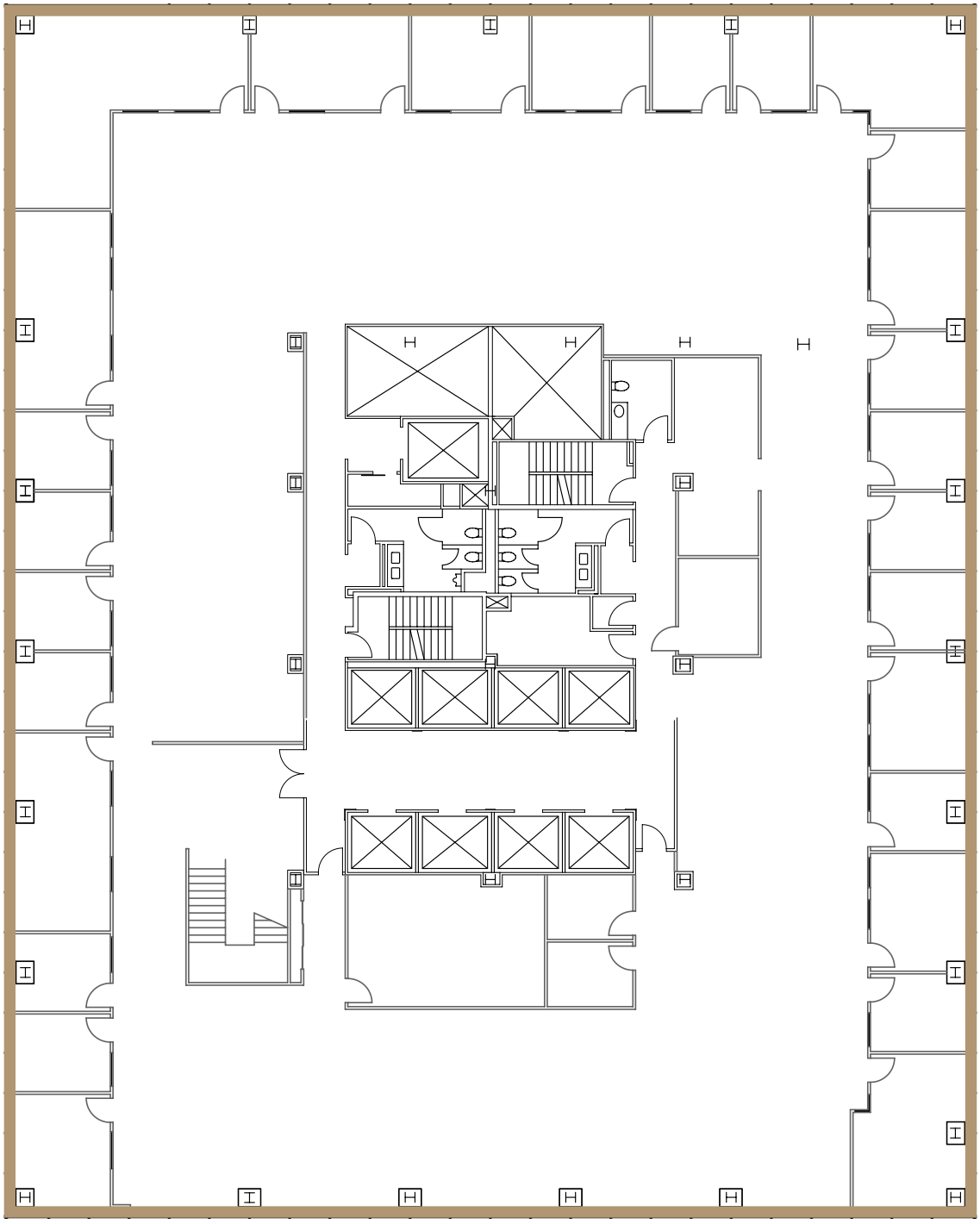
520 PIKE

FLOOR 19 | SUITE 1900

18,183 RSF

VIEW VIRTUAL TOUR



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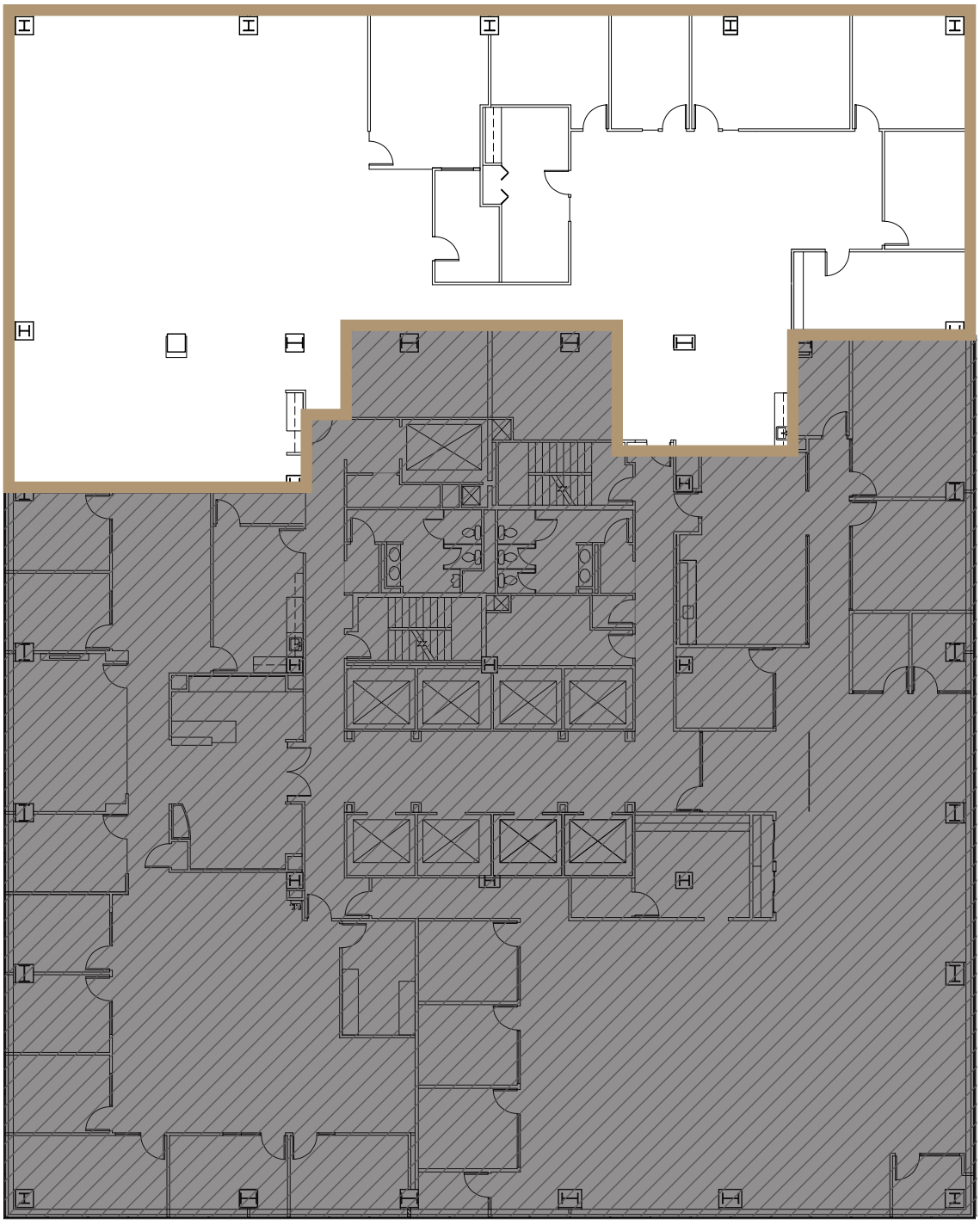
520 PIKE

