



THE COLMAN BUILDING

PREMIER SEATTLE OFFICE SPACES FOR LEASE
811 FIRST AVENUE | SEATTLE, WA



THE COLMAN BUILDING

HIGHLIGHTS

The historic Colman Building in Seattle seamlessly blends its rich architectural heritage with a full suite of modern conveniences, creating a distinctive and highly functional workplace on the city's revitalized waterfront. Originally a landmark of early 20th-century Seattle, the building has been thoughtfully updated to meet contemporary standards while preserving its historic character.

Tenants benefit from modern HVAC systems, operable windows for fresh air and natural light, and a wide range of amenities designed to support productivity and well-being. These include tenant-only kitchen facilities, multiple reservable conference rooms, and comprehensive on-site security.

The building also caters to active urban professionals with features such as showers, lockers, and secure bike storage. Its exceptional location enhances daily convenience, offering excellent access to I-5, metro buses, and water taxis, along with direct connectivity to the waterfront, water taxis, and ferry dock via a dedicated skybridge—making it an ideal blend of historic charm and modern accessibility.

UNDER NEW OWNERSHIP!



THE COLMAN BUILDING

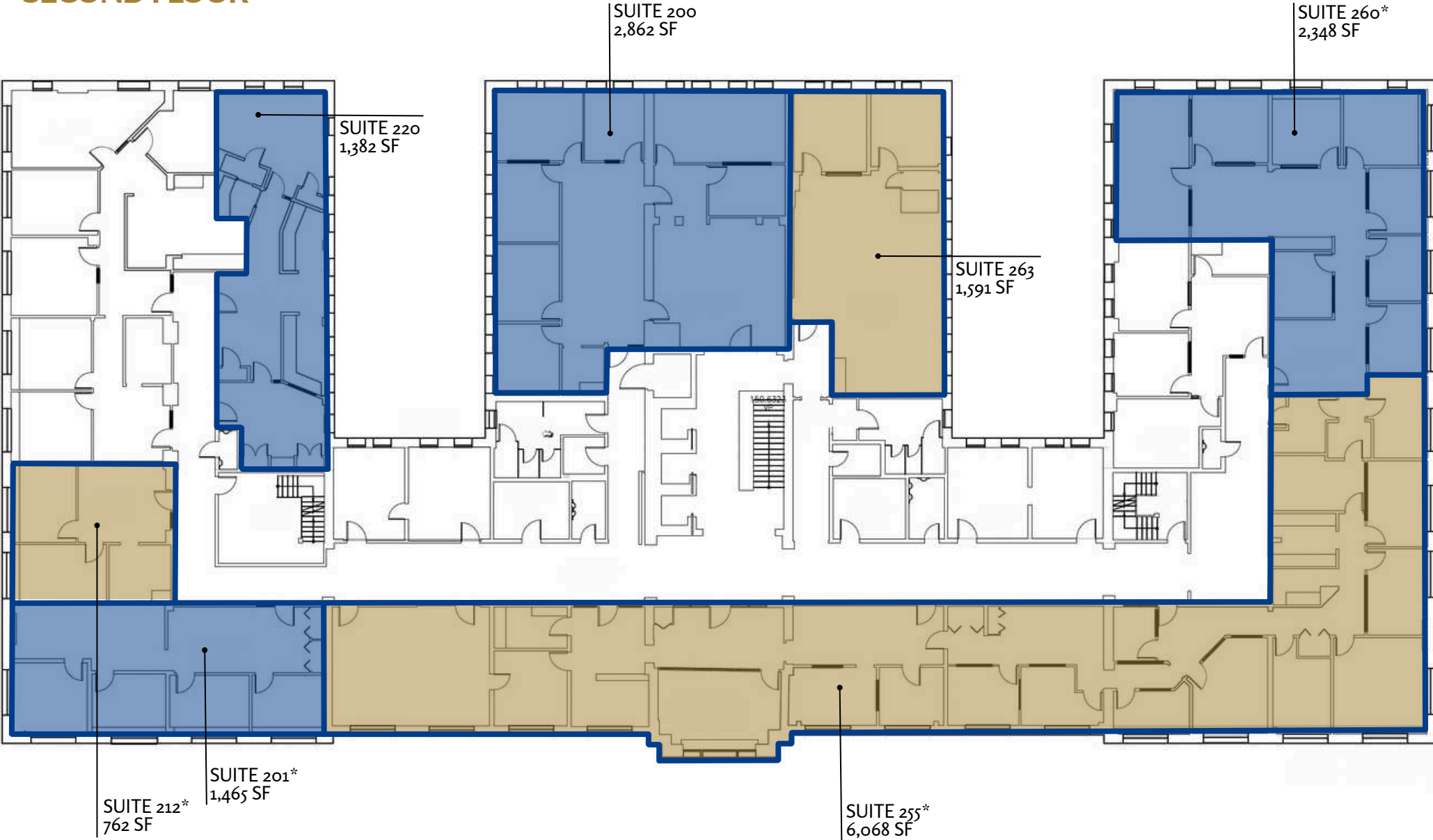
AVAILABILITY

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
255	6,068	Divisible, Heavy Office Buildout
260	2,348	7 POs, 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 w/ Kitchen
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 POs & Open Space
630	2,749	5 POs, Conference Room, & Kitchen
675	2,255	4 POs, Work Rooms, Conferene Room, & Kitchen
615	1,576	Penthouse, Multiple Open Rooms, Kitchen, Water Views



THE COLMAN BUILDING SECOND FLOOR

CALL FOR RATES



*CAN BE COMBINED FOR
A TOTAL OF 10,643 SF

THE COLMAN BUILDING THIRD FLOOR

CALL FOR RATES



*CAN BE COMBINED FOR
A TOTAL OF 4,223 SF

THE COLMAN BUILDING FOURTH FLOOR

CALL FOR RATES

SUITE 480
3,871 SF



SUITE 454*
1,100 SF

SUITE 456*
1,631 SF

*CAN BE COMBINED FOR
A TOTAL OF 2,731 SF

THE
COLMAN
BUILDING
FIFTH FLOOR

CALL FOR RATES

SUITE 510
2,078 SF

SUITE 520
2,097 SF

SUITE 550