FLOOR 14 | SUITE 1420 + 1440

7,154 RSF



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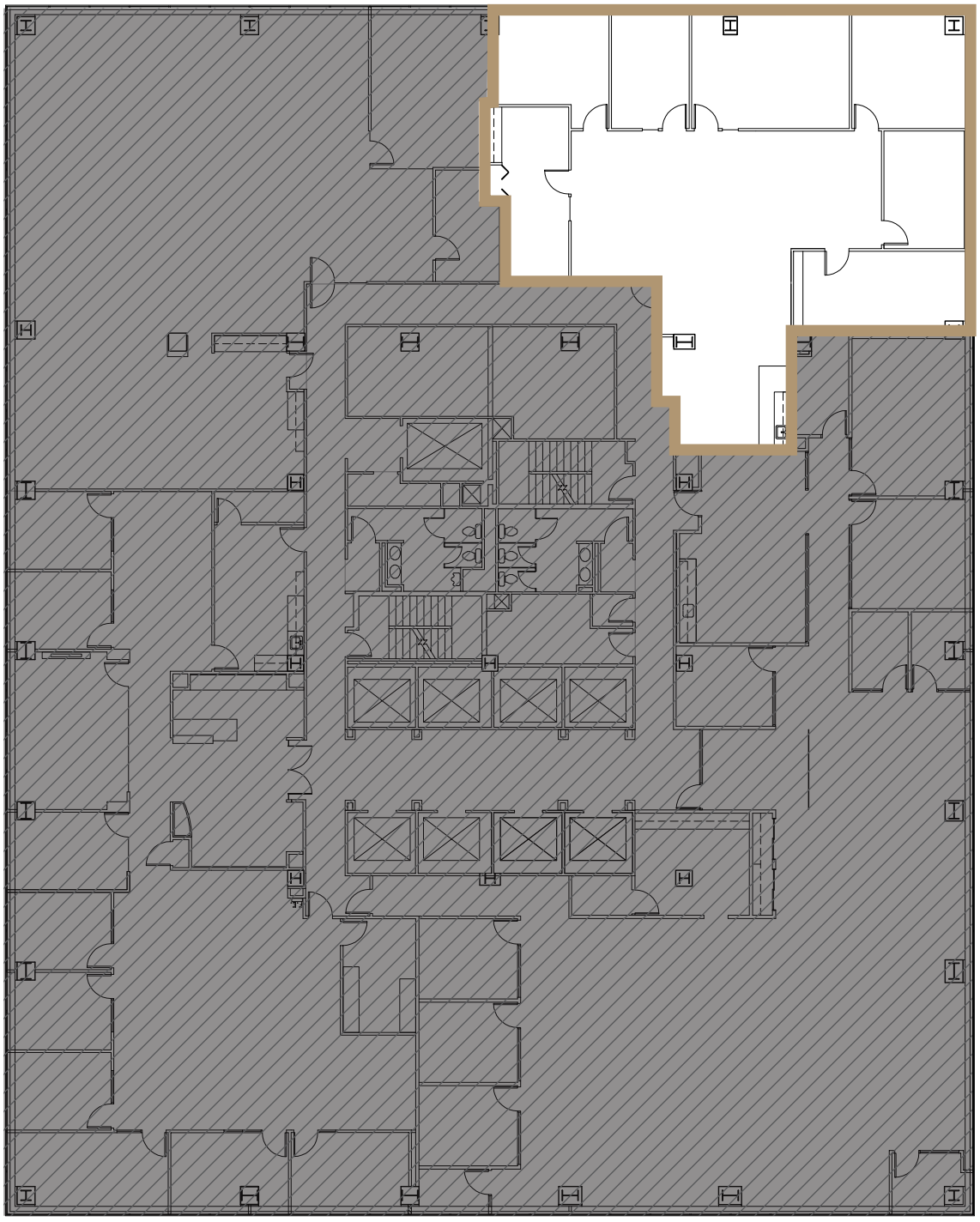
520 PIKE

FLOOR 14 | SUITE 1440

3,285 RSF

VIEW VIRTUAL TOUR



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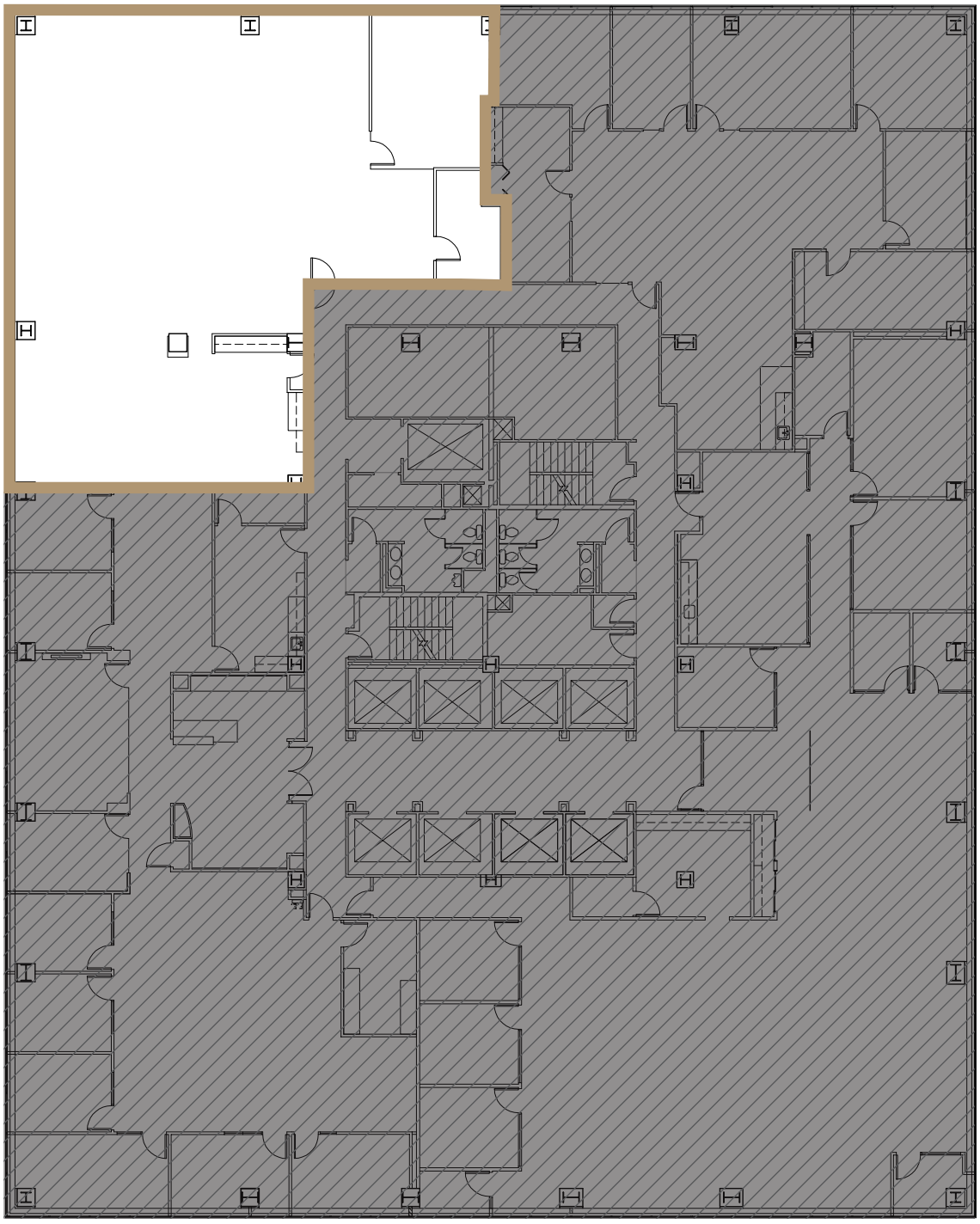
520 PIKE

FLOOR 14 | SUITE 1420

3,870 RSF

VIEW VIRTUAL TOUR



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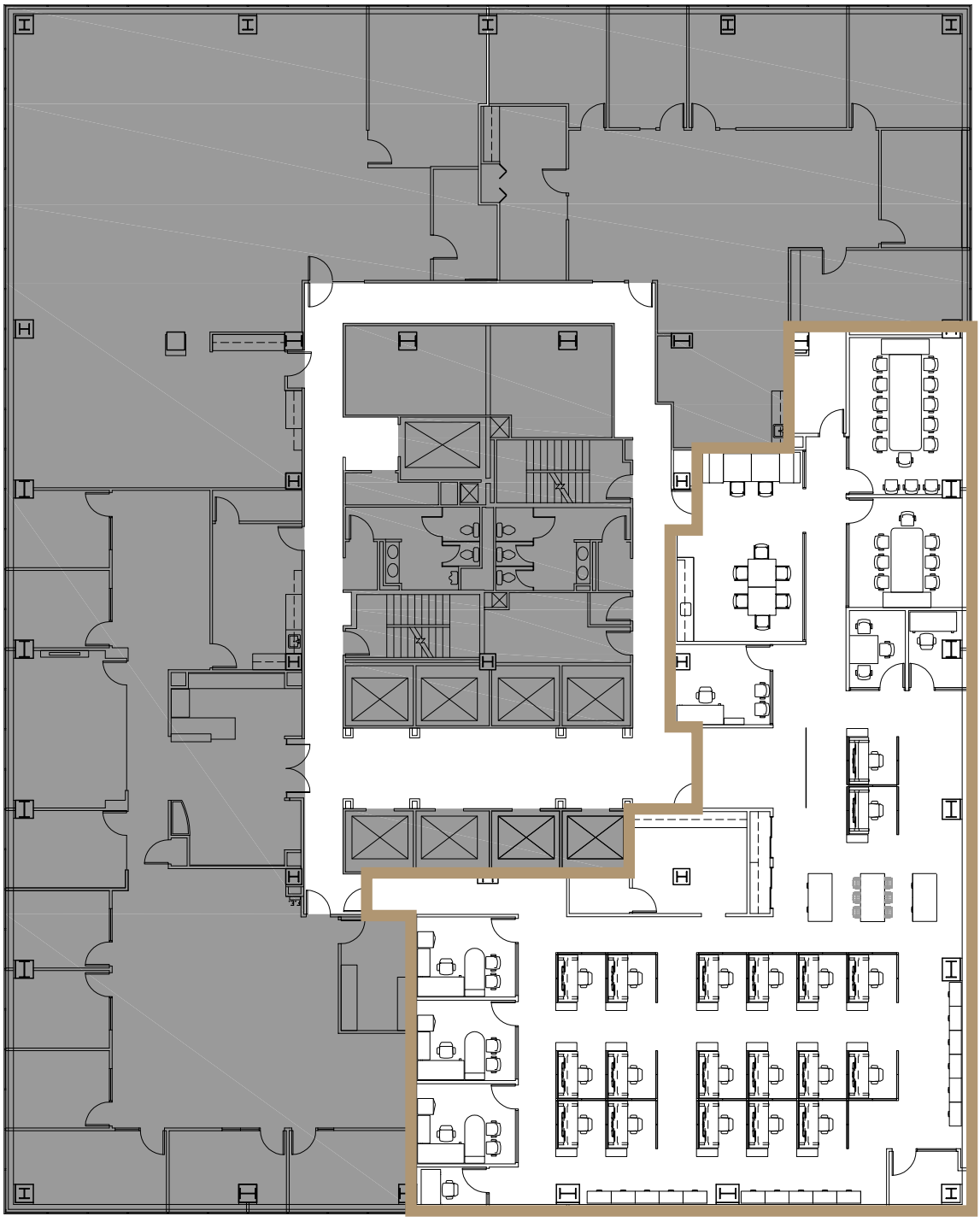
520 PIKE