670 SF



**THE
COLMAN
BUILDING
SIXTH FLOOR**

CALL FOR RATES



SUITE 615 MEZZANINE
1,576 SF

SUITE 675
2,189 SF

SUITE 630
2,749 SF

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MARKET INFORMATION

Pioneer Square / Downtown Core Submarket

811 1st Avenue is strategically positioned at the intersection of Seattle's historic Pioneer Square and the Downtown Central Business District (CBD). This location provides immediate access to the city's primary employment core, waterfront redevelopment, and stadium district, creating a highly dynamic environment supported by office users, residents, and year-round tourism.

The property benefits from strong visibility along 1st Avenue, a major north-south arterial, and proximity to key transit infrastructure, making it one of the most accessible locations in the Puget Sound region.



DEMOGRAPHICS & POPULATION

The surrounding area is defined by a relatively modest residential base complemented by a significant and influential daytime population. The neighborhood is predominantly composed of young professionals and renters, with limited family households. Consumer demand is driven less by local residents and more by workers, visitors, and tourists.

DAYTIME POPULATION & WORKFORCE

The property is located within one of the largest employment centers in the Pacific Northwest, experiencing 10-15% YoY Growth in Worker Presence. The area experiences consistent weekday foot traffic, supplemented by significant surges tied to stadium events, ferry commuters, and tourism activity.

EMPLOYMENT & OFFICE MARKET

811 1st Avenue sits within Seattle's primary office market, historically anchored by technology, legal, financial, and government users. There are approximately 100,000+ workers present downtown on a typical weekday. This is a continued upward trend as major employers implement structured hybrid and in-office policies.

TRANSPORTATION & ACCESSIBILITY

- Link Light Rail (Pioneer Square Station)
- Colman Dock with ferry service to Bainbridge Island and Bremerton
- Immediate access to major King County Metro routes along the 3rd Avenue transit corridor
- Strong pedestrian activity along 1st Avenue retail corridor