FLOOR 14 | SUITE 1400

6,340 RSF

VIEW VIRTUAL TOUR



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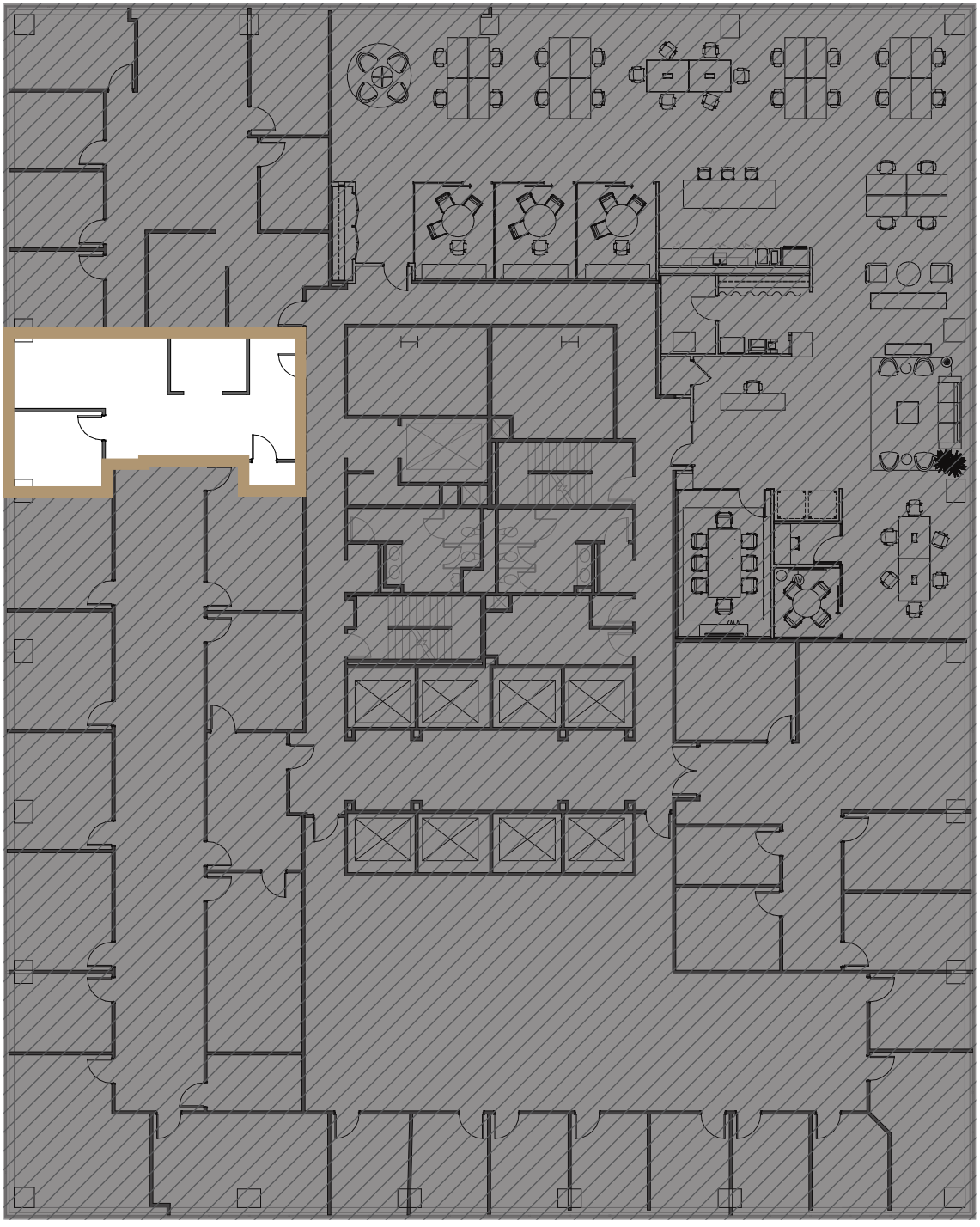
520 PIKE

FLOOR 13 | SUITE 1305

842 RSF

VIEW VIRTUAL TOUR



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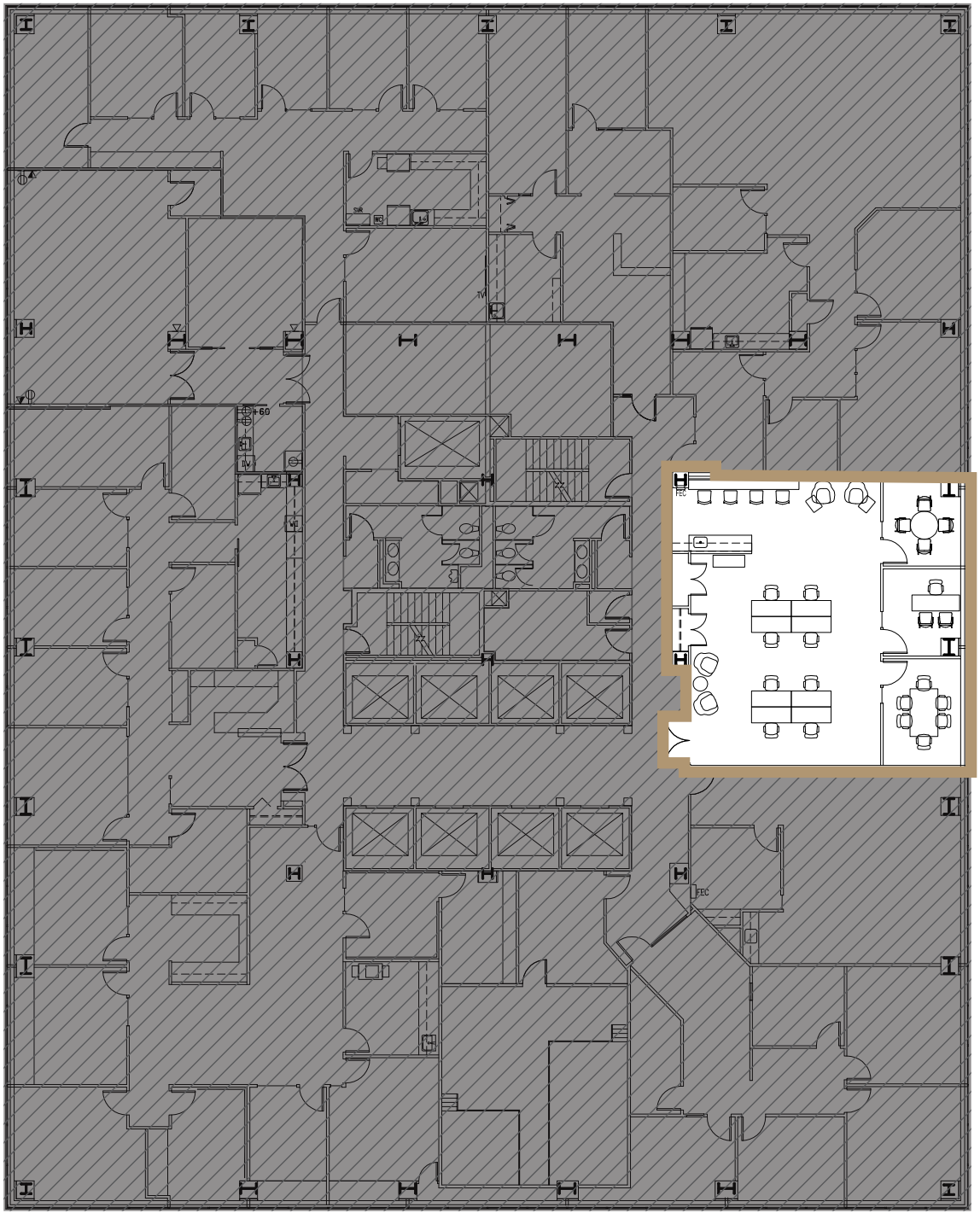
520 PIKE

FLOOR 12 | SUITE 1250

1,636 RSF

VIEW VIRTUAL TOUR



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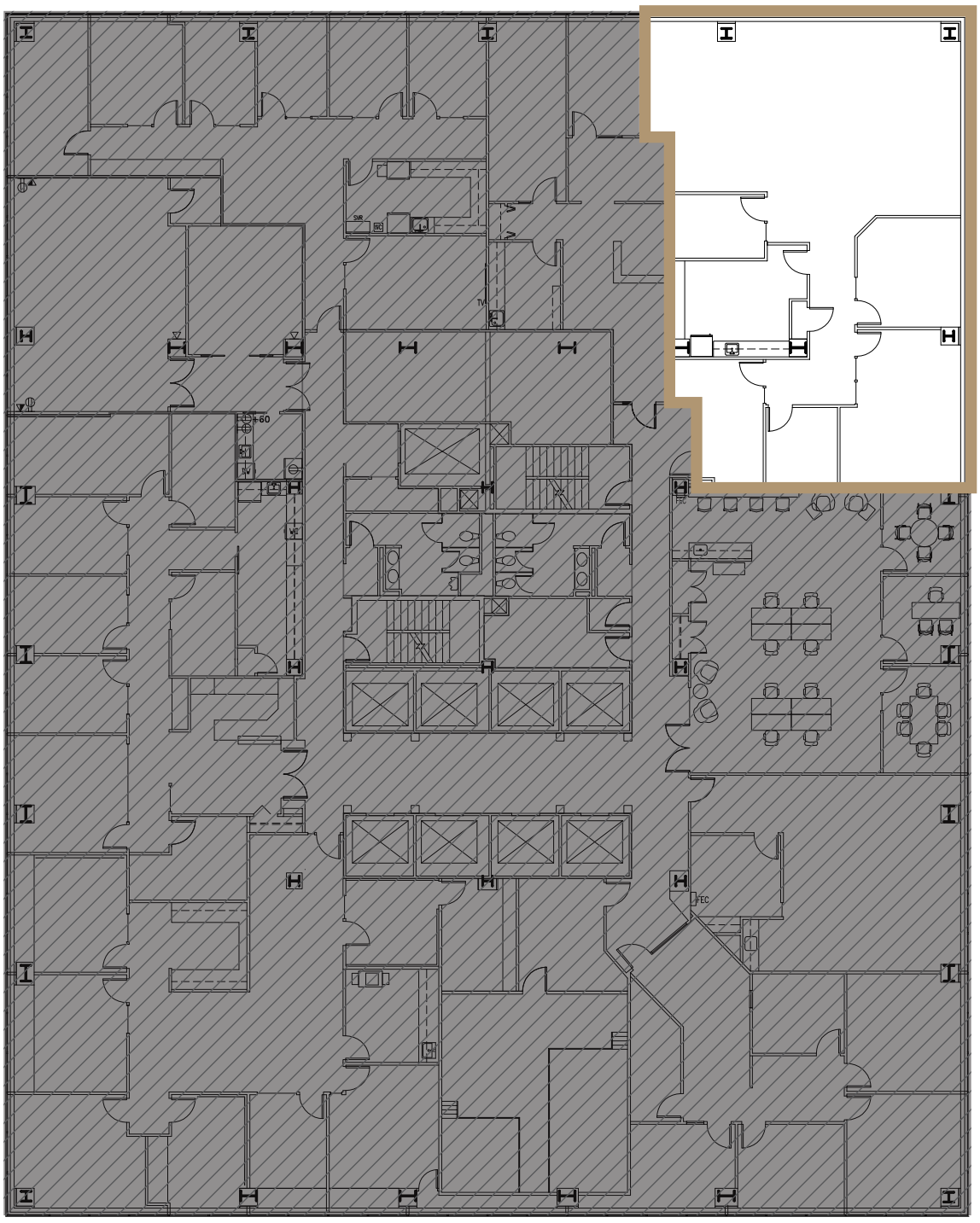
520 PIKE

FLOOR 12 | SUITE 1220

2,729 RSF



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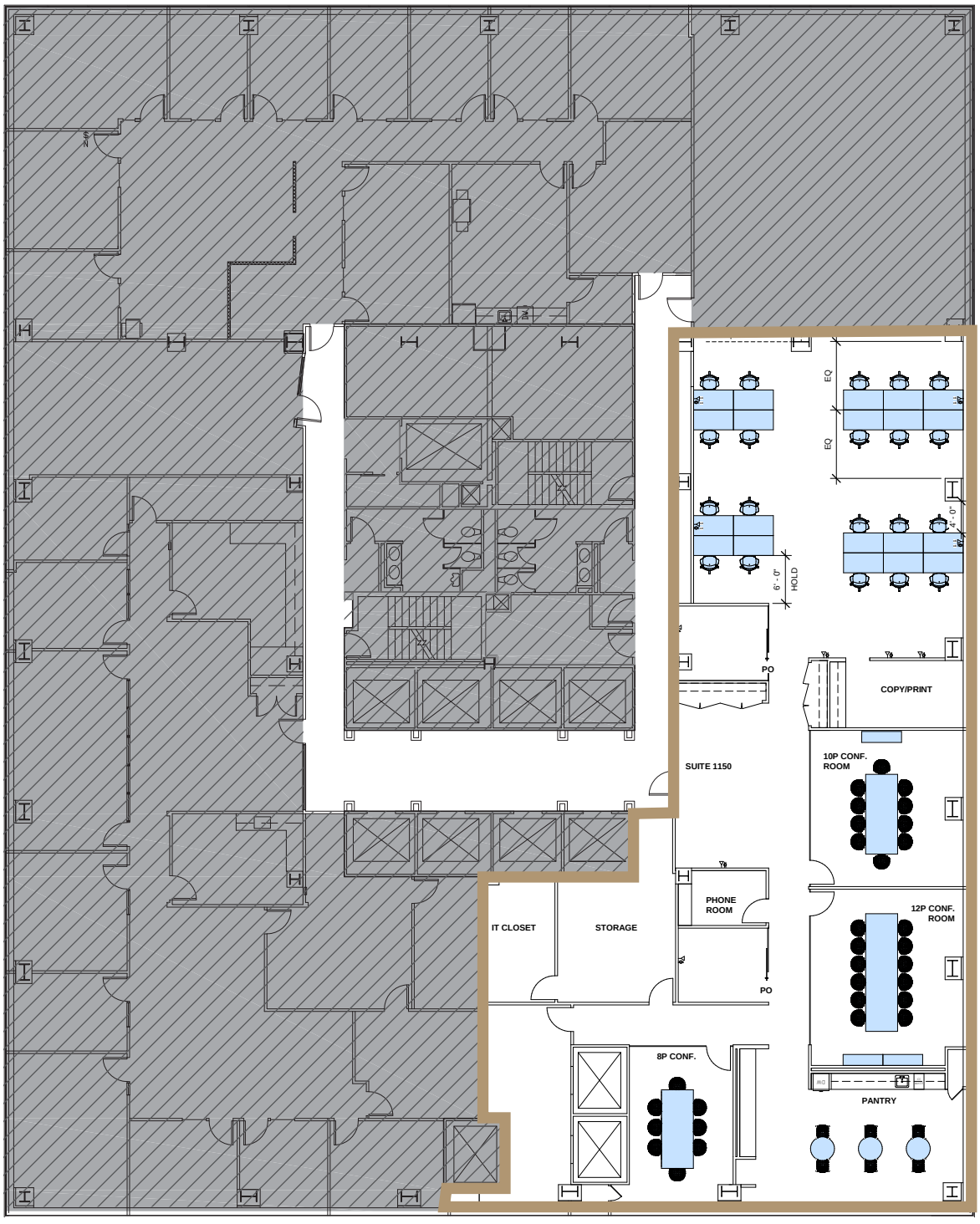
520 PIKE