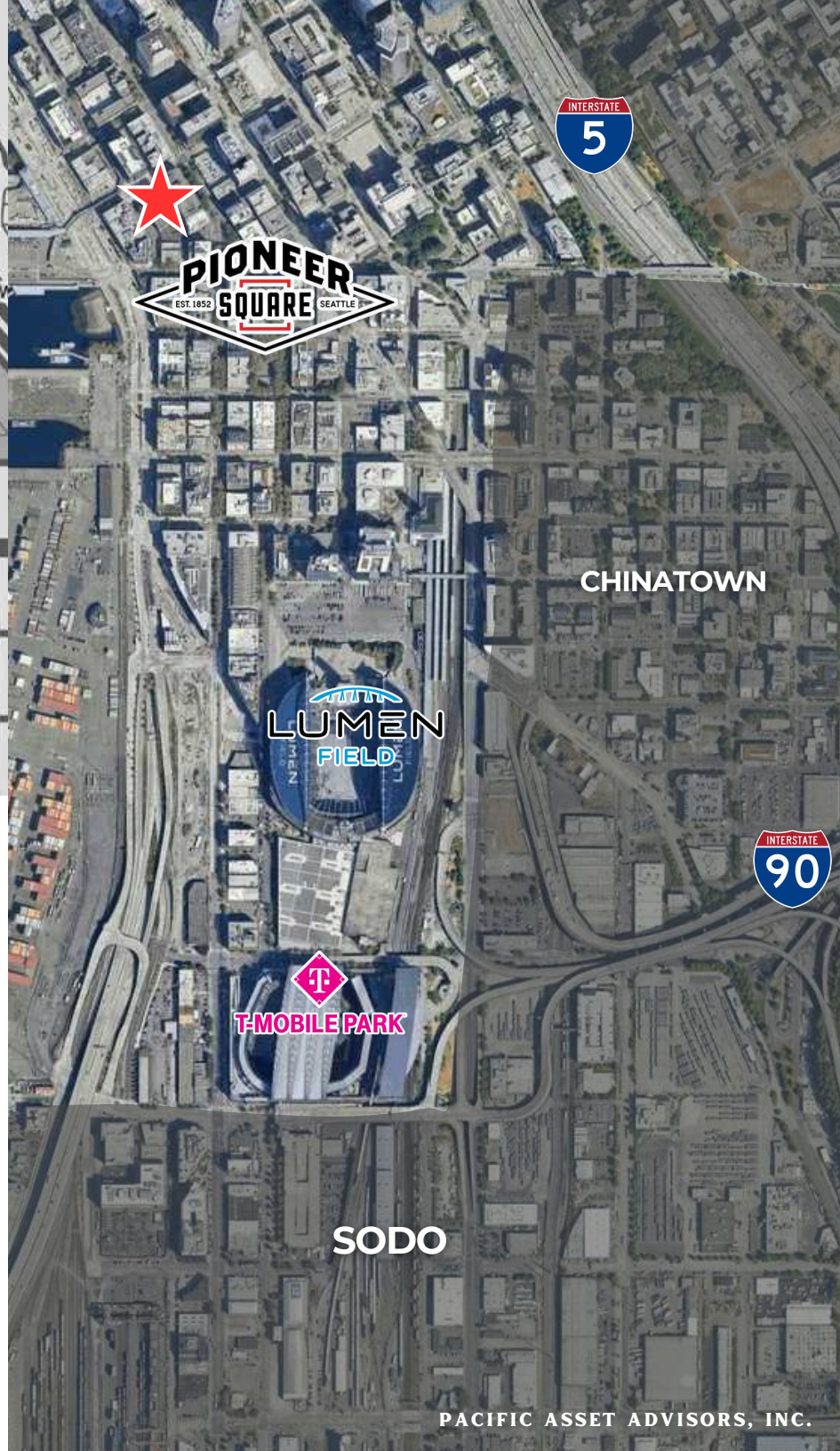
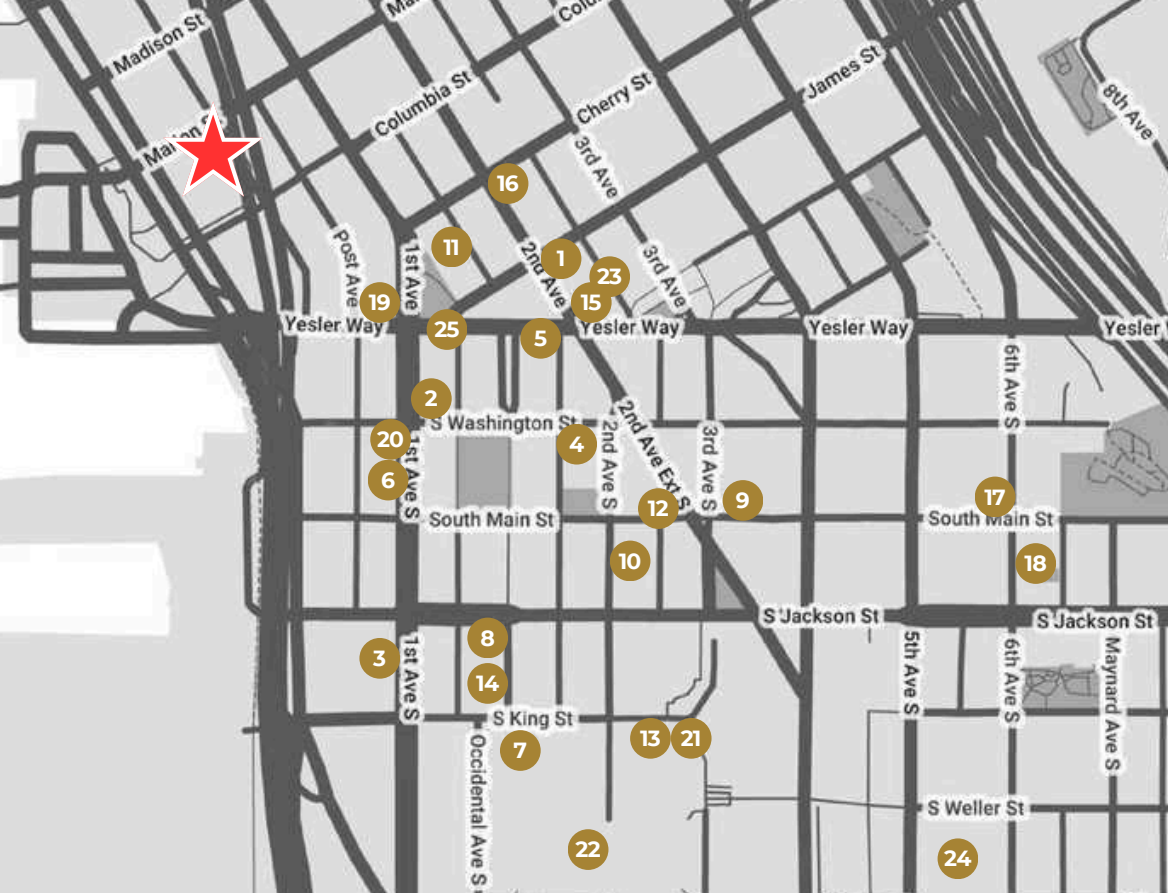
RETAIL & AMENITY BASE