FLOOR 11 | SUITE 1150

6,048 RSF

VIEW VIRTUAL TOUR



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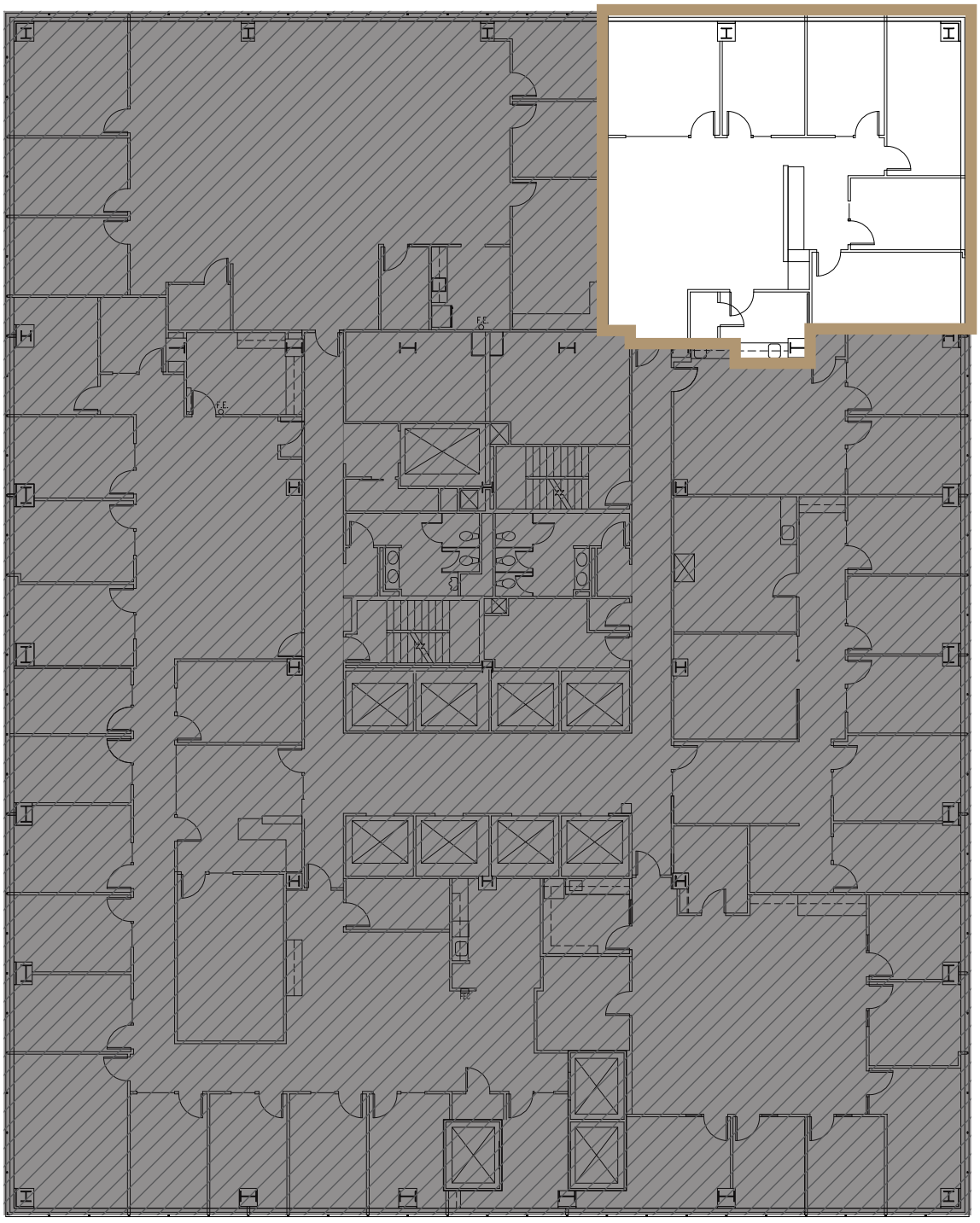
520 PIKE

FLOOR 10 | SUITE 1010

2,262 RSF

VIEW VIRTUAL TOUR



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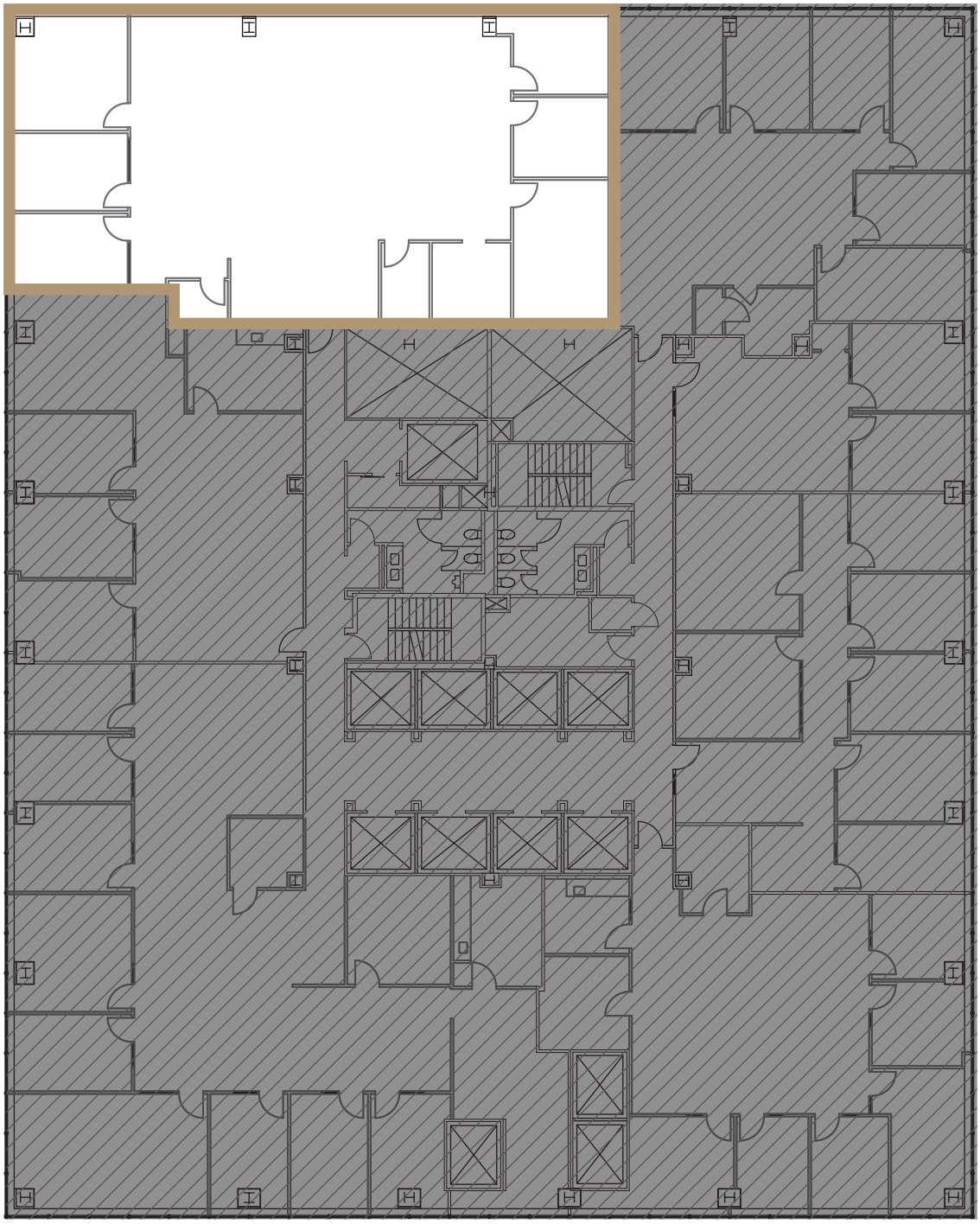
520 PIKE

FLOOR 10 | SUITE 1005

3,528 RSF

VIEW VIRTUAL TOUR



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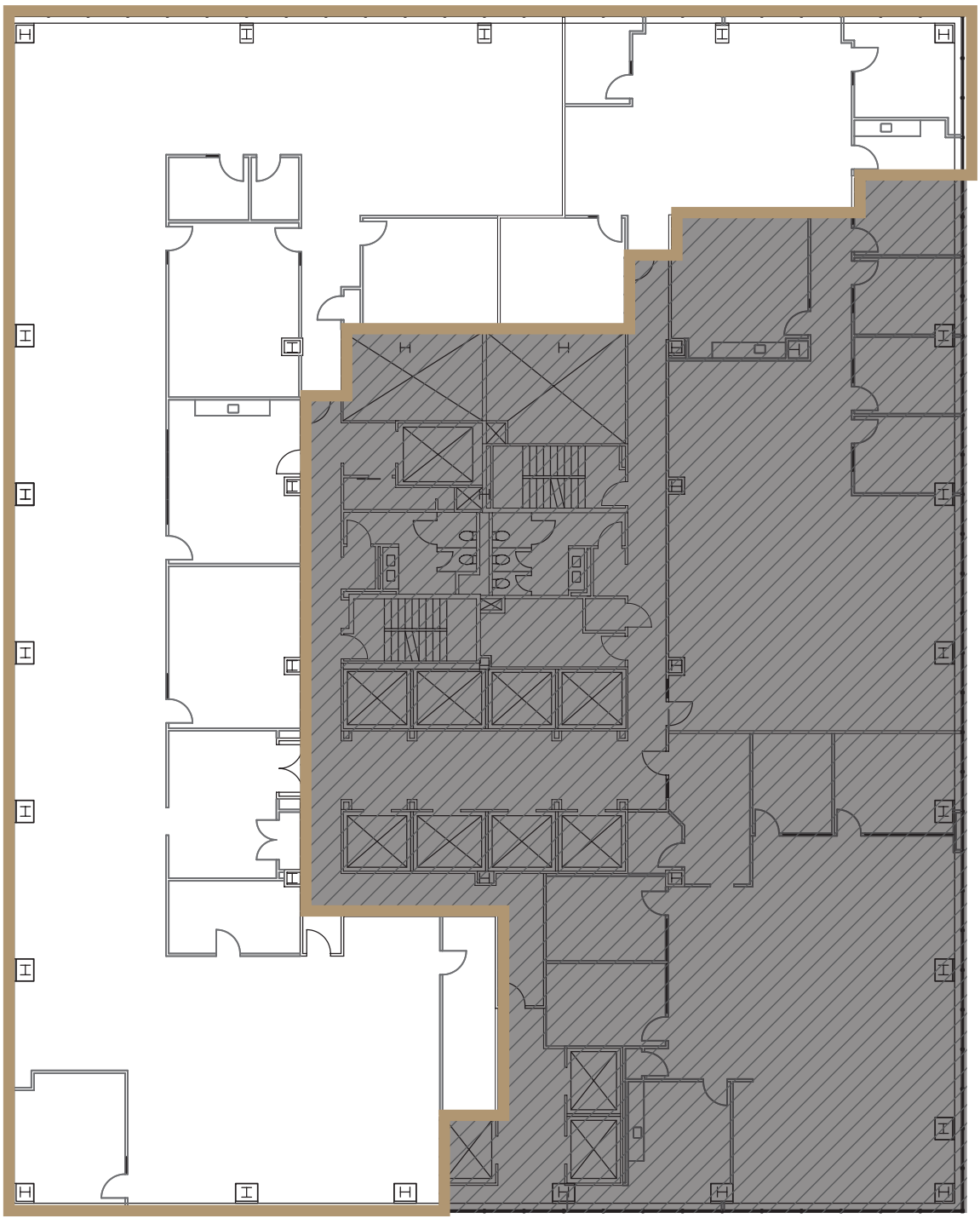
FLOOR 9 | SUITES 900+950