The property is surrounded by a diverse mix of retail, dining, and entertainment uses characteristic of Pioneer Square.

- Art galleries and boutique retail
- Restaurants, bars, and nightlife venues
- Proximity to Lumen Field and T-Mobile Park

ECONOMIC & DEVELOPMENT TRENDS

- Ongoing Seattle Waterfront Redevelopment enhancing connectivity and public space
- Continued light rail expansion improving regional access
- Sustained downtown residential growth supporting a more balanced urban environment



PIONEER SQUARE NEIGHBORHOOD

- | | |
|------------------------------------|------------------------------|
| 1. Collins Pub | 14. Quality Athletics |
| 2. Damn the Weather | 15. Smith Tower Observatory |
| 3. Il Terrazzo Carmine | 16. Courtyard by Marriott |
| 4. McCoy's Firehouse Bar & Grill | 17. Fuji Sushi |
| 5. Tat's Deli | 18. Maneki Restaurant |
| 6. Ohsun | 19. 84 Yesler Seafood |
| 7. Cone & Steiner | 20. Central Saloon |
| 8. Stonington Gallery | 21. Embassy Suites by Hilton |
| 9. Foster/White Fallery | 22. LUMEN Field |
| 10. The Marble Room | 23. Shawn O'Donnell's |
| 11. Bill Speidels Underground Tour | 24. Uwajimaya Seattle |
| 12. Flatstick Pub | 25. Pioneer Square Pergola |
| 13. 13 Coins | |



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811 FIRST AVENUE | SEATTLE, WA

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