11,460 RSF



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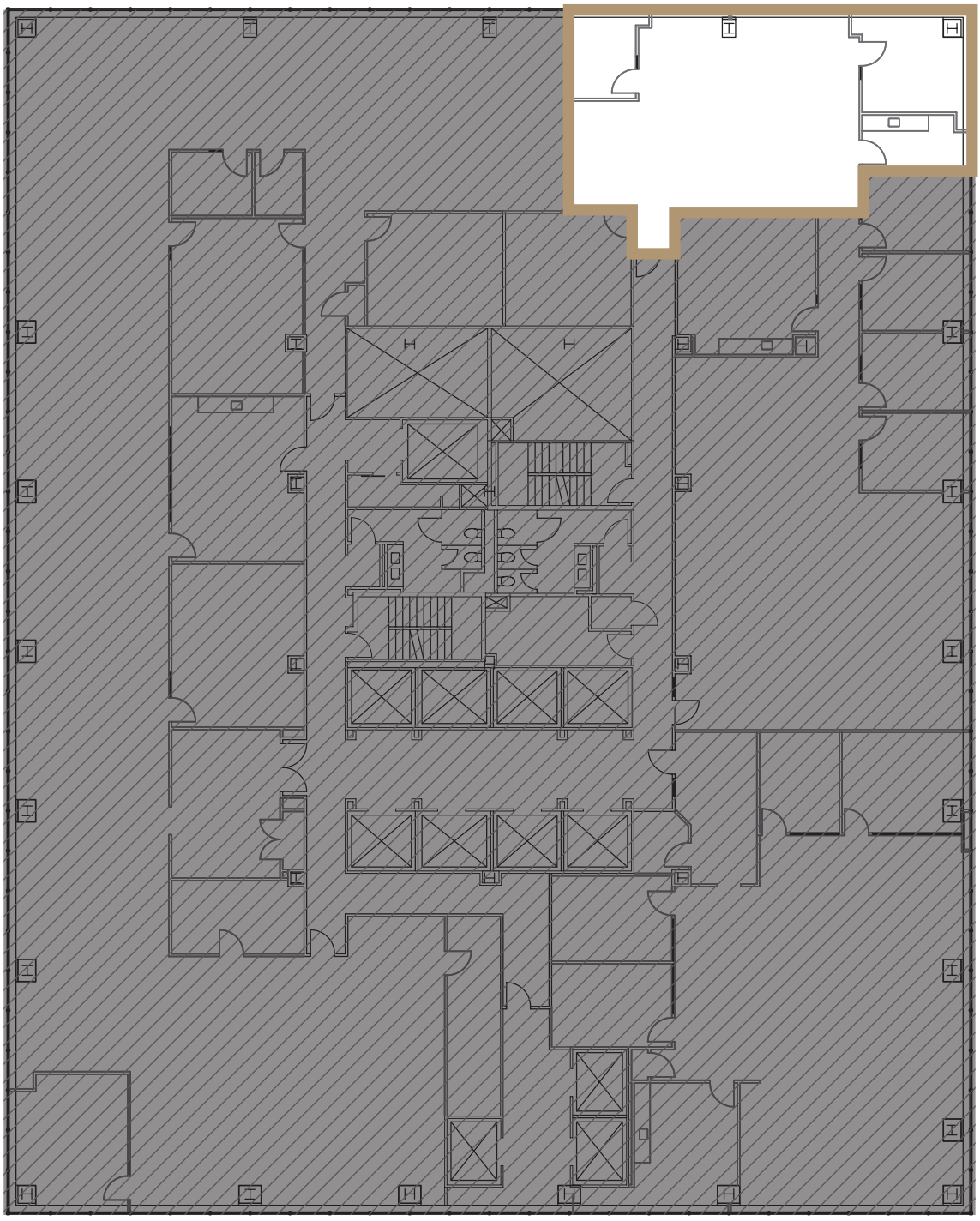
FLOOR 9 | SUITE 950

1,989 RSF



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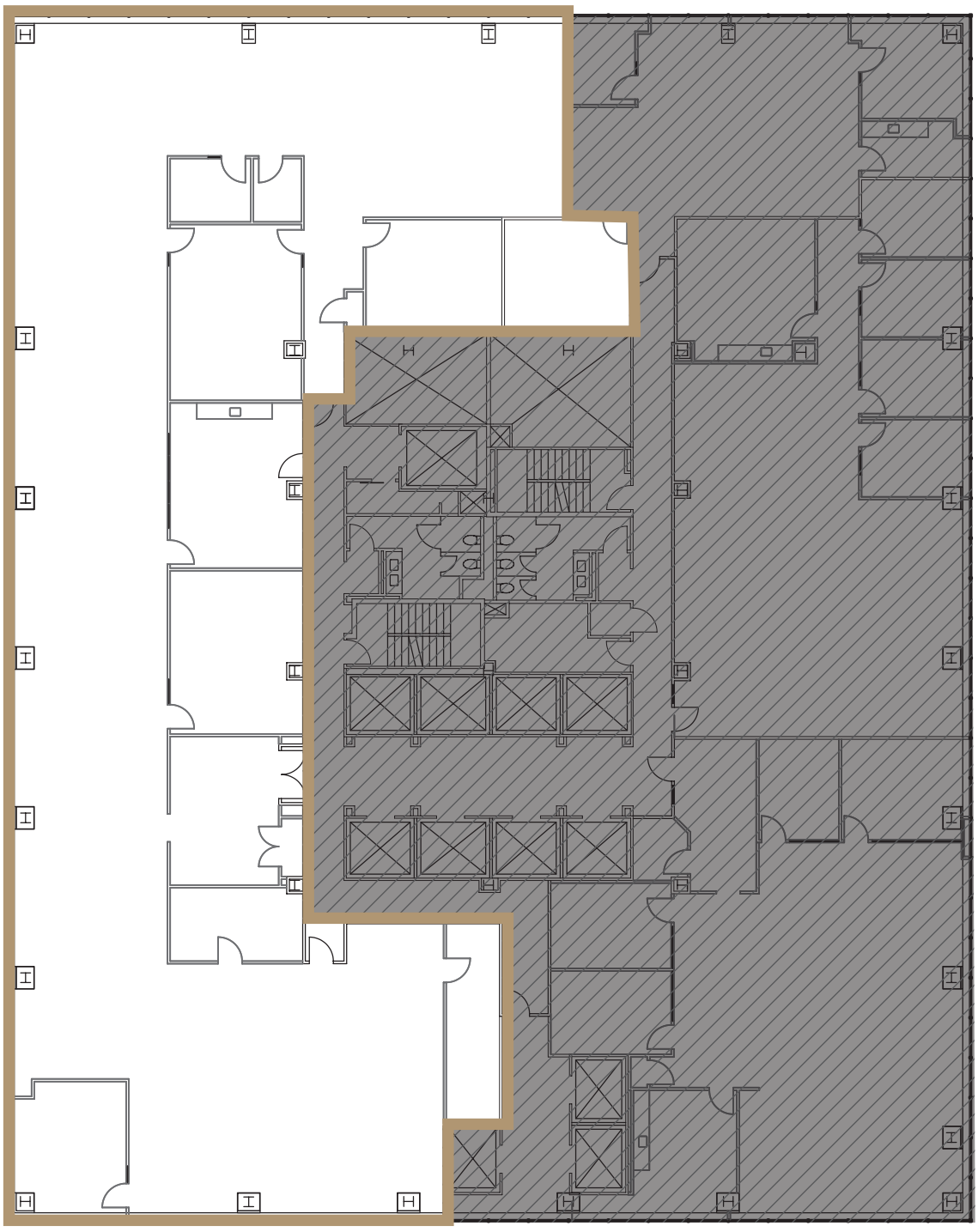
520 PIKE

FLOOR 9 | SUITE 900

9,471 RSF



